



City of Irvine Community Facilities District No. 2013-3 (Great Park)

Annual Report
Per Government Code
Section 53343.1

Fiscal Year 2021-2022

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Annual Report –Government Code Section 53343.1

In accordance with the requirements of Government Code Section 53343.1:

A community facilities district formed after January 1, 1992, shall prepare, if requested by a person who resides in or owns property in the district, within 120 days after the last day of each fiscal year, a separate document titled an "Annual Report." The district may charge a fee for the report not exceeding the actual costs of preparing the report. The report shall include the following information for the fiscal year:

- (a) The amount of special taxes collected for the year.

Table 1

Improvement Area	Fiscal Year 2021-2022 Special Tax Collection
Improvement Area No. 1	\$5,275,135
Improvement Area No. 2	2,714,975
Improvement Area No. 4	8,343,932
Improvement Area No. 5	653,334
Improvement Area No. 6	8,740,226
Improvement Area No. 7	12,009,381
Improvement Area No. 8	4,891,467
Improvement Area No. 9	2,745,862
Improvement Area No. 10	2,866,413
Improvement Area No. 11	1,133,956
Total	\$49,374,681

- (b) The amount of other moneys collected for the year and their source, including interest earned.

Table 2

Improvement Area	Fiscal Year 2021-2022 Other Amounts Collected ⁽¹⁾	Fiscal Year 2021-2022 Interest Earned as of June 30, 2022
Improvement Area No. 1	\$16,851	\$19,025
Improvement Area No. 2	43,569	2,027
Improvement Area No. 4	27,888	29,611
Improvement Area No. 5	0	1,246
Improvement Area No. 6	39,974	55,924
Improvement Area No. 7	66,324	98,935
Improvement Area No. 8	17,761	89,134
Improvement Area No. 9	11,192	10,799
Improvement Area No. 10	14,922	8,356
Improvement Area No. 11	4,160	451
Total	\$242,641	\$315,508

⁽¹⁾ Includes County of Orange apportioned special tax delinquency and penalty revenue.

- (c) The amount of moneys expended for the year.

Table 3

Improvement Area No. 1	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Facilities, Including Property ⁽¹⁾	\$0
Cost of Bond Indebtedness	3,829,000
Cost of Collecting the Special Tax	16,193
Other Administrative and Overhead Costs	14,571
Transfer to Great Park Fund for Services	939,724
Total	\$4,799,488

⁽¹⁾ Bond Proceeds raised by Improvement Area No. 1 have been fully reimbursed to the Developer and the City for construction/improvements of approved CFD facilities. CFD No. 2013-3 Great Park's future constructions/improvements of approved facilities will be funded by other Improvement Areas' bond proceeds.

Table 4

Improvement Area No. 2	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Cost of Collecting the Special Tax	\$8,163
Other Administrative and Overhead Costs	715
Transfer to Great Park Fund for Services	2,657,540
Total	\$2,666,418

Table 5

Improvement Area No. 4	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Facilities, Including Property	\$0
Cost of Bond Indebtedness	6,127,375
Cost of Collecting the Special Tax	25,554
Other Administrative and Overhead Costs	16,914
Transfer to Great Park Fund for Services	1,396,170
Refund of Special Taxes	140,091
Total	\$7,706,104

Table 6

Improvement Area No. 5	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Cost of Collecting the Special Tax	\$1,973
Other Administrative and Overhead Costs	6,162
Transfer to Great Park Fund for Services	597,026
Total	\$605,161

Table 7

Improvement Area No. 6	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Cost of Collecting the Special Tax	\$26,728
Other Administrative and Overhead Costs	14,941
Transfer to Great Park Fund for Services	1,039,526
Refund of Special Taxes	95,291
Total	\$1,176,486

Table 8

Improvement Area No. 7	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Cost of Collecting the Special Tax	\$36,451
Other Administrative and Overhead Costs	13,958
Transfer to Great Park Fund for Services	1,356,298
Refund of Special Taxes	6,256
Total ⁽¹⁾	\$1,412,962

⁽¹⁾ Total may not tie due to rounding.

Table 9

Improvement Area No. 8	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Facilities, Including Property	\$15,673,794
Cost of Bond Indebtedness	3,604,606
Cost of Collecting the Special Tax	15,041
Other Administrative and Overhead Costs	20,174
Transfer to Great Park Fund for Services	981,391
Refund of Special Taxes	21,762
Total ⁽¹⁾	\$20,316,767

⁽¹⁾ Total may not tie due to rounding.

Table 10

Improvement Area No. 9	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Cost of Collecting the Special Tax	\$8,482
Other Administrative and Overhead Costs	9,071
Transfer to Great Park Fund for Services	422,351
Refund of Special Taxes	1,363
Total ⁽¹⁾	\$441,266

⁽¹⁾ Total may not tie due to rounding.

Table 11

Improvement Area No. 10	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Costs of Collecting the Special Tax	\$12,387
Other Administrative and Overhead Costs	8,176
Transfer to Great Park Fund for Services	873,100
Total	\$893,663

Table 12

Improvement Area No. 11	Fiscal Year 2021-2022 Expenditures as of June 30, 2022
Costs of Collecting the Special Tax	\$3,469
Other Administrative and Overhead Costs	26,739
Transfer to Great Park Fund for Services	1,057,045
Total	\$1,087,253

(d) A summary of the amount of moneys expended for the following:

Improvement Area No. 1 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. - \$939,724 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$3,829,000
4. The costs of collecting the special tax under Section 53340. - \$16,193
5. Other administrative and overhead costs. - \$14,571

Improvement Area No. 2 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. - \$2,657,540 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$8,163

5. Other administrative and overhead costs. - \$715

Improvement Area No. 4 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. - \$1,396,170 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$6,127,375
4. The costs of collecting the special tax under Section 53340. - \$25,554
5. Other administrative and overhead costs. - \$16,914

Improvement Area No. 5 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. - \$597,026 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$1,973
5. Other administrative and overhead costs. - \$6,162

Improvement Area No. 6 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. - \$1,039,526 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$26,728
5. Other administrative and overhead costs. - \$14,941

Improvement Area No. 7 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. - \$1,356,298 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$36,451
5. Other administrative and overhead costs. - \$13,958

Improvement Area No. 8 (As of June 30, 2022)

1. Facilities, including property. - \$15,673,794
2. Services. - \$981,391 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$3,604,606
4. The costs of collecting the special tax under Section 53340. - \$15,041
5. Other administrative and overhead costs. - \$20,174

Improvement Area No. 9 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. – \$422,351 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$8,482
5. Other administrative and overhead costs. - \$9,071

Improvement Area No. 10 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. – \$873,100 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$12,387
5. Other administrative and overhead costs. - \$8,176

Improvement Area No. 11 (As of June 30, 2022)

1. Facilities, including property. - \$0
2. Services. – \$1,057,045 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$0
4. The costs of collecting the special tax under Section 53340. - \$3,469
5. Other administrative and overhead costs. - \$26,739

- (e) For moneys expended for facilities, including property, an identification of the categories of each type of facility funded with amounts expended in each category, including the total percentage of the cost of each type of facility that was funded with bond proceeds or special taxes.

Table 13

Category	Fiscal Year 2021-2022 Expenditures as of June 30, 2022	Percentage Funded with Bond Proceeds	Percentage Funded with Special Taxes
Street and Storm Drain	\$4,312,660	100%	0%
Crushing and Preparing of Base Material	3,067,352	100%	0%
Agua Chinon Drainage	355,512	100%	0%
Bee Canyon Storm Drain	87,136	100%	0%
Serrano Creek Drain	2,063,434	100%	0%
Hike and Bike Trails	518,380	100%	0%
Traffic Signals	130,133	100%	0%
Streetscape/Landscape	823,448	100%	0%
Great Park Improvements	332,793	100%	0%
Wildlife Corridor	2,383,564	100%	0%
Wet Utilities	520,283	100%	0%
Water Quality	709,757	100%	0%
Dry Utilities	360,860	100%	0%
Utility Underground	8,481	100%	0%
Total ⁽¹⁾	\$15,673,794	N/A	N/A

⁽¹⁾ Total amount may not tie due to rounding.

- (f) For moneys expended for services, an identification of the categories of each type of service funded with amounts expended in each category, including the total percentage of the cost of each type of service that was funded with bond proceeds or special taxes.

In accordance with the Amended and Restated Development Agreement, dated December 27, 2010, by and among City of Irvine (the "City"), Heritage Fields El Toro, LLC and the Irvine Redevelopment Agency, as it may be further amended, Special Tax revenues collected for services are transferred to the Great Park Fund, to be used for services related to the operations and maintenance of the Great Park. For Fiscal Year 2021-2022, approximately \$21.8 million was expended on eligible costs. Of this total, approximately \$9.3 million (43%) was attributable to administration costs such as staffing associated with the operations/maintenance of the Great Park. The remaining \$12.5 million (57%) was attributable to contract services including landscape, hardscape, facilities and other maintenance and operations contracts for the Great Park.

- (g) For moneys expended for other administrative costs, an identification of each of these costs.

Table 14

Improvement Area No. 1	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$10,294
City Administration	4,277
Total Other Administrative Costs	\$14,571

Table 15

Improvement Area No. 2	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$509
City Administration	206
Total Other Administrative Costs ⁽¹⁾	\$715

⁽¹⁾ Total amount may not tie due to rounding.

Table 16

Improvement Area No. 4	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$10,852
City Administration	6,062
Total Other Administrative Costs	\$16,914

Table 17

Improvement Area No. 5	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$6,009
City Administration	153
Total Other Administrative Costs	\$6,162

Table 18

Improvement Area No. 6	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$9,009
City Administration	5,932
Total Other Administrative Costs	\$14,941

Table 19

Improvement Area No. 7	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$9,009
City Administration	4,949
Total Other Administrative Costs	\$13,958

Table 20

Improvement Area No. 8	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$15,891
City Administration	4,283
Total Other Administrative Costs	\$20,174

Table 21

Improvement Area No. 9	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$6,209
City Administration	2,861
Total Other Administrative Costs ⁽¹⁾	\$9,071

⁽¹⁾ Total amount may not tie due to rounding.

Table 22

Improvement Area No. 10	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$6,209
City Administration	1,967
Total Other Administrative Costs	\$8,176

Table 23

Improvement Area No. 11	Fiscal Year 2021-2022 Administration Expenses as of June 30, 2022
Contract Services	\$25,950
City Administration	789
Total Other Administrative Costs	\$26,739

- (h) The Annual Report shall contain references to the relevant sections of the Resolution of Formation of the District so that interested persons may confirm that bond proceeds and special taxes are being used for authorized purposes. The annual report shall be made available to the public upon request.

The type of public facilities proposed to be eligible for funding by CFD No. 2013-3, as identified in the resolution establishing CFD No. 2013-3 (the "Resolution of Formation"), shall consist of those items listed below (the "Facilities").

It is intended that CFD No. 2013-3 and each improvement area will be eligible to finance all or any portion of the facilities described in Section 53313.5 of the Act, to be owned and operated by the City or by another public agency, that shall be constructed, whether or not acquired in their completed states, pursuant to the plans and specifications approved by City of Irvine or by another public agency. Facilities authorized to be financed by CFD No. 2013-3 and each improvement area include, but are not limited to, all of the following:

1. Street, road, and parkway improvements, including, but not limited to, right of way acquisition, grading, paving, curb and gutter, median, sidewalks, access ramps, trails, removal and undergrounding of utilities, signing, striping, grinding, traffic control, and seal.
2. Traffic signals.
3. Storm drain improvements, including, but not limited to, mainlines, laterals, catch basins, junction structures, manholes, and local depressions.
4. Sewer improvements, including, but not limited to, laterals, monitoring manholes, manholes, pavement, and striping.
5. Domestic and recycled water facilities, including, but not limited to, water mains, stubs, valves, air vac, blow off, fittings, fire hydrant assembly, thrust blocks, cap, and striping.
6. Water improvements and water features.
7. Parks, park facilities, and parkways.
8. Dry utilities, to be owned by public utilities, including, but not limited to, telephone, electric, gas, relocation of lines, undergrounding, trenching, shading, conduit risers, pull boxes, vaults, and hand holes.
9. Landscaping, amenities, irrigation systems, and plantings.
10. Bridge, thoroughfare, and railway improvements, including, but not limited to, rails, grading, abutments, access ramps, lighting, drainage, utility crossings, sidewalks, trails and right of way acquisition.
11. Water quality treatment systems.
12. Wildlife corridors, including, but not limited to, mass excavations, demolition, and fire service mains and appurtenances.
13. Open space improvements.
14. Runway demolition
15. Property acquisition.

The Facilities shall include the costs of design and engineering, surveys or reports, the cost of traffic-related environmental mitigation and any required landscaping and irrigation, soils

testing, permits, plan check and inspection fees, insurance, construction management, and any other costs or appurtenances related to any of the foregoing, as set forth in the Acquisition Agreement, dated March 26, 2013, by and between Heritage Fields El Toro, LLC and the City, on behalf of itself and CFD No. 2013-3, which Acquisition Agreement is consistent, as to the categories of costs, facilities, and services to be acquired, with (i) the Amended and Restated Development Agreement, dated December 27, 2010, by and among the City, Heritage Fields El Toro, LLC and the Irvine Redevelopment Agency, as it may be further amended, and (ii) the Amended and Restated Master Implementation Agreement, dated December 27, 2010, by and between the City and Heritage Fields El Toro, LLC, as it may be further amended.

CFD No. 2013-3 may also finance any of the following:

1. Bond related expenses, including underwriter's discount, appraisal and absorption study costs, reserve fund, capitalized interest, financial advisor fees and expenses, bond and disclosure counsel fees and expenses, and all other incidental expenses.
2. Administrative fees of the City, the bond trustee, or fiscal agent related to CFD No. 2013-3 and bonds raised by CFD No. 2013-3, including but not in any way limited to the cost of a consultant to assist the City with the inspection and coordination of construction of the Facilities.
3. Reimbursement of costs related to the formation of CFD No. 2013-3 advanced by the City, any landowner in CFD No. 2013-3, or any party related to any of the foregoing, as well as reimbursement of any costs advanced by the City, any landowner in CFD No. 2013-3 or any party related to any of the foregoing, for facilities, fees, or other purposes or costs of CFD No. 2013-3.

It is intended that CFD No. 2013-3 and each improvement area will be eligible to finance all or any portion of the services described in Section 53313 of the Act (collectively, the "Services").