

**IRVINE RANCH WATER DISTRICT
NOTICE OF FILING REPORTS AND
SETTING OF CONNECTION FEES AND PROPERTY TAXES
FOR FISCAL YEARS 2025-26 AND 2026-27**

NOTICE is hereby given that a report has been filed with the Secretary of the Irvine Ranch Water District relating to the setting of connection fees and property taxes for Fiscal Years 2025-26 and 2026-27. The reports contain the proposed connection fees and property tax rates of Fiscal Years 2025-26 and 2026-27; analysis of changes within IDs; and key rate setting factors for Fiscal Years 2025-26 and 2026-27. The reports are provided as Attachment "A" and are incorporated herein by this reference and are on file with the Secretary of the District at the District Office and are available for public inspection on the District Bulletin Board located at 15600 Sand Canyon Avenue, Irvine, CA. This notice is filed pursuant to Government Code Section 66016.6 of the State of California.

NOTICE is further given that on Monday, July 14, 2025 at 5:00 p.m. (or as soon thereafter as is reasonably practicable) in the District's Board of Directors meeting room at 15600 Sand Canyon Avenue, Irvine, CA, this item will be presented to the Board of Directors at their regular Board meeting for their consideration.

Dated: June 30, 2025

/s/ Kristine Swan
District Secretary
Irvine Ranch Water District

Proposed Connection Fees and Property Tax Rates Fiscal Years 2025-26 and 2026-27

CONNECTION FEES ⁽¹⁾

Improvement District	Current FY 2024-25			Proposed FY 2025-26			
	Water	Sewer	Total	Water	Sewer	Total	⁽²⁾ \$
111/222	\$4,956	\$8,880	\$13,836	\$5,985	\$11,310	\$17,295	\$3,459
112/212	\$2,391	\$5,590	\$7,981	\$4,322	\$6,931	\$11,253	\$3,272
112a/212a No Tax Authority (100% Connection Fee)	\$4,068	\$10,614	\$14,682	\$8,683	\$13,928	\$22,611	\$7,929
113/213	\$1,368	\$9,413	\$10,781	\$5,617	\$9,153	\$14,770	\$3,989
125/240	\$3,062	\$5,506	\$8,568	\$4,125	\$6,650	\$10,775	\$2,207
125/225	\$3,062	\$5,279	\$8,341	\$4,125	\$6,301	\$10,426	\$2,085
153/253	\$1,337	\$2,341	\$3,678	\$1,537	\$2,950	\$4,487	\$809
153/253 PA 30	\$5,129	\$5,353	\$10,482	\$6,257	\$6,531	\$12,788	\$2,306
256 OPA		\$7,630	\$7,630		\$8,622	\$8,622	\$992
185/285	\$1,656	\$5,519	\$7,175	\$7,000	\$7,350	\$14,350	\$7,175
188/288	\$1,973	\$3,385	\$5,358	\$6,570	\$5,164	\$11,734	\$6,376

Improvement District	Proposed FY 2025-26			Proposed FY 2026-27			
	Water	Sewer	Total	Water	Sewer	Total	⁽²⁾ \$
111/222	\$5,985	\$11,310	\$17,295	\$6,165	\$11,649	\$17,814	\$519
112/212	\$4,322	\$6,931	\$11,253	\$4,452	\$7,139	\$11,591	\$338
112a/212a No Tax Authority (100% Connection Fee)	\$8,683	\$13,928	\$22,611	\$8,943	\$14,346	\$23,289	\$678
113/213	\$5,617	\$9,153	\$14,770	\$5,786	\$9,428	\$15,214	\$444
125/240	\$4,125	\$6,650	\$10,775	\$4,249	\$6,850	\$11,099	\$324
125/225	\$4,125	\$6,301	\$10,426	\$4,249	\$6,490	\$10,739	\$313
153/253	\$1,537	\$2,950	\$4,487	\$1,583	\$3,039	\$4,622	\$135
153/253 PA 30	\$6,257	\$6,531	\$12,788	\$6,445	\$6,727	\$13,172	\$384
256 OPA		\$8,622	\$8,622		\$8,881	\$8,881	\$259
185/285	\$7,000	\$7,350	\$14,350	\$7,210	\$7,571	\$14,781	\$431
188/288	\$6,570	\$5,164	\$11,734	\$6,767	\$5,319	\$12,086	\$352

PROPERTY TAX RATES ⁽⁴⁾

Improvement District	Current			Proposed		
	Water	Sewer	Total	Water	Sewer	Total
112/212	\$0.0110	\$0.0365	\$0.0475	\$0.0110	\$0.0365	\$0.0475
113/213	\$0.0400	\$0.0590	\$0.0990	\$0.0400	\$0.0590	\$0.0990
125/225	\$0.0085	\$0.0195	\$0.0280	\$0.0085	\$0.0195	\$0.0280
125/240	\$0.0085	\$0.0195	\$0.0280	\$0.0085	\$0.0065	\$0.0150
153/253	\$0.0010	\$0.0210	\$0.0220	\$0.0010	\$0.0210	\$0.0220
185/285	\$0.0081	\$0.0137	\$0.0218	\$0.0081	\$0.0137	\$0.0218
188/288	\$0.0309	\$0.0085	\$0.0394	\$0.0259	\$0.0071	\$0.0330

⁽¹⁾ Includes an estimated increase of \$225 million for the Santiago Dam Outlet.

⁽²⁾ ENR for June 2025 through March 2026 is estimated at 3.7%.

⁽³⁾ Estimated ENR for June 2026 through June 2027 is 3.0%.

⁽⁴⁾ Based on \$100 of land assessed value.

Tax Rate adjustments reduced to match annual debt service.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

111/222

To Date:

	Water	Sewer	Total
Fund Balance (3/31/2025)	\$ (14.6)	\$ (7.7)	\$ (22.3)

Underlay

Future Projection:

Revenue:

Interest Income on Balance	\$ 51.5	\$ 57.0	\$ 108.5
Other Revenues ⁽²⁾	16.6	7.0	23.6
1% and Enhancement	259.8	217.7	477.5
Bond Sales	147.6	91.7	239.3
Connection Fees	2.4	4.6	7.0
GO Property Taxes	-	-	-
Total Revenue	\$ 477.9	\$ 378.0	\$ 855.9

Expenditures:

Capital	\$ (187.9)	\$ (131.9)	\$ (319.8)
Debt	(240.6)	(166.0)	(406.6)
Total Expenditures	\$ (428.5)	\$ (297.9)	\$ (726.4)

Fund Balance (FY 2059-60)	\$ 34.8	\$ 72.4	\$ 107.2
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Connection Fees:

	Year	Current	Proposed	\$
	25-26	\$13,836	\$17,295	\$3,459
	26-27	\$17,295	\$17,814	\$519

GO Property Taxes:

	25-26	\$0.0000	\$0.0000	\$0.0000
	26-27	\$0.0000	\$0.0000	\$0.0000

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) This ID has no GO authority and therefore no property taxes.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

112/212

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (29.2)	\$ (102.2)	\$ (131.4)
Connection Fees	13.1	40.0	53.1
GO Property Taxes	6.1	18.1	24.2
Previous Bond Sales	8.1	26.0	34.1
Other ⁽²⁾	2.0	4.0	6.0
Fund Balance (3/31/2025)	\$ 0.1	\$ (14.1)	\$ (13.9)

Future Projection:

Revenue:

Interest Income on Balance	\$ 11.2	\$ 18.8	\$ 30.0
Other Revenues ⁽²⁾	2.3	35.3	37.6
Bond Sales	26.4	54.5	80.9
Connection Fees	21.5	34.6	56.1
GO Property Taxes	20.1	66.4	86.5
Total Revenue	\$ 81.5	\$ 209.6	\$ 291.1

Expenditures:

Capital	\$ (28.4)	\$ (62.9)	\$ (91.3)
Debt	(53.1)	(132.6)	(185.7)
Total Expenditures	\$ (81.5)	\$ (195.5)	\$ (277.0)
Fund Balance (FY 2059-60)	\$ 0.1	\$ 0.0	\$ 0.2

Change

Connection Fees:

	Year	Current	Proposed	\$
Previous		\$13.1	\$40.0	\$53.1
Future		\$21.5	\$34.6	\$56.1
Total Connection Fees		\$34.6	\$74.6	\$109.2
	50%			
	25-26	\$7,981	\$11,254	\$3,273
	26-27	\$11,254	\$11,592	\$338

GO Property Taxes:

Previous	\$6.1	\$18.1	\$24.2					
Underlay (ID 125/225)	\$0.0	\$0.0	\$0.0					
Future	\$20.1	\$66.4	\$86.5					
Total GO Property Taxes	\$26.2	\$84.5	\$110.7	50%	25-26	\$0.0475	\$0.0475	\$0.0000
					26-27	\$0.0475	\$0.0475	\$0.0000

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

113/213

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (22.8)	\$ (44.1)	\$ (66.9)
Connection Fees	5.1	11.6	16.7
GO Property Taxes	4.0	5.8	9.8
Previous Bond Sales	16.3	28.6	44.9
Other ⁽²⁾	1.3	(0.1)	1.2
Fund Balance (3/31/2025)	\$ 3.9	\$ 1.8	\$ 5.7

Future Projection:

Revenue:

Interest Income on Balance	\$ 7.7	\$ 6.9	\$ 14.6
Other Revenues ⁽²⁾	1.6	2.0	3.6
Bond Sales	11.0	20.6	31.6
Connection Fees	15.4	25.1	40.5
GO Property Taxes	18.7	28.8	47.5
Total Revenue	\$ 54.4	\$ 83.4	\$ 137.8

Expenditures:

Capital	\$ (19.2)	\$ (26.8)	\$ (46.0)
Debt	(35.1)	(62.1)	(97.2)
Total Expenditures	\$ (54.3)	\$ (88.9)	\$ (143.2)

Fund Balance (FY 2059-60)

\$ 4.0	\$ (3.7)	\$ 0.3
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Change

Connection Fees:

		Year	Current	Proposed	\$
Previous	\$5.1		\$11.6	\$16.7	
Future	\$15.4		\$25.1	\$40.5	
Total Connection Fees	\$20.5	\$36.7	\$57.2	50%	
		25-26	\$10,781	\$14,770	\$3,989
		26-27	\$14,770	\$15,214	\$444

GO Property Taxes:

Previous	\$4.0	\$5.8	\$9.8					
Future	\$18.7	\$28.8	\$47.5					
Total GO Property Taxes	\$22.7	\$34.6	\$57.3	50%	25-26	\$0.0990	\$0.0990	\$0.0000
					26-27	\$0.0990	\$0.0990	\$0.0000

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

185/285

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (3.6)	\$ (8.0)	\$ (11.6)
Connection Fees	2.4	3.8	6.2
GO Property Taxes	0.9	1.4	2.3
Previous Bond Sales	1.5	1.8	3.3
Other ⁽²⁾	1.4	3.8	5.2
Fund Balance (3/31/2025)	\$ 2.6	\$ 2.8	\$ 5.4
Underlay	\$ 1.9	\$ 4.3	6.1

Future Projection:

Revenue:

Interest Income on Balance	\$ 3.6	\$ 2.1	\$ 5.7
Other Revenues ⁽²⁾	0.8	0.7	1.5
Bond Sales	9.7	10.3	20.0
Connection Fees	0.3	0.3	0.6
GO Property Taxes	10.3	14.2	24.5
Total Revenue	\$ 24.7	\$ 27.6	\$ 52.3

Expenditures:

Capital	\$ (8.5)	\$ (10.0)	\$ (18.5)
Debt	(17.9)	(21.1)	(39.0)
Total Expenditures	\$ (26.4)	\$ (31.1)	\$ (57.5)
Fund Balance (FY 2059-60)	\$ 0.9	\$ (0.7)	\$ 0.2

Change

Connection Fees:

	Year	Current	Proposed	\$
Previous		\$2.4	\$3.8	\$6.2
Future		\$0.3	\$0.3	\$0.6
Total Connection Fees		\$2.7	\$4.1	\$6.8
	25-26	\$7,175	\$14,350	\$7,175
	26-27	\$14,350	\$14,781	\$431

GO Property Taxes:

Previous	\$0.9	\$1.4	\$2.3
Underlay (ID 125/225)	\$1.9	\$4.3	\$6.1
Future	\$10.3	\$14.2	\$24.5
Total GO Property Taxes	\$13.1	\$19.9	\$32.9
	25-26	\$0.0218	\$0.0218
	26-27	\$0.0218	\$0.0218

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

188/288

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (9.9)	\$ (9.1)	\$ (19.0)
Connection Fees	1.0	1.5	2.5
GO Property Taxes	2.7	0.4	3.1
Previous Bond Sales	4.6	0.4	5.0
Other ⁽²⁾	2.6	6.7	9.3
Fund Balance (3/31/2025)	\$ 1.0	\$ (0.1)	\$ 0.9

Underlay

Future Projection:

Revenue:

Interest Income on Balance	\$ 1.7	\$ 0.9	\$ 2.6
Other Revenues ⁽²⁾	0.2	-	0.2
Bond Sales	2.4	0.8	3.2
Connection Fees	1.4	1.1	2.5
GO Property Taxes	1.5	0.4	1.9
Total Revenue	\$ 7.2	\$ 3.2	\$ 10.4

Expenditures:

Capital	\$ (2.4)	\$ (1.0)	\$ (3.4)
Debt	(6.2)	(1.9)	(8.1)
Total Expenditures	\$ (8.6)	\$ (2.9)	\$ (11.5)
Fund Balance (FY 2059-60)	\$ (0.4)	\$ 0.2	\$ (0.2)

Change

Connection Fees:

	Year	Current	Proposed	\$
Previous		\$1.0	\$1.5	\$2.5
Future		\$1.4	\$1.1	\$2.5
Total Connection Fees		\$2.4	\$2.6	\$5.0
	25-26	\$5,358	\$11,734	\$6,376
	26-27	\$11,734	\$12,086	\$352

GO Property Taxes:

Previous	\$2.7	\$0.4	\$3.1					
Underlay (ID 125/225)	\$0.0	\$0.0	\$0.0					
Future	\$1.5	\$0.4	\$1.9					
Total GO Property Taxes	\$4.2	\$0.8	\$5.0	50%	25-26	\$0.0394	\$0.0330	(\$0.0064)
					26-27	\$0.0330	\$0.0330	\$0.0000

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

153/253 (Undeveloped)

To Date:

	Water	Sewer	Total
Expenditures ⁽¹⁾	\$ (11.6)	\$ (54.3)	\$ (65.9)
Connection Fees	18.1	22.8	40.9
GO Property Taxes	3.6	7.6	11.2
Previous Bond Sales	7.60	11.90	19.5
Other ⁽²⁾	14.2	9.2	23.4
Fund Balance (3/31/2025)	\$ 31.9	\$ (2.8)	\$ 29.1
Underlay	\$ 7.6	\$ 17.4	25.0

Future Projection:

Revenue:

Interest Income on Balance	\$ 36.6	\$ 16.5	\$ 53.1
Other Revenues ⁽²⁾	46.3	69.9	116.2
Bond Sales	69.2	75.0	144.2
Connection Fees	14.1	26.4	40.5
GO Property Taxes	2.6	43.2	45.8
Total Revenue	\$ 168.8	\$ 231.0	\$ 399.8

Expenditures:

Capital	\$ (77.1)	\$ (84.8)	\$ (161.9)
Debt	(123.4)	(142.9)	(266.3)
Total Expenditures	\$ (200.5)	\$ (227.7)	\$ (428.2)
Fund Balance (FY 2059-60)	\$ 0.2	\$ 0.5	\$ 0.7

Change

Connection Fees:

	Year	Current	Proposed	\$
Previous				
		\$18.1	\$22.8	\$40.9
Future				
		\$14.1	\$26.4	\$40.5
Total Connection Fees		\$32.2	\$49.2	\$81.4
	50%			
	25-26	\$3,678	\$4,487	\$809
	26-27	\$4,487	\$4,621	\$134

GO Property Taxes:

Previous	\$3.6	\$7.6	\$11.2					
Underlay (ID 125/225)	\$7.6	\$17.4	\$25.0					
Future	\$2.6	\$43.2	\$45.8					
Total GO Property Taxes	\$13.8	\$68.2	\$82.0	50%	25-26	\$0.0220	\$0.0220	\$0.0000
					26-27	\$0.0220	\$0.0220	\$0.0000

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other Revenues include native water and golf course revenue for 153/253, buy-in costs, and estimated grant revenue and any source revenue.

IRVINE RANCH WATER DISTRICT
Analysis of Changes within IDs
(in millions)

Improvement District

125/225

To Date:

	Water	Sewer	Total
Fund Balance (3/31/2025)	\$ 150.4	\$ 6.6	\$ 157.0

Future Projection:

Revenue:

Interest Income on Balance	\$ 101.9	\$ 8.1	\$ 110.0
Other Revenues ⁽²⁾	22.0	22.6	44.6
1% and Enhancement	112.3	327.5	439.8
Bond Sales	192.3	207.3	399.6
Connection Fees	27.5	42.0	69.5
GO Property Taxes	187.3	366.7	554.0
Total Revenue	\$ 643.3	\$ 974.2	\$ 1,617.5

Expenditures:

Capital	\$ (244.5)	\$ (282.5)	\$ (527.0)
Debt	(532.6)	(677.4)	(1,210.0)
Total Expenditures	\$ (777.1)	\$ (959.9)	\$ (1,737.0)

Fund Balance (FY 2059-60)

\$ 16.6	\$ 20.9	\$ 37.5
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Change

Connection Fees:

Year	Current	Proposed	\$
25-26	\$8,341	\$10,426	\$2,085
26-27	\$10,426	\$10,739	\$313

GO Property Taxes:

25-26	\$0.0280	\$0.0280	\$0.0000
26-27	\$0.0280	\$0.0280	\$0.0000

(1) Expenditures includes both capital infrastructure and general plant expenditures.

(2) Other includes Grants, AMP, LRP, LPP, and any other revenue sources that were used to offset capital.

Key Rate Setting Factors ⁽¹⁾ Fiscal Years 2025-26 through 2026-27

ID's	112/212		113/213		153/253		185/285		188/288		125/225 ⁽²⁾	
	(millions)											
FY	25-26	26-27	25-26	26-27	25-26	26-27	25-26	26-27	25-26	26-27	25-26	26-27
Beginning Fund Balance	\$ (13.9)	\$ (11.5)	\$ 5.7	\$ 7.7	\$ 29.1	\$ 33.4	\$ 5.4	\$ 4.1	\$ 0.9	\$ 1.0	\$ 157.0	\$ 159.1
Connection Fees	12.6	9.5	6.0	6.2	14.6	8.0	-	-	0.3	0.3	19.9	14.2
Interest Earnings	(11.5)	(0.3)	7.7	11.4	33.4	21.8	4.1	3.3	1.0	1.1	159.1	159.4
Tax Revenue	2.1	2.1	1.8	1.8	1.0	1.0	0.2	0.2	0.1	0.1	32.1	33.4
Bond Proceeds	(2.1)	(2.1)	(2.7)	(2.5)	(1.4)	(1.4)	(0.2)	(0.2)	(0.1)	(0.1)	(31.8)	(31.2)
Other	0.1	8.1	-	0.5	2.9	5.0	0.1	0.3	-	-	2.1	9.2
Sub-total	\$ (12.7)	\$ 5.8	\$ 18.5	\$ 25.1	\$ 79.6	\$ 67.8	\$ 9.6	\$ 7.7	\$ 2.2	\$ 2.4	\$ 338.4	\$ 344.1
Capital Spend	\$ (0.5)	\$ (0.2)	\$ 0.2	\$ 0.3	\$ 1.1	\$ 0.9	\$ 0.2	\$ 0.1	\$ (20.4)	\$ (19.3)	\$ 5.8	\$ 5.3
Debt Service	-	-	-	-	-	-	-	-	-	-	-	-
Sub-total	\$ (0.5)	\$ (0.2)	\$ 0.2	\$ 0.3	\$ 1.1	\$ 0.9	\$ 0.2	\$ 0.1	\$ (20.4)	\$ (19.3)	\$ 5.8	\$ 5.3
Year End Fund Balance	\$ (13.2)	\$ 5.6	\$ 18.7	\$ 25.4	\$ 80.7	\$ 68.7	\$ 9.8	\$ 7.8	\$ (18.2)	\$ (16.9)	\$ 344.2	\$ 349.4

Projected Funding Sources for Capital Facilities at Buildout:

Connection Fees	37%	43%	23%	13%	23%
Property Taxes	38%	43%	23%	63%	23%
All Other	25%	15%	53%	24%	56%

(1) Included to provide detail for CA Gov. Code Section 66013.

(2) Improvement Districts are considered fully built out. Future connection fees are anticipated redevelopment.