



# Annual Disclosure Report Fiscal Year Ending June 30, 2023

**Eastern Municipal Water District**

**Community Facilities District 2014-67 (TR 30422-3/TR 36437)  
Improvement Area B  
2017 Special Tax Bonds**

Prepared For



March 2024



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The information herein for the Eastern Municipal Water District's (the "District") Community Facilities District No. 2014-67 Improvement Area B ("CFD 2014-67 IA B") was prepared by Webb Municipal Finance, LLC and Eastern Municipal Water District, as Administrators. Except as otherwise noted all information is current as of September 2, 2023.

**Community Facilities District No. 2014-67  
(TR 30422-3/TR 36437)  
Improvement Area B**

**Project Location**

The property in Improvement Area B is located in the unincorporated area of the County known as Winchester, south of Skyview Road and east of Alegre Vista Road. Improvement Area B contains approximately 38.32 gross acres and approximately 19.77 taxable acres with a planned total of 101 single family detached homes at buildout, located in a community known as “Willow Ridge.”

**Project Description**

The Improvement Area B project includes the acquisition or construction of certain water and sewer system improvements by or for the District that are required in order to provide water and sewer service to the property within Improvement Area B and payments to the District of Improvement Area B’s proportionate share of the costs of the District’s water, sewer and sewer treatment facilities.

**Improvement Area B 2017 Special Tax Bonds**

The Bonds of Improvement Area B are secured only by the Net Special Taxes of such Improvement Area and amounts on deposit in the Special Tax Fund established by the Indenture relating to such Improvement Area. Neither the Net Special Taxes of the other Improvement Area nor any money on deposit in any fund or account established by the other Indenture secure such 2017 Bonds.

Improvement Area B 2017 Special Tax Bonds (the “Bonds”) in the amount of \$3,005,000 with interest rates ranging from 3.00% to 4.00% were issued on November 16, 2017. As of September 2, 2023, \$2,585,000 remains outstanding. Interest on the Bonds is payable semi-annually on March 1 and September 1. The final maturity of the Bonds is September 1, 2047.

Eastern Municipal Water District was authorized to issue bonds in an aggregate principal amount of up to \$3,500,000 for Improvement Area B. The District has covenanted that it will not issue any additional bonds payable in excess of the amount currently issued.

**CUSIP Numbers – Improvement Area B 2017 Special Tax Bonds**

Year	CUSIP	Year	CUSIP	Year	CUSIP
2024	27627MNP8	2030	27627MNV5	2036	27627MPB7
2025	27627MNQ6	2031	27627MNW3	2037	27627MPC5
2026	27627MNR4	2032	27627MNX1	2042	27627MPD3
2027	27627MNS2	2033	27627MNY9	2047	27627MPE1
2028	27627MNT0	2034	27627MNZ6		
2029	27627MNU7	2035	27627MNA9		

Table 2-1  
Fund Balances as of September 2, 2023

Fund Description	Fund Balance
Administrative Expense Fund	\$16,465.65
Special Tax Holding Fund	\$0.00
Interest Account	\$4,432.43
Principal Account	\$10.78
Reserve Fund	\$174,101.76
Special Tax Fund	\$40,810.42
<b>Total</b>	<b>\$235,821.04</b>

### Special Tax Fund

The Special Tax Revenues deposited in the Special Tax Fund will be held in trust and deposited into the following funds and accounts in the following order of priority:

1. Interest Account
2. Principal Account
3. Redemption Account
4. Reserve Account
5. Administrative Expenses in excess of the Administrative Expense Requirement
6. Rebate Account
7. Special Tax Holding Fund

### Reserve Account of the Special Tax Fund

The Reserve Account must be maintained at the Reserve Requirement which is defined as, an amount that is equal to the least of (i) 10% of the initial principal amount of the 2017 Bonds and Parity Bonds, if any, (ii) Maximum Annual Debt Service on the then Outstanding 2017 Bonds and Parity Bonds, if any, or (iii) 125% of Average Annual Debt Service on the then Outstanding 2017 Bonds and any Parity Bonds, or (iv) until such time that Parity Bonds are issued, \$179,866.26, the initial Reserve Requirement for the Improvement Area B Bonds.

The current Reserve Requirement is \$173,316.26. As of September 2, 2023, the balance in the Reserve Fund was \$174,101.76. The Reserve Fund is fully funded.

### Improvement Fund

The Improvement Fund was established under the Indenture as a separate fund. The moneys in the Capacity and Improvement Account have been or will be disbursed.

A Special Tax is levied and collected each year to pay the principal and interest obligations on the Bonds. The amount levied each year is determined by the Rate and Method of Apportionment (the "RMA") and can vary from year to year but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amounts levied for Improvement Area B are detailed in the table below.

### Improvement Area B Special Taxes

The amount levied for the 2023-24 tax year was \$197,615.88 and is based on 101 building permits issued within the following tax classes. The Special Tax rates for the 2023-24 tax year are:

**Table 3-1**  
**Special Tax Rates**  
**Fiscal Year 2023-24**

Land Use Category	Description	FY 2023-24 Amount Levied Per Category	Assigned Tax Rate	Number of Parcels Charged
SFR-1	Single Family (2,800 sq. ft. or less)	\$32,757.90	\$1,976.00	19
SFR-2	Single Family (2,801 sq. ft. to 3,000 sq. ft.)	\$34,681.08	\$2,092.00	19
SFR-3	Single Family (3,001 sq. ft. to 3,200 sq. ft.)	\$36,603.88	\$2,208.00	19
SFR-4	Single Family (3,201 sq. ft. to 3,400 sq. ft.)	\$2,027.74	\$2,324.00	1
SFR-5	Single Family (3,401 sq. ft. or greater)	\$91,545.28	\$2,440.00	43
MFR	Multifamily Residential (per acre)	\$0.00	\$12,842.00	0
NR	Non-Residential (per acre)	\$0.00	\$12,842.00	0
<b>Total</b>		<b>\$197,615.88</b>		<b>101</b>

### Rate and Method of Apportionment

There have been no changes to the Rate and Method of Apportionment of the Special Tax for CFD 2014-67 IA B.

### Development Status and Bond Information

The table below presents the value-to-lien by development status for CFD 2014-67 IA B.

Table 4-1  
Value-to-Lien by Development Status

Development Status	Parcels	Total Special Tax FY 2023-24	Total AV FY 2023-24	Bonds Outstanding	Aggregate Value-to-Lien
Developed	101	\$197,615.88	\$57,179,878	\$2,585,000	22.12:1
<b>Total</b>	<b>101</b>	<b>\$197,615.88</b>	<b>\$57,179,878</b>	<b>\$2,585,000</b>	<b>22.12:1</b>

### Building Permit Status

Improvement Area B is fully developed. All Final Maps have been recorded and include 101 parcels. As of April 1, 2023, 101 building permits have been issued for single family residential units.

### Construction Status of Public Improvements

The improvements are complete. Reimbursements for completed and accepted public facilities were processed as requests were made. There were no changes in the types of public facilities to be constructed or acquired from those described in the Official Statement.

## Information Concerning Delinquent Parcels

CFD 2014-67 IA B's Special Tax delinquency information is illustrated below:

Table 5-1  
Special Tax Delinquency Information

			Delinquencies as of June 30 of Fiscal Year in which Special Taxes were Levied			Delinquencies as of November 30, 2023		
Fiscal Year	Amount Levied	Parcels Levied	Parcels Delinquent	Amount Delinquent	Percent Delinquent	Parcels Delinquent	Amount Delinquent	Percent Delinquent
2016/17	\$55,084.00	25	0	\$0.00	0.00%	0	\$0.00	0.00%
2017/18	\$201,968.00	90	1	\$2,440.00	1.21%	0	\$0.00	0.00%
2018/19	\$207,690.90	101	1	\$2,237.50	1.08%	0	\$0.00	0.00%
2019/20	\$205,855.58	101	2	\$3,326.58	1.62%	0	\$0.00	0.00%
2020/21	\$204,506.76	101	1	\$2,203.20	1.08%	0	\$0.00	0.00%
2021/22	\$202,864.70	101	2	\$3,278.25	1.62%	0	\$0.00	0.00%
2022/23	\$206,434.20	101	3	\$4,183.59	2.03%	1	\$2,223.96	1.08%
<b>Total</b>	<b>\$1,284,404.14</b>					<b>1</b>	<b>\$2,223.96</b>	<b>0.17%</b>

## Foreclosure Covenant

Pursuant to Section 53356.1 of the Mello-Roos Act, the Community Facilities District has covenanted in the Indenture with and for the benefit of the Bond owners of the applicable 2017 Bonds that it will order, and cause to be commenced, on or before October 1 of the Fiscal Year immediately following the Fiscal Year in which a delinquency in the payment of a Special Tax occurs in the applicable Improvement Area, and thereafter diligently prosecute to judgement (unless such delinquency is theretofore brought current), an action in the superior court to foreclose the lien of any Special Tax or installment thereof not paid when due, provided that the Community Facilities District need not commence or pursue such proceedings with respect to any property owned by a single property owner who is delinquent in the payment of Special Taxes in an amount less than \$5,000 if both (i) the aggregate amount of such delinquent Special Taxes does not exceed 5% of the total Special Taxes due and payable for the Fiscal Year in question and (ii) the balance on deposit in the applicable Reserve Account is not less than the Reserve Requirement.

## Collection and Foreclosure Actions

As of September 30, 2023, no foreclosure actions have been filed with the Superior Court.

## Financial Statements

**PLEASE NOTE: Audited financial statements of the Eastern Municipal Water District are available at the following internet address: [www.emwd.org](http://www.emwd.org).**

The following events as described in Sections 5a and 5b of the Disclosure Certificate and set forth in Rule 15c2-12 promulgated by the Securities and Exchange Commission are considered material by the District.

**Section 5a**

<b>Significant Events</b>	<b>Occurred in FY 2022-23</b>	<b>Date of Event</b>
1. Principal and interest payment delinquencies;	No	Not Applicable
2. Unscheduled draws on debt service reserves reflecting financial difficulties;	No	Not Applicable
3. Unscheduled draws on credit enhancements reflecting financial difficulties;	No	Not Applicable
4. Substitution of credit or liquidity providers, or their failure to perform;	No	Not Applicable
5. Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds;	No	Not Applicable
6. Defeasances;	No	Not Applicable
7. Tender offers;	No	Not Applicable
8. Bankruptcy, insolvency, receivership or similar proceedings; and	No	Not Applicable
9. Rating changes;	No	Not Applicable

**Section 5b**

<b>Significant Events</b>	<b>Occurred in FY 2022-23</b>	<b>Date of Event</b>
1. Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination;	No	Not Applicable
2. Appointment of a successor or additional fiscal agent, or the change of name of a fiscal agent;	No	Not Applicable
3. Non-payment related defaults.	No	Not Applicable
4. Modifications to rights of Bondholders;	No	Not Applicable
5. Bond calls; and	No	Not Applicable
6. Release, substitution, or sale of property securing repayment of the Bonds;	No	Not Applicable



**APPENDIX A**

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**Debt Service Schedule**



Eastern Municipal Water District

685980 - CFD 2014-67 IA B (Original)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
3/1/2018			\$3,005,000.00	\$31,767.24	\$31,767.24		0.0000%
9/1/2018	3.0000%	\$65,000.00	\$2,940,000.00	\$54,458.13	\$119,458.13	\$151,225.37	0.0000%
3/1/2019			\$2,940,000.00	\$53,483.13	\$53,483.13		0.0000%
9/1/2019	3.0000%	\$70,000.00	\$2,870,000.00	\$53,483.13	\$123,483.13	\$176,966.26	0.0000%
3/1/2020			\$2,870,000.00	\$52,433.13	\$52,433.13		0.0000%
9/1/2020	3.0000%	\$70,000.00	\$2,800,000.00	\$52,433.13	\$122,433.13	\$174,866.26	0.0000%
3/1/2021			\$2,800,000.00	\$51,383.13	\$51,383.13		0.0000%
9/1/2021	3.0000%	\$70,000.00	\$2,730,000.00	\$51,383.13	\$121,383.13	\$172,766.26	0.0000%
3/1/2022			\$2,730,000.00	\$50,333.13	\$50,333.13		0.0000%
9/1/2022	3.0000%	\$70,000.00	\$2,660,000.00	\$50,333.13	\$120,333.13	\$170,666.26	0.0000%
3/1/2023			\$2,660,000.00	\$49,283.13	\$49,283.13		0.0000%
9/1/2023	3.0000%	\$75,000.00	\$2,585,000.00	\$49,283.13	\$124,283.13	\$173,566.26	0.0000%
3/1/2024			\$2,585,000.00	\$48,158.13	\$48,158.13		0.0000%
9/1/2024	4.0000%	\$75,000.00	\$2,510,000.00	\$48,158.13	\$123,158.13	\$171,316.26	0.0000%
3/1/2025			\$2,510,000.00	\$46,658.13	\$46,658.13		0.0000%
9/1/2025	4.0000%	\$80,000.00	\$2,430,000.00	\$46,658.13	\$126,658.13	\$173,316.26	0.0000%
3/1/2026			\$2,430,000.00	\$45,058.13	\$45,058.13		0.0000%
9/1/2026	4.0000%	\$80,000.00	\$2,350,000.00	\$45,058.13	\$125,058.13	\$170,116.26	0.0000%
3/1/2027			\$2,350,000.00	\$43,458.13	\$43,458.13		0.0000%
9/1/2027	4.0000%	\$85,000.00	\$2,265,000.00	\$43,458.13	\$128,458.13	\$171,916.26	0.0000%
3/1/2028			\$2,265,000.00	\$41,758.13	\$41,758.13		0.0000%
9/1/2028	4.0000%	\$85,000.00	\$2,180,000.00	\$41,758.13	\$126,758.13	\$168,516.26	0.0000%
3/1/2029			\$2,180,000.00	\$40,058.13	\$40,058.13		0.0000%
9/1/2029	3.0000%	\$90,000.00	\$2,090,000.00	\$40,058.13	\$130,058.13	\$170,116.26	0.0000%
3/1/2030			\$2,090,000.00	\$38,708.13	\$38,708.13		0.0000%
9/1/2030	3.1250%	\$90,000.00	\$2,000,000.00	\$38,708.13	\$128,708.13	\$167,416.26	0.0000%
3/1/2031			\$2,000,000.00	\$37,301.88	\$37,301.88		0.0000%
9/1/2031	3.2500%	\$95,000.00	\$1,905,000.00	\$37,301.88	\$132,301.88	\$169,603.76	0.0000%
3/1/2032			\$1,905,000.00	\$35,758.13	\$35,758.13		0.0000%
9/1/2032	3.3750%	\$95,000.00	\$1,810,000.00	\$35,758.13	\$130,758.13	\$166,516.26	0.0000%
3/1/2033			\$1,810,000.00	\$34,155.00	\$34,155.00		0.0000%
9/1/2033	3.3750%	\$100,000.00	\$1,710,000.00	\$34,155.00	\$134,155.00	\$168,310.00	0.0000%
3/1/2034			\$1,710,000.00	\$32,467.50	\$32,467.50		0.0000%
9/1/2034	3.5000%	\$100,000.00	\$1,610,000.00	\$32,467.50	\$132,467.50	\$164,935.00	0.0000%
3/1/2035			\$1,610,000.00	\$30,717.50	\$30,717.50		0.0000%
9/1/2035	3.5000%	\$105,000.00	\$1,505,000.00	\$30,717.50	\$135,717.50	\$166,435.00	0.0000%
3/1/2036			\$1,505,000.00	\$28,880.00	\$28,880.00		0.0000%
9/1/2036	3.5000%	\$105,000.00	\$1,400,000.00	\$28,880.00	\$133,880.00	\$162,760.00	0.0000%
3/1/2037			\$1,400,000.00	\$27,042.50	\$27,042.50		0.0000%
9/1/2037	3.6000%	\$110,000.00	\$1,290,000.00	\$27,042.50	\$137,042.50	\$164,085.00	0.0000%
3/1/2038			\$1,290,000.00	\$25,062.50	\$25,062.50		0.0000%
9/1/2038	3.7500%	\$110,000.00	\$1,180,000.00	\$25,062.50	\$135,062.50	\$160,125.00	0.0000%
3/1/2039			\$1,180,000.00	\$23,000.00	\$23,000.00		0.0000%
9/1/2039	3.7500%	\$115,000.00	\$1,065,000.00	\$23,000.00	\$138,000.00	\$161,000.00	0.0000%
3/1/2040			\$1,065,000.00	\$20,843.75	\$20,843.75		0.0000%
9/1/2040	3.7500%	\$120,000.00	\$945,000.00	\$20,843.75	\$140,843.75	\$161,687.50	0.0000%
3/1/2041			\$945,000.00	\$18,593.75	\$18,593.75		0.0000%

Eastern Municipal Water District

685980 - CFD 2014-67 IA B (Original)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2041	3.7500%	\$120,000.00	\$825,000.00	\$18,593.75	\$138,593.75	\$157,187.50	0.0000%
3/1/2042			\$825,000.00	\$16,343.75	\$16,343.75		0.0000%
9/1/2042	3.7500%	\$125,000.00	\$700,000.00	\$16,343.75	\$141,343.75	\$157,687.50	0.0000%
3/1/2043			\$700,000.00	\$14,000.00	\$14,000.00		0.0000%
9/1/2043	4.0000%	\$130,000.00	\$570,000.00	\$14,000.00	\$144,000.00	\$158,000.00	0.0000%
3/1/2044			\$570,000.00	\$11,400.00	\$11,400.00		0.0000%
9/1/2044	4.0000%	\$135,000.00	\$435,000.00	\$11,400.00	\$146,400.00	\$157,800.00	0.0000%
3/1/2045			\$435,000.00	\$8,700.00	\$8,700.00		0.0000%
9/1/2045	4.0000%	\$140,000.00	\$295,000.00	\$8,700.00	\$148,700.00	\$157,400.00	0.0000%
3/1/2046			\$295,000.00	\$5,900.00	\$5,900.00		0.0000%
9/1/2046	4.0000%	\$145,000.00	\$150,000.00	\$5,900.00	\$150,900.00	\$156,800.00	0.0000%
3/1/2047			\$150,000.00	\$3,000.00	\$3,000.00		0.0000%
9/1/2047	4.0000%	\$150,000.00	\$0.00	\$3,000.00	\$153,000.00	\$156,000.00	0.0000%
<b>Totals:</b>		<b>\$3,005,000.00</b>		<b>\$1,954,103.01</b>	<b>\$4,959,103.01</b>	<b>\$4,959,103.01</b>	
Bond Issue Date:		11/16/2017					
Original Bond Principal:		\$3,005,000.00					



3788 McCray Street  
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