



*Annual Disclosure Report  
For the Fiscal Year Ending June 30, 2016*



**Jurupa Community Services District  
2013 Series A  
Special Tax Bonds**

**Community Facilities District No. 31**

Prepared for:



**April 2017**



[www.webbassociates.com](http://www.webbassociates.com)

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### CUSIP Numbers

Year	CUSIP	Year	CUSIP	Year	CUSIP
2013	482097B43	2021	482097C42	2029	482097D41
2014	482097B50	2022	482097C59	2030	482097D58
2015	482097B68	2023	482097C67	2031	482097D66
2016	482097B76	2024	482097C75	2032	482097D74
2017	482097B84	2025	482097C83	2033	482097D82
2018	482097B92	2026	482097C91	2037	482097D90
2019	482097C26	2027	482097D25	2042	482097E24
2020	482097C34	2028	482097D33		

This report was prepared by Albert A. Webb Associates in coordination with the Jurupa Community Services District, as Administrator.

Information is current as of September 30, 2016, unless otherwise stated.

## 1. District Profile

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### District Profile

#### **Community Facilities District No. 31 (Eastvale Area)**

#### District Description and Location

Community Facilities District No. 31 (the “District”) contains approximately 108.5 gross acres located in the City of Eastvale, north of the Santa Ana River, west of Interstate 15, and in between the City of Norco to the south and the City of Ontario (in San Bernardino County) to the north. The District is located approximately 10 miles south of Ontario International Airport (Figure 1). The District is located east of Hellman Avenue, south of Schleisman Road, and west of the Cucamonga Creek Channel (Figure 2). The District is now built out and there are 346 single-family residential units.

#### Description of Authorized Facilities

The District was formed to fund the design, construction, and acquisition of proposed facilities consisting of the Jurupa Community Services District (“Services District”) Facilities that consist of master plan water system facilities, including capacity in existing facilities, master plan sewer system improvements, including capacity in existing facilities and sewage treatment and disposal capacity and park and recreation facilities, including incidental expenses related to the planning, design, and completion of such facilities. The Corona-Norco Unified School District Facilities (the “School District”) include K-12 public school facility improvements to be owned and operated by the School District. The District is authorized to incur bonded indebtedness in the aggregate amount of \$18,000,000 and has issued bonds in the amount of \$12,095,000.

#### Bonds

Community Facilities District No. 31 Special Tax Bonds, 2013 Series A (the “Bonds”) in the amount of \$12,095,000, with interest rates ranging from 2.000% to 5.000%, were issued on March 13, 2013 to finance public facilities funded by the District. Interest on the Bonds is payable semi-annually on March 1 and September 1. Principal is payable annually on September 1. The date for the final maturity of Bonds is September 1, 2042. The remaining authorized but unissued bonded indebtedness for the District totals \$5,905,000, but so long as any of the Bonds remain outstanding, the District shall not issue any additional bonds or obligations payable from Special Tax Revenues against this remaining amount of authorized indebtedness other than refunding bonds which result in a reduction in annual debt service.

#### Special Tax

A special tax is levied and collected each year against various taxable properties throughout the entire District to pay the principal and interest obligations on the outstanding Bonds of the District. The total amount levied for the 2016-2017 tax year was \$744,934.44.

## 2. Development Status

Table 2-1 below summarizes the Fiscal Year 2016-2017 Special Taxes levied on Developed and Undeveloped Property (as defined in the Rates and Method) for the District, the assessed value of such land, as shown on the equalized assessment roll for Fiscal Year 2016-2017 of the Riverside County Assessor as of August 2016, the outstanding principal amount of the bonds, and the value-to-lien ratios for each category.

Table 2-1

Special Tax Levy by Rates and Method Category, the Assessed Values, the Outstanding Principal Amount of the Bonds, and the Value-to-Lien Ratios for Each Category

Land Use Class	Fiscal Year 2016-2017 Special Tax	Percent of Total Fiscal Year 2016-2017 Special Tax	Remaining Principal Amount <sup>(3)</sup>	Fiscal Year 2016-2017 Assessed Value	Value-to-Lien Ratios
Developed <sup>(1)</sup>	\$744,934	100.00%	\$10,935,000	\$156,816,621	14.34:1
Undeveloped <sup>(2)</sup>	\$0	0.00%	\$0	\$0	n/a
<b>Totals</b>	<b>\$744,934</b>	<b>100.00%</b>	<b>\$10,935,000</b>	<b>\$156,816,621</b>	<b>14.34:1</b>

<sup>(1)</sup> Developed property is defined as all residential property and non-residential property which, as of March 1 preceding the fiscal year for which the Special Tax is being levied, has been subject to the issuance of a building permit which allows residential dwelling units or non-residential buildings to be constructed. The number of applicable building permits for the District for Fiscal Year 2016-2017 was 346. As of Fiscal Year 2013-2014, all parcels within CFD No. 31 are considered to be developed.

<sup>(2)</sup> Undeveloped property is defined as all parcels of taxable property, which are not categorized as developed property.

<sup>(3)</sup> Outstanding Principal of Bonds as of September 30, 2016.

### Building Permit Status

Developed property means all residential property and non-residential property which, as of March 1 preceding the fiscal year for which the Special Tax is being levied, has been subject to the issuance of a building permit which allows residential dwelling units or non-residential buildings to be constructed.

As of September 30, 2016, there were 346 building permits issued for residential dwelling units and no building permits issued for non-residential buildings. Building permits for all parcels within the District have been issued.

### 3. Payment History

Table 3-1 below summarizes the Payment History for Fiscal Year 2016-2017 and prior years.

**Table 3-1**  
**Special Tax Collection and Delinquency History**

Levy			Delinquencies as of June 30 of Fiscal Year			Delinquencies as of September 30, 2016		
Fiscal Year	Amount Levied	Parcels Levied	Parcels Delinquent	Amount Delinquent	Percent Delinquent	Parcels Delinquent	Amount Delinquent	Percent Delinquent
2009-10	\$281,851.54	99	0	\$0.00	0.00%	0	\$0.00	0.00%
2010-11	\$453,347.86	167	1	\$1,700.29	0.38%	0	\$0.00	0.00%
2011-12	\$659,078.44	247	2	\$3,954.28	0.60%	0	\$0.00	0.00%
2012-13	\$854,486.52	326	0	\$0.00	0.00%	0	\$0.00	0.00%
2013-14	\$746,015.72	346	6	\$9,428.91	1.26%	0	\$0.00	0.00%
2014-15	\$748,652.10	346	2	\$3,107.60	0.42%	0	\$0.00	0.00%
2015-16	\$747,350.06	346	1	\$2,272.92	0.30%	0	\$0.00	0.00%
2016-17	\$744,934.44	346	n/a	n/a	n/a	n/a	n/a	n/a
<b>Total <sup>(1)</sup></b>	<b>\$4,490,782.24</b>	<b>1,877</b>	<b>12</b>	<b>\$20,464.00</b>	<b>0.46%</b>	<b>0</b>	<b>\$0.00</b>	<b>0.00%</b>

<sup>(1)</sup> Total does not include the Fiscal Year 2016-17 levy as the Fiscal Year 2016-17 amount delinquent is not yet available.

#### Foreclosure Status

Pursuant to Section 53356.1 of the Mello-Roos Community Facilities Act of 1982 and the Official Statement dated February 21, 2013, the commencement of judicial foreclosure following the non-payment of Special Tax is not mandatory. However, the Services District has covenanted for the benefit of the owners of the bonds that it will commence and diligently pursue to completion, judicial foreclosure proceedings against properties with delinquent Special Taxes in excess of \$5,000.00 by the October 1 following the close of the fiscal year in which such Special Taxes were due. In addition, the District will commence and diligently pursue to completion judicial foreclosure proceedings against all properties with delinquent Special Taxes by October 1 following the close of each fiscal year in which it receives Special Taxes in an amount which is less than 95% of the total Special Taxes levied.

There are currently no foreclosure actions pending in the District.

#### 4. Bond Information

\$12,095,000

Community Facilities District No. 31  
(Eastvale Area) of Jurupa Community Services District  
Special Tax Bonds 2013 Series A  
March 13, 2013

##### Debt Service Schedule

Period Ending (September 1)	Principal	Interest	Debt Service
2013	\$425,000	\$233,001	\$658,001
2014	\$240,000	\$490,788	\$730,788
2015	\$245,000	\$485,988	\$730,988
2016	\$250,000	\$481,088	\$731,088
2017	\$255,000	\$476,088	\$731,088
2018	\$260,000	\$470,350	\$730,350
2019	\$270,000	\$462,550	\$732,550
2020	\$275,000	\$454,450	\$729,450
2021	\$285,000	\$446,200	\$731,200
2022	\$295,000	\$436,938	\$731,938
2023	\$305,000	\$426,613	\$731,613
2024	\$315,000	\$415,556	\$730,556
2025	\$330,000	\$403,744	\$733,744
2026	\$340,000	\$390,544	\$730,544
2027	\$355,000	\$376,944	\$731,944
2028	\$370,000	\$362,744	\$732,744
2029	\$385,000	\$347,944	\$732,944
2030	\$400,000	\$332,063	\$732,063
2031	\$415,000	\$315,563	\$730,563
2032	\$435,000	\$297,925	\$732,925
2033	\$450,000	\$279,438	\$729,438
2034	\$470,000	\$259,750	\$729,750
2035	\$495,000	\$236,250	\$731,250
2036	\$520,000	\$211,500	\$731,500
2037	\$545,000	\$185,500	\$730,500
2038	\$575,000	\$158,250	\$733,250
2039	\$600,000	\$129,500	\$729,500
2040	\$630,000	\$99,500	\$729,500
2041	\$665,000	\$68,000	\$733,000
2042	\$695,000	\$34,750	\$729,750
<b>Totals</b>	<b>\$12,095,000</b>	<b>\$9,769,513</b>	<b>\$21,864,513</b>

The principal amount of the Bonds outstanding as of September 30, 2016 was \$10,935,000.

## 4. Bond Information

Table 4-1  
Investment Summary

Account Name	Security	Coupon Rate	Maturity	Book Value	Market Value
Reserve Fund	US Bank Money Market	0.1500%	n/a	\$7,091	\$7,091
Reserve Fund	FHLMC MTN	1.0000%	03/08/2017	\$730,220	\$726,668
Special Tax Fund	US Bank Money Market	0.1500%	n/a	\$34,071	\$34,071
Interest Account	US Bank Money Market	0.1500%	n/a	\$8,541	\$8,541
Principal Account	US Bank Money Market	0.1500%	n/a	\$0	\$0
Services District Facilities	US Bank Money Market	0.1500%	n/a	\$364,329	\$364,329
<b>Total</b>				<b>\$1,144,252</b>	<b>\$1,140,700</b>

### Reserve Requirement

In order to secure further the payment of the principal of and interest on the Bonds, the Services District is required, upon delivery of the Bonds, to deposit in the Reserve Fund and thereafter to maintain in the Reserve Fund an amount equal to the Reserve Requirement. The Fiscal Agent Agreement provides that the initial Reserve Requirement, as of any date in any bond year, is an amount equal to \$733,743.76 which is equal to the lesser of (i) 10% of the stated principal amount of the Bonds; (ii) the Maximum Annual Debt Service on the Bonds; or (iii) one hundred twenty-five percent (125%) of average Annual Debt Service on the Bonds (the "Reserve Requirement").

The Services District has covenanted to levy Special Taxes in an amount that is anticipated to be sufficient, in light of the other intended uses of the Special Tax proceeds, to maintain the balance in the Reserve Fund at the Reserve Requirement. Amounts in the Reserve Fund are to be applied to (i) pay debt service on the Bonds, to the extent other monies are not available therefore; (ii) redeem the Bonds in whole or in part, including, without limitation, from Special Tax Prepayments; and (iii) pay the principal and interest due in the final year of maturity of the Bonds.

As of September 30, 2016 the Reserve Fund Requirement, which is the Maximum Annual Debt Service on the Bonds, was \$733,744. The balance in the Reserve Fund as of the date of September 30, 2016 was \$737,311, which is the Book Value, and \$733,759, which is the Market Value.

### Financial Statements

PLEASE NOTE: The Services District's Annual Financial Report is submitted to the Municipal Securities Rulemaking Board using EMMA (Electronic Municipal Market Access) under separate cover and is incorporated herein by reference.

## 5. Rates and Method of Apportionment

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### Changes to the Rates and Method of Apportionment

The Rates and Method of Apportionment requires the Services District to cause the Special Tax to be apportioned and levied first on developed property in equal percentages up to 100% of the Maximum Special Tax rate, second, if additional funds are needed, on undeveloped property in equal percentages up to 100 % of the Maximum Special Tax Rate, and third, if additional funds are needed, on parcels of developed property classified as residential property whose Maximum Special Tax for debt service and facilities is determined by the application of the Alternative Special Tax Rate in equal percentages up to 100% of such Maximum Special Tax. Should there be any changes to the Rates and Method of Apportionment of Special Tax, it must be submitted to the qualified electors for approval prior to the filing of the Annual Report.

There are no changes pending to the Rates and Method of Apportionment at this time.



## 6. Significant Events

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The following events as set forth in Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, are considered material by the District

### SECTION 5A

- |   |                |
|---|----------------|
| 1. Principal and interest payment delinquencies;  | Not Applicable |
| 2. Unscheduled draws on debt service reserves reflecting financial difficulties;  | Not Applicable |
| 3. Unscheduled draws on credit enhancements reflecting financial difficulties;  | Not Applicable |
| 4. Substitution of credit or liquidity providers, or their failure to perform;  | 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; | Not Applicable |
| 6. Defeasances;   | Not Applicable |
| 7. Tender offers;   | Not Applicable |
| 8. Bankruptcy, insolvency, receivership or similar proceedings; and   | Not Applicable |
| 9. Ratings changes.   | Not Applicable |

### SECTION 5B

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|---|----------------|
| 1. Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination; | Not Applicable |
| 2. Appointment of a successor or additional fiscal agent or the change of the name of a fiscal agent;                                       | Not Applicable |
| 3. Non-payment related defaults;  | Not Applicable |
| 4. Modifications to the rights of Bondholders;  | Not Applicable |
| 5. Notices of prepayment; and   | Not Applicable |
| 6. Release, substitution or sale of property securing repayment of the Bonds.   | Not Applicable |

Notice for events described in Section 5A, subsections 1-9 shall be given to the Dissemination Agent not more than 8 Business Days following the event, the Dissemination Agent shall give notice to EMMA not more than 10 Business Days following the event.

Notice for events described in Section 5B, subsections 1-6 shall be given only if material.

Figure 1. Regional Location Map

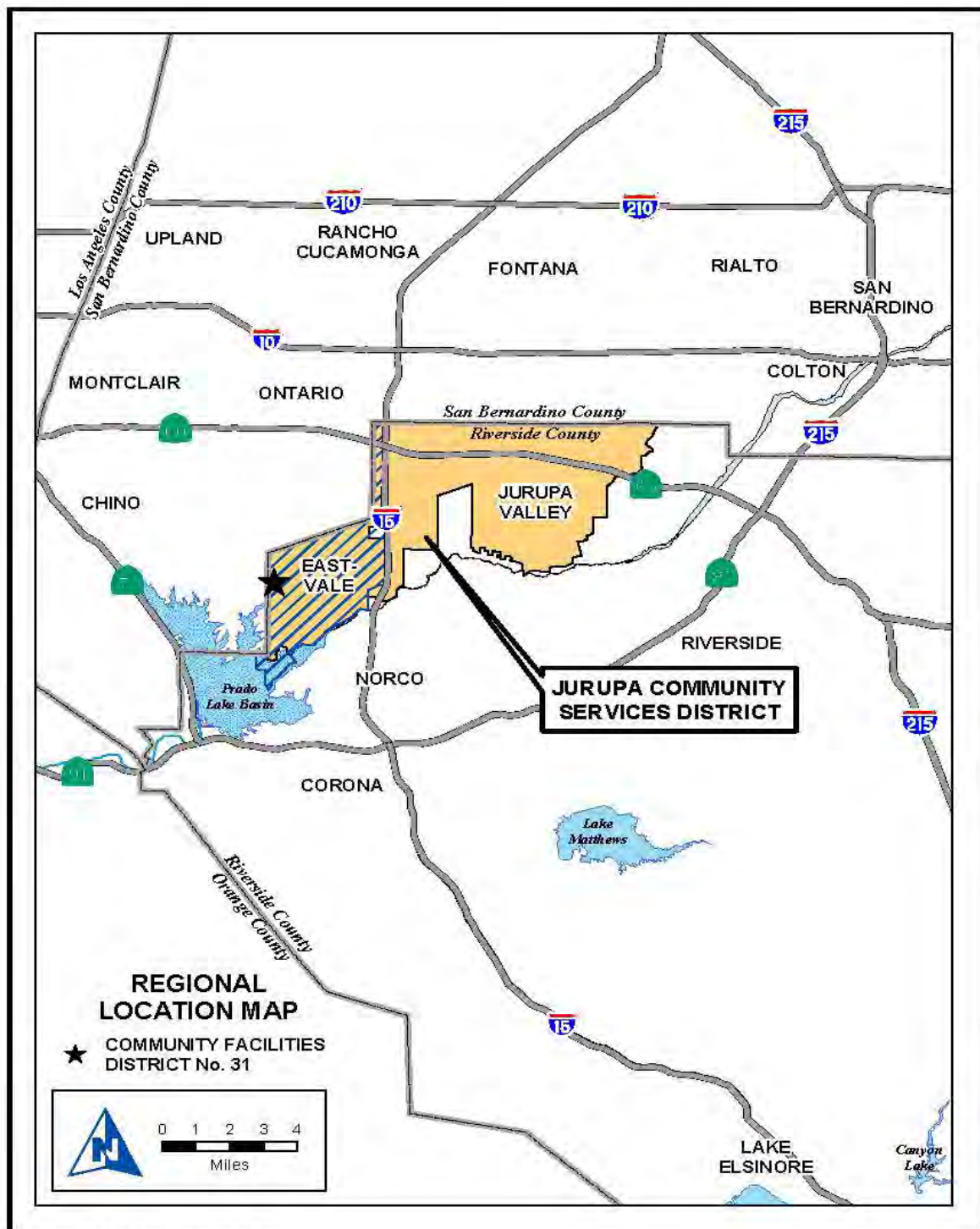
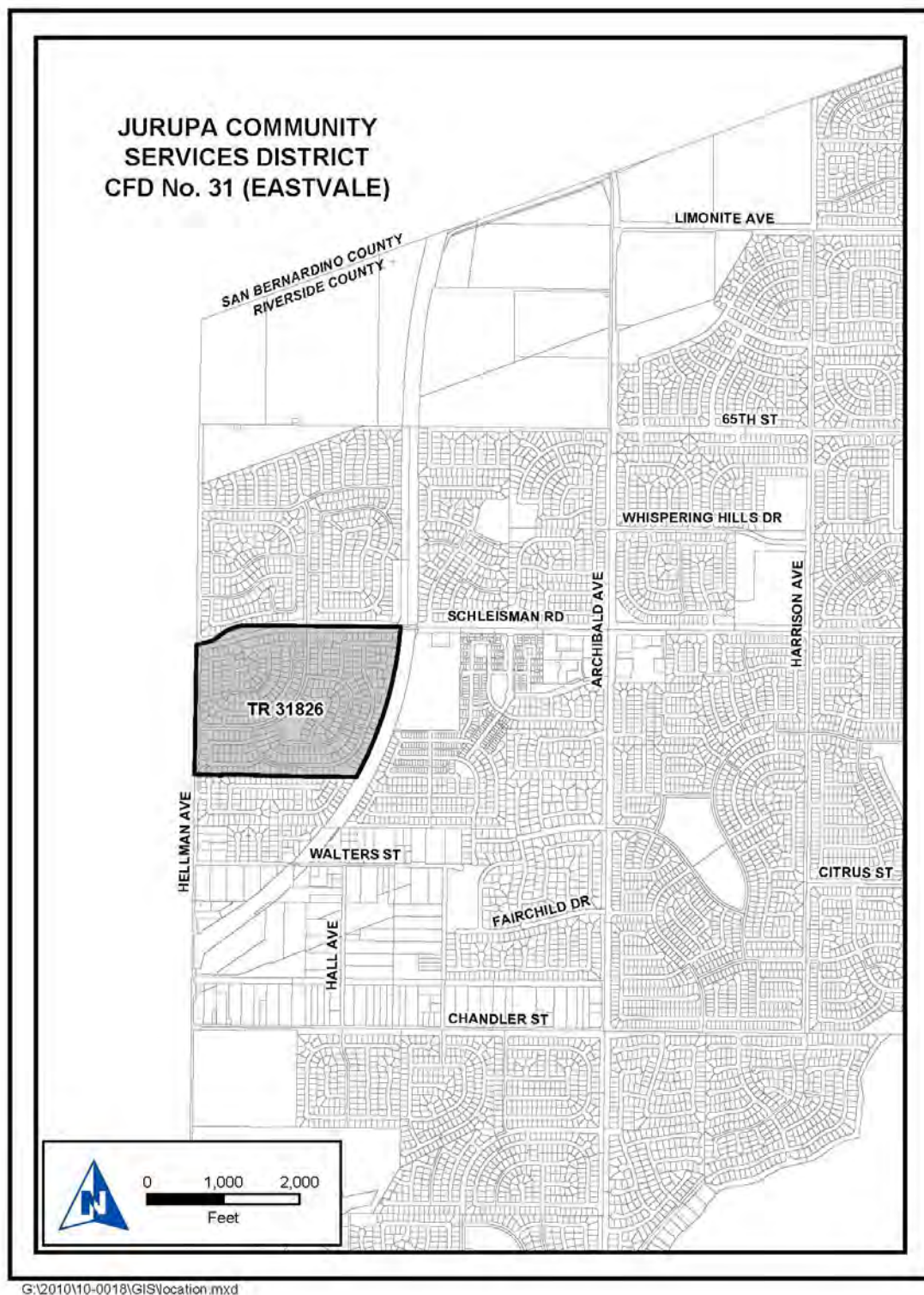


Figure 2. District Boundary Map





**Corporate Headquarters**

3788 McCray Street  
Riverside, CA 92506  
951.686.1070

**Palm Desert Office**

41-990 Cook St., Bldg. I - #801B  
Palm Desert, CA 92211  
951.686.1070

**Murrieta Office**

41870 Kalmia Street #160  
Murrieta, CA 92562  
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