



Annual Disclosure Report Fiscal Year Ending June 30, 2022

Eastern Municipal Water District
Community Facilities District No. 2016-75
(Camberly Place)

2021 Special Tax Bonds

Prepared For



March 2023

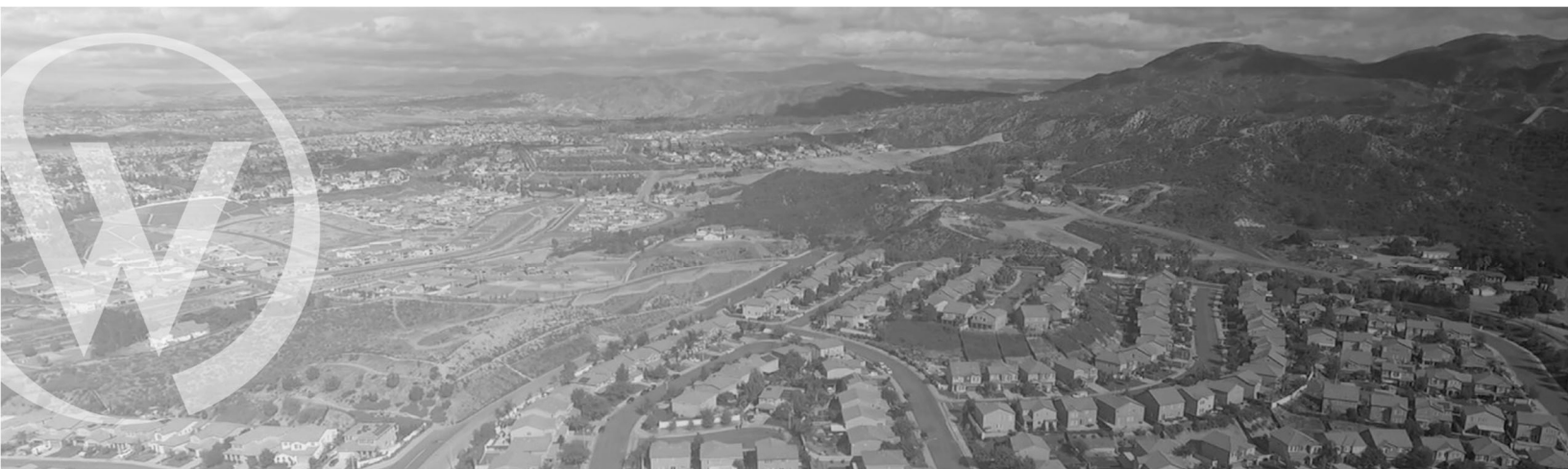


Table of Contents

Sections

Section 1.	District Profile _____	1
Section 2.	Bond Funds _____	2
Section 3.	Special Tax Information _____	3
Section 4.	Development Status and Bond Information _____	4
Section 5.	Payment History _____	5
Section 6.	Material Events _____	6

Tables

Table 2-1.	Fund Balances as of September 2, 2022 _____	2
Table 3-1.	Special Tax Rates _____	3
Table 4-1.	Value-to-Lien by Development Status _____	4
Table 5-1.	Special Tax Delinquency Information _____	5

Appendices

Appendix A. Debt Service Schedule

2021 CUSIP Numbers

Year	CUSIP	Year	CUSIP	Year	CUSIP	Year	CUSIP
2023	27627MYS0	2029	27627MY7	2035	27627MZE0	2045	27627MZL4
2024	27627MYT8	2030	27627MYZ4	2036	27627MZF7	2050	27627MZM2
2025	27627MYU5	2031	27627MZA8	2037	27627MZG5		
2026	27627MYV3	2032	27627MZB6	2038	27627MZH3		
2027	27627MYW1	2033	27627MZC4	2039	27627MZJ9		
2028	27627MYX9	2034	27627MZD2	2040	27627MZK6		

The information herein for the Eastern Municipal Water District's (the "District") Community Facilities District No. 2016-75, ("CFD 2016-75") was prepared by Webb Municipal Finance, LLC and the District, as Administrators. Except as otherwise noted all information is current as of September 2, 2022

Community Facilities District No. 2016-75 (Camberly Place) 2021 Special Tax Bonds

Project Location

The District is located in an unincorporated area of the County known as the French Valley, which is east of the City of Menifee, northeast of the city of Murrieta and north of the City of Temecula. The District is located east of Winchester Road, north of Thompson Road, and south of Scott Road, more specifically along the east side of Washington Street. CFD 2016-75 contains approximately 26.48 taxable acres and is planned for a total of 132 detached single-family homes at buildout.

Project Description

The District was formed to finance the acquisition or construction of certain public facilities consisting of infrastructure within Camberly Place that are required in order to provide water and sewer service to the property within the District and payments to the Water District of the District's share of the costs of the Water District's water, sewer, and sewer treatment facilities.

2021 Special Tax Bonds

The 2021 Special Tax Bonds (the "Bonds") in the amount of \$2,440,000 with interest rates ranging from 2.375% to 4.000% were issued on January 28, 2021. As of September 2, 2022, \$2,370,000 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, 2050.

The District was authorized to issue bonds in an aggregate principal amount of up to \$6,000,000. The District has covenanted that it will not issue any additional bonds payable in excess of the amount currently issued.

Table 2-1
Fund Balances as of September 2, 2022

Fund Description	Fund Balance
Special Tax Fund	\$21,342.57
Interest Account	\$2,505.47
Principal Account	\$3.38
Reserve Fund	\$139,582.64
Additional Reserve Fund	\$137,066.00
Administrative Expense Fund	\$10,555.51
Special Tax Holding Fund	\$0.00
EMWD Capacity Fund	\$151,171.37
Total	\$462,226.94

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. Administrative Expenses in an amount equal to the Administrative Expense Requirement
2. Interest Account
3. Principal Account
4. Redemption Account
5. Reserve Account
6. Administrative Expenses in excess of the Administrative Expense Requirement
7. Rebate Account
8. 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 Bonds, (ii) Maximum Annual Debt Service on the then Outstanding Bonds, (iii) 125% of Average Annual Debt Service on the then Outstanding Bonds, or (iv) \$141,143.76, the initial Reserve Requirement for the Bonds.

As of September 2, 2022, the Reserve Requirement for the Bonds is \$139,343.76. As of September 2, 2022, the balance in the Reserve Fund is \$139,582.64. 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 Accounts 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 CFD 2016-75 are detailed in the table below.

Special Taxes

The amount levied for the 2022-23 tax year was \$171,368.44 and is based on 132 developed parcels. The Special Tax rates for the 2022-23 tax year are:

Table 3-1
Special Tax Rates
Fiscal Year 2022-23

Land Use Category	Description	FY 2022-23 Amount Levied Per Category	Assigned Tax Rate	Number of Parcels Charged
SFR-1	Single Family (Less than 2,700 sq. ft.)	\$103,718.46	\$1,500	83
SFR-2	Single Family (2,701 sq. ft. to 3,100 sq. ft.)	\$41,708.02	\$1,615	31
SFR-3	Single Family (3,101 sq. ft. to 3,500 sq. ft.)	\$25,941.96	\$1,730	18
SFR-4	Single Family (Greater than 3,500 sq. ft.)	\$0.00	\$1,845	0
Total		\$171,368.44		132

Rate and Method of Apportionment

There have been no changes to the Rate and Method of Apportionment of the Special Tax for CFD 2016-75.

Development Status and Bond Information

The table below presents the value-to-lien by development status for CFD 2016-75.

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

Development Status	Parcels	Total Special Tax FY 2022-23	Total AV FY 2022-23	Outstanding Bonds	Aggregate Value-to-Lien
Developed Property	132	\$171,368.44	\$67,280,720	\$2,370,000	28.39:1
Total	132	\$171,368.44	\$67,280,720	\$2,370,000	28.39:1

Building Permit Status

The Community Facilities District fully developed. All Final Maps have been recorded and include 132 parcels. As of April 1, 2022, 132 building permits have been issued for single family residential units.

Construction Status of Public Improvements

The improvements are in progress. 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 2016-75 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, 2022		
Fiscal Year	Amount Levied	Parcels Levied	Parcels Delinquent	Amount Delinquent	Percent Delinquent	Parcels Delinquent	Amount Delinquent	Percent Delinquent
2018/19	\$4,845.00	3	0	\$0.00	0.00%	0	\$0.00	0.00%
2019/20	\$80,065.00	51	0	\$0.00	0.00%	0	\$0.00	0.00%
2020/21	\$197,860.00	127	1	\$807.50	0.41%	0	\$0.00	0.00%
2021/22	\$172,172.42	132	0	\$0.00	0.00%	0	\$0.00	0.00%
Total	\$454,942.42					0	\$0.00	0.00%

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 Owners of the 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 the Special Tax occurs, 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 is not required to commence or pursue such proceedings 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 Reserve Account is not less than the Reserve Requirement and the balance in the Additional Special Tax Reserve Account is not less than the Additional Special Tax Reserve Requirement (except the Community Facilities District will nevertheless be required to commence and pursue such proceedings with respect to any property owned by a single property owner who is delinquent in the payment of the Special Taxes in the amount of \$5,000 or more).

Collection and Foreclosure Actions

As of September 30, 2022, 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

The following events as described in Section 5 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 5

Significant Events	Occurred in FY 2021-22	Date of Event
1. Principal and interest payment delinquencies;	No	Not Applicable
2. Non-payment related defaults, if material;	No	Not Applicable
3. Tender offers;	No	Not Applicable
4. Bond calls, if material;	No	Not Applicable
5. Defeasances;	No	Not Applicable
6. Rating changes;	No	Not Applicable
7. 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 security, or other material events affecting the tax status of the security;	No	Not Applicable
8. Unscheduled draws on debt service reserves reflecting financial difficulties;	No	Not Applicable
9. Unscheduled draws on credit enhancements reflecting financial difficulties;	No	Not Applicable
10. Substitution of credit or liquidity providers, or their failure to perform;	No	Not Applicable
11. Modifications to rights of security holders, if material;	No	Not Applicable
12. Release, substitution, or sale of property securing repayment of the securities, if material;	No	Not Applicable
13. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties;	No	Not Applicable
14. Bankruptcy, insolvency, receivership or similar event of the obligated person;	No	Not Applicable
15. The consummation of a merger, consolidation, or acquisition involving an obligation person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business;	No	Not Applicable
16. Appointment of a successor or additional trustee or the change of name of a trustee, if material; and	No	Not Applicable
17. Incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material.	No	Not Applicable

APPENDIX A

Debt Service Schedule



Eastern Municipal Water District

680164 - CFD 2016-75 (Original)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
3/1/2021			\$2,440,000.00	\$7,465.68	\$7,465.68		0.0000%
9/1/2021	3.0000%	\$10,000.00	\$2,430,000.00	\$40,721.88	\$50,721.88	\$58,187.56	0.0000%
3/1/2022			\$2,430,000.00	\$40,571.88	\$40,571.88		0.0000%
9/1/2022	3.0000%	\$60,000.00	\$2,370,000.00	\$40,571.88	\$100,571.88	\$141,143.76	0.0000%
3/1/2023			\$2,370,000.00	\$39,671.88	\$39,671.88		0.0000%
9/1/2023	3.0000%	\$60,000.00	\$2,310,000.00	\$39,671.88	\$99,671.88	\$139,343.76	0.0000%
3/1/2024			\$2,310,000.00	\$38,771.88	\$38,771.88		0.0000%
9/1/2024	3.0000%	\$60,000.00	\$2,250,000.00	\$38,771.88	\$98,771.88	\$137,543.76	0.0000%
3/1/2025			\$2,250,000.00	\$37,871.88	\$37,871.88		0.0000%
9/1/2025	4.0000%	\$60,000.00	\$2,190,000.00	\$37,871.88	\$97,871.88	\$135,743.76	0.0000%
3/1/2026			\$2,190,000.00	\$36,671.88	\$36,671.88		0.0000%
9/1/2026	4.0000%	\$65,000.00	\$2,125,000.00	\$36,671.88	\$101,671.88	\$138,343.76	0.0000%
3/1/2027			\$2,125,000.00	\$35,371.88	\$35,371.88		0.0000%
9/1/2027	4.0000%	\$65,000.00	\$2,060,000.00	\$35,371.88	\$100,371.88	\$135,743.76	0.0000%
3/1/2028			\$2,060,000.00	\$34,071.88	\$34,071.88		0.0000%
9/1/2028	4.0000%	\$70,000.00	\$1,990,000.00	\$34,071.88	\$104,071.88	\$138,143.76	0.0000%
3/1/2029			\$1,990,000.00	\$32,671.88	\$32,671.88		0.0000%
9/1/2029	4.0000%	\$70,000.00	\$1,920,000.00	\$32,671.88	\$102,671.88	\$135,343.76	0.0000%
3/1/2030			\$1,920,000.00	\$31,271.88	\$31,271.88		0.0000%
9/1/2030	4.0000%	\$75,000.00	\$1,845,000.00	\$31,271.88	\$106,271.88	\$137,543.76	0.0000%
3/1/2031			\$1,845,000.00	\$29,771.88	\$29,771.88		0.0000%
9/1/2031	4.0000%	\$75,000.00	\$1,770,000.00	\$29,771.88	\$104,771.88	\$134,543.76	0.0000%
3/1/2032			\$1,770,000.00	\$28,271.88	\$28,271.88		0.0000%
9/1/2032	4.0000%	\$75,000.00	\$1,695,000.00	\$28,271.88	\$103,271.88	\$131,543.76	0.0000%
3/1/2033			\$1,695,000.00	\$26,771.88	\$26,771.88		0.0000%
9/1/2033	2.3750%	\$80,000.00	\$1,615,000.00	\$26,771.88	\$106,771.88	\$133,543.76	0.0000%
3/1/2034			\$1,615,000.00	\$25,821.88	\$25,821.88		0.0000%
9/1/2034	2.5000%	\$80,000.00	\$1,535,000.00	\$25,821.88	\$105,821.88	\$131,643.76	0.0000%
3/1/2035			\$1,535,000.00	\$24,821.88	\$24,821.88		0.0000%
9/1/2035	2.5000%	\$80,000.00	\$1,455,000.00	\$24,821.88	\$104,821.88	\$129,643.76	0.0000%
3/1/2036			\$1,455,000.00	\$23,821.88	\$23,821.88		0.0000%
9/1/2036	2.6250%	\$85,000.00	\$1,370,000.00	\$23,821.88	\$108,821.88	\$132,643.76	0.0000%
3/1/2037			\$1,370,000.00	\$22,706.25	\$22,706.25		0.0000%
9/1/2037	2.6250%	\$85,000.00	\$1,285,000.00	\$22,706.25	\$107,706.25	\$130,412.50	0.0000%
3/1/2038			\$1,285,000.00	\$21,590.63	\$21,590.63		0.0000%
9/1/2038	2.6250%	\$85,000.00	\$1,200,000.00	\$21,590.63	\$106,590.63	\$128,181.26	0.0000%
3/1/2039			\$1,200,000.00	\$20,475.00	\$20,475.00		0.0000%
9/1/2039	2.7500%	\$90,000.00	\$1,110,000.00	\$20,475.00	\$110,475.00	\$130,950.00	0.0000%
3/1/2040			\$1,110,000.00	\$19,237.50	\$19,237.50		0.0000%
9/1/2040	2.7500%	\$90,000.00	\$1,020,000.00	\$19,237.50	\$109,237.50	\$128,475.00	0.0000%
3/1/2041			\$1,020,000.00	\$18,000.00	\$18,000.00		0.0000%
9/1/2041	3.0000%	\$90,000.00	\$930,000.00	\$18,000.00	\$108,000.00	\$126,000.00	0.0000%
3/1/2042			\$930,000.00	\$16,650.00	\$16,650.00		0.0000%
9/1/2042	3.0000%	\$95,000.00	\$835,000.00	\$16,650.00	\$111,650.00	\$128,300.00	0.0000%
3/1/2043			\$835,000.00	\$15,225.00	\$15,225.00		0.0000%
9/1/2043	3.0000%	\$95,000.00	\$740,000.00	\$15,225.00	\$110,225.00	\$125,450.00	0.0000%
3/1/2044			\$740,000.00	\$13,800.00	\$13,800.00		0.0000%

Eastern Municipal Water District

680164 - CFD 2016-75 (Original)

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2044	3.0000%	\$100,000.00	\$640,000.00	\$13,800.00	\$113,800.00	\$127,600.00	0.0000%
3/1/2045			\$640,000.00	\$12,300.00	\$12,300.00		0.0000%
9/1/2045	3.0000%	\$100,000.00	\$540,000.00	\$12,300.00	\$112,300.00	\$124,600.00	0.0000%
3/1/2046			\$540,000.00	\$10,800.00	\$10,800.00		0.0000%
9/1/2046	4.0000%	\$100,000.00	\$440,000.00	\$10,800.00	\$110,800.00	\$121,600.00	0.0000%
3/1/2047			\$440,000.00	\$8,800.00	\$8,800.00		0.0000%
9/1/2047	4.0000%	\$105,000.00	\$335,000.00	\$8,800.00	\$113,800.00	\$122,600.00	0.0000%
3/1/2048			\$335,000.00	\$6,700.00	\$6,700.00		0.0000%
9/1/2048	4.0000%	\$110,000.00	\$225,000.00	\$6,700.00	\$116,700.00	\$123,400.00	0.0000%
3/1/2049			\$225,000.00	\$4,500.00	\$4,500.00		0.0000%
9/1/2049	4.0000%	\$110,000.00	\$115,000.00	\$4,500.00	\$114,500.00	\$119,000.00	0.0000%
3/1/2050			\$115,000.00	\$2,300.00	\$2,300.00		0.0000%
9/1/2050	4.0000%	\$115,000.00	\$0.00	\$2,300.00	\$117,300.00	\$119,600.00	0.0000%
Totals:		\$2,440,000.00		\$1,406,812.72	\$3,846,812.72	\$3,846,812.72	

Bond Issue Date: 1/28/2021
 Original Bond Principal: \$2,440,000.00



3788 McCray Street
Riverside, CA 92506
951.200.8600



www.webbfinance.com