



City of Dana Point

CFD No. 2006-1

Fiscal Year 2023/24 Annual District Administration Report

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ANNUAL DISTRICT ADMINISTRATION REPORT FISCAL YEAR 2023/24

CITY OF DANA POINT CFD No. 2006-1 2020 SPECIAL TAX REFUNDING BONDS, SERIES A & B



Prepared for

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TABLE OF CONTENTS

This report provides a summary of the financial and administrative information for CFD No. 2006-1 2020 Special Tax Refunding Bonds, Series A & B (“District”) of the Dana Point, City of (“City”) and is organized in the following sections:

INTRODUCTION

- A. FORMATION
- B. BOUNDARIES AND DEVELOPMENT SUMMARY
- C. BONDS
- D. FINANCED FACILITIES

I. LEVY SUMMARY OVERVIEW

- A. FISCAL YEAR 2023/24 LEVY AMOUNTS
- B. FISCAL YEAR 2023/24 HANDBILL AMOUNTS

II. FINANCIAL OBLIGATIONS

- A. FISCAL YEAR 2023/24 LEVY COMPONENTS
- B. PREPAYMENTS
- C. HISTORICAL BOND CALL SUMMARY

III. DELINQUENCY AND FORECLOSURE STATUS

- A. DELINQUENCY SUMMARY
- B. FORECLOSURE COVENANT
- C. DELINQUENCY MONITORING ACTIONS

IV. SPECIAL TAX LEVY AND METHOD OF APPORTIONMENT

- A. RATE AND METHOD OF APPORTIONMENT
- B. SPECIAL TAX SPREAD
- C. MAXIMUM ASSIGNED AND APPLIED SPECIAL TAX RATES
- D. APPLIED SPECIAL TAX PROGRESSION

EXHIBITS

- EXHIBIT A: FISCAL YEAR 2023/24 CHARGE DETAIL REPORT
- EXHIBIT B: BOUNDARY DIAGRAM
- EXHIBIT C: DELINQUENCY SUMMARY – FACILITIES AND MAINTENANCE
- EXHIBIT D: DEBT SERVICE SCHEDULE(S)
- EXHIBIT E: CDIAC (LOCAL OBLIGATION BOND MELLO-ROOS)
- EXHIBIT F: FY 2022/2023 AB 2109 (PARCEL TAX REPORT)

INTRODUCTION

The information provided in this report is derived primarily from documents developed at the time the District was formed and from data provided by the City or accessed through the City. The information sources include the Rate and Method of apportionment, annual budget, debt service schedule(s), fund balance(s) and special tax/assessment delinquency data. The development status, prepayments and historical information were accessed through the City and/or the developer and are maintained by Willdan Financial Services.

The Mello-Roos Community Facilities Act (“Act”) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 era. State Legislators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53368 of the California Government Code. The Act authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District (“CFD”) or (“District”) within a defined set of boundaries for the purposes of providing public facilities and services. A CFD is formed for financing purposes only and is governed by the agency that formed it.

A. FORMATION

On June 14, 2006, the City formed the District by the adoption of Resolution No. 06-06-14-11. The qualified electors within the District approved the levy of the special tax in accordance with the rate and method of special tax.

B. BOUNDARIES AND DEVELOPMENT SUMMARY

The City encompasses 6.5 square miles of land and is located at the Southern end of Orange County, 60 miles south of downtown Los Angeles and 67 miles north of downtown San Diego. The District is generally located east of and generally bordered by the Pacific Ocean, north of Scenic Drive, and west of the Pacific Coast Highway and the Street of the Green Lantern. The aggregate area of the District is approximately 121.3 gross acres within Tract No. 16331, and is developed into 118 custom residential homes, 1.6 acres of commercial property, and 2.8 acres of hotel property.

C. BONDS

Pursuant to an Official Statement dated August 5, 2020, the Community Facilities District No. 2006-1 of the City of Dana Point 2020 Special Tax Refunding Bonds, Series A (the “2020A Bonds”) in the amount of \$13,075,000 were issued by Community Facilities District No. 2006-1 of the City of Dana Point (the “District”) to: (i) refund on a current basis the outstanding Community Facilities District No. 2006-1 of the City of Dana Point 2013 Special Tax Bonds (the “2013 Bonds”); (ii) make a deposit into a reserve fund for the Bonds; (iii) to pay a portion of the premium for

a municipal bond insurance policy for the Insured Bonds; and (iv) pay costs of issuance of the 2020A Bonds. The Community Facilities District No. 2006-1 of the City of Dana Point 2020 Special Tax Refunding Bonds, Taxable Series B (the “2020B Bonds”) and together with the 2020A Bonds, the “Bonds”) in the amount of \$26,430,000 were issued by the District to: (i) refund on an advance basis the outstanding Community Facilities District No. 2006-1 of the City of Dana Point 2014 Special Tax Bonds (the “2014 Bonds”); (ii) make a deposit into a reserve fund for the Bonds; (iii) to pay a portion of the premium for a municipal bond insurance policy for the Insured Bonds; and (iv) pay costs of issuance of the 2020B Bonds.

The Bonds were authorized to be issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311 *et seq.* of the Government Code of the State of California) Resolution No. 20-07-21-03 adopted by the City Council of the City, acting as the legislative body of the District, on July 21, 2020.

D. FINANCED FACILITIES

The Facilities financed by the District include street, sewer, water, storm drain, park, landscaping and dry utility improvements; sewer annexation charges, and all appurtenances and appurtenant work.

The Facilities include the facilities listed below, and other facilities of the same type or types as may be substituted in the place of one or more of the specific facilities listed below in accordance with the Acquisition Agreement between the City and Headlands Reserve LLC relating to the District. Any of the Facilities to be constructed shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the City or the County of Orange or the South Coast Water District (“SCWD”), as applicable and the officials thereof, including the City Engineer. The final nature and location of the Facilities will be determined upon the preparation of final plans and specifications for such Facilities.

The Facilities financed by the District are listed below:

City Facilities

1. Storm drain system, including, but not limited to, storm drain lines, catch basins, storm water treatment BMPs, energy dissipation and diversion structures and outfall facilities.
2. Selva Road street improvements, including, but not limited to, retaining walls, curb, gutter, paving, sidewalks, landscaping median, street lights and public utility conversion and relocation and new public utilities within right-of-way.
3. Dana Strand Road cul-de-sac improvements, including, but not limited to, curb, gutter, paving, retaining walls, public utilities, landscaping and streetlights.

4. Scenic Drive and Green Lantern street improvements, including, but not limited to, retaining walls, curb, gutter, sidewalks, paving, landscaping, streetlights, public utilities and signage.
5. Pacific Coast Highway improvements, including, but not limited to, curb, gutter, sidewalks, streetlights, public utilities and traffic signals.
6. Hilltop Park and greenbelt/linkage improvements (Lots S and BB)¹, including, but not limited to, trails, stairs, walkways, fencing, benches, signage, irrigation, landscaping, precise grading, area drainage, hardscape, walls, utility conversion and relocation and public utilities.
7. Strand Vista Park (Lots G, Q and R)¹, including, but not limited to, hardscape, landscape, retaining and shoring walls, stairways, public art, irrigation, funicular, fencing, trails, stairs, overlooks, beach restroom, benches, picnic tables and signage.
8. Strand Beach Park improvements (Lots N, P and portion of Lot 59), including, but not limited to, hardscape, landscape, retaining walls, fencing, irrigation, trails, stairs, fencing, ramps, railings, signage, precise grading, area drainage, picnic tables, benches and public utilities.
9. North Strand Beach Access improvements (City portion), including, but not limited to, landscape, hardscape and irrigation.
10. Conservation Park improvements (Lots V and AA)¹, including, but not limited to, trails, fencing and overhead utility relocation and pavement.
11. Harbor Point Park improvements (Lots 126, U and T)¹, including, but not limited to, landscape, hardscape, nature interpretative center, irrigation, trails, stairs, overlooks, fencing, signage, precise grading, area drainage, walls and public utilities.

Public Utilities

1. Phase 1² dry utilities.
2. Phase 2² dry utilities.
3. Phase 3² dry utilities.
4. Phase 4² dry utilities.

County Facilities

1. Harbor parking lot storm water treatment BMPs improvements, including, but not limited to, screens, filters, diversions, storm drain, man-holes and structures.
2. Selva parking lot storm water treatment BMPs improvements, including, but not limited to, screens, filters, diversions, storm drain, man-holes and structures.
3. Cove Road storm drain line and appurtenances from Green Lantern to Dana Point Harbor parking lot.
4. North Strand Beach access improvements, including, but not limited to, walkway, stairs, overlooks, restroom, landscaping, irrigation, fencing, signage, precise grading, area drainage, hardscape, walls, public utilities and benches.

Water District Facilities

1. Sewer system improvements, including, but not limited to, sewer lines, manholes, clear-outs, structure, walls, equipment, force main, backfill, pavement, R/R and testing.
2. Annexation charges.
3. Water system improvements, including, but not limited to, water mains, valves, hydrants, pressure reducing station, man holes, laterals, backfill and testing.

Note:

The descriptions of the Facilities in Exhibit A of the Acquisition Agreement are preliminary and general. The Facilities to be acquired shall be as described in the approved Plans, as such Plans may be revised and approved by the City or applicable public agency.

¹ Habitat restoration and revegetation is not included and will not be financed with CFD Proceeds.

² Phase 1 consists of Oceanfront Lane, Beach View Avenue, White Water Lane, Strand Beach Drive, Scenic Drive, Street of the Green Lantern and off-site improvements on Magellan Isle, Cabrillo Isle and Ritz Carlton Drive. Phase 2 consists of Shoreline Drive, Pacific Ridge Place and Seabreeze Terrace. Phase 3 consists of Pacific Wave Circle, Beach View Avenue, Strand Beach Drive and Selva Road. Phase 4 consists of Shoreline Drive and Coral Cove Way.

SERVICES

The Services financed by the District include the maintenance and operation of park facilities consisting of a public funicular (inclined elevator) and landscaped slopes in Lot Q and a portion of Lot BB, maintenance of the revetment walkway and revetment, and certain storm drain water quality BMP improvements located on adjoining County of Orange property, and related appurtenances. The cost of the Services shall include incidental expenses, determination of the amount of the Maintenance special tax, collection of the Maintenance special tax, costs incurred in order to carry out the authorized purposes of the District with respect to the Services, and the costs of inspecting, coordinating, completing, planning and designing the Services, including the costs of environmental evaluations, if applicable.

Any of the Services shall be provided, pursuant to plans and specifications approved by the City or the County of Orange, as applicable and the officials thereof, including the City Engineer. The final nature of the Services will be determined upon the preparation of final plans and specifications for such Services.

The Services proposed to be financed by the District are listed below:

City Facilities

1. Strand Vista Park slope and landscape maintenance (Lot Q and portion of Lot BB of Tract Map No. 16331) as further described in that certain "Landscaping Irrigation and Maintenance Agreement" by and between the City and Developer dated December 1, 2005 and recorded in the Official Records of the County of Orange on December 20, 2005 as Instrument No. 2005001015930.
2. Funicular Improvements within Strand Vista Park as further described in that certain "Revetment and Funicular Maintenance Agreement" by and between the City and Developer dated December 1, 2005 and recorded in the Official Records of the County of Orange on December 20, 2005 as Instrument No. 2005001015931.
3. Revetment, revetment walkway (including stairs) and railing within Strand Beach Park (Lot N) as further described in the Revetment and Funicular Maintenance Agreement described above.

County Facilities

1. Harbor parking lot storm water filter/diversion improvements.
2. Selva parking lot storm water/filter/diversion improvements.

I. LEVY SUMMARY OVERVIEW

A. FISCAL YEAR 2023/24 LEVY AMOUNTS

The following table summarizes the amounts levied (including handbilled/direct billed charges) for Fiscal Year 2023/24 for the District.

FACILITIES SPECIAL TAX

Parcel Count	Charge Amount
112	\$2,576,183.04

MAINTENANCE SPECIAL TAX

Parcel Count	Charge Amount
120	\$376,876.62

B. FISCAL YEAR 2023/24 HANDBILL AMOUNTS

There were no handbills sent in Fiscal Year 2023/24 for the District.

II. FINANCIAL OBLIGATIONS

A. FISCAL YEAR 2023/24 LEVY COMPONENTS

The following table summarizes the financial obligations of the District.

Uses of Funds	Amount
Principal Series 2020 A & B	\$1,630,000.00
Interest Series 2020 A & B	1,013,841.56
Administrative Costs	18,858.89
Adjustments Applied to the Levy – Addition/(Credit)	(86,517.19)
Maintenance	376,876.62
Total Charge Amount Levied ⁽¹⁾	\$2,953,059.88

⁽¹⁾ Slight variance to actual "Charge Amount" in Section (I)(A) above due to rounding.

FOR DETAILED INFORMATION REGARDING BOND(S) ISSUED FOR THIS DISTRICT, PLEASE REFER TO EXHIBIT D (DEBT SERVICE SCHEDULE) OF THIS REPORT.

B. PREPAYMENTS

For Fiscal Year 2022/23, there were no property owners that prepaid their special tax/assessment obligations.

C. HISTORICAL BOND CALL SUMMARY

There were no bond calls performed in Fiscal Year 2022/23.

Date of Call	Amount	Source of Funds
None	\$0.00	N/A
Total Bond Call to Date	\$0.00	

III. DELINQUENCY AND FORECLOSURE STATUS

A. DELINQUENCY SUMMARY

The following table summarizes delinquencies for the most recent fiscal year and the cumulative for all years with delinquencies as of October 1, 2023.

	Summary for Most Recent Fiscal Year		Cumulative Summary for All Years with Delinquencies	
Facilities	\$45,641.78	1.77%	\$84,191.78	1.00%
Maintenance	\$6,019.94	1.72%	\$10,345.06	1.01%

FOR A MORE COMPREHENSIVE SUMMARY, PLEASE SEE EXHIBIT C OF THIS REPORT.

B. FORECLOSURE COVENANT

The District has covenanted with and for the benefit of the owners of the Bonds that it will order, and cause to be commenced as provided in the Fiscal Agent Agreement, and thereafter diligently prosecute to judgment (unless such delinquency is brought current), an action in the superior court to foreclosure the lien of any Special Tax or installment thereof not paid when due.

On or about February 15 and June 15 of each fiscal year, an Authorized Officer shall compare the amount of Special Taxes to be collected on the December 10 and April 10 installments of the secured property tax bills to the amount of Special Tax Revenues actually received by the District in said installments, and proceed as set forth below: If the Authorized Officer determines that any single parcel subject to the Special Tax in the District is delinquent in the payment of Special Taxes, then the Authorized Officer shall send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 45 days of such determination. If the delinquency remains uncured, foreclosure proceeding shall be commenced by the District by October 1 following such determination.

C. DELINQUENCY MONITORING ACTIONS

Willdan Financial Services has performed Delinquency Monitoring Actions during Fiscal Year 2022/2023. Willdan Financial Services has taken the initial steps toward foreclosure proceedings or reducing delinquencies by performing the following Delinquency Monitoring Actions since July 1, 2022.

Action(s)	Date Performed	Number of Parcels
Reminder Letter	February 27, 2023	7
Non-Bonded Reminder Letter	February 27, 2023	2
SB 1471	June 21, 2023	1
Demand Letter	June 22, 2023	4
Request Removal from County Tax Roll	June 23, 2023	1

IV. SPECIAL TAX LEVY AND METHOD OF APPORTIONMENT

The methodology employed to calculate and apportion the special tax is in accordance with the document entitled Rate and Method of Apportionment (“RMA”). The RMA is hereby referenced and summarized but not included in this report, however the official document can be requested and provided by the City’s special tax administrator Willdan Financial Services.

A. RATE AND METHOD OF APPORTIONMENT

FACILITIES SPECIAL TAX

Pursuant to Section D of the Rate of Method of Apportionment, commencing with Fiscal Year 2006-2007 and for each following fiscal year, the Council shall determine the Special Tax Requirement and shall levy the Special Tax on Custom Lot Property and Non-Residential Property until the total Facilities Special Tax levy equals the Facilities Special Tax Requirement.

(FOR DETAILED INFORMATION OF THE SPECIAL TAX REQUIREMENT, PLEASE REFER TO SECTION (II) FINANCIAL OBLIGATIONS ABOVE).

If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor’s Parcel of Final Map Property excluding Association Property at up to 100% of the Maximum Facilities Special Tax for Final Map Property.

If additional revenue is needed after the second step has been completed in order to meet the Facilities Special Tax Requirement, the Facilities Maximum Annual

Special Tax shall be levied Proportionately on each Parcel of Taxable Property within the CFD, up to 100% of the Facilities Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Facilities Special Tax Requirement for the Fiscal Year.

If additional revenue is needed after the third step in order to meet the Facilities Special Tax Requirement, the Facilities Maximum Annual Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property within the CFD, up to 100% of the Facilities Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Facilities Special Tax Requirement for the Fiscal Year.

MAINTENANCE SPECIAL TAX

Pursuant to Section D of the Rate of Method of Apportionment, commencing with Fiscal Year 2006-2007 and for each following fiscal year, the Council shall determine the Special Tax Requirement and shall levy the Special Tax on Custom Lot Property and Non-Residential Property until the total Maintenance Special Tax levy equals the Maintenance Special Tax Requirement.

(FOR DETAILED INFORMATION OF THE SPECIAL TAX REQUIREMENT, PLEASE REFER TO SECTION (II) FINANCIAL OBLIGATIONS ABOVE).

If additional monies are needed to satisfy the Maintenance Special Tax Requirement after the first step has been completed, the Maintenance Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Map Property excluding Association Property at up to 100% of the Maximum Maintenance Special Tax for Final Map Property.

If additional revenue is needed after the second step has been completed in order to meet the Maintenance Special Tax Requirement, the Maintenance Maximum Annual Special Tax shall be levied Proportionately on each Parcel of Taxable Property within the CFD, up to 100% of the Maintenance Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Maintenance Special Tax Requirement for the Fiscal Year.

If additional revenue is needed after the third step in order to meet the Maintenance Special Tax Requirement, the Maintenance Maximum Annual Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property within the CFD, up to 100% of the Maintenance Maximum Annual Special Tax for Final Map Property for such Fiscal Year until the amount levied equals the Maintenance Special Tax Requirement for the Fiscal Year.

B. SPECIAL TAX SPREAD

The following tables summarize the number of parcels in each land use classification according to the per parcel or per acre charge as well as the Applied Special Tax Rate for each classification.

Facilities Special Tax

Land Use Classification	No. of Parcels / Acres	FY 2023/24 Applied Special Tax Rate per Unit	2023/24 Dollars Levied
1 – Custom Lot ⁽¹⁾	112	\$22,798.08	\$2,576,183.04
2 – Final Map Lot	0	\$0.00	0.00
3 – Final Map Lot (Zone 2) ⁽²⁾	6 / 4.29	\$0.00	0.00
Total	118		\$2,576,183.04

⁽¹⁾ Two lots merged into one in the past years; however, per the RMA it is charged as two separate lots.

⁽²⁾ Final Map (Zone 2) lots are charged by acreage.

Maintenance Special Tax

Land Use Classification	No. of Parcels / Acres	FY 2023/24 Applied Special Tax Rate per Unit	FY 2023/24 Dollars Levied
1 – Custom Lot ⁽¹⁾	114	\$3,234.10	\$371,921.51
2 – Final Map Lot	0	\$0.00	0.00
3 – Final Map Lot (Zone 2) ⁽³⁾	6 / 4.29	\$1,155.04	4,955.11
Total	120		\$376,876.62

⁽¹⁾ Two lots merged into one in the past years; however, per the RMA it is charged as two separate lots.

⁽²⁾ Final Map (Zone 2) lots are charged by acreage.

C. MAXIMUM ASSIGNED AND APPLIED SPECIAL TAX RATES

The following table summarizes the percent of the Applied Special Tax to the Maximum Assigned Special Tax rate.

Facilities Special Tax

Land Use Classification	FY 2023/24 Maximum Assigned Special Tax Rate	FY 2023/24 Applied Special Tax Rate	Percent of Maximum
1 – Custom Lot	\$25,700.00	\$22,798.08	88.71%
2 – Final Map Lot	\$25,700.00	\$0.00	0.00%
3 – Final Map Lot (Zone 2)	\$15,000.00	\$0.00	0.00%

Maintenance Special Tax

Land Use Classification	FY 2023/24 Maximum Assigned Special Tax Rate	FY 2023/24 Applied Special Tax Rate	Percent of Maximum
1 – Custom Lot	\$3,234.10	\$3,234.10	100.00%
2 – Final Map Lot	\$3,234.10	\$0.00	0.00%
3 – Final Map Lot (Zone 2)	\$1,155.04	\$1,155.04	100.00%

D. APPLIED SPECIAL TAX PROGRESSION

The following table summarizes the percent change of Fiscal Year 2023/24 Applied Special Tax Rate as compared to Fiscal Year 2022/23 Applied Special Tax Rate.

Facilities Special Tax

Land Use Classification	FY 2023/24 Applied Special Tax Rate	FY 2022/23 Applied Special Tax Rate ⁽¹⁾	Percent Change from FY 2022/23
1 – Custom Lot	\$22,798.08	\$22,820.89	-0.10%
2 – Final Map Lot	\$0.00	\$0.00	0.00%
3 – Final Map Lot (Zone 2)	\$0.00	\$0.00	0.00%

Maintenance Special Tax

Land Use Classification	FY 2023/24 Applied Special Tax Rate	FY 2022/23 Applied Special Tax Rate ⁽¹⁾	Percent Change from FY 2022/23
1 – Custom Lot	\$3,234.10	\$3,009.97	7.45%
2 – Final Map Lot	\$0.00	\$0.00	0.00%
3 – Final Map Lot (Zone 2)	\$1,155.04	\$1,074.99	7.45%

EXHIBIT A

CITY OF DANA POINT

CFD No. 2006-1

Fiscal Year 2023/24 Charge Detail Report

City of Dana Point
Community Facilities District No. 2006-1 Refunding
Facilities Charge Detail Report (Sorted by Assessor's Parcel Number)
Fiscal Year 2023/2024

ASSESSOR'S PARCEL NUMBER	LOT	SITUS ADDRESS	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	ZONE	CLASS	MAX TAX	TOTAL CHARGE
672-591-10	M	SITUS NOT AVAILABLE	\$0	\$0	\$0	2	EXEMPT	\$0.00	\$0.00
672-592-13	120	SITUS NOT AVAILABLE	1,082,051	0	1,082,051	2	FinalMap	2,850.00	0.00
672-592-14	121	SITUS NOT AVAILABLE	3,603,124	0	3,603,124	2	FinalMap	9,600.00	0.00
672-592-15	122	SITUS NOT AVAILABLE	3,681,211	0	3,681,211	2	FinalMap	9,900.00	0.00
672-592-16	S	SITUS NOT AVAILABLE	0	0	0	2	EXEMPT	0.00	0.00
672-592-18	126	SITUS NOT AVAILABLE	0	0	0	2	EXEMPT	0.00	0.00
672-592-19	123	SITUS NOT AVAILABLE	2,509,917	0	2,509,917	2	FinalMap	6,300.00	0.00
672-592-20	124	SITUS NOT AVAILABLE	4,099,530	0	4,099,530	2	FinalMap	10,350.00	0.00
672-592-21	125	SITUS NOT AVAILABLE	10,123,333	0	10,123,333	2	FinalMap	25,350.00	0.00
672-593-01	80	1 SHORELINE DR	3,488,400	0	3,488,400	1	CustomLot	25,700.00	22,798.08
672-593-02	79	3 SHORELINE DR	2,787,724	0	2,787,724	1	CustomLot	25,700.00	22,798.08
672-593-03	78	5 SHORELINE DR	2,677,246	2,262,134	4,939,380	1	CustomLot	25,700.00	22,798.08
672-593-04	77	7 SHORELINE DR	3,433,320	0	3,433,320	1	CustomLot	25,700.00	22,798.08
672-593-05	76	9 SHORELINE DR	4,127,976	1,320,518	5,448,494	1	CustomLot	25,700.00	22,798.08
672-593-06	75	11 SHORELINE DR	4,265,218	1,245,650	5,510,868	1	CustomLot	25,700.00	22,798.08
672-593-07	74	15 SHORELINE DR	8,192,609	1,925,281	10,117,890	1	CustomLot	25,700.00	22,798.08
672-593-08	73	17 SHORELINE DR	5,302,179	2,898,361	8,200,540	1	CustomLot	25,700.00	22,798.08
672-593-09	72	19 SHORELINE DR	4,103,588	1,406,841	5,510,429	1	CustomLot	25,700.00	22,798.08
672-593-10	90	21 CORAL COVE WAY	4,149,143	3,108,188	7,257,331	1	CustomLot	25,700.00	22,798.08
672-593-11	89	19 CORAL COVE WAY	5,366,698	2,720,814	8,087,512	1	CustomLot	25,700.00	22,798.08
672-593-12	88	17 CORAL COVE WAY	9,388,145	3,096,655	12,484,800	1	CustomLot	25,700.00	22,798.08
672-593-13	87	15 CORAL COVE WAY	8,847,680	3,689,140	12,536,820	1	CustomLot	25,700.00	22,798.08
672-593-14	86	11 CORAL COVE WAY	8,895,517	2,834,483	11,730,000	1	CustomLot	25,700.00	22,798.08
672-593-15	85	9 CORAL COVE WAY	3,067,678	2,231,444	5,299,122	1	CustomLot	25,700.00	22,798.08
672-593-16	84	7 CORAL COVE WAY	2,901,462	0	2,901,462	1	CustomLot	25,700.00	22,798.08
672-593-17	83	5 CORAL COVE WAY	5,686,320	2,192,263	7,878,583	1	CustomLot	25,700.00	22,798.08
672-593-18	82	3 CORAL COVE WAY	564,624	2,334,419	2,881,043	1	CustomLot	25,700.00	22,798.08
672-593-19	81	1 CORAL COVE WAY	5,297,606	3,891,574	9,189,180	1	CustomLot	25,700.00	22,798.08
672-593-20	101	1 SEABREEZE TER	3,566,032	4,775,699	8,341,731	1	CustomLot	25,700.00	22,798.08
672-593-21	100	3 SEABREEZE TER	2,979,737	2,434,759	5,414,496	1	CustomLot	25,700.00	22,798.08
672-593-22	99	5 SEABREEZE TER	3,814,893	1,784,229	5,599,122	1	CustomLot	25,700.00	22,798.08
672-593-23	98	7 SEABREEZE TER	2,196,317	2,772,648	4,968,965	1	CustomLot	25,700.00	22,798.08
672-593-24	97	9 SEABREEZE TER	1,961,831	2,672,472	4,634,303	1	CustomLot	25,700.00	22,798.08
672-593-25	96	11 SEABREEZE TER	3,123,452	1,026,634	4,150,086	1	CustomLot	25,700.00	22,798.08
672-593-26	95	15 SEABREEZE TER	3,195,748	3,015,801	6,211,549	1	CustomLot	25,700.00	22,798.08
672-593-27	94	17 SEABREEZE TER	2,996,352	0	2,996,352	1	CustomLot	25,700.00	22,798.08
672-593-28	93	19 SEABREEZE TER	4,803,108	1,781,422	6,584,530	1	CustomLot	25,700.00	22,798.08
672-593-29	92	21 SEABREEZE TER	4,089,621	2,155,426	6,245,047	1	CustomLot	25,700.00	22,798.08
672-593-30	91	23 SEABREEZE TER	4,023,692	0	4,023,692	1	CustomLot	25,700.00	22,798.08
672-593-32	109	17 PACIFIC RIDGE PL	3,878,533	2,831,596	6,710,129	1	CustomLot	25,700.00	22,798.08
672-593-33	108	15 PACIFIC RIDGE PL	3,570,459	1,486,355	5,056,814	1	CustomLot	25,700.00	22,798.08
672-593-34	107	11 PACIFIC RIDGE PL	4,283,762	1,827,789	6,111,551	1	CustomLot	25,700.00	22,798.08
672-593-35	106	9 PACIFIC RIDGE PL	6,120,000	0	6,120,000	1	CustomLot	25,700.00	22,798.08
672-593-37	104	5 PACIFIC RIDGE PL	2,867,296	2,577,674	5,444,970	1	CustomLot	25,700.00	22,798.08
672-593-38	103	3 PACIFIC RIDGE PL	5,661,000	0	5,661,000	1	CustomLot	25,700.00	22,798.08
672-593-39	102	1 PACIFIC RIDGE PL	6,624,900	0	6,624,900	1	CustomLot	25,700.00	22,798.08
672-593-40	119	37 SHORELINE DR	7,671,063	4,328,937	12,000,000	1	CustomLot	25,700.00	22,798.08
672-593-41	118	35 SHORELINE DR	8,591,628	4,658,372	13,250,000	1	CustomLot	25,700.00	22,798.08
672-593-44	115	29 SHORELINE DR	5,575,134	2,045,910	7,621,044	1	CustomLot	25,700.00	22,798.08
672-593-45	114	27 SHORELINE DR	3,133,688	1,314,057	4,447,745	1	CustomLot	25,700.00	22,798.08
672-593-46	113	25 SHORELINE DR	8,279,288	3,425,212	11,704,500	1	CustomLot	25,700.00	22,798.08
672-593-49	Y	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-50	H	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-51	X	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-52	L	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-53	K	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-54	J	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-55	I	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-593-56	111 & 112	21 SHORELINE DR	6,138,787	5,721,081	11,859,868	1	COMBINED	51,400.00	45,596.16
672-593-58	117	SITUS NOT AVAILABLE	3,060,000	0	3,060,000	1	CustomLot	25,700.00	22,798.08
672-593-59	116	SITUS NOT AVAILABLE	8,321,904	3,408,096	11,730,000	1	CustomLot	25,700.00	22,798.08
672-641-01	16	49 BEACH VIEW AVE	3,794,144	3,872,102	7,666,246	1	CustomLot	25,700.00	22,798.08
672-641-02	15	47 BEACH VIEW AVE	7,196,645	2,240,069	9,436,714	1	CustomLot	25,700.00	22,798.08
672-641-03	14	45 BEACH VIEW AVE	2,982,230	4,052,391	7,034,621	1	CustomLot	25,700.00	22,798.08
672-641-04	13	43 BEACH VIEW AVE	6,710,644	2,732,239	9,442,883	1	CustomLot	25,700.00	22,798.08
672-641-05	12	41 BEACH VIEW AVE	6,384,378	2,599,255	8,983,633	1	CustomLot	25,700.00	22,798.08
672-641-06	11	39 BEACH VIEW AVE	5,670,180	0	5,670,180	1	CustomLot	25,700.00	22,798.08
672-641-07	31	29 BEACH VIEW AVE	5,112,794	0	5,112,794	1	CustomLot	25,700.00	22,798.08
672-641-08	30	31 BEACH VIEW AVE	13,696,901	3,053,099	16,750,000	1	CustomLot	25,700.00	22,798.08
672-641-09	29	33 BEACH VIEW AVE	11,887,290	2,502,905	14,390,195	1	CustomLot	25,700.00	22,798.08
672-641-10	28	35 BEACH VIEW AVE	11,323,288	2,982,212	14,305,500	1	CustomLot	25,700.00	22,798.08
672-641-11	27	37 BEACH VIEW AVE	5,660,387	2,212,203	7,872,590	1	CustomLot	25,700.00	22,798.08
672-641-12	26	1 WHITE WATER LN	10,491,689	3,788,311	14,280,000	1	CustomLot	25,700.00	22,798.08
672-641-13	25	3 WHITE WATER LN	7,464,955	3,525,115	10,990,070	1	CustomLot	25,700.00	22,798.08
672-641-14	24	5 WHITE WATER LN	7,485,035	1,920,413	9,405,448	1	CustomLot	25,700.00	22,798.08
672-641-15	23	7 WHITE WATER LN	6,371,730	4,245,172	10,616,902	1	CustomLot	25,700.00	22,798.08
672-641-16	22	9 WHITE WATER LN	4,771,688	4,181,198	8,952,886	1	CustomLot	25,700.00	22,798.08
672-641-17	21	11 WHITE WATER LN	6,883,466	1,904,842	8,788,308	1	CustomLot	25,700.00	22,798.08
672-641-20	18	19 WHITE WATER LN	7,488,357	1,875,243	9,363,600	1	CustomLot	25,700.00	22,798.08
672-641-21	17	21 WHITE WATER LN	7,290,005	3,807,971	11,097,976	1	CustomLot	25,700.00	22,798.08
672-641-22	45	55 STRAND BEACH DR	11,415,290	3,433,649	14,848,939	1	CustomLot	25,700.00	22,798.08
672-641-23	46	53 STRAND BEACH DR	15,447,696	4,151,415	19,599,111	1	CustomLot	25,700.00	22,798.08

City of Dana Point
Community Facilities District No. 2006-1 Refunding
Facilities Charge Detail Report (Sorted by Assessor's Parcel Number)
Fiscal Year 2023/2024

ASSESSOR'S PARCEL NUMBER	LOT	SITUS ADDRESS	LAND ASSESSED VALUE	STRUCTURE ASSESSED VALUE	TOTAL ASSESSED VALUE	ZONE	CLASS	MAX TAX	TOTAL CHARGE
672-641-24	47	51 STRAND BEACH DR	11,127,106	3,822,514	14,949,620	1	CustomLot	25,700.00	22,798.08
672-641-25	48	49 STRAND BEACH DR	10,392,833	3,774,234	14,167,067	1	CustomLot	25,700.00	22,798.08
672-641-26	49	47 STRAND BEACH DR	13,299,509	4,907,491	18,207,000	1	CustomLot	25,700.00	22,798.08
672-641-27	50	45 STRAND BEACH DR	17,015,948	4,643,697	21,659,645	1	CustomLot	25,700.00	22,798.08
672-641-29	52	41 STRAND BEACH DR	13,005,000	0	13,005,000	1	CustomLot	25,700.00	22,798.08
672-641-30	53	39 STRAND BEACH DR	19,215,124	4,754,876	23,970,000	1	CustomLot	25,700.00	22,798.08
672-641-31	54	37 STRAND BEACH DR	13,069,070	0	13,069,070	1	CustomLot	25,700.00	22,798.08
672-641-32	55	35 STRAND BEACH DR	13,277,150	4,445,940	17,723,090	1	CustomLot	25,700.00	22,798.08
672-641-33	56	33 STRAND BEACH DR	18,986,576	4,474,444	23,461,020	1	CustomLot	25,700.00	22,798.08
672-641-34	57	31 STRAND BEACH DR	15,808,857	3,491,143	19,300,000	1	CustomLot	25,700.00	22,798.08
672-641-35	58	29 STRAND BEACH DR	16,453,421	2,467,792	18,921,213	1	CustomLot	25,700.00	22,798.08
672-641-38	N	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-39	P	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-40	A	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-41	B	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-42	C	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-43	G	34201 SELVA RD	0	0	0	1	EXEMPT	0.00	0.00
672-641-44	G	34201 SELVA RD	0	0	0	1	EXEMPT	0.00	0.00
672-641-45	Q	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-46	Q	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-641-48	19	SITUS NOT AVAILABLE	4,369,680	0	4,369,680	1	CustomLot	25,700.00	22,798.08
672-641-49	20	SITUS NOT AVAILABLE	5,832,879	4,467,081	10,299,960	1	CustomLot	25,700.00	22,798.08
672-651-01	10	9 OCEANFRONT LN	12,486,400	7,913,600	20,400,000	1	CustomLot	25,700.00	22,798.08
672-651-02	9	7 OCEANFRONT LN	7,797,764	2,701,238	10,499,002	1	CustomLot	25,700.00	22,798.08
672-651-03	8	5 OCEANFRONT LN	5,850,000	0	5,850,000	1	CustomLot	25,700.00	22,798.08
672-651-04	7	3 OCEANFRONT LN	7,292,514	2,175,126	9,467,640	1	CustomLot	25,700.00	22,798.08
672-651-06	5	9 PACIFIC WAVE CIR	4,697,209	0	4,697,209	1	CustomLot	25,700.00	22,798.08
672-651-07	4	7 PACIFIC WAVE CIR	4,323,750	2,432,107	6,755,857	1	CustomLot	25,700.00	22,798.08
672-651-08	3	5 PACIFIC WAVE CIR	4,505,204	1,565,246	6,070,450	1	CustomLot	25,700.00	22,798.08
672-651-09	2	3 PACIFIC WAVE CIR	4,350,523	1,576,352	5,926,875	1	CustomLot	25,700.00	22,798.08
672-651-10	1	1 PACIFIC WAVE CIR	4,437,533	0	4,437,533	1	CustomLot	25,700.00	22,798.08
672-651-11	44	1 BEACH VIEW AVE	5,788,500	0	5,788,500	1	CustomLot	25,700.00	22,798.08
672-651-12	43	3 BEACH VIEW AVE	7,225,216	4,333,258	11,558,474	1	CustomLot	25,700.00	22,798.08
672-651-13	42	5 BEACH VIEW AVE	5,929,071	3,390,103	9,319,174	1	CustomLot	25,700.00	22,798.08
672-651-14	41	7 BEACH VIEW AVE	10,421,210	4,248,430	14,669,640	1	CustomLot	25,700.00	22,798.08
672-651-15	40	9 BEACH VIEW AVE	6,244,785	4,047,200	10,291,985	1	CustomLot	25,700.00	22,798.08
672-651-16	39	11 BEACH VIEW AVE	5,973,602	0	5,973,602	1	CustomLot	25,700.00	22,798.08
672-651-17	38	15 BEACH VIEW AVE	5,859,821	3,405,423	9,265,244	1	CustomLot	25,700.00	22,798.08
672-651-18	37	17 BEACH VIEW AVE	12,752,130	4,587,870	17,340,000	1	CustomLot	25,700.00	22,798.08
672-651-19	36	19 BEACH VIEW AVE	5,689,144	0	5,689,144	1	CustomLot	25,700.00	22,798.08
672-651-20	35	21 BEACH VIEW AVE	10,681,610	4,329,217	15,010,827	1	CustomLot	25,700.00	22,798.08
672-651-21	34	23 BEACH VIEW AVE	13,431,003	4,255,797	17,686,800	1	CustomLot	25,700.00	22,798.08
672-651-22	33	25 BEACH VIEW AVE	10,393,685	4,743,285	15,136,970	1	CustomLot	25,700.00	22,798.08
672-651-23	32	27 BEACH VIEW AVE	6,240,460	4,891,508	11,131,968	1	CustomLot	25,700.00	22,798.08
672-651-24	59	27 STRAND BEACH DR	0	0	0	1	CLUBHOUSE	0.00	0.00
672-651-25	60	25 STRAND BEACH DR	12,072,831	0	12,072,831	1	CustomLot	25,700.00	22,798.08
672-651-26	61	23 STRAND BEACH DR	13,135,824	8,165,300	21,301,124	1	CustomLot	25,700.00	22,798.08
672-651-28	63	19 STRAND BEACH DR	13,287,800	0	13,287,800	1	CustomLot	25,700.00	22,798.08
672-651-29	64	17 STRAND BEACH DR	13,369,496	2,699,550	16,069,046	1	CustomLot	25,700.00	22,798.08
672-651-30	65	15 STRAND BEACH DR	13,323,752	3,935,473	17,259,225	1	CustomLot	25,700.00	22,798.08
672-651-31	66	11 STRAND BEACH DR	14,222,500	4,878,604	19,101,104	1	CustomLot	25,700.00	22,798.08
672-651-32	67	9 STRAND BEACH DR	16,985,452	5,123,048	22,108,500	1	CustomLot	25,700.00	22,798.08
672-651-33	68	7 STRAND BEACH DR	10,751,438	4,600,018	15,351,456	1	CustomLot	25,700.00	22,798.08
672-651-34	69	5 STRAND BEACH DR	10,685,499	4,887,456	15,572,955	1	CustomLot	25,700.00	22,798.08
672-651-35	70	3 STRAND BEACH DR	17,595,000	0	17,595,000	1	CustomLot	25,700.00	22,798.08
672-651-36	71	1 STRAND BEACH DR	13,397,164	0	13,397,164	1	CustomLot	25,700.00	22,798.08
672-651-37	Q	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-38	S	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-39	Z	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-40	W	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-41	O	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-42	P	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-43	N	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-44	A	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-45	D	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-46	E	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
672-651-47	F	SITUS NOT AVAILABLE	0	0	0	1	EXEMPT	0.00	0.00
TOTAL:			\$886,732,359	\$288,416,159	\$1,175,148,518				\$2,576,183.04
CHARGED PARCEL COUNT:									112
TOTAL PARCEL COUNT:									149

EXHIBIT B

CITY OF DANA POINT

CFD No. 2006-1

Boundary Diagram

SEE SHEET NO. 2

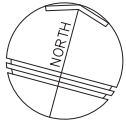


EXHIBIT 1
CFD NO. 2006-1
MAINTENANCE SERVICE AREAS
LANDSCAPE, REVETMENT AND FUNICULAR
TRACT 16331

IN THE CITY OF DANA POINT, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

LEGEND



SERVICE
AREAS

SEE SHEET NO.1

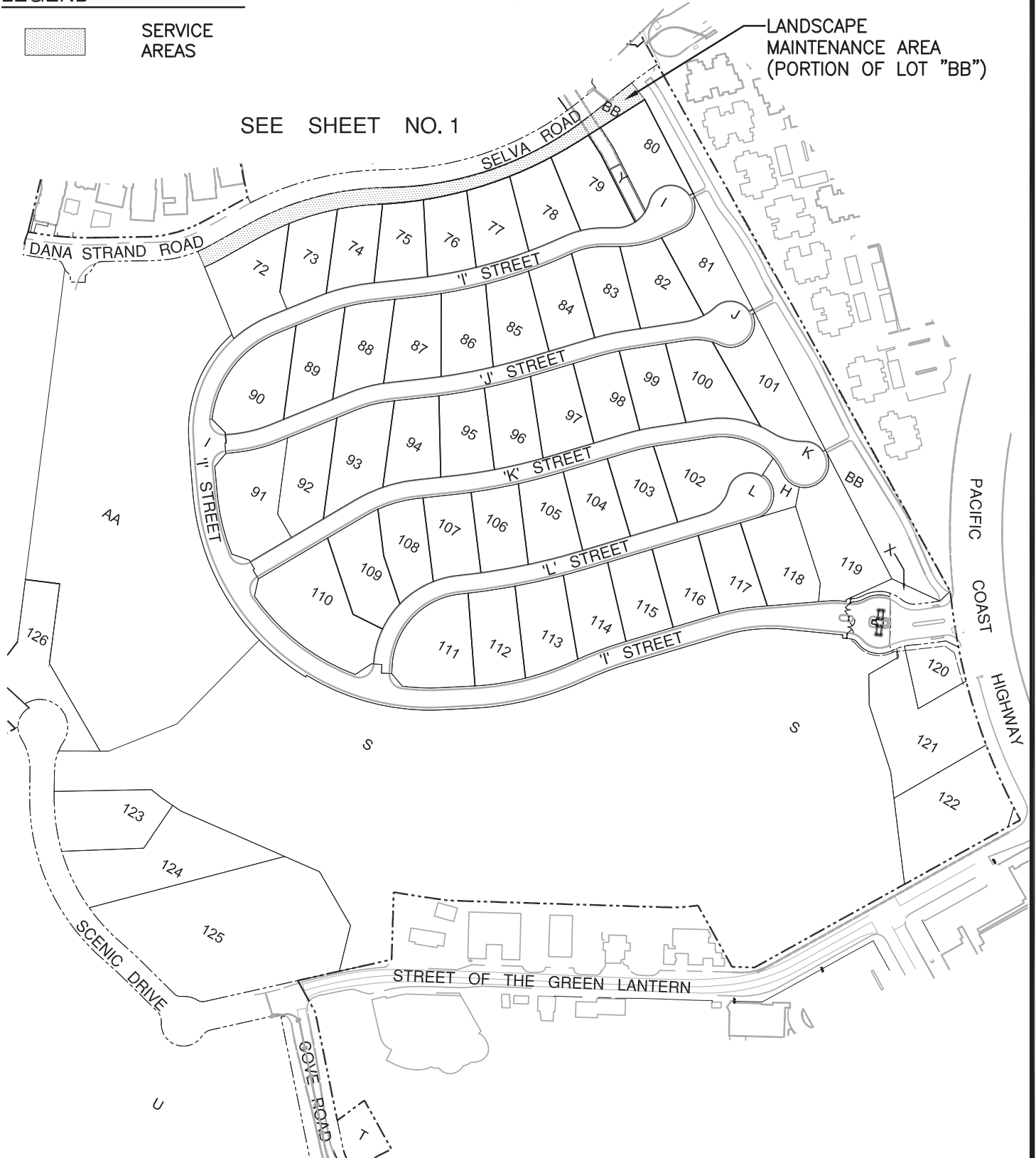
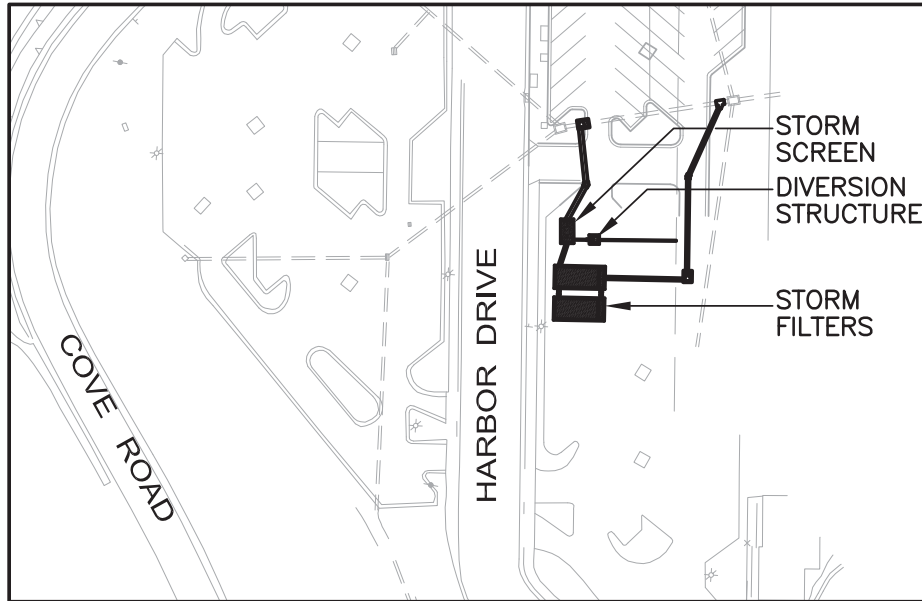


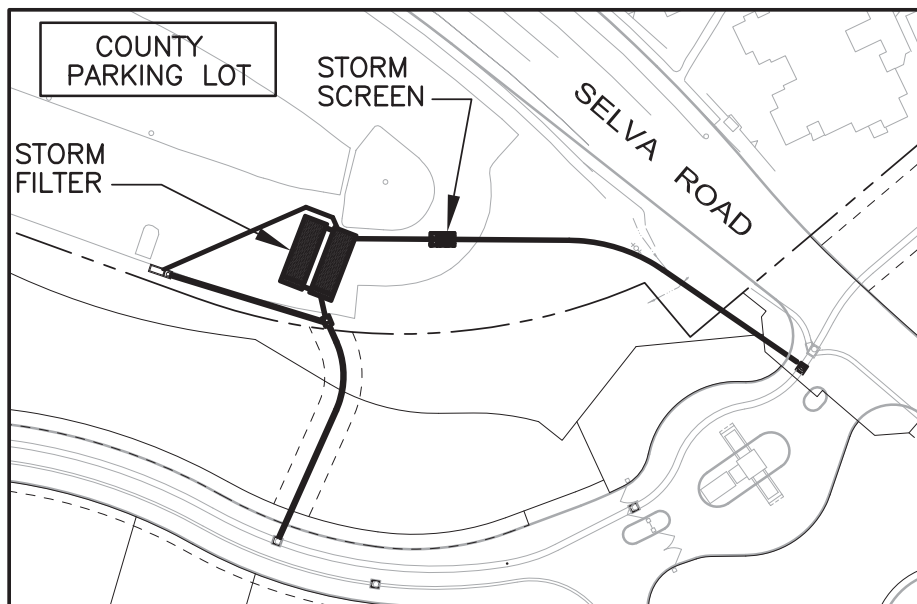
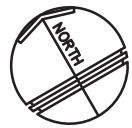
EXHIBIT 1
CFD NO. 2006-1
MAINTENANCE SERVICE AREAS
STORMWATER QUALITY MAINTENANCE AREAS
TRACT 16331

IN THE CITY OF DANA POINT, COUNTY OF ORANGE,
STATE OF CALIFORNIA.

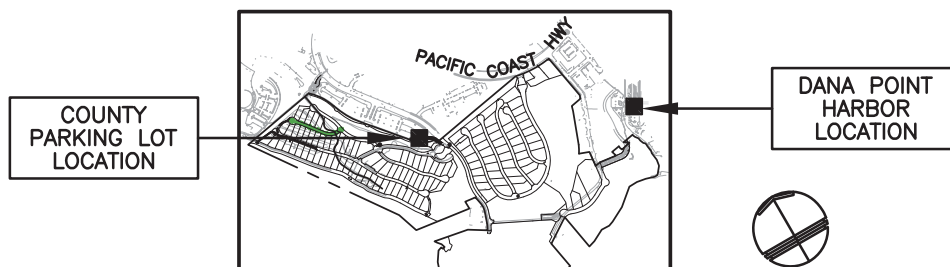
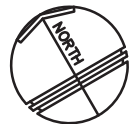
Sheet 3 of 3



DANA POINT HARBOR

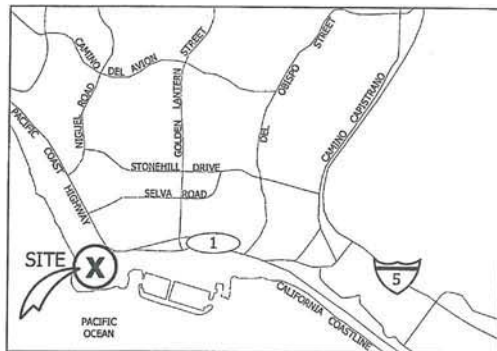


COUNTY PARKING LOT
AT SELVA ROAD



LOCATION MAP





Vicinity Map

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2006-1

CITY OF DANA POINT
COUNTY OF ORANGE
STATE OF CALIFORNIA

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF
DANA POINT THIS 26th DAY OF April, 2006.

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED
BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2006-1,
COUNTY OF ORANGE, STATE OF CALIFORNIA, WAS APPROVED
BY THE CITY COUNCIL OF THE CITY OF DANA POINT AT A
REGULAR MEETING THEREOF, HELD ON THE 26th DAY OF
April, 2006, BY ITS RESOLUTION NO. 06-04-26-02.

Rodney M. Ward
CITY CLERK
CITY OF DANA POINT

ACCEPTED AND FILED AT THE
REQUEST OF THE CITY OF DANA POINT

FILED THIS 2nd DAY OF May, 2006, AT THE HOUR OF
2:51 O'CLOCK P.M. IN THE BOOK 91 PAGE(S) 34
OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES
DISTRICTS AND AS INSTRUMENT NO. 2006000087426 IN
THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF
ORANGE, STATE OF CALIFORNIA.

TOM DALY, COUNTY CLERK-RECORDER

John S. Davis
DEPUTY COUNTY RECORDER
COUNTY OF ORANGE
STATE OF CALIFORNIA

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL SHOWN ON THIS
DIAGRAM SHALL BE THOSE LINES AND DIMENSIONS AS SHOWN
ON THE ORANGE COUNTY ASSESSORS MAPS FOR THOSE
PARCELS LISTED.

THE ORANGE COUNTY ASSESSORS MAPS SHALL GOVERN FOR ALL
DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH
LOTS OR PARCELS.

EXEMPT PER GOVERNMENT CODE 6103.

ASSESSOR'S PARCEL NUMBER	LEGAL DESCRIPTION
PORTION OF 672-091-03	LOTS 1-58 INCLUSIVE AND LOTS 60-125 INCLUSIVE, OF TRACT NO. 16331, AS SHOWN ON THE MAP FILED IN BOOK 875, PAGES 22 TO 32, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA ON DECEMBER 19, 2005 AS INSTRUMENT NO. 2005001011565
PORTION OF 672-591-01	
PORTION OF 672-592-01	
PORTION OF 672-592-03	
PORTION OF 672-592-11	



LEGEND

	CFD BOUNDARY
	TRACT NO. 16331
	TAX ZONE NO. 1
	TAX ZONE NO. 2

EXHIBIT C

CITY OF DANA POINT CFD No. 2006-1 2020 SPECIAL TAX REFUNDING BONDS, SERIES A & B

Delinquency Summary – Facilities and Maintenance

DELINQUENCY SUMMARY BY DISTRICT

Dana Point, City of

CFD 2006-1 Maintenance

DUE DATE	DOLLARS LEVIED	DOLLARS DELINQUENT	% DOLLARS DELINQUENT	PARCELS LEVIED	PARCELS DELINQUENT	DATA DATE
2020/21-1	\$166,205.17	\$0.00	0.00%	118	0	10/01/2023
2020/21-2	\$166,205.13	\$1,426.26	0.86%	118	1	10/01/2023
2021/22-1	\$168,905.22	\$1,449.43	0.86%	119	1	10/01/2023
2021/22-2	\$168,905.17	\$1,449.43	0.86%	119	1	10/01/2023
2022/23-1	\$175,379.71	\$3,009.98	1.72%	120	2	10/01/2023
2022/23-2	\$175,378.54	\$3,009.96	1.72%	120	2	10/01/2023
TOTAL	\$1,020,978.94	\$10,345.06	1.01%			

DELINQUENCY SUMMARY BY DISTRICT

Dana Point, City of

CFD No. 2006-1 2020 Special Tax Refunding Bonds, Series A & B

DUE DATE	DOLLARS LEVIED	DOLLARS DELINQUENT	% DOLLARS DELINQUENT	PARCELS LEVIED	PARCELS DELINQUENT	DATA DATE
2020/21-1	\$1,466,766.30	\$0.00	0.00%	116	0	10/01/2023
2020/21-2	\$1,466,766.26	\$12,850.00	0.88%	116	1	10/01/2023
2021/22-1	\$1,465,169.75	\$12,850.00	0.88%	117	1	10/01/2023
2021/22-2	\$1,465,169.71	\$12,850.00	0.88%	117	1	10/01/2023
2022/23-1	\$1,289,380.84	\$22,820.90	1.77%	112	2	10/01/2023
2022/23-2	\$1,289,379.73	\$22,820.88	1.77%	112	2	10/01/2023
TOTAL	\$8,442,632.59	\$84,191.78	1.00%			

EXHIBIT D

CITY OF DANA POINT DANA POINT

***CFD No. 2006-1 2020 SPECIAL TAX REFUNDING BONDS,
SERIES A AND B***

Debt Service Schedule(s)

Dana Point, City of
CFD No. 2006-1 Refunding Bond Series 2020 A
ORIGINAL DEBT SERVICE SCHEDULE

Dated Date: 8/19/2020
First Coupon: 9/1/2021
First Maturity: 9/1/2021

Payment Due	Interest Rate	Bond Call	Called Amount	Principal Due	Interest Due	Semi-Annual Payment	Total Annual
9/1/2021	4.00000%			\$415,000.00	\$540,433.33	\$955,433.33	\$955,433.33
3/1/2022					253,200.00	253,200.00	
9/1/2022	4.00000%			450,000.00	253,200.00	703,200.00	956,400.00
3/1/2023					244,200.00	244,200.00	
9/1/2023	4.00000%			470,000.00	244,200.00	714,200.00	958,400.00
3/1/2024					234,800.00	234,800.00	
9/1/2024	4.00000%			485,000.00	234,800.00	719,800.00	954,600.00
3/1/2025					225,100.00	225,100.00	
9/1/2025	4.00000%			505,000.00	225,100.00	730,100.00	955,200.00
3/1/2026					215,000.00	215,000.00	
9/1/2026	4.00000%			525,000.00	215,000.00	740,000.00	955,000.00
3/1/2027					204,500.00	204,500.00	
9/1/2027	4.00000%			550,000.00	204,500.00	754,500.00	959,000.00
3/1/2028					193,500.00	193,500.00	
9/1/2028	4.00000%			570,000.00	193,500.00	763,500.00	957,000.00
3/1/2029					182,100.00	182,100.00	
9/1/2029	4.00000%			595,000.00	182,100.00	777,100.00	959,200.00
3/1/2030					170,200.00	170,200.00	
9/1/2030	4.00000%			615,000.00	170,200.00	785,200.00	955,400.00
3/1/2031					157,900.00	157,900.00	
9/1/2031	4.00000%			640,000.00	157,900.00	797,900.00	955,800.00
3/1/2032					145,100.00	145,100.00	
9/1/2032	4.00000%			665,000.00	145,100.00	810,100.00	955,200.00
3/1/2033					131,800.00	131,800.00	
9/1/2033	4.00000%			695,000.00	131,800.00	826,800.00	958,600.00
3/1/2034					117,900.00	117,900.00	
9/1/2034	4.00000%			720,000.00	117,900.00	837,900.00	955,800.00
3/1/2035					103,500.00	103,500.00	
9/1/2035	4.00000%			750,000.00	103,500.00	853,500.00	957,000.00
3/1/2036					88,500.00	88,500.00	
9/1/2036	4.00000%			780,000.00	88,500.00	868,500.00	957,000.00
3/1/2037					72,900.00	72,900.00	
9/1/2037	4.00000%			810,000.00	72,900.00	882,900.00	955,800.00
3/1/2038					56,700.00	56,700.00	
9/1/2038	4.00000%			845,000.00	56,700.00	901,700.00	958,400.00
3/1/2039					39,800.00	39,800.00	
9/1/2039	4.00000%			880,000.00	39,800.00	919,800.00	959,600.00
3/1/2040					22,200.00	22,200.00	
9/1/2040	4.00000%			910,000.00	22,200.00	932,200.00	954,400.00
3/1/2041					4,000.00	4,000.00	
9/1/2041	4.00000%			200,000.00	4,000.00	204,000.00	208,000.00
Totals:		\$0.00	\$0.00	\$13,075,000.00	\$6,266,233.33	\$19,341,233.33	\$19,341,233.33

Outstanding Principal	\$11,740,000.00
Matured Principal	1,335,000.00
Called Principal	0.00
Total Bond Issue	\$13,075,000.00

EXHIBIT E

CITY OF DANA POINT

***CFD No. 2006-1 2020 SPECIAL TAX REFUNDING BONDS,
SERIES A AND B***

CDIAC (Local Obligation Bond Mello-Roos)



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2020-1478
Status: Submitted
09/11/2023

Information as of Reporting Year End: 06/30/2023

Issuance

Issuer Name:	Dana Point CFD No 2006-1
Issue Name:	2020 Special Tax Ref Bonds
Project Name:	Headlands Reserve Development Series A
Actual Sale Date:	08/05/2020
Settlement Date:	08/19/2020
Original Principal Amount:	\$13,075,000.00
Date of Filing:	09/10/2023
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$2,649,214.36

Credit Rating from Report of Final Sale

Credit Rating:	Rated
Standard & Poor:	AA/BBB
Fitch:	
Moody's:	
Other:	

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Rated
Standard & Poor:	AA/BBB
Fitch:	
Moody's:	
Other:	

Credit Rating for This Reporting Period

Credit Rating:	Rated
Standard & Poor:	AA/BBB



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2020-1478
Status: Submitted
09/11/2023

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$12,210,000.00
Bond Reserve Fund:	\$2,688,666.29
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	01/01/2023
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,175,148,518.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$2,578,760.57
Total Amount of Unpaid Special Taxes Annually:	\$114,104.42
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	05/19/2023
Total Number of Delinquent Parcels:	8
Total Amount of Special Taxes Due on Delinquent Parcels:	\$152,654.42

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	AD 2006-1 DPR Mello-Roosv3.pdf	09/06/2023

Foreclosure



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2020-1478
Status: Submitted
09/11/2023

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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06/19/2023	1	\$68,706.00
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Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Alison Garcia

Agency/Organization Name:

Willdan Financial Services

Address:

27368 Via Industria, Ste 200

City:

Temecula

State:

CA

Zip Code:

92590

Telephone:

951-587-3500

Fax Number:

E-mail:

alison.garcia@willdan.com

Comments

Issuer Comments:



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2020-1479
Status: Submitted
09/11/2023

Information as of Reporting Year End: 06/30/2023

Issuance

Issuer Name:	Dana Point CFD No 2006-1
Issue Name:	2020 Special Tax Ref Bonds
Project Name:	Headlands Reserve Development Series B
Actual Sale Date:	08/05/2020
Settlement Date:	08/19/2020
Original Principal Amount:	\$26,430,000.00
Date of Filing:	09/10/2023
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$2,649,214.36

Credit Rating from Report of Final Sale

Credit Rating:	Rated
Standard & Poor:	AA/BBB
Fitch:	
Moody's:	
Other:	

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Rated
Standard & Poor:	AA/BBB
Fitch:	
Moody's:	
Other:	

Credit Rating for This Reporting Period

Credit Rating:	Rated
Standard & Poor:	AA/BBB



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2020-1479
Status: Submitted
09/11/2023

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$24,220,000.00
Bond Reserve Fund:	\$2,688,666.29
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	01/01/2023
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,175,148,518.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$2,578,760.57
Total Amount of Unpaid Special Taxes Annually:	\$114,104.42
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	05/19/2023
Total Number of Delinquent Parcels:	8
Total Amount of Special Taxes Due on Delinquent Parcels:	\$152,654.42

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	AD 2006-1 DPR Mello-Roosv3.pdf	09/06/2023

Foreclosure



MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2020-1479

Status: Submitted

09/11/2023

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
-------------------------------	--	---

06/19/2023	1	\$68,706.00
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Retired Issues

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Alison Garcia

Agency/Organization Name:

Willdan Financial Services

Address:

27368 Via Industria, Ste 200

City:

Temecula

State:

CA

Zip Code:

92590

Telephone:

951-587-3500

Fax Number:

E-mail:

alison.garcia@willdan.com

Comments

Issuer Comments:

EXHIBIT F

CITY OF DANA POINT

CFD No. 2006-1

FY 2022/2023 AB 2109 (Parcel Tax Report)

Entity Name

Parcel Tax Reporting - Statistical Data (To Be Completed by Levying Entity)

Parcel Tax Name

City of Dana Point CFD No. 2006-1 2020 Special Tax Refunding Bonds Series A & B

B. The Number of Parcels Subject to the Parcel Tax

112

C. The Number of Parcels Exempt from the Parcel Tax

0

D. The Sunset Date of the Parcel Tax, if any. (MM/DD/YYYY)

9/1/2041

E. The Amount of Revenue Received from the Parcel Tax (Annually)

\$2,578,760.57

F. The Manner in Which the Revenue Received from the Parcel Tax is Being Used

(Please Check All Box(es) Applicable or the Box(es) with the Closest Description that Apply)

<input type="checkbox"/>	Agriculture and Fair
<input type="checkbox"/>	Air Quality and Pollution Control
<input type="checkbox"/>	Airport Purpose
<input type="checkbox"/>	Ambulance Service and Emergency Medical Services
<input type="checkbox"/>	Amusement
<input type="checkbox"/>	Animal Control
<input type="checkbox"/>	Broadband Services
<input type="checkbox"/>	Cemetery
<input type="checkbox"/>	Conduit Financing
<input checked="" type="checkbox"/>	Drainage and Drainage Maintenance
<input type="checkbox"/>	Electric Purpose
<input type="checkbox"/>	Erosion Control
<input type="checkbox"/>	Financing or Constructing Facilities
<input type="checkbox"/>	Fire Protection and Fire Prevention
<input type="checkbox"/>	Flood Control
<input type="checkbox"/>	Gas Purpose
<input type="checkbox"/>	Graffiti Abatement
<input type="checkbox"/>	Harbor and Port Purpose
<input type="checkbox"/>	Hazardous Material Emergency Response
<input type="checkbox"/>	Health
<input type="checkbox"/>	Hospital Purpose
<input type="checkbox"/>	Land Reclamation
<input checked="" type="checkbox"/>	Landscaping
<input type="checkbox"/>	Library Services
<input checked="" type="checkbox"/>	Lighting and Lighting Maintenance
<input checked="" type="checkbox"/>	Local and Regional Planning or Development
<input type="checkbox"/>	Memorial
<input type="checkbox"/>	Museums and Cultural Facilities
<input type="checkbox"/>	Parking
<input type="checkbox"/>	Pest Control, Mosquito Abatement and Vector Control

<input type="checkbox"/>	Police Protection and Personal Safety
<input checked="" type="checkbox"/>	Recreation and Park, Open Space
<input type="checkbox"/>	Resource Conservation
<input type="checkbox"/>	Snow Removal
<input checked="" type="checkbox"/>	Streets, Roads, and Sidewalks
<input type="checkbox"/>	Television Translator Station Facilities
<input type="checkbox"/>	Trade and Commerce
<input type="checkbox"/>	Transit
<input type="checkbox"/>	Transportation
<input checked="" type="checkbox"/>	Underground Electric and Communication Facilities
<input type="checkbox"/>	Veterans Buildings and Institutions
<input checked="" type="checkbox"/>	Water Conservation
<input type="checkbox"/>	Waste Management
<input checked="" type="checkbox"/>	Water Services and Irrigation
<input checked="" type="checkbox"/>	Weed Abatement

Entity Name

Parcel Tax Reporting- Statistical Data (To Be Completed by Levying Entity)

Fiscal Year 2022-23

Parcel Tax Name

City of Dana Point CFD No. 2006-1 2020 Special Tax Refunding Bonds Series A & B

A. The Type and Rate of Parcel Tax Imposed

(Please Check and Complete All Box(es) that Apply)

Parcel Tax Type

☐ All Property

Parcel Tax Rate		Notes
Dollar Amount	Base	

☐ All Residential

☐ Single-Family

☐ Multi-Family

☐ Condominiums

☐ Mobile Homes

Entity Name

Parcel Tax Reporting- Statistical Data
(To Be Completed by Levying Entity)

☒ Other (Specify)

\$22,820.89	Custom Lot	Facilities
\$0.00	Final Map Lot	Facilities
\$0.00	Final Map Lot (Zone 2)	Facilities

☐ All Non-Residential

☐ Commercial

☐ Industrial

☐ Institutional

☐ Recreational

☐ Other (Specify)

Entity Name

Parcel Tax Reporting- Statistical Data
(To Be Completed by Levying Entity)

☐ Unimproved /
Undeveloped

☐ Other (Specify)

Entity Name

Parcel Tax Reporting - Statistical Data (To Be Completed by Levying Entity)

Parcel Tax Name

City of Dana Point CFD 2006-1 - Maintenance

B. The Number of Parcels Subject to the Parcel Tax

120

C. The Number of Parcels Exempt from the Parcel Tax

0

D. The Sunset Date of the Parcel Tax, if any. (MM/DD/YYYY)

N/A

E. The Amount of Revenue Received from the Parcel Tax (Annually)

\$350,758.25

F. The Manner in Which the Revenue Received from the Parcel Tax is Being Used

(Please Check All Box(es) Applicable or the Box(es) with the Closest Description that Apply)

<input type="checkbox"/>	Agriculture and Fair
<input type="checkbox"/>	Air Quality and Pollution Control
<input type="checkbox"/>	Airport Purpose
<input type="checkbox"/>	Ambulance Service and Emergency Medical Services
<input type="checkbox"/>	Amusement
<input type="checkbox"/>	Animal Control
<input type="checkbox"/>	Broadband Services
<input type="checkbox"/>	Cemetery
<input type="checkbox"/>	Conduit Financing
<input checked="" type="checkbox"/>	Drainage and Drainage Maintenance
<input type="checkbox"/>	Electric Purpose
<input type="checkbox"/>	Erosion Control
<input type="checkbox"/>	Financing or Constructing Facilities
<input type="checkbox"/>	Fire Protection and Fire Prevention
<input type="checkbox"/>	Flood Control
<input type="checkbox"/>	Gas Purpose
<input type="checkbox"/>	Graffiti Abatement
<input type="checkbox"/>	Harbor and Port Purpose
<input type="checkbox"/>	Hazardous Material Emergency Response
<input type="checkbox"/>	Health
<input type="checkbox"/>	Hospital Purpose
<input type="checkbox"/>	Land Reclamation
<input checked="" type="checkbox"/>	Landscaping
<input type="checkbox"/>	Library Services
<input checked="" type="checkbox"/>	Lighting and Lighting Maintenance
<input checked="" type="checkbox"/>	Local and Regional Planning or Development
<input type="checkbox"/>	Memorial
<input type="checkbox"/>	Museums and Cultural Facilities
<input type="checkbox"/>	Parking
<input type="checkbox"/>	Pest Control, Mosquito Abatement and Vector Control

<input type="checkbox"/>	Police Protection and Personal Safety
<input checked="" type="checkbox"/>	Recreation and Park, Open Space
<input type="checkbox"/>	Resource Conservation
<input type="checkbox"/>	Snow Removal
<input checked="" type="checkbox"/>	Streets, Roads, and Sidewalks
<input type="checkbox"/>	Television Translator Station Facilities
<input type="checkbox"/>	Trade and Commerce
<input type="checkbox"/>	Transit
<input type="checkbox"/>	Transportation
<input checked="" type="checkbox"/>	Underground Electric and Communication Facilities
<input type="checkbox"/>	Veterans Buildings and Institutions
<input checked="" type="checkbox"/>	Water Conservation
<input type="checkbox"/>	Waste Management
<input checked="" type="checkbox"/>	Water Services and Irrigation
<input checked="" type="checkbox"/>	Weed Abatement

Entity Name

Parcel Tax Reporting- Statistical Data (To Be Completed by Levying Entity)

Fiscal Year 2022-23

Parcel Tax Name City of Dana Point CFD No. 2006-1 - Maintenance

A. The Type and Rate of Parcel Tax Imposed

(Please Check and Complete All Box(es) that Apply)

Parcel Tax Type	Parcel Tax Rate		Notes
	Dollar Amount	Base	
<input type="checkbox"/> All Property			
<input type="checkbox"/> All Residential			
<input type="checkbox"/> Single-Family			
<input type="checkbox"/> Multi-Family			
<input type="checkbox"/> Condominiums			
<input type="checkbox"/> Mobile Homes			

Entity Name

Parcel Tax Reporting- Statistical Data
(To Be Completed by Levying Entity)

☒ Other (Specify)

\$3,009.97	Custom Lot	Maintenance
\$0.00	Final Map Lot	Maintenance
\$1,074.99	Final Map Lot (Zone 2)	Maintenance

☐ All Non-Residential

☐ Commercial

☐ Industrial

☐ Institutional

☐ Recreational

☐ Other (Specify)

Parcel Tax Reporting- Statistical Data
(To Be Completed by Levying Entity)

☐ Unimproved /
Undeveloped

☐ Other (Specify)
