



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

Annual Report
Per Government Code
Section 53343.1

Fiscal Year 2022-2023

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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 2022-2023 Special Tax Collection
Improvement Area No. 1	\$5,381,325
Improvement Area No. 2	2,882,587
Improvement Area No. 4	8,512,234
Improvement Area No. 5	672,371
Improvement Area No. 6	8,915,140
Improvement Area No. 7	12,246,057
Improvement Area No. 8	4,989,331
Improvement Area No. 9	3,074,891
Improvement Area No. 10	5,374,026
Improvement Area No. 11	1,399,714
Improvement Area No. 12	0
Improvement Area No. 13	0
Total	\$53,447,674

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

Table 2

Improvement Area	Fiscal Year 2022-2023 Other Amounts Collected ⁽¹⁾	Fiscal Year 2022-2023 Interest Earned as of June 30, 2023
Improvement Area No. 1	\$19,138	\$251,836
Improvement Area No. 2	0	11,860
Improvement Area No. 4	24,447	399,873
Improvement Area No. 5	0	6,807
Improvement Area No. 6 ⁽²⁾	55,406	1,203,468
Improvement Area No. 7 ⁽²⁾	89,958	1,727,896
Improvement Area No. 8	22,949	822,599
Improvement Area No. 9 ⁽²⁾	18,952	354,517
Improvement Area No. 10	19,943	141,489
Improvement Area No. 11	443	6,278
Improvement Area No. 12	0	0
Improvement Area No. 13	0	0
Total ⁽³⁾	\$251,236	\$4,926,624

⁽¹⁾ Includes County of Orange apportioned special tax delinquency and penalty revenue.
⁽²⁾ Includes Reimbursement of Irvine Facilities Financing Authority Costs of Issuance for Series 2023A Bond Issue.
⁽³⁾ Total may not tie due to rounding.

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

Table 3

Improvement Area No. 1	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$492,867
Cost of Bond Indebtedness	3,905,250
Cost of Collecting the Special Tax	16,510
Other Administrative and Overhead Costs	34,752
Transfer to Great Park Fund for Services	1,842,967
Total ⁽¹⁾	\$6,292,346

⁽¹⁾ Total may not tie due to rounding.

Table 4

Improvement Area No. 2	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$59,743
Cost of Collecting the Special Tax	8,665
Other Administrative and Overhead Costs	37,504
Transfer to Great Park Fund for Services	2,929,217
Total ⁽¹⁾	\$3,035,130

⁽¹⁾ Total may not tie due to rounding.

Table 5

Improvement Area No. 4	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$503,877
Cost of Bond Indebtedness	6,243,050
Cost of Collecting the Special Tax	26,055
Other Administrative and Overhead Costs	27,291
Transfer to Great Park Fund for Services	2,173,592
Total ⁽¹⁾	\$8,973,865

⁽¹⁾ Total may not tie due to rounding.

Table 6

Improvement Area No. 5	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$42,072
Cost of Collecting the Special Tax	2,030
Other Administrative and Overhead Costs	42,785
Transfer to Great Park Fund for Services	701,739
Total ⁽¹⁾	\$788,626

⁽¹⁾ Total may not tie due to rounding.

Table 7

Improvement Area No. 6	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$49,196,213
Cost of Collecting the Special Tax	27,253
Other Administrative and Overhead Costs	45,057
Transfer to Great Park Fund for Services	6,694,902
Total ⁽¹⁾	\$55,963,425

⁽¹⁾ Total may not tie due to rounding.

Table 8

Improvement Area No. 7	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$4,846,546
Cost of Collecting the Special Tax	37,167
Other Administrative and Overhead Costs	43,129
Transfer to Great Park Fund for Services	11,242,873
Total ⁽¹⁾	\$16,169,716

⁽¹⁾ Total may not tie due to rounding.

Table 9

Improvement Area No. 8	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$25,236,849
Cost of Bond Indebtedness	3,674,606
Cost of Collecting the Special Tax	15,335
Other Administrative and Overhead Costs	34,268
Transfer to Great Park Fund for Services	1,421,232
Total ⁽¹⁾	\$30,382,290

⁽¹⁾ Total may not tie due to rounding.

Table 10

Improvement Area No. 9	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$539,877
Cost of Collecting the Special Tax	9,495
Other Administrative and Overhead Costs	42,057
Transfer to Great Park Fund for Services	1,541,221
Total ⁽¹⁾	\$2,132,649

⁽¹⁾ Total may not tie due to rounding.

Table 11

Improvement Area No. 10	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$453,477
Costs of Collecting the Special Tax	16,452
Other Administrative and Overhead Costs	54,731
Transfer to Great Park Fund for Services	1,600,741
Total ⁽¹⁾	\$2,125,401

⁽¹⁾ Total may not tie due to rounding.

Table 12

Improvement Area No. 11	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Facilities, Including Property	\$4,097
Costs of Collecting the Special Tax	4,236
Other Administrative and Overhead Costs	37,223
Transfer to Great Park Fund for Services	1,089,431
Total ⁽¹⁾	\$1,134,986

⁽¹⁾ Total may not tie due to rounding.

Table 13

Improvement Area No. 12	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Costs of Collecting the Special Tax	\$0
Other Administrative and Overhead Costs	69,392
Transfer to Great Park Fund for Services	0
Total ⁽¹⁾	\$69,392

⁽¹⁾ Total may not tie due to rounding.

Table 14

Improvement Area No. 13	Fiscal Year 2022-2023 Expenditures as of June 30, 2023
Costs of Collecting the Special Tax	\$0
Other Administrative and Overhead Costs	62,102
Transfer to Great Park Fund for Services	0
Total ⁽¹⁾	\$62,102

⁽¹⁾ Total may not tie due to rounding.

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

Improvement Area No. 1 (As of June 30, 2023)

1. Facilities, including property. - \$492,867
2. Services. - \$1,842,967 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$3,905,250
4. The costs of collecting the special tax under Section 53340. - \$16,510
5. Other administrative and overhead costs. - \$34,752

Improvement Area No. 2 (As of June 30, 2023)

1. Facilities, including property. - \$59,743
2. Services. - \$2,929,217 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. - \$8,665
5. Other administrative and overhead costs. - \$37,504

Improvement Area No. 4 (As of June 30, 2023)

1. Facilities, including property. - \$503,877
2. Services. - \$2,173,592 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$6,243,050
4. The costs of collecting the special tax under Section 53340. - \$26,055
5. Other administrative and overhead costs. - \$27,291

Improvement Area No. 5 (As of June 30, 2023)

1. Facilities, including property. - \$42,072
2. Services. - \$701,739 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. - \$2,030
5. Other administrative and overhead costs. - \$42,785

Improvement Area No. 6 (As of June 30, 2023)

1. Facilities, including property. - \$49,196,213
2. Services. - \$6,694,902 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. - \$27,253
5. Other administrative and overhead costs. - \$45,057

Improvement Area No. 7 (As of June 30, 2023)

1. Facilities, including property. - \$4,846,546
2. Services. – \$11,242,873 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. - \$37,167
5. Other administrative and overhead costs. - \$43,129

Improvement Area No. 8 (As of June 30, 2023)

1. Facilities, including property. - \$25,236,849
2. Services. – \$1,421,232 was transferred to the Great Park Fund for Services.
3. The costs of bonded indebtedness. - \$3,674,606
4. The costs of collecting the special tax under Section 53340. - \$15,335
5. Other administrative and overhead costs. - \$34,268

Improvement Area No. 9 (As of June 30, 2023)

1. Facilities, including property. - \$539,877
2. Services. – \$1,541,221 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. - \$9,495
5. Other administrative and overhead costs. - \$42,057

Improvement Area No. 10 (As of June 30, 2023)

1. Facilities, including property. - \$453,477
2. Services. – \$1,600,741 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. - \$16,452
5. Other administrative and overhead costs. - \$54,731

Improvement Area No. 11 (As of June 30, 2023)

1. Facilities, including property. - \$4,097
2. Services. – \$1,089,431 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. - \$4,236
5. Other administrative and overhead costs. - \$37,223

Improvement Area No. 12 (As of June 30, 2023)

1. Facilities, including property. - \$0
2. Services. – \$0 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. - \$0
5. Other administrative and overhead costs. - \$69,392

Improvement Area No. 13 (As of June 30, 2023)

1. Facilities, including property. - \$0
2. Services. – \$0 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. - \$0
5. Other administrative and overhead costs. - \$62,102

- (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 15

Category	Fiscal Year 2022-2023 Expenditures as of June 30, 2023	Percentage Funded with Bond Proceeds	Percentage Funded with Special Taxes
Street and Storm Drain	\$35,061,118	100%	0%
Crushing and Preparing of Base Material	581,481	100%	0%
Agua Chinon Drainage	1,262,511	100%	0%
Bee Canyon Storm Drain	0	100%	0%
Serrano Creek Drain	370,739	100%	0%
Hike and Bike Trails	170,399	100%	0%
Traffic Signals	162,662	100%	0%
Streetscape/Landscape	7,159,765	100%	0%
Great Park Improvements	12,805,173	100%	0%
Wildlife Corridor	781,038	100%	0%
Wet Utilities	12,584,459	100%	0%
Water Quality	5,871	100%	0%
Dry Utilities	11,628,391	92%	8%
Utility Underground	0	100%	0%
Total ⁽¹⁾	\$82,573,607	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 2022-2023, approximately \$27.0 million was expended on eligible costs. Of this total, approximately \$10.8 million (40%) was attributable to administration costs such as staffing associated with the operations/maintenance of the Great Park. The remaining \$16.2 million (60%) 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 16

Improvement Area No. 1	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$8,965
City Administration	25,787
Total Other Administrative Costs ⁽¹⁾	\$34,752

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

Table 17

Improvement Area No. 2	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$911
City Administration	36,593
Total Other Administrative Costs ⁽¹⁾	\$37,504

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

Table 18

Improvement Area No. 4	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$9,156
City Administration	18,135
Total Other Administrative Costs ⁽¹⁾	\$27,291

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

Table 19

Improvement Area No. 5	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$5,637
City Administration	37,147
Total Other Administrative Costs ⁽¹⁾	\$42,785

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

Table 20

Improvement Area No. 6	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$9,609
City Administration	35,448
Total Other Administrative Costs ⁽¹⁾	\$45,057

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

Table 21

Improvement Area No. 7	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$8,798
City Administration	34,332
Total Other Administrative Costs ⁽¹⁾	\$43,129

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

Table 22

Improvement Area No. 8	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$10,139
City Administration	24,128
Total Other Administrative Costs ⁽¹⁾	\$34,268

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

Table 23

Improvement Area No. 9	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$6,070
City Administration	35,987
Total Other Administrative Costs ⁽¹⁾	\$42,057

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

Table 24

Improvement Area No. 10	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$30,842
City Administration	23,888
Total Other Administrative Costs ⁽¹⁾	\$54,731

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

Table 25

Improvement Area No. 11	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$5,842
City Administration	31,381
Total Other Administrative Costs ⁽¹⁾	\$37,223

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

Table 26

Improvement Area No. 12	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$69,392
City Administration	0
Total Other Administrative Costs ⁽¹⁾	\$69,392

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

Table 27

Improvement Area No. 13	Fiscal Year 2022-2023 Administration Expenses as of June 30, 2023
Contract Services	\$62,102
City Administration	0
Total Other Administrative Costs ⁽¹⁾	\$62,102

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

- (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").