

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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Change

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:

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)
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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				\$40.9
Future				\$40.5
Total Connection Fees				\$81.4
	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:

	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
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:

<u>Year</u>	<u>Current</u>	<u>Proposed</u>	<u>\$</u>
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.

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