

# CITY OF CORONA

Annual Report



FISCAL YEAR 2020-21  
ASSESSMENT DISTRICT NO. 96-1 1997 Series B  
(MOUNTAIN GATE WEST)



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Assessment District No. 96-1  
(Mountain Gate West Benefit Zones 6 and 7)  
Limited Obligation Improvement Bonds, 1997 Series B

## Bond Profile

### Project Description

The Assessment District No. 96-1 (1997 Series B) (the “AD No. 96-1 1997 B” or the “District”) was formed to finance the acquisition of certain public improvements, which have been completed. The Authorized Facilities financed are: street, sewer and water improvements; approximately 2,400 lineal feet of master-planned storm drain facilities; approximately 1,550 lineal feet of street, sewer and water facilities; and approximately 2,150 lineal feet of master-planned street improvements. Pursuant to the 1913 Act, the assessments were assessed against properties in the AD No. 96-1 1997 B for the Public Improvement Cost.

### Location

The Assessment District No. 96-1 consists of approximately 287.5 gross acres located in the southern portion of the City. The Assessment District includes within its boundaries nine distinct benefit zones which include properties that derive common benefit from improvements which are to be constructed and acquired with the proceeds of bonds which were issued in four separate series. Approximately 34.4+ gross acres are located within AD No. 96-1 1997 B, Benefit Zones 6 and 7 and are generally located south of Mountain Gate Drive, east and north of W. Upper Drive, and west of Galatea Way.

### 1997 Series B Bonds

The Limited Obligation Improvement Bonds, 1997 Series B Bonds (the “1997 B Bonds”) in the amount of \$1,605,000 were issued August 27, 1997, with interest rates ranging from 4.40% to 6.60%. Interest is payable semi-annually on March 2 and September 2. The date for the final maturity of the 1997 B Bonds is September 2, 2022. The principal amount of the 1997 B Bonds outstanding as of September 30, 2020 is \$175,000.

## Fund Information

The Fund Balances for AD No. 96-1 1997 B as of September 30, 2020 are shown below:

Table 2-1  
Fund Balances

Fund Name	Fund Balance
RESERVE-INV W/FISCAL AGENT	\$128,226.67
REDEMPTION-INV W/FISCAL AGENT	\$0.63
INTEREST-INV W/FISCAL AGENT	\$0.00
<b>Total</b>	<b>\$128,227.30</b>

### Reserve Fund Requirement and Reserve Fund Balance

The Reserve Fund must be maintained at the Reserve Requirement which is defined as of any date of calculation as an amount equal to the lesser of (i) 10% of the proceeds of the sale of the Bonds, (ii) Maximum Annual Debt Service, or (iii) 125% of average Annual Debt Service. **As of September 30, 2020, the balance in the Reserve Fund was \$128,226.67 and the Reserve Requirement was \$119,068.75.**

## Special Assessment Information

### Annual Assessment

An annual assessment is levied and collected each year to pay the principal and interest obligations on the outstanding AD No. 96-1 1997 B Bonds. The amount collected each year is levied pursuant to the "Municipal Improvement Act of 1913" which provides that the costs and incidental expenses of a project be assessed in proportion to the estimated benefit received by each of the lots or parcels of land within AD No. 96-1 1997 B. These rates vary from parcel to parcel. The amount levied for Fiscal Year 2020-21 tax year is \$76,871.22. The largest annual assessment levy for Fiscal Year 2020-21 tax year is \$372.94.

*Table 3-1  
Fiscal Year 2020-21 Levy Amount*

Parcel Count	Levy Amount
251	\$76,871.22

### Termination of Special Assessment

For each Fiscal Year that any bonds are outstanding the Assessment shall be levied on all Assessor's Parcels subject to the Assessment as necessary to satisfy the Assessment Requirement. The Assessment shall cease not later than the 2021-22 Fiscal Year.

### Payment History

Delinquencies are calculated through September 2020 and may reflect parcels that may already be on a payment plan.

### Delinquency Rate for the Fiscal Year 2019-20

As of September 2020, the delinquency rate of AD No. 96-1 1997 B for Fiscal Year 2019-20 is 0.55%.

### Information Concerning Delinquent Parcels

AD No. 96-1 1997 B delinquency information as of September 2020 is illustrated below:

*Table 4-1  
Delinquency Summary*

Fiscal Year	Special Assessments		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2015-16	251	\$141,604.62	0	\$0.00	0.00%
2016-17	251	\$140,294.70	0	\$0.00	0.00%
2017-18	251	\$138,357.54	0	\$0.00	0.00%
2018-19	251	\$136,077.34	1	\$411.54	0.30%
2019-20	251	\$130,456.18	2	\$712.81	0.55%
<b>Total</b>	<b>251</b>	<b>\$686,790.38</b>	<b>2</b>	<b>\$1,124.35</b>	<b>0.16%</b>

*Foreclosure Covenant*

The City has covenanted for the benefit of the Owners of the Bonds that it will order, and cause to be commenced, judicial foreclosure proceedings against properties with delinquent Assessment installments in excess of \$2,000 by the October 1 following the close of the Fiscal Year in which such installments were due, and will commence judicial foreclosure proceedings against all properties with delinquent Assessment installments by the October 1 following the close of each Fiscal Year in which it receives Assessment revenues in an amount which is less than ninety-five percent (95%) of the total Assessment revenues which were to be received in the Fiscal Year and diligently pursue to completion such foreclosure proceedings.

*Collection and Foreclosure Actions*

**There are no foreclosure actions at this time.**

# APPENDIX A

## Boundary Map



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## BOUNDARY MAP

ASSESSMENT DISTRICT NO. AD 96-1 1997B

APPENDIX B  
Debt Service Schedule



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**CITY OF CORONA**  
**AD 96-1 1997 B (MOUNTIAN GATE WEST)**  
**1997 Series B**



**Issued**

08/27/1997

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/02/1998			\$ 1,605,000.00	\$ 51,324.65	\$ 51,324.65	
09/02/1998	4.400%	\$ 30,000.00	\$ 1,575,000.00	\$ 49,937.50	\$ 79,937.50	\$ 131,262.15
03/02/1999			\$ 1,575,000.00	\$ 49,277.50	\$ 49,277.50	
09/02/1999	4.700%	\$ 30,000.00	\$ 1,545,000.00	\$ 49,277.50	\$ 79,277.50	\$ 128,555.00
03/02/2000			\$ 1,545,000.00	\$ 48,572.50	\$ 48,572.50	
09/02/2000	5.000%	\$ 35,000.00	\$ 1,510,000.00	\$ 48,572.50	\$ 83,572.50	\$ 132,145.00
03/02/2001			\$ 1,510,000.00	\$ 47,697.50	\$ 47,697.50	
09/02/2001	5.200%	\$ 35,000.00	\$ 1,475,000.00	\$ 47,697.50	\$ 82,697.50	\$ 130,395.00
03/02/2002			\$ 1,475,000.00	\$ 46,787.50	\$ 46,787.50	
09/02/2002	5.400%	\$ 35,000.00	\$ 1,440,000.00	\$ 46,787.50	\$ 81,787.50	\$ 128,575.00
03/02/2003			\$ 1,440,000.00	\$ 45,842.50	\$ 45,842.50	
09/02/2003	5.500%	\$ 40,000.00	\$ 1,400,000.00	\$ 45,842.50	\$ 85,842.50	\$ 131,685.00
03/02/2004			\$ 1,400,000.00	\$ 44,742.50	\$ 44,742.50	
09/02/2004	5.600%	\$ 40,000.00	\$ 1,360,000.00	\$ 44,742.50	\$ 84,742.50	\$ 129,485.00
03/02/2005			\$ 1,360,000.00	\$ 43,622.50	\$ 43,622.50	
09/02/2005*		\$ 40,000.00	\$ 1,320,000.00	\$ 0.00	\$ 40,000.00	
09/02/2005	5.700%	\$ 45,000.00	\$ 1,275,000.00	\$ 43,622.50	\$ 88,622.50	\$ 172,245.00
03/02/2006			\$ 1,275,000.00	\$ 41,020.00	\$ 41,020.00	
09/02/2006	5.800%	\$ 45,000.00	\$ 1,230,000.00	\$ 41,020.00	\$ 86,020.00	\$ 127,040.00
03/02/2007			\$ 1,230,000.00	\$ 39,715.00	\$ 39,715.00	
09/02/2007	5.900%	\$ 50,000.00	\$ 1,180,000.00	\$ 39,715.00	\$ 89,715.00	\$ 129,430.00
03/02/2008			\$ 1,180,000.00	\$ 38,240.00	\$ 38,240.00	
09/02/2008	6.000%	\$ 50,000.00	\$ 1,130,000.00	\$ 38,240.00	\$ 88,240.00	\$ 126,480.00
03/02/2009			\$ 1,130,000.00	\$ 36,740.00	\$ 36,740.00	
09/02/2009	6.100%	\$ 55,000.00	\$ 1,075,000.00	\$ 36,740.00	\$ 91,740.00	\$ 128,480.00
03/02/2010			\$ 1,075,000.00	\$ 35,062.50	\$ 35,062.50	
09/02/2010	6.200%	\$ 55,000.00	\$ 1,020,000.00	\$ 35,062.50	\$ 90,062.50	\$ 125,125.00
03/02/2011			\$ 1,020,000.00	\$ 33,357.50	\$ 33,357.50	
09/02/2011	6.300%	\$ 60,000.00	\$ 960,000.00	\$ 33,357.50	\$ 93,357.50	\$ 126,715.00
03/02/2012			\$ 960,000.00	\$ 31,467.50	\$ 31,467.50	
09/02/2012*		\$ 20,000.00	\$ 940,000.00	\$ 0.00	\$ 20,000.00	
09/02/2012	6.400%	\$ 65,000.00	\$ 875,000.00	\$ 31,467.50	\$ 96,467.50	\$ 147,935.00
03/02/2013			\$ 875,000.00	\$ 28,727.50	\$ 28,727.50	
09/02/2013	6.400%	\$ 70,000.00	\$ 805,000.00	\$ 28,727.50	\$ 98,727.50	\$ 127,455.00
03/02/2014			\$ 805,000.00	\$ 26,487.50	\$ 26,487.50	
09/02/2014	6.500%	\$ 75,000.00	\$ 730,000.00	\$ 26,487.50	\$ 101,487.50	\$ 127,975.00
03/02/2015			\$ 730,000.00	\$ 24,050.00	\$ 24,050.00	
09/02/2015	6.500%	\$ 80,000.00	\$ 650,000.00	\$ 24,050.00	\$ 104,050.00	\$ 128,100.00
03/02/2016			\$ 650,000.00	\$ 21,450.00	\$ 21,450.00	
09/02/2016	6.600%	\$ 85,000.00	\$ 565,000.00	\$ 21,450.00	\$ 106,450.00	\$ 127,900.00

<i>Date</i>	<i>Coupon Rate</i>	<i>Principal</i>	<i>Principal Outstanding</i>	<i>Semi-Annual Interest</i>	<i>Semi-Annual Debt Service</i>	<i>Annual Debt Service</i>
03/02/2017			\$ 565,000.00	\$ 18,645.00	\$ 18,645.00	
09/02/2017	6.600%	\$ 90,000.00	\$ 475,000.00	\$ 18,645.00	\$ 108,645.00	\$ 127,290.00
03/02/2018			\$ 475,000.00	\$ 15,675.00	\$ 15,675.00	
09/02/2018	6.600%	\$ 95,000.00	\$ 380,000.00	\$ 15,675.00	\$ 110,675.00	\$ 126,350.00
03/02/2019			\$ 380,000.00	\$ 12,540.00	\$ 12,540.00	
09/02/2019	6.600%	\$ 100,000.00	\$ 280,000.00	\$ 12,540.00	\$ 112,540.00	\$ 125,080.00
03/02/2020			\$ 280,000.00	\$ 9,240.00	\$ 9,240.00	
09/02/2020	6.600%	\$ 105,000.00	\$ 175,000.00	\$ 9,240.00	\$ 114,240.00	\$ 123,480.00
03/02/2021			\$ 175,000.00	\$ 5,775.00	\$ 5,775.00	
09/02/2021	6.600%	\$ 115,000.00	\$ 60,000.00	\$ 5,775.00	\$ 120,775.00	\$ 126,550.00
03/02/2022			\$ 60,000.00	\$ 1,980.00	\$ 1,980.00	
09/02/2022	6.600%	\$ 60,000.00	\$ 0.00	\$ 1,980.00	\$ 61,980.00	\$ 63,960.00
<b>Total</b>		<b>\$ 1,605,000.00</b>		<b>\$ 1,594,692.15</b>	<b>\$ 3,199,692.15</b>	<b>\$ 3,199,692.15</b>



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