

Heber Meadows CFD 2005-01
REPORT TO BOARD OF DIRECTORS

MEETING DATE: January 20, 2022

FROM: Laura Fischer, General Manager

SUBJECT: Information Only Annual Disclosure Report

INFORMATION ONLY:

Each year, the Heber Meadows CFD 2005-01 contracts with Willdan to prepare the required annual Disclosure Report. The letter from Willdan and the Disclosure Report are attached for your information and review.

No action from the Board is required. Staff prepares and files the documents with the appropriate agencies to meet CFD and bond covenants.

Respectfully Submitted,

Laura Fischer,
General Manager

Annual Disclosure Report
Letter from Willdan



December 13, 2021

Ms. Adriana Amezcua
Finance Manager
Heber Public Utility District
1078 Dogwood Road, Suite 103
Heber, California 92249

RE: ANNUAL CONTINUING DISCLOSURE INFORMATION STATEMENT FOR FISCAL YEAR ENDING 2021

FOR: Community Facilities District No. 2005-1 (Heber Meadows), Special Tax Bonds Series 2005

Dear Adriana:

Enclosed please find a draft of the Annual Continuing Disclosure Information Statement for the above referenced bond issue for your review.

We would like to remind you of the obligation to provide such further information, if any, as may be necessary to make the specifically required statements, in light of the circumstances under which they are made, not misleading. **In this regard, please review the attached certificate and confirm that there have been no Significant Events as specified in the Continuing Disclosure Agreement or other information that should be reported.**

This report is of a factual nature without subjective assumptions, opinions, or views and may not be relied upon as advice or recommendation to purchase or sell any product or utilize any particular strategy relating to the issuance of municipal securities or purchase of financial products. Willdan Financial Services and its employees (collectively "Willdan") do not recommend any actions and are not acting as an advisor to any municipal entity, board, officer, agent, employee or obligated person pursuant to Section 15B of the Exchange Act. Prior to acting on any information or material contained in this communication, you should discuss it with appropriate internal or external advisors and experts and only rely upon their advice.

If the report looks accurate and there are no questions, please sign the disclosure information statement and email it back to me at your earliest convenience. However, if you have questions or would like to discuss the report, please contact Josephine Moses or me at (951) 587-3500.

Sincerely,
Willdan Financial Services

A handwritten signature in black ink, appearing to read 'Sue Currier', written over a light blue horizontal line.

Sue Currier, Senior Analyst
District Administration Services

Enclosures

Willdan Financial Services, District Administrative Services
Attn: Sue Carrier
27368 Via Industria, Suite 200
Temecula, California 92590
Fax: (951) 587-3510

RE: ANNUAL CONTINUING DISCLOSURE INFORMATION STATEMENTS FOR FISCAL YEAR ENDING 2021

FOR: Community Facilities District No. 2005-1 (Heber Meadows), Special Tax Bonds Series 2005

As amended, the Continuing Disclosure Covenants outline the Occurrence of Listed Events that must be reported in not more than ten (10) business days after the occurrence of the event, **irrespective of any determination as to whether such event may or may not be deemed material**. The District has no knowledge that any of the events listed below have occurred or have not been previously reported during the fiscal year ended June 30, 2021.

1. Principal and interest payment delinquencies on the Bonds.
2. Unscheduled draws on debt service reserves reflecting financial difficulties.
3. Unscheduled draws on credit enhancements reflecting financial difficulties.
4. Substitution of credit or liquidity providers, or their failure to perform.
5. Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds.
6. Defeasances.
7. Tender offers.
8. Bankruptcy, insolvency, receivership or similar proceedings pertaining to the Authority.
9. Ratings changes.

As amended, the Continuing Disclosure Covenants outline the Occurrence of Listed Events that must be reported in not more than ten (10) business days after the occurrence of the event, **if deemed material**. The District has no knowledge that any of the events listed below have occurred or have not been previously reported during the fiscal year ended June 30, 2021.

10. Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the District or the dissolution of the District.
11. Appointment of a successor or additional Trustee or the change of the name of the Trustee or any successor or additional Trustee.
12. Non-payment related defaults.
13. Modifications to the rights of Holders.
14. Optional, contingent or unscheduled bond calls, prepayment or redemptions other than defeasances.
15. Release, substitution or sale of property securing repayment of the Bonds.

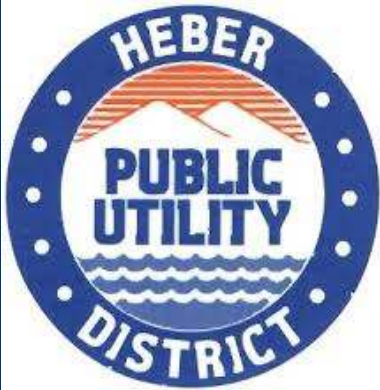
I certify that the Annual Continuing Disclosure Information Statement does not contain any untrue statement of material fact or omit to state any material fact required to be stated therein

or necessary to make the statements therein, in light of the circumstances under which they are made, not misleading.

In addition, the above referenced Annual Continuing Disclosure Information Statement has been approved to be disseminated through the MSRB's Electronic Municipal Market Access system ("EMMA") and to be made available by Willdan Financial Services along with any additionally required documents on the internet at www.willdan.com.

HEBER PUBLIC UTILITY DISTRICT

Signature: _____ Date: _____
Adriana Amezcua, Finance Manager



Preliminary Report, for
discussion purposes only.

**Heber Public Utility District
Community Facilities District No. 2005-1
(Heber Meadows)
Special Tax Bonds, Series 2005
\$2,355,000**

Imperial County, California
Dated: November 22, 2005
Base CUSIP+: 42249V

**2020/2021 ANNUAL CONTINUING DISCLOSURE
INFORMATION STATEMENT
AS OF DECEMBER XX, 2021**

Preliminary Draft for discussion purposes only

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 |
800.755.6864
F 951.587.3510

www.willdan.com



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Heber Public Utility District List of Participants

AGENCY

Adriana Amezcua
Finance Manager
Heber Public Utility District
1078 Dogwood Road, Suite 103
Heber, California 92249
www.heber.ca.gov

BOND COUNSEL AND DISCLOSURE COUNSEL

Richards, Watson & Gershon, A Professional Corporation
355 South Grand Avenue, 40th Floor
Los Angeles, California 90071
(213) 626-8484
www.rwglaw.com

DISTRICT ADMINISTRATOR DISCLOSURE CONSULTANT & DISSEMINATION AGENT

Willdan Financial Services*
27368 Via Industria, Suite 200
Temecula, California 92590
(951) 587-3500
www.willdan.com

TRUSTEE

Kathryn Valdivia
Vice President
Wells Fargo Bank, N.A.
333 South Grand Avenue, Fifth Floor, Suite 5A
Los Angeles, California 90071
Phone: (213) 253-7519

UNDERWRITER

Kinsell, Newcomb & De Dios, Inc.
2776 Gateway Rd.
Carlsbad, California 92009
Phone: (760) 444-1000

* In its role as Disclosure Consultant, Willdan Financial Services has not passed upon the accuracy, completeness or fairness of the statements contained herein.

I. INTRODUCTION

Pursuant to an Official Statement dated November 8, 2005, the Heber Public Utility District (the “HPUD” or “Utility District”) issued \$2,355,000 Heber Public Utility District Community Facilities District No. 2005-1 (Heber Meadows) (the “CFD”) Special Tax Bonds Series 2005 (the “Bonds”).

The purpose of these Bonds is to finance the acquisition, construction, improvement, or rehabilitation of certain public facilities (the “Facilities”) for the development of the CFD, to fund capitalized interest on the Bonds through March 1, 2007, to fund a debt service reserve account, and pay the costs of issuance of the Bonds. The Facilities consist of water and sewer facilities of the HPUD, including a regional wastewater pump station, to serve the property within the CFD, and all clearing and grubbing, grading, and appurtenances, and any removal or temporary signage or markings related thereto. The estimated cost of the construction of such Facilities was approximately \$3,112,667.

HPUD is located in the southern portion of Imperial County, California, approximately 120 miles east of San Diego. Formed on November 7, 1931, the HPUD encompasses an area of approximately 9.5 square miles, including the unincorporated town of Heber, situated about 50 feet below sea level. The CFD is comprised of approximately 86 acres located in the community of Heber, California, an unincorporated area of the south-central portion of Imperial County, three miles southeast of the City of El Centro, California. The property within the CFD is projected to be developed into a residential community called “Heber Meadows” composed of 219 single family homes.

This Annual Continuing Disclosure Information Statement is being provided pursuant to a covenant made by HPUD for the benefit of the holders of the Bonds and includes the information specified in a Continuing Disclosure Agreement.

The information set forth herein has been furnished by HPUD and by other sources, which is believed to be accurate and reliable, but is not guaranteed as to accuracy or completeness. Statements contained in this Annual Continuing Disclosure Information Statement which involve estimates, forecasts, or other matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact. Further, the information and expressions of opinion contained herein are subject to change without notice and the delivery of this Annual Continuing Disclosure Information Statement will not, under any circumstances, create any implication that there has been no change in the affairs of HPUD, the CFD or any other parties described herein.

THIS REPORT IS OF A FACTUAL NATURE WITHOUT SUBJECTIVE ASSUMPTIONS, OPINIONS, OR VIEWS AND MAY NOT BE RELIED UPON AS ADVICE OR RECOMMENDATION TO PURCHASE OR SELL ANY PRODUCT OR UTILIZE ANY PARTICULAR STRATEGY RELATING TO THE ISSUANCE OF MUNICIPAL SECURITIES OR PURCHASE OF FINANCIAL PRODUCTS. WILLDAN FINANCIAL

SERVICES AND ITS EMPLOYEES (COLLECTIVELY “WILLDAN”) DO NOT RECOMMEND ANY ACTIONS AND ARE NOT ACTING AS AN ADVISOR TO ANY MUNICIPAL ENTITY, BOARD, OFFICER, AGENT, EMPLOYEE OR OBLIGATED PERSON PURSUANT TO SECTION 15B OF THE EXCHANGE ACT. PRIOR TO ACTING ON ANY INFORMATION OR MATERIAL CONTAINED IN THIS COMMUNICATION, YOU SHOULD DISCUSS IT WITH APPROPRIATE INTERNAL OR EXTERNAL ADVISORS AND EXPERTS AND ONLY RELY UPON THEIR ADVICE.

II. BOND INFORMATION

A. PRINCIPAL OUTSTANDING

Bond Issue	As of September 2, 2021
Heber Public Utility District Community Facilities District No. 2005-1 Special Tax Bonds, Series 2005	\$1,470,000

B. BOND CALLS

There were no bond calls performed in Fiscal Year 2020/2021

C. FUND BALANCES

Fund Balances	As of September 2, 2021
Reserve Account of the Special Fund	\$166,921
Reserve Requirement	\$156,905
Project Account of the Acquisition and Construction Fund	CLOSED as of Nov. 2006
HPUD Account of the Acquisition and Construction Fund	CLOSED as of Apr. 2010

III. CHANGES IN THE RMA

There have been no changes to the Rate and Method of Apportionment approved or submitted to the qualified electors for approval prior to the filing of this Annual Continuing Disclosure Information Statement.

IV. PREPAID PARCELS

The following table sets forth parcels that have prepaid their Special Tax obligations since the date of the last Annual Continuing Disclosure Information Statement.

Owner	Assessor's Parcel Number	Date of Prepayment	Prepayment Total ⁽¹⁾
N/A	N/A	N/A	N/A
Prepayment Total			N/A

⁽¹⁾ Total prepayment amount including but not limited to, reserve credit, redemption amount and premium, investment earnings and administrative fees. See Section II (B) above.

V. FINANCIAL INFORMATION

HPUD'S ANNUAL FINANCIAL STATEMENTS ARE PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15c2-12. EXCEPT FOR THE NET TAXES AND CERTAIN FUNDS AND ACCOUNTS HELD UNDER THE INDENTURE RELATING TO THE BONDS, NO FUNDS OR ASSETS OF HPUD ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS. HPUD IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF HPUD IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

The audited financial statements for HPUD for the fiscal year ended June 30, 2021 will be separately filed with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access system ("EMMA") and are hereby incorporated by reference into this Annual Continuing Disclosure Information Statement.

VI. ASSESSED VALUE TO LIEN SUMMARY

The following table sets forth the Historical County Assessed Values, Special Tax Levy and Value-to-Lien for the last five (5) fiscal years.

Fiscal Year	Parcels Levied ⁽¹⁾	County Assessed Value	Special Tax Levy ⁽¹⁾	2-Sept CFD 2005-1 Debt	Value-to-Lien
2017-2018	175	\$28,440,517	\$200,319	\$1,760,000	16.16:1
2018-2019	174	\$29,756,933	\$202,064	\$1,685,000	17.66:1
2019-2020	174	\$30,426,113	\$199,456	\$1,615,000	18.84:1
2020-2021	174	\$31,879,753	\$201,295	\$1,545,000	20.63:1
2021-2022*	174	\$32,384,262	\$201,367	\$1,470,000	22.03:1

(1) The Special Tax Levy and total number of Parcels Levied includes amounts levied for Services but does not include parcels that have prepaid their Special Tax Obligation on the Bonds and are only being levied for Services.

* Source: 2021/2022 Imperial County Secured Property Tax Roll, as compiled by Willdan Financial Services.

VII. PROPERTY OWNERS WITH OVER 5% OF LEVY

The following table sets forth the Principal Property Owners in the CFD with greater than five (5%) of the Special Tax Levy, as measured by the amount of Special Taxes levied on the property owned by such taxpayers in fiscal year 2021/2022.

Owner	Assessor's Parcel Number	2021/2022 Special Tax Levy ⁽¹⁾	2021/2022 Percent Tax	Amount Unpaid ⁽²⁾
EL CENTRO LLC				
	054-601-021-000	\$33,848	16.81%	\$0
	054-605-068-000	3,492	1.73%	0
Subtotal		\$37,340	18.54%	\$0
COYNE, MARTIN D				
	054-605-053-000	\$900	0.45%	\$0
	054-605-055-000	939	0.47%	0
	054-605-057-000	940	0.47%	0
	054-605-059-000	940	0.47%	0
	054-605-060-000	900	0.45%	0
	054-601-019-000	940	0.47%	0
	054-605-062-000	940	0.47%	0
	054-605-063-000	940	0.47%	0
	054-605-064-000	900	0.45%	0
	054-605-065-000	940	0.47%	0
	054-605-066-000	940	0.47%	0
Subtotal		\$10,219	5.11%	\$0

(1) The Special Tax Levy includes amounts levied for both Facilities and Services.

(2) Amount Unpaid for cumulative years of 2020-2021 and prior years levy as of May 10, 2021 based on Imperial County Tax Collector's Office, as compiled by Willdan Financial Services.

Source: 2021/2022 Imperial County Secured Property Tax Roll as compiled by Willdan Financial Services.

VIII. DELINQUENCY STATUS

The following table set forth the Annual Special Tax and existing delinquencies for the last five (5) fiscal years as of the date shown below for the CFD.

Fiscal Year	Number of Parcels Levied	Annual Special Tax Levy ⁽¹⁾	Amount Delinquent as of 06/30 of the Fiscal Year ⁽²⁾	Number of Parcels Delinquent as of 06/30 of the Fiscal Year ⁽²⁾	Percent Delinquent as of 06/30 of the Fiscal Year ⁽²⁾	Amount Delinquent as of 11/9/2021 ⁽³⁾	Number of Parcels Delinquent as of 11/9/2021 ⁽³⁾	Percent Delinquent as of 11/9/2021 ⁽³⁾
2016-2017	177	\$203,739	\$466	1	0.23%	\$0	0	0.00%
2017-2018	177	\$200,442	\$893	1	0.45%	\$0	0	0.00%
2018-2019	177	\$202,255	\$467	1	0.23%	\$0	0	0.00%
2019-2020	177	\$199,653	\$0	0	0.00%	\$0	0	0.00%
2020-2021	177	\$201,498	\$521	1	0.26%	\$0	0	0.00%

(1) The Annual Special Tax Levy includes amounts levied for all parcels levied in the CFD including parcels that have prepaid their Special Tax Obligation for the Bonds and parcels that are only being levied for Services.

(2) Delinquent amount and delinquent parcel count as of June 30th of the corresponding fiscal year.

(3) Delinquent amount and delinquent parcel count as of November 9, 2021.

Source: Imperial County Tax Collector’s Office as of November 9, 2021 as compiled by Willdan Financial Services.

IX. FORECLOSURE STATUS

There are no parcels subject to Foreclosure at the time of the writing of this Annual Continuing Disclosure Information Statement.

X. PARITY BOND STATUS

There are no new Parity Bonds issued for this CFD.

XI. REPORT TO THE CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION

A copy of the report for the CFD prepared and filed with the California Debt and Investment Advisory Commission is included as an exhibit at the end of this Annual Continuing Disclosure Information Statement.

XII. DIRECT AND OVERLAPPING DEBT

The Direct and Overlapping Debt Report is included as an exhibit at the end of this Annual Continuing Disclosure Information Statement.

STATE OF CALIFORNIA

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

Submitted:
Tuesday, October 19, 2021
11:49:04AM
CDIAC #: 2005-1609

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

For Office Use Only
Fiscal Year _____

I. GENERAL INFORMATION

A. Issuer Heber Public Utility District CFD No 2005-1

B. Project Name Heber Meadows

C. Name/ Title/ Series of Bond Issue Special Tax Bonds Series 2005

D. Date of Bond Issue 11/8/2005

E. Original Principal Amount of Bonds \$2,355,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$156,905.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2021

A. Principal Amount of Bonds Outstanding \$1,545,000.00

B. Bond Reserve Fund \$166,917.18

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: 7/1/2021

From Equalized Tax Roll

From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$32,384,262.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$201,497.66

B. Total Amount of Unpaid Special Taxes Annually \$520.78

C. Does this agency participate in the County's Teeter Plan? N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 5/10/2021

A. Total Number of Delinquent Parcels: 1

B. Total Amount of Taxes Due on Delinquent Parcels: \$520.78
(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) *(Attach additional sheets if necessary.)*

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT

For Office Use Only
Fiscal Year _____

Submitted:
Tuesday, October 19, 2021
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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured Redeemed Entirely Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Josephine Moses
Title Assistant Director
Firm/ Agency Heber Public Utility District CFD No 2005-1
Address 27368 Via Industria, Suite 200
City/ State/ Zip Temecula, CA 92590
Phone Number (951) 587-3500 Date of Report 10/19/2021
E-Mail jmoses@willdan.com

IX. ADDITIONAL COMMENTS:

HEBER PUBLIC UTILITIES DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2005-1

2021-22 Local Secured Assessed Valuation: \$32,384,262 Land and Improvements

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 12/1/21</u>
Imperial Community College District General Obligation Bonds	0.232%	\$ 274,542
Central Union High School District General Obligation Bonds	0.760	218,708
Heber School District General Obligation Bonds	6.945	567,429
Heber Public Utility District Community Facilities District No. 2005-1	100.	<u>1,470,000</u>
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$2,530,679
 <u>OVERLAPPING GENERAL FUND DEBT:</u>		
Imperial County Certificates of Participation	0.226%	\$ 11,764
Imperial County Pension Obligation Bonds	0.226	44,598
Imperial County Office of Education Certificates of Participation	0.226	15,556
Heber School District General Fund Obligations	6.945	<u>145,851</u>
TOTAL OVERLAPPING GENERAL FUND DEBT		\$217,769
 COMBINED TOTAL DEBT		 \$2,748,448

(1) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2021-22 Assessed Valuation:

Direct Debt (\$1,470,000)	4.54%
Total Direct and Overlapping Tax and Assessment Debt	7.81%
Combined Total Debt.....	8.49%