

# SWEETWATER UNION HIGH SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICTS UPDATE

## DETERMINING THE STATUS OF FUNDING A CFD OBLIGATION AND SETTING THE ANNUAL SPECIAL TAX RATE FOR FISCAL YEAR 2025/26

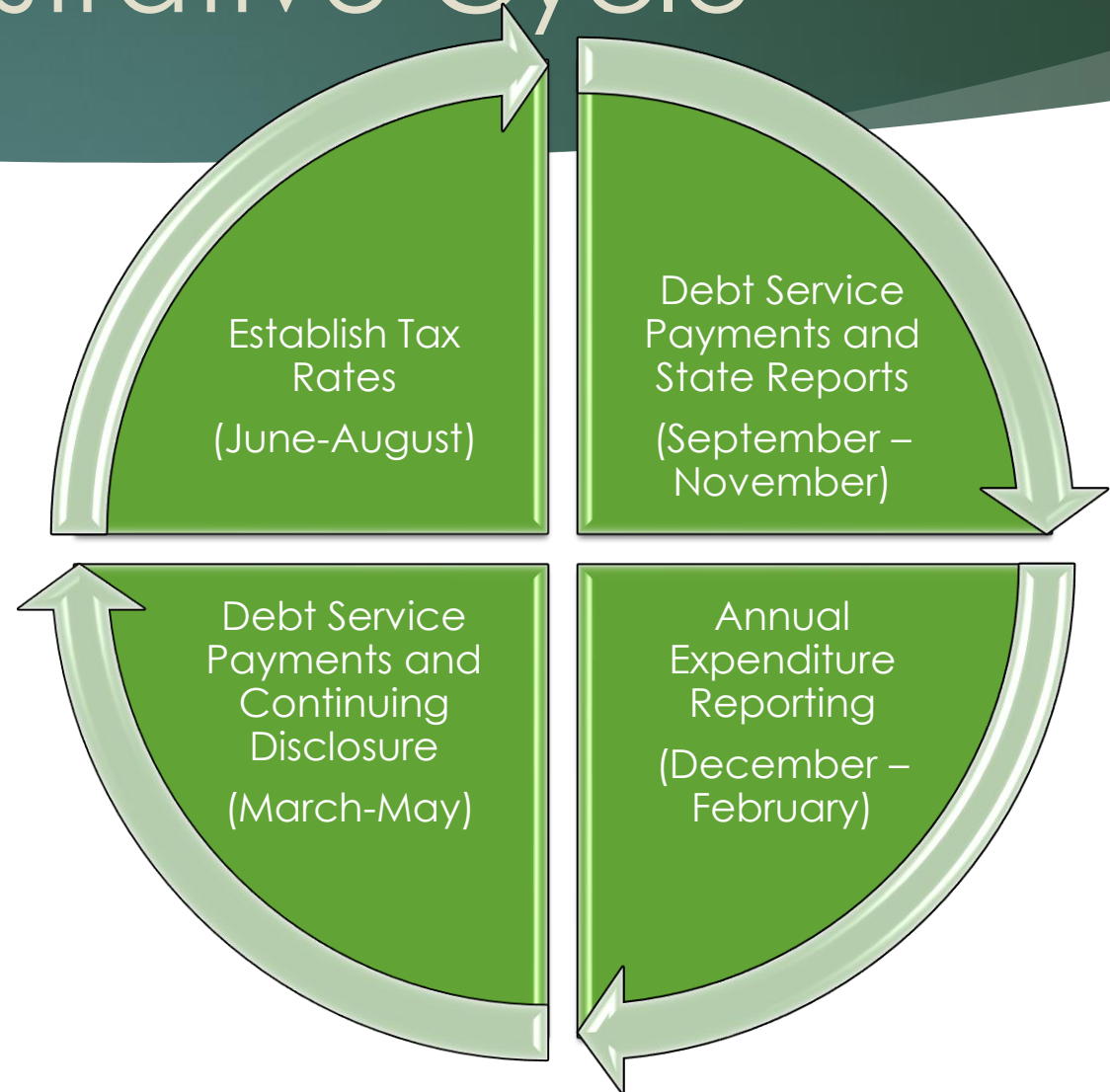
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JULY 21, 2025

# Annual Administrative Cycle

The annual  
Community Facilities  
Districts (CFDs)  
administrative cycle  
continues year-round.



# Projected Fiscal Year 2025/26 Levied Dwelling Units (“DUs”)

Community Facilities District	A Fiscal Year 2024/25 Taxable DUs	B C D E Difference in Levied Dwelling Units FY 2024/25 to Projected FY 2025/26				F Projected FY 2025/26 Taxable DUs
		Term Ended	Prepaid FY 2024/25	New DUs	Net Difference	
		1 - Eastlake	4,367	(241)	0	
2 - Bonita Long Canyon	0	0	0	0	0	0
3 - Rancho Del Rey	148	(124)	0	0	(124)	24
4 - Sunbow	1,630	(379)	0	79	(300)	1,330
5 - Annexable	66	(9)	0	0	(9)	57
6 - Village Development	3,221	(665)	0	0	(665)	2,556
8 - Coral Gate	108	(107)	0	0	(107)	1
9 - A/B - Ocean View/Denney Ranch	2,251	(222)	0	0	(222)	2,029
10 - Annexable	2,268	(52)	0	80	28	2,296
11 - Lomas Verde	1,555	(216)	0	0	(216)	1,339
12 - Village One West	909	0	0	0	0	909
13 - San Miguel Ranch	1,312	0	0	0	0	1,312
14 - Village 11	2,051	0	0	0	0	2,051
15 - Village 6	1,537	0	0	0	0	1,537
16 - Village 7	759	0	0	0	0	759
17 - Portions of Villages 2 and 7	2,098	0	0	13	13	2,111
18 - Millenia	885	0	0	18	18	903
19 - IA 1/2 - PA12 and Portion of V2	1,770	0	0	31	31	1,801
20 - Village 3 North	948	0	0	78	78	1,026
<b>Total</b>	<b>27,883</b>	<b>(2,015)</b>	<b>0</b>	<b>300</b>	<b>(1,715)</b>	<b>26,168</b>

# Setting the Annual Special Tax Rates: Methodology Summary

## Evaluation of New Construction Obligation in Seats

Obligation (Dwelling Units x Student Generation Rate)

Seats Funded through Principal Paid from Debt and Pay Go



## Evaluation of Capital Projects that Extend the Useful Life Obligation

Obligation (Projected Students x Cost per Student)

Capital Projects Funded through Pay Go



## Determination of Special Tax Requirement for Fiscal Year 2025/26

Unfunded New Construction + Unfunded Capital Projects that  
Extend the Useful Life

Setting of Maximum and Actual Special Tax Rates per CFD

# Methodology of New Construction Obligation: Determined in Seats

## Example from CFD No. 13

Dwelling Unit Type	Single Family Detached	Single Family Attached	Multi-Family (Apartments)	Total/Average
<b>Expected Dwelling Units at Buildout</b>	<b>889</b>	<b>425</b>	<b>0</b>	<b>1,314</b>
<b>Number of Students per Home (SGR)</b>				
<b>Middle School</b>	<b>0.1156</b>	<b>0.0874</b>	<b>0.0748</b>	<b>0.1037</b>
<b>High School</b>	<b>0.2484</b>	<b>0.1631</b>	<b>0.1481</b>	<b>0.2150</b>
<b>Projected Students/ New Construction Obligation</b>				
<b>Middle School</b>	<b>103</b>	<b>37</b>	<b>0</b>	<b>140</b>
<b>High School</b>	<b>221</b>	<b>69</b>	<b>0</b>	<b>290</b>

# Projected New Construction Obligation & Funding: Summary\*

CFD No.	A	B	C	D	E	F	G
	Projected Students		Funded Seats		Unfunded Seats		Cost of Unfunded Seat Obligation
	Middle School	High School	Middle	High	Middle	High	
1	1,002	2,073	943	2,021	59	52	\$22,751,726
2	49	105	49	105	SATISFIED		\$0
3	412	863	318	660	94	203	\$63,931,056
4	302	616	176	351	126	265	\$84,050,379
5	107	224	93	170	14	54	\$15,002,361
6	410	856	316	629	94	227	\$69,505,307
8	0	124	0	49	0	75	\$17,035,203
9A	0	787	0	267	0	520	\$118,280,325
9B	112	0	19	0	93	0	\$17,329,953
10	0	538	0	364	0	174	\$39,701,438
11	222	456	196	401	26	55	\$17,278,295
12	105	226	87	178	18	48	\$14,312,851
13	140	290	100	218	40	72	\$24,046,609
14	238	494	180	385	58	109	\$35,634,627
15	144	285	106	224	46	71	\$21,270,924
16	82	170	85	174	SATISFIED		\$0
17	256	520	132	275	124	245	\$79,086,984
18	235	461	32	73	203	388	\$126,462,070
19	264	526	64	150	200	376	\$123,035,757
20	132	273	58	131	74	142	\$46,140,368
<b>Total</b>	<b>4,212</b>	<b>9,887</b>	<b>2,954</b>	<b>6,825</b>	<b>1,269</b>	<b>3,076</b>	<b>\$934,856,233</b>

\* Based on the current Fiscal Year 2025/2026 Budget Allocations. Budget allocation may be adjusted once actuals are known to ensure no CFD "overfunds" their obligation. The above figures have not been rounded which may affect totals.

# Capital Projects that Extend the Useful Life Obligation: Summary by CFD\*

CFD No.	A	B	C	D	E
	Projected Students			Cost of Projects to Extend Life	Remaining Obligation
	Middle School	High School	Total		
1	1,002	2,073	3,075	\$278,160,584	\$238,488,964
2	49	105	154	\$13,949,368	\$12,972,352
3	412	863	1,275	\$115,455,348	\$105,650,264
4	302	616	912	\$83,043,631	\$77,675,502
5	107	224	331	\$29,963,630	\$27,573,587
6	410	856	1,266	\$114,598,700	\$104,382,969
8	0	124	124	\$11,857,210	\$9,495,521
9A	0	787	787	\$75,266,082	\$66,888,239
9B	112	0	112	\$8,905,218	\$8,886,855
10	0	538	538	\$51,465,530	\$46,502,604
11	222	456	678	\$61,322,419	\$57,771,942
12	105	226	331	\$29,976,301	\$27,000,294
13	140	290	430	\$38,908,757	\$32,716,931
14	238	494	732	\$66,208,945	\$63,543,865
15	144	285	430	\$38,797,346	\$36,532,916
16	82	170	252	\$22,760,803	\$20,859,954
17	256	520	776	\$70,158,670	\$63,801,924
18	235	461	696	\$62,892,004	\$62,196,910
19	264	526	790	\$71,378,694	\$69,792,833
20	132	273	405	\$36,635,209	\$35,212,872
<b>Total/ Average**</b>	<b>4,212</b>	<b>9,887</b>	<b>14,094</b>	<b>\$1,281,704,449</b>	<b>\$1,167,947,298</b>

\* The above figures have not been rounded which may affect totals.

\*\* The Total/Average has been adjusted to use the sum of the obligation per dwelling unit for CFD 9A and CFD 9B.

# Verifying the Need for the Special Taxes:

## Projected Outstanding Obligation by CFD to June 30, 2026\*

\* These figures have not been rounded which may affect totals.

CFD No.	A	B	C
	Cost of Unfunded Seat Obligation	Cost of Projects to Extend Life	Remaining Obligation
1	\$22,751,726	\$238,488,964	\$261,240,690
2	\$0	\$12,972,352	\$12,972,352
3	\$63,931,056	\$105,650,264	\$169,581,320
4	\$84,050,379	\$77,675,502	\$161,725,881
5	\$15,002,361	\$27,573,587	\$42,575,948
6	\$69,505,307	\$104,382,969	\$173,888,276
8	\$17,035,203	\$9,495,521	\$26,530,724
9A	\$118,280,325	\$66,888,239	\$185,168,564
9B	\$17,329,953	\$8,886,855	\$26,216,808
10	\$39,701,438	\$46,502,604	\$86,204,042
11	\$17,278,295	\$57,771,942	\$75,050,237
12	\$14,312,851	\$27,000,294	\$41,313,145
13	\$24,046,609	\$32,716,931	\$56,763,540
14	\$35,634,627	\$63,543,865	\$99,178,492
15	\$21,270,924	\$36,532,916	\$57,803,840
16	\$0	\$20,859,954	\$20,859,954
17	\$79,086,984	\$63,801,924	\$142,888,908
18	\$126,462,070	\$62,196,910	\$188,658,980
19	\$123,035,757	\$69,792,833	\$192,828,590
20	\$46,140,368	\$35,212,872	\$81,353,240
<b>Total</b>	<b>\$934,856,233</b>	<b>\$1,167,947,298</b>	<b>\$2,102,803,531</b>

**Verifying the Need for the  
Special Taxes:  
Projected Fund Balance  
June 30, 2026**

Description	Amount
<b>Beginning Fund Balance 6/30/2024</b>	<b>\$222,600,476.12</b>
Special Taxes/Penalties Collected	\$30,290,497.24
Interest Earned/Misc. Revenue	\$7,832,238.02
Projected Debt Service Paid	(\$10,336,475.00)
Projected Administrative Charges	(\$945,047.73)
Projected Construction Oversight Cost	(\$553,570.49)
Projected Pay Go Project Expenditures	(\$29,075,561.20)
<b>Projected Ending Fund Balance 6/30/2025</b>	<b>\$219,812,556.96</b>
Recommended Special Tax Levy 2025/26	\$29,851,627.20
Expected Interest Earned/Misc. Revenue	\$4,000,000.00
Budgeted Debt Service Paid	(\$8,898,850.00)
Budgeted Administrative Charges	(\$851,617.25)
Budgeted Construction Oversight Cost	(\$714,851.74)
Budgeted Pay Go Project Expenditures	(\$47,456,538.33)
<b>Projected Ending Fund Balance 6/30/2026</b>	<b>\$195,742,326.84</b>

# Unfunded Obligation less Fund Balance

CFD No.	A	B	C
	Projected Cost of Unfunded Obligation June 30, 2026	Projected Fund Balance June 30, 2026	Remaining Unfunded Obligation
1	\$261,240,690	\$29,046,410	\$232,194,280
2*	\$12,972,352	\$1,372,510	\$11,599,842
3	\$169,581,320	\$10,026,469	\$159,554,851
4	\$161,725,881	\$9,521,111	\$152,204,770
5	\$42,575,948	\$3,044,734	\$39,531,214
6	\$173,888,276	\$17,008,307	\$156,879,969
8	\$26,530,724	\$0	\$26,530,724
9A	\$185,168,564	\$13,359,027	\$171,809,537
9B	\$26,216,808	\$6,222,885	\$19,993,923
10	\$86,204,042	\$15,906,036	\$70,298,006
11	\$75,050,237	\$12,195,862	\$62,854,375
12	\$41,313,145	\$4,806,546	\$36,506,599
13	\$56,763,540	\$1,841,926	\$54,921,614
14	\$99,178,492	\$13,259,935	\$85,918,557
15	\$57,803,840	\$6,694,508	\$51,109,332
16	\$20,859,954	\$6,382,620	\$14,477,334
17	\$142,888,908	\$13,864,364	\$129,024,544
18	\$188,658,980	\$17,089,156	\$171,569,824
19	\$192,828,590	\$6,266,089	\$186,562,501
20	\$81,353,240	\$7,833,832	\$73,519,408
<b>Total**</b>	<b>\$2,102,803,531</b>	<b>\$195,742,327</b>	<b>\$1,907,061,204</b>

\* The term of the Special Tax for CFD 2 has ended. The fund balance will be used to fund Capital Projects that Extend the Useful Life.

\*\* Totals may not sum due to rounding and excludes debt proceeds and formation deposits.

# Setting the Annual Special Tax Rate by Resolution:

## County Requirements:

- ▶ The County of San Diego requires a Resolution be adopted annually to allow for the application of the Special Taxes onto the property tax bill.
- ▶ The deadline for application and resubmittal of any rejected charge is August 10, 2025.

## Resolution Purposes:

- ▶ Establishes the maximum Special Tax rate for properties in which the first or initial fiscal year of taxation is Fiscal Year 2025/26, and for existing developed properties which were taxed in previous years.
- ▶ Establishes the actual Special Tax, as a percentage of the maximum rate, to be levied in Fiscal Year 2025/26 for each CFD.

# Staff Recommendations: Fiscal Year 2025/26 Special Tax Rates

As in Fiscal Years 2016/17 - 2024/25 the District's CFDs have been be classified into two categories:

- 1) **CFDs that have fully funded their New Construction Obligation.** For Fiscal Year 2025/26, CFD No. 16 falls into this category for the first time (CFD No. 2 would also but no longer levies a tax). CFD No. 16 still has a significant remaining obligation to fund projects that extend the useful life of facilities.
- 2) **CFDs that have not fully funded their New Construction Obligation.** This category includes the remaining CFDs as follows: CFD Nos. 1, 3, 4, 5, 6, 8, 9A, 9B, 10, 11, 12, 13, 14, 15, 17, 18, 19 IA1, 19 IA2 and 20.

**As a result of the remaining obligations for each of the District's CFDs, staff recommends applying a 2% escalation to the current Special Tax rates and levying Special Taxes as follows.** CFD Nos. 1, 3, 4, 5, 6, 8, 9A, 9B, 10, 11, 12, 13, 14, 15 and 16 would be taxed at 98.04% of the maximum and CFD Nos. 17, 18, 19 IA1, 19 IA2 and 20 would be taxed at 100% of the maximum.



Questions

