



**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

**2023/2024 ANNUAL CONTINUING DISCLOSURE  
INFORMATION STATEMENT  
AS OF DECEMBER 23, 2024**

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## Heber Public Utility District List of Participants

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\* 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**

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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 (the “Report”) 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 the Continuing Disclosure Agreement.

The information set forth herein has been furnished by HPUD and by other sources, which are believed to be accurate and reliable, but are not guaranteed as to accuracy or completeness. Statements contained in this Report that 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. Furthermore, the information and expressions of opinion contained herein are subject to change without notice and the delivery of this Report 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**

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### **A. PRINCIPAL OUTSTANDING**

<b>Bond Issue</b>	<b>As of September 2, 2024</b>
Heber Public Utility District Community Facilities District No. 2005-1 Special Tax Bonds, Series 2005	\$930,000

### **B. BOND CALLS**

On March 1, 2024, a bond call in the amount of \$295,000 was performed using available surplus funds.

### **C. FUND BALANCES**

<b>Fund Balances</b>	<b>As of September 2, 2024</b>
Reserve Account of the Special Fund	\$181,798
Reserve Requirement	\$117,135
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 RATE AND METHOD OF APPORTIONMENT**

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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 Report.

#### **IV. PREPAID PARCELS**

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The following table sets forth parcels that have prepaid their Special Tax obligations since the date of the last Report.

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

<sup>(1)</sup> 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**

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**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, 2024 were not available at the time of the writing of this report however are expected to be filed by February 1, 2025. However, the unaudited financial statements for HPUD for the fiscal year ended June 30, 2024 will be separately filed with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website ("EMMA") and are hereby incorporated by reference into this Report.

## 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 <sup>(1)</sup>	County Assessed Value	Special Tax Levy <sup>(1)</sup>	2-Sept CFD 2005-1 Debt	Value-to-Lien
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
2022-2023	174	\$34,109,333	\$199,025	\$1,390,000	24.54:1
2023-2024	174	\$35,634,101	\$201,814	\$1,310,000	27.20:1
2024-2025*	174	\$36,623,464	\$162,969	\$930,000	39.38:1

<sup>(1)</sup> 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: 2024/2025 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 2024/2025.

Owner	Assessor's Parcel Number	2024/2025 Special Tax Levy <sup>(1)</sup>	2024/2025 Percent Tax	Amount Unpaid <sup>(2)</sup>
<b>THE COYNE COMPANIES</b>				
	054-601-019-000	\$919	0.56%	\$0
	054-605-053-000	881	0.54%	0
	054-605-055-000	919	0.56%	0
	054-605-057-000	919	0.56%	0
	054-605-059-000	919	0.56%	0
	054-605-060-000	881	0.54%	0
	054-605-062-000	919	0.56%	0
	054-605-063-000	919	0.56%	0
	054-605-064-000	881	0.54%	0
	054-605-065-000	919	0.56%	0
	054-605-066-000	919	0.56%	0
<b>Total</b>		<b>\$9,991</b>	<b>6.13%</b>	<b>\$0</b>

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

<sup>(2)</sup> Amount Unpaid for cumulative years of 2023/2024 and prior years levy as of June 30, 2024 based on Imperial County Tax Collector's Office, as compiled by Willdan Financial Services.

Source: 2024/2025 Imperial County Secured Property Tax Roll as compiled by Willdan Financial Services.



## ***VIII. DELINQUENCY STATUS***

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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.

<b>Fiscal Year</b>	<b>Number of Parcels Levied</b>	<b>Annual Special Tax Levy<sup>(1)</sup></b>	<b>Amount Delinquent as of 06/30 of the Fiscal Year<sup>(2)</sup></b>	<b>Number of Parcels Delinquent as of 06/30 of the Fiscal Year<sup>(2)</sup></b>	<b>Percent Delinquent as of 06/30 of the Fiscal Year<sup>(2)</sup></b>	<b>Remaining Amount Delinquent<sup>(3)</sup></b>	<b>Remaining Number of Parcels Delinquent<sup>(3)</sup></b>	<b>Remaining Percent Delinquent<sup>(3)</sup></b>
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%
2021-2022	177	\$201,572	\$18,670	2	9.26%	\$0	0	0.00%
2022-2023	177	\$199,244	\$472	1	0.24%	\$472	1	0.24%
2023-2024	177	\$202,044	\$1,420	1	0.70%	\$1,420	1	0.70%

<sup>(1)</sup> 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.

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

<sup>(3)</sup> Delinquent amount and delinquent parcel count as of the date of this report.

Source: Imperial County Tax Collector's Office as of the date of this report as compiled by Willdan Financial Services.

## ***IX. FORECLOSURE STATUS***

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

## ***X. PARITY BOND STATUS***

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There are no new Parity Bonds issued for this CFD.

## ***XI. REPORT TO THE CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION***

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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***

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



# 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 # : 2005-1609  
Status: Submitted  
10/17/2024

Information as of Reporting Year End: 6/30/2024

## Issuance

Issuer Name: Heber Public Utility District CFD No 2005-1

Issue Name: Special Tax Bonds Series 2005

Project Name: Heber Meadows

Actual Sale Date: 11/8/2005

Settlement Date:

Original Principal Amount: \$2,355,000.00

Date of Filing:

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: \$145,256.25

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:





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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-1609  
Status: Submitted  
10/17/2024

Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$1,015,000.00
Bond Reserve Fund:	\$180,331.47
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$0.00

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2024
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$36,623,464.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$202,043.90
Total Amount of Unpaid Special Taxes Annually:	\$947.64
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	5/21/2024
Total Number of Delinquent Parcels:	1
Total Amount of Special Taxes Due on Delinquent Parcels:	\$1,419.66

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	FY2324 Heber CFD 2005-1 DQ Report.pdf	9/26/2024

## 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 # : 2005-1609  
Status: Submitted  
10/17/2024

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Richelle Lane

Agency/Organization Name: Willdan Financial Services

Address: 27368 Via Industria, Ste 200

City: Temecula

State: CA

Zip Code: 92590

Telephone: 951-5873519

Fax Number:

E-mail: rlane@willdan.com

## Comments

Issuer Comments:

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

2024-25 Local Secured Assessed Valuation: \$36,623,464 Land and Improvements

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 12/1/24</u>
Imperial Community College District General Obligation Bonds	0.223%	\$ 461,035
Central Union High School District General Obligation Bonds	0.740	205,621
Heber School District General Obligation Bonds	7.065	639,344
<b>Heber Public Utility District Community Facilities District No. 2005-1</b>	<b>100.</b>	<b><u>930,000</u></b>
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$2,236,000
<u>OVERLAPPING GENERAL FUND DEBT:</u>		
Imperial County Certificates of Participation	0.217%	\$ 8,026
Imperial County Pension Obligation Bonds	0.217	30,836
Imperial County Office of Education General Fund Obligations	0.217	11,473
Heber School District General Fund Obligations	7.065	<u>217,236</u>
TOTAL OVERLAPPING GENERAL FUND DEBT		\$267,571
COMBINED TOTAL DEBT		\$2,503,571 (1)

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

Ratios to 2024-25 Assessed Valuation:

<b>Direct Debt (\$930,000)</b> .....	<b>2.54%</b>
Total Direct and Overlapping Tax and Assessment Debt.....	6.11%
Combined Total Debt.....	6.84%