SPICER CONSULTING GROUP

CITY OF CHULA VISTA

Senate Bill 165



CITY OF CHULA VISTA

Fiscal Year Ending

June 30, 2025

Senate Bill 165

Annual Report On Voter Approved Debt

Section 53411

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Bond Accountability Act (Senate Bill 165)

Senate Bill 165 (SB 165) shall be cited as the Local Agency Special Tax and Bond Accountability Act (the "Act"). This Act requires that any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to bonds issued on or after January 1, 2001, in accordance with Sections 50075.1 and 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation (bond issuance) of the Special Tax District and others are handled through annual reports. This section of the report intends to comply with Sections 50075.3 and 53411 of the California Government Code that states:

The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, after the bonds have been issued and at least once a year thereafter. The annual report shall contain all of the following:

(a) The amount of funds collected and expended.
(b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 and Section 53410.

Community Facilities District No. 06-I Improvement Area A (Eastlake – Woods, Vista and Land Swap) Local Agency Revenue Refunding Bonds, Series 2024

Location

Community Facilities District No. 06-I Improvement Area A (the "CFD No. 06-I IA A") comprises of approximately 737 gross acres. CFD No. 06-I IA A is located north and south of Otay Lakes Road. The northern portion is split east and west by Hunte Parkway and the southern portion is split east and west by Lake Crest Drive.

Authorized Facilities

CFD No. 06-I IA A was formed in 2002 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 06-I IA A and includes the installation, construction, reconstruction, repair, and maintenance of roadways and traffic improvements within CFD No. 06-I IA A.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 06-I IA A from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$1,393,139
Special Tax Credit	$0
Less: Delinquency as of 7/30/2025	$7,807
Total Special Taxes Collected	**$1,385,332**
2025 Expenditures	
Bond Interest – 3/1/2025	$194,450
Bond Interest – 9/1/2025	$194,450
Bond Principal – 9/1/2025	$950,000
Administrative Expenses	$20,000
Total Expenditures	**$1,358,900**
Fiscal Year Activity	**$26,432**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 06-I IA A. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 06-I IA A. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 06-I IA A.

Community Facilities District No. 06-I Improvement Area B (Eastlake – Woods, Vista and Land Swap) Local Agency Revenue Refunding Bonds, Series 2024

Location

Community Facilities District No. 06-I Improvement Area B (the "CFD No. 06-I IA B") comprises of approximately 135 gross acres. CFD No. 06-I IA B is split in two sections. The northern section is located west of South Bay Expressway and south of Otay Lakes Road. The Southern section is east of South Bay Expressway and north of Olympic Parkway.

Authorized Facilities

CFD No. 06-I IA B was formed in 2002 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 06-I IA B and includes the installation, construction, reconstruction, repair, and maintenance of roadways, sewer, and traffic improvements within CFD No. 06-I IA B.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 06-I IA B from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$334,255
Special Tax Credit	$0
Less: Delinquency as of 7/30/2025	$2,022
Total Special Taxes Collected	**$332,233**
2025 Expenditures	
Bond Interest – 3/1/2025	$50,575
Bond Interest – 9/1/2025	$50,575
Bond Principal – 9/1/2025	$205,000
Administrative Expenses	$20,000
Total Expenditures	**$326,150**
Fiscal Year Activity	**$6,083**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 06-I IA B. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 06-I IA B. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 06-I IA B.

Community Facilities District No. 07-I (Otay Ranch Village Eleven)
Special Tax Revenue Refunding Bonds Series 2015A
Local Agency Revenue Refunding Bonds, Series 2024

Location

Community Facilities District No. 07-I (the "CFD No. 07-I") is generally located south of Olympic Parkway, east of Eastlake Parkway, north and west of Hunte Parkway.

Authorized Facilities

CFD No. 07-I was formed in 2003 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 07-I and includes improvements to public facilities, traffic enhancement program, backbone streets, perimeter sound walls, slope landscaping, and traffic counters.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 07-I from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$2,070,841
Special Tax Credit[1]	$38,402
Less: Delinquency as of 7/30/2025	$10,252
Total Special Taxes Collected	**$2,098,991**
2025 Expenditures	
2015A Bonds	
Bond Interest – 3/1/2025	$224,050
Bond Interest – 9/1/2025	$224,050
Bond Principal – 9/1/2025	$380,000
2024 Bonds	
Bond Interest – 3/1/2025	$193,925
Bond Interest – 9/1/2025	$193,925
Bond Principal – 9/1/2025	$810,000
Administrative Expenses	$36,081
Total Expenditures	**$2,062,031**
Fiscal Year Activity	**$36,960**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 07-I. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 07-I. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 07-I.

[1] City of Chula Vista provided Credit to CFD No. 07-I utilizing available funds.

Community Facilities District No. 08-I (Otay Ranch Village Six)
Local Agency Revenue Refunding Bonds, Series 2024

Location

Community Facilities District No. 08-I (the "CFD No. 08-I") comprises of approximately 189 gross acres. CFD No. 08-I is generally located south of Olympic Parkway, north of Birch Road, east of La Media Road and west of SR 125.

Authorized Facilities

CFD No. 08-I was formed in 2003 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 08-I and includes the installation, construction, reconstruction, repair, and maintenance of roadways, traffic improvements, and pedestrian bridges within CFD No. 08-I.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 08-I from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$915,992
Special Tax Credit	$0
Less: Delinquency as of 7/30/2025	$4,432
Total Special Taxes Collected	**$911,560**
2025 Expenditures	
Bond Interest – 3/1/2025	$126,050
Bond Interest – 9/1/2025	$126,050
Bond Principal – 9/1/2025	$620,000
Administrative Expenses	$20,000
Total Expenditures	**$892,100**
Fiscal Year Activity	**$19,460**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 08-I. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 08-I. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 08-I.

Community Facilities District No. 12-I (McMillin Otay Ranch Village Seven)
Special Tax Revenue Refunding Bonds Series 2015A

Location

Community Facilities District No. 12-I (the "CFD No. 12-I") comprises of approximately 97 gross acres. CFD No. 12-I is located west of the South Bay Expressway, south of Birch Road, and east of Magdalena Avenue.

Authorized Facilities

CFD No. 12-I was formed in 2005 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 12-I and include various public improvements such as: Birch Road, Rock Mountain Road, Magdalena Avenue, Wolf Canyon Loop, Bob Pletcher Way, the Salt Creek Development Project, and those facilities to be financed by the Public Facilities Development Impact Fee.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 12-I from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$842,402
Less: Delinquency as of 7/30/2025	$0
Total Special Taxes Collected	**$842,402**
2025 Expenditures	
Bond Interest – 3/1/2025	$159,100
Bond Interest – 9/1/2025	$159,100
Bond Principal – 9/1/2025	$420,000
Administrative Expenses	$87,281
Total Expenditures	**$825,481**
Fiscal Year Activity	**$16,921**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 12-I. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 12-I. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 12-I.

Community Facilities District No. 13-I (Otay Ranch Village Seven)
Special Tax Revenue Refunding Bonds Series 2015A

Location

Community Facilities District No. 13-I (the "CFD No. 13-I") comprises of approximately 89.5 gross acres. CFD No. 13-I is located south of Birch Road, east of La Media Road, and west of Magdalena Avenue.

Authorized Facilities

CFD No. 13-I was formed in 2005 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 13-I and include various public improvements to serve the properties within CFD No. 13-I. The improvements are as follows: backbone streets and associated improvements, public facilities and Development Impact Fee Improvements.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 13-I from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$276,900
Special Tax Credit[2]	$60,404
Less: Delinquency as of 7/30/2025	$0
Total Special Taxes Collected	**$337,304**
2025 Expenditures	
Bond Interest – 3/1/2025	$67,850
Bond Interest – 9/1/2025	$67,850
Bond Principal – 9/1/2025	$180,000
Administrative Expenses	$16,019
Total Expenditures	**$331,719**
Fiscal Year Activity	**$5,585**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 13-I. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 13-I. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 13-I.

[2] City of Chula Vista provided Credit to CFD No. 13-I utilizing available funds.

Community Facilities District No. 97-3 (McMillin Otay Ranch)
Special Tax Revenue Refunding Bonds Series 2015B

Location

Community Facilities District No. 97-3 (the "CFD No. 97-3") comprises of approximately 293 gross acres. CFD No. 97-3 is generally located north of Olympic Parkway and south of Telegraph Canyon Road and Otay Lakes Road at La Media Road.

Authorized Facilities

CFD No. 97-3 was formed in 1998 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 97-3 and include street and road facilities and a pedestrian bridge.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 97-3 from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$568,161
Special Tax Credit[3]	$53,378
Less: Delinquency as of 7/30/2025	$1,583
Total Special Taxes Collected	**$619,956**
2025 Expenditures	
Bond Interest – 3/1/2025	$59,500
Bond Interest – 9/1/2025	$59,500
Bond Principal – 9/1/2025	$475,000
Administrative Expenses	$16,092
Total Expenditures	**$610,092**
Fiscal Year Activity	**$9,864**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 97-3. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 97-3. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 97-3.

[3] City of Chula Vista provided Credit to CFD No. 97-3 utilizing available funds.

Community Facilities District No. 99-1 (Otay Ranch SPA One)
Special Tax Revenue Refunding Bonds Series 2015B

Location

Community Facilities District No. 99-1 (the "CFD No. 99-1") comprises of approximately 997 gross acres. CFD No. 99-1 is generally located south of Telegraph Canyon Road and Otay Lakes Road, north of Olympic Parkway, and west of SR.125.

Authorized Facilities

CFD No. 99-1 was formed in 1999 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 99-1 and include various roadway and landscape improvements and various utilities in Olympic Parkway Phases 1, 2, and 3, and on East Palomar Street. CFD No. 99-1 was also used to help finance a pedestrian bridge in the area, and for the environmental mitigation costs on Olympic Parkway.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 99-1 from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$1,958,041
Special Tax Credit[4]	$153,239
Less: Delinquency as of 7/30/2025	$13,034
Total Special Taxes Collected	**$2,098,246**
2025 Expenditures	
Bond Interest – 3/1/2025	$287,700
Bond Interest – 9/1/2025	$287,700
Bond Principal – 9/1/2025	$1,480,000
Administrative Expenses	$16,333
Total Expenditures	**$2,071,733**
Fiscal Year Activity	**$26,513**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 99-1. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 99-1. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 99-1.

[4] City of Chula Vista provided Credit to CFD No. 99-1 utilizing available funds.

Community Facilities District No. 2000-1 (Sunbow II – Villages 5 through 10)
Special Tax Revenue Refunding Bonds Series 2015B

Location

Community Facilities District No. 2000-1 (the "CFD No. 2000-1") comprises of approximately 141 gross acres. CFD No. 2000-1 is located north of Olympic Parkway and south of Telegraph Canyon Road. The northern section north of Palomar Street is east of Paseo Ladera and the southern portion south of Palomar Street is located both east and west of Paseo Ladera.

Authorized Facilities

CFD No. 2000-1 was formed in 2000 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 2000-1 and various roadway and landscape improvements and various public facilities.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2000-1 from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$375,408
Special Tax Credit[5]	$30,147
Less: Delinquency as of 7/30/2025	$2,362
Total Special Taxes Collected	**$403,193**
2025 Expenditures	
Bond Interest – 3/1/2025	$45,975
Bond Interest – 9/1/2025	$45,975
Bond Principal – 9/1/2025	$290,000
Administrative Expenses	$16,054
Total Expenditures	**$398,004**
Fiscal Year Activity	**$5,189**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 2000-1. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 2000-1. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2000-1.

[5] City of Chula Vista provided Credit to CFD No. 2000-1 utilizing available funds.

Community Facilities District No. 2001-1 IA A (San Miguel Ranch)
Special Tax Revenue Refunding Bonds Series 2015B

Location

Community Facilities District No. 2001-1 Improvement Area A (the "CFD No. 2001-1 IA A") comprises of approximately 475 gross acres. CFD No. 2001-1 IA A is generally located east of SR 125 and north of E H Street and Proctor Valley Road.

Authorized Facilities

CFD No. 2001-1 IA A was formed in 2001 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 2001-1 IA A and include various roadway and landscape improvements, curb and gutter work, and the installation of sewer, water, and drain facilities.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2001-1 IA A from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$558,001
Special Tax Credit[6]	$41,609
Less: Delinquency as of 7/30/2025	$1,513
Total Special Taxes Collected	**$598,097**
2025 Expenditures	
Bond Interest – 3/1/2025	$89,425
Bond Interest – 9/1/2025	$89,425
Bond Principal – 9/1/2025	$395,000
Administrative Expenses	$14,443
Total Expenditures	**$588,293**
Fiscal Year Activity	**$9,804**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 2001-1 IA A. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 2001-1 IA A. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2001-1 IA A.

[6] City of Chula Vista provided Credit to CFD No. 2001-1 IA A utilizing available funds.

Community Facilities District No. 2001-1 IA B (San Miguel Ranch)
Special Tax Revenue Refunding Bonds Series 2015A

Location

Community Facilities District No. 2001-1 Improvement Area B (the "CFD No. 2001-1 IA B") comprises of approximately 282 gross acres. CFD No. 2001-1 IA B is located west of South Bay Expressway and split north and south by San Miguel Ranch Road.

Authorized Facilities

CFD No. 2001-1 IA B was formed in 2001 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 2001-1 IA B and include various public improvements and traffic signals on San Miguel Ranch Road and Proctor Valley Road.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2001-1 IA B from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$380,587
Special Tax Credit[7]	$20,480
Less: Delinquency as of 7/30/2025	$6,929
Total Special Taxes Collected	**$394,138**
2025 Expenditures	
Bond Interest – 3/1/2025	$82,025
Bond Interest – 9/1/2025	$82,025
Bond Principal – 9/1/2025	$215,000
Administrative Expenses	$14,369
Total Expenditures	**$393,419**
Fiscal Year Activity	**$719**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 2001-1 IA B. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 2001-1 IA B. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2001-1 IA B.

[7] City of Chula Vista provided Credit to CFD No. 2001-1 IA B utilizing available funds.

Community Facilities District No. 2001-2 (McMillin Otay Ranch Village Six)
Local Agency Revenue Refunding Bonds, Series 2024

Location

Community Facilities District No. 2001-2 (the "CFD No. 2001-2") comprises of approximately 215 gross acres. CFD No. 2001-2 is located east of La Media Road, north of Birch Road and west of South Bay Expressway.

Authorized Facilities

CFD No. 2001-2 was formed in 2002 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 2001-2 and includes: traffic enhancement programs, La Media Road, Olympic Parkway, and Birch Road.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 2001-2 from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$495,826
Special Tax Credit	$0
Less: Delinquency as of 7/30/2025	$844
Total Special Taxes Collected	**$494,982**
2025 Expenditures	
Bond Interest – 3/1/2025	$66,975
Bond Interest – 9/1/2025	$66,975
Bond Principal – 9/1/2025	$330,000
Administrative Expenses	$20,000
Total Expenditures	**$483,950**
Fiscal Year Activity	**$11,032**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of CFD No. 2001-2. All improvements funded by this bond series are complete. There were no Improvement/Construction Funds associated with the refunding of the bonds in CFD No. 2001-2. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 2001-2.

Community Facilities District No. 16-I IA 1 (Millenia)
2018 Special Tax Bonds

Location

Community Facilities District No. 16-I Improvement Area 1 (the "CFD No. 16-I IA 1") comprises of approximately 42 gross acres and is located south of Birch Road, east of SR 125, and west of Eastlake Parkway.

Authorized Facilities

CFD No. 16-I IA 1 was formed in 2016 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 16-I IA 1 and include various public improvements to serve the property within CFD No. 16-I IA 1. The improvements are as follows: street and bridge improvements, curbs and gutters, sidewalks, trails, medians, traffic signalization and signage, street lights, utilities, storm water drainage, on and off-site detention and treatment facilities, and landscaping and irrigation related thereto, sewer collection and conveyance facilities, land and facilities for parks and recreational uses, fire facilities and equipment, library facilities and equipment, transit facilities, fiber optic telecommunications facilities, general government office, administrative and meeting facilities, bus and rapid transit facilities and land, rights of way and easements necessary for any of such facilities.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 16-I IA 1 from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$641,919
Less: Delinquency as of 7/30/2025	$2,898
Total Special Taxes Collected	**$639,021**
2025 Expenditures	
Bond Interest – 3/1/2025	$241,847
Bond Interest – 9/1/2025	$241,847
Bond Principal – 9/1/2025	$125,000
Administrative Expenses	$33,229
Total Expenditures	**$641,923**
Fiscal Year Activity[8]	**($2,902)**

[8] The shortfall was offset by fund balance.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 16-I IA 1. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2025, Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 16-I IA 1.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	Project Status
CFD No. 16-I IA 1	2018	$11,350,580.55	$11,350,580.55	Complete

Community Facilities District No. 16-I IA 2 (Millenia)
2021 Special Tax Bonds

Location

Community Facilities District No. 16-I Improvement Area 2 (the "CFD No. 16-I IA 2") comprises of approximately 24 gross acres and is located south of Birch Road, east of SR. 125, and west of Eastlake Parkway.

Authorized Facilities

CFD No. 16-I IA 2 was formed in 2016 for the purpose of constructing and acquiring certain public improvements needed to meet increased demand upon the City as a result of development within the boundaries of CFD No. 16-I IA 2 and include various public improvements to serve the property within CFD No. 16-I IA 2. The improvements are as follows: street and bridge improvements, curbs and gutters, sidewalks, trails, medians, traffic signalization and signage, street lights, utilities, storm water drainage, on and off-site detention and treatment facilities, and landscaping and irrigation related thereto, sewer collection and conveyance facilities, land and facilities for parks and recreational uses, fire facilities and equipment, library facilities and equipment, transit facilities, fiber optic telecommunications facilities, general government office, administrative and meeting facilities, bus and rapid transit facilities and land, rights of way and easements necessary for any of such facilities.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of CFD No. 16-I IA 2 from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Special Taxes Levied	$617,017
Less: Delinquency as of 7/30/2025	$1,907
Total Special Taxes Collected	**$615,110**
2025 Expenditures	
Bond Interest – 3/1/2025	$220,800
Bond Interest – 9/1/2025	$220,800
Bond Principal – 9/1/2025	$100,000
Administrative Expenses	$75,420
Total Expenditures	**$617,020**
Fiscal Year Activity[9]	**($1,910)**

[9] The shortfall was offset by fund balance.

Project Status

The requirements of the Act apply to the Improvement Fund of CFD No. 16-I IA 2. The following table shows the initial amount deposited to the Improvement Fund, the amount expended, the June 30, 2025, Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for CFD No. 16-I IA 2.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	Project Status
CFD No. 16-I IA 2	2021	$10,909,302.23	$10,909,302.23	Complete

Bayfront Project Special Tax Financing District
2022 Public Infrastructure Loan

Location

Bayfront Project Special Tax Financing District (the "Bayfront" or "District") comprises of multiple parcels along the west side of Bay Boulevard from D St at the northern border to L St at the southern border.

Authorized Facilities

Bayfront was formed in 2019 for the purpose of financing certain public and private improvements and providing maintenance and services to serve the Chula Vista Bayfront Project. This includes contributing to the financing of a Convention Center Facility, and other certain public and/or private improvements.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized facilities and incidental expenses of Bayfront from July 1, 2024, through June 30, 2025.

Description	Amount
FY 2024-25 Revenues	
Revenues Collected	$860,321
Total Revenues Collected	**$860,321**
2025 Expenditures	
Interest	$108,105
Principal	$487,895
Administrative Expenses	$2,858
Total Expenditures	**$598,858**
Fiscal Year Activity[10]	**$261,464**

Project Status

The requirements of the Act apply to the Improvement/Construction Funds of Bayfront. The following table shows the initial amount deposited to the Improvement Fund, and amount expended, the June 30, 2025, Improvement Fund balance, and the project status. The amounts levied pay the administrative expenses, debt service (principal and interest), and remaining facilities eligible to be financed for Bayfront.

District	Series	Initial Deposit Amount to Improvement Fund	Expended Amount	June 30, 2025 Balance[11]	Project Status
Bayfront	Loan 2022	$99,189,548.06	$99,189,451.67	$96.39	Ongoing

[10] Revenue to be used towards future Interest and Principal payments.
[11] Balance includes interest.

Community Facilities Districts (Non-Bonded)

Senate Bill 165 (SB 165) shall be cited as the Local Agency Special Tax and Bond Accountability Act (the "Act"). This Act requires that any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to bonds issued on or after January 1, 2001, in accordance with Sections 50075.1 and 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation (bond issuance) of the Special Tax District and others are handled through annual reports. This section of the report intends to comply with Sections 50075.3 and 53411 of the California Government Code that states:

The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, after the bonds have been issued and at least once a year thereafter. The annual report shall contain all of the following:

(a) The amount of funds collected and expended.

(b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 and Section 53410.

CFD No. 07-M1 Authorized Services

The Maintenance Services of public facilities that are to be provided include landscape and storm water maintenance. The landscaping improvements include, but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, trails and associated appurtenant facilities located within the streetscape surrounding the development. The storm water quality improvements include, but are not limited to: maintenance of all storm water quality improvements. These services include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins and similar facilities.

CFD No. 07-M2 Authorized Services

The Maintenance Services of public facilities that are to be provided include landscape and storm water maintenance. The landscaping improvements include, but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, trails and associated appurtenant facilities located within the streetscape surrounding the development. The storm water quality improvements include, but are not limited to: maintenance of all storm water quality improvements. These services include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins and similar facilities.

CFD No. 08-M1 Authorized Services

The Maintenance Services of public facilities that are to be provided include the perpetual maintenance of public landscaping improvements such as slopes, medians, parkways, trails, perimeter walls, perimeter fencing, and storm water treatment facilities associated with Village 6. The services associated with the maintenance of storm water quality improvements include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins and similar facilities.

CFD No. 08-M2 Authorized Services

The Maintenance Services of public facilities that are to be provided include the perpetual maintenance of public landscaping improvements such as slopes, medians, parkways, trails, perimeter walls, perimeter fencing, and storm water treatment facilities associated with Village 6. The services associated with the maintenance of storm water quality improvements include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins and similar facilities.

CFD No. 09-M Authorized Services

The Maintenance Services of public facilities that are to be provided include landscape and storm water maintenance. The landscaping improvements include, but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, trails and associated appurtenant facilities located within the streetscape (parkway, median and slope perimeter landscaping) surrounding the development and trails, perimeter walls, and perimeter fencing in the development. The storm water quality improvements include, but are not limited to: maintenance of all storm water quality improvements. These services include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins, Vactor truck, and similar facilities.

CFD No. 11-M Authorized Services

The Maintenance Services of public facilities that are to be provided include habitat maintenance and storm water quality maintenance. The habitat maintenance includes, but is not limited to: litter removal, weed eradication, fencing, property tours, required reporting, resident outreach, and dirt road maintenance. The storm water quality maintenance includes, but is not limited to, public drainage structures within the project and maintenance of a basin to include monitoring, downstream erosion and environment permits.

CFD No. 12-M1 Authorized Services

The Maintenance Services of public facilities that are to be provided include landscape and storm water maintenance. The landscaping improvements include, but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, trails and associated appurtenant facilities located within the streetscape (parkway, median and slope perimeter landscaping) surrounding the development and trails, perimeter walls, and perimeter fencing in the development. The storm water quality improvements include, but are not limited to: maintenance of all storm water quality improvements. These services include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins, Vactor truck, and similar facilities.

CFD No. 12-M2 Authorized Services

The Maintenance Services of public facilities that are to be provided include landscape and storm water maintenance. The landscaping improvements include, but are not limited to: turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, ornamental lighting structures, masonry walls or other fencing, trails and associated appurtenant facilities located within the streetscape (parkway, median and slope perimeter landscaping) surrounding the development and trails, perimeter walls, and perimeter fencing in the development. The storm water quality improvements include, but are not limited to: maintenance of all storm water quality improvements. These services include the maintenance, repair, and replacement of storm drains, catch basin inserts, hydrodynamic devices, infiltration basins, Vactor truck, and similar facilities.

CFD No. 13-M Authorized Services

The Maintenance Services of public facilities that are to be provided include landscaping, including, but not limited to: parkways, medians, and slopes; facilities that are directly related to storm water quality control; walls and fencing; trails; pedestrian bridges, including but not limited to, graffiti removal; and public lighting facilities, including, but not limited to, pedestrian lighting and decorative or ornamental public lighting (collectively the "Improvements"). Such maintenance shall include, but not be limited to, the provision of all labor, material, administration, personnel, equipment and utilities necessary to maintain such Improvements.

CFD No. 14-M IA 1 Authorized Services

For the purposes of this description of CFD No. 14-M IA 1's services to be funded by the levy of special taxes, "maintenance" includes, but is not limited to, the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any of the CFD No. 14-M IA 1 Facilities, which include repair, removal, or replacement of all or any part of any CFD No. 14-M IA 1 Facilities; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, silt, and other solid waste; the cleaning, sandblasting, and painting of walls and other CFD No. 14-M IA 1 Facilities to remove or cover graffiti; the elimination, control, and removal of rodents and vermin. For the purposes of this description of CFD No. 14-M IA 1's services to be funded by the levy of special taxes, "servicing" includes, but is not limited to, the furnishing of: electric current or energy, gas, or other illuminating agent for any public lighting for CFD No. 14-M IA 1 Facilities or for the lighting or operation of any other improvements related thereto; water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other CFD No. 14-M IA 1 Facilities.

CFD No. 14-M IA 2 Authorized Services

The services to be funded by special taxes levied within CFD No. 14-M IA 2 shall include the maintenance and servicing of public facilities.

- Repair, removal, and replacement of all or any part of any CFD No. 14-M IA 2 Facilities.
- Providing for the life, growth, health and beauty of landscaping
- Removal of trimmings, rubbish, debris, silt, and other solid waste.
- Cleaning, sandblasting, and painting of walls, and other CFD No. 14-M IA 2 Facilities to remove or cover graffiti.
- Elimination, control, and removal of rodents and vermin.
- Furnishing of electric current or energy, gas, or other illuminating agent.
- Water for the irrigation of any landscaping, the operation of any fountains or the maintenance of any other CFD No. 14-M IA 2 Facilities.

CFD No. 14-M 2 Authorized Services

For the purposes of this description of services to be funded by the levy of special taxes, "maintenance" includes, but is not limited to, the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any of the Facilities including the repair, removal, or replacement of all or any part of any Facilities; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, silt, and other solid waste; the cleaning, sandblasting, and painting of walls and other Facilities to remove or cover graffiti; and the elimination, control, and removal of rodents and vermin.

For the purposes of this description of services to be funded by the levy of special taxes, "servicing" includes, but is not limited to, the furnishing of: electric current or energy, gas, or other illuminating agent for any public lighting for Facilities or for the lighting or operation of any other improvements related thereto; water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other Facilities.

CFD No. 18-M Authorized Services

The services to be funded by special taxes levied within CFD No. 18M shall include the maintenance and servicing of public facilities. CFD No. 18M services include the maintenance and replacement of landscaping, including, but not limited, trees, slopes, parkways and medians; facilities that are directly related to storm water quality control; walls and fencing; and trails.

CFD No. 19-M Authorized Services

CFD No. 19M services include the maintenance, servicing, and replacement of landscaping, including, but not limited to trees, shrubs, grass, other ornamental vegetation located in or on slopes, parkways and medians; facilities that are directly related to storm water conveyance, including, but not limited to pipes and drainage inlets, the Poggi Canyon Channel and detention basin or parks; walls and fencing; and parks.

CFD No. 97-1A Authorized Services

The Maintenance Services of public facilities that are to be provided include irrigation, cultivation, installation and replacement of plant material, tree trimming and necessary supplies; personnel, utility and equipment costs; contract services; parks, parkway landscaping and medians, drainage facilities, pedestrian bridges and open space slopes, trails and walls. CFD No. 97-1A specifically maintains parkway landscaping and medians and regional trails.

CFD No. 97-1B Authorized Services

The Maintenance Services of public facilities that are to be provided include irrigation, cultivation, installation and replacement of plant material, tree trimming and necessary supplies; personnel, utility and equipment costs; contract services; parks, parkway landscaping

and medians, drainage facilities, pedestrian bridges and open space slopes, trails and walls. CFD No. 97-1B specifically maintains open space, slopes, trails, and walls.

CFD No. 97-2 Authorized Services

The Maintenance Services of public facilities that are to be provided include all direct, administrative and incidental annual costs and expenses related to the maintenance, operation, and management of public or private property, required by the Preserve Owner/Manager to be maintained with the Otay Ranch Preserve as open space or habitat preservation or both.

CFD No. 98-3 Authorized Services

The Maintenance Services of public facilities that are to be provided include irrigation, cultivation, installation and replacement of plant material, tree trimming and necessary supplies; personnel, utility and equipment costs; contract services; parks, parkway landscaping and medians, drainage facilities, pedestrian bridges and open space slopes, trails and walls.

CFD No. 99-2 Authorized Services

The Maintenance Services of public facilities that are to be provided include the operation and maintenance of the public landscaping improvements (i.e., open space slopes, trails, detention basins, drainage channels, parkways and medians) within the Otay Ranch SPA One – Village One West.

Funds Collected and Expended

The table below shows the amount of special taxes collected and the expenditures made to fund the authorized services and incidental expenses of the maintenance districts.

District	FY 2024-25 Special Taxes Levied	Delinquencies	Total Amount Collected	Services Costs	Admin Costs	Reserve Collection / (Expenditure)	Total Expenditure	Project Status
CFD 07-M1	$821,474.94	$4,460.86	$817,014.08	$698,958.00	$25,464.90	$92,591.18	$817,014.08	Ongoing
CFD 07-M2	$173,376.52	$425.22	$172,951.30	$196,945.00	$12,356.20	($36,349.90)	$172,951.30	Ongoing
CFD No. 08-M1	$992,659.42	$944.27	$991,715.15	$1,073,890.00	$36,175.60	($118,350.45)	$991,715.15	Ongoing
CFD No. 08-M2	$768,136.72	$3,669.44	$764,467.28	$821,902.00	$24,275.30	($81,710.02)	$764,467.28	Ongoing
CFD No. 09-M	$1,479,661.56	$6,359.56	$1,473,302.00	$1,339,335.00	$48,017.70	$85,949.30	$1,473,302.00	Ongoing
CFD No. 11-M	$231,919.52	$3,281.88	$228,637.64	$242,382.00	$8,163.40	($21,907.76)	$228,637.64	Ongoing
CFD No. 12-M1	$616,475.24	$0.00	$616,475.24	$657,048.00	$22,843.90	($63,416.66)	$616,475.24	Ongoing
CFD No. 12-M2	$692,195.50	$0.00	$692,195.50	$749,195.00	$28,576.10	($85,575.60)	$692,195.50	Ongoing
CFD No. 13-M	$2,536,446.36	$7,592.77	$2,528,853.59	$2,386,835.00	$61,562.50	$80,456.09	$2,528,853.59	Ongoing
CFD No. 14-M IA 1	$342,229.10	$171.97	$342,057.13	$263,091.00	$4,808.70	$74,157.43	$342,057.13	Ongoing
CFD No. 14-M IA 2	$323,664.96	$0.00	$323,664.96	$318,497.00	$5,168.00	($0.04)	$323,664.96	Ongoing
CFD No. 14-M 2	$394,789.98	$0.00	$394,789.98	$309,179.00	$5,285.10	$80,325.88	$394,789.98	Ongoing
CFD No. 18M	$2,064,336.38	$5,860.03	$2,058,476.35	$1,193,007.00	$38,660.70	$826,808.65	$2,058,476.35	Ongoing
CFD No. 19M	$344,508.74	$693.22	$343,815.52	$58,340.00	$9,613.60	$275,861.92	$343,815.52	Ongoing
CFD No. 97-1A	$1,499,304.78	$6,335.17	$1,492,969.61	$1,765,078.00	$58,901.60	($331,009.99)	$1,492,969.61	Ongoing
CFD No. 97-1B	$2,009,811.68	$10,233.18	$1,999,578.50	$2,029,821.00	$64,796.30	($95,038.80)	$1,999,578.50	Ongoing
CFD No. 97-2	$960,809.08	$3,433.09	$957,375.99	$740,010.00	$65,827.40	$151,538.59	$957,375.99	Ongoing
CFD No. 98-1	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	Complete
CFD No. 98-3	$1,349,490.02	$8,327.06	$1,341,162.96	$1,288,063.00	$46,056.30	$7,043.66	$1,341,162.96	Ongoing
CFD No. 99-2	$1,112,832.02	$9,519.77	$1,103,312.25	$1,143,982.00	$40,047.90	($80,717.65)	$1,103,312.25	Ongoing



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