

CITY OF CORONA

Annual Report



FISCAL YEAR 2020-21
COMMUNITY FACILITIES DISTRICT NO. 2017-2
(VALENCIA/SEVILLE)



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Community Facilities District No. 2017-2
(Valencia/Seville)
2018 Special Tax Bonds

Bond Profile

Project Description

The Community Facilities District No. 2017-2 (the “CFD No. 2017-2” or the “District”) was formed to finance the costs of constructing and acquiring certain public facilities. CFD No. 2017-2 consist of certain public facilities and improvements, to be owned, operated or maintained by (i) the City for: park improvements at Santana Park, park and open space improvements, and street and traffic signal improvements and other public facilities of the City, including the foregoing public facilities which are included in the City’s fee programs with respect to such facilities and authorized to be financed under the Mello-Roos Community Facilities Act of 1982, as amended; and (ii) Corona-Norco Unified School District for the payment of certain fees to the School District; and (iii) all appurtenances and appurtenant work in connection with the foregoing Facilities, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such Facilities.

Location

The CFD No. 2017-2 consists of a condominium development known as Valencia/Seville being developed by Van Daele Homes. CFD No. 2017-2 has 92 single family residential detached condominium units within Tract No. 37057 located in the City of Corona (the “City”) on approximately 13.16 gross acres. The CFD No. 2017-2 is located at the northeast corner of Kellogg Avenue and Santana Way and is approximately 1-1/2 miles west of the Interstate 15 Freeway.

2018 Special Tax Bonds

The CFD No. 2017-2 2018 Special Tax Bonds (the “2017-2 Bonds”) in the amount of \$3,650,000 were issued December 5, 2018 with interest rates ranging from 2.00% to 5.00%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the 2017-2 Bonds is September 1, 2048. The principal amount of the 2017-2 Bonds outstanding as of September 30, 2020 is \$3,580,000.00.

Fund Information

The Fund Balances for CFD No. 2017-2 as of September 30, 2020 are shown in the following table:

Table 2-1

Fund Balances

Fund Name	Balance
CONSTRUCTION-INV W/FA	\$36,154.98
COST OF ISSUANCE-INV W/FA	\$0.00
RESERVE-INV W/FISCAL AGENT	\$229,718.91
INTEREST-INV W/FISCAL AGENT	\$0.00
BOND FUND-INV W/FISCAL AGENT	\$42,441.04
SPECIAL-INV W/FISCAL AGENT	\$39,155.87
Total	\$347,470.80

Reserve Requirement

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) ten percent (10%) of the original issue price of the Bonds calculated in accordance with Treasury Regulations Section 1.148-2(f)(l), (ii) Maximum Annual Debt Service on the Bonds or (iii) 125 percent (125%) of average Annual Debt Service on the Bonds, as determined by the City. **As of September 30, 2020, the balance in the Reserve Fund was \$229,718.91 and the Reserve Requirement was \$227,281.26.**

Special Tax Information

Special Tax

A Special Tax is collected each year to pay the principal and interest obligations on the CFD No. 2017-2 Bonds. The amount collected each year is determined by the Special Tax formula and can vary from year to year, but shall not exceed the maximum authorized (or permitted) Special Tax rates. The amount levied for Fiscal Year 2020-21 tax year is \$276,850.00.

*Table 3-1
Assigned Special Tax Rates*

Land Use Category	Taxable Unit	Assigned Tax Rate
Single Family Residential (Less than 2,100)	RU	\$2,675.00
Single Family Residential (2,100 to 2,349)	RU	\$2,744.00
Single Family Residential (2,350 to 2,599)	RU	\$2,942.00
Single Family Residential (2,600 to 2,849)	RU	\$3,089.00
Single Family Residential (2,850 to 3,099)	RU	\$3,294.00
Single Family Residential (Greater than 3,099)	RU	\$3,520.00
Multifamily	Acres	\$38,744.00
Non-Residential	Acres	\$38,744.00
Undeveloped	Acres	\$38,744.00

*Table 3-2
Special Tax Breakdown*

Category	Taxable Units	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Single Family Residential (Less than 2,100)	0	\$0.00	\$0.00	0.00%
Single Family Residential (2,100 to 2,349)	26	\$71,344.00	\$71,344.00	100.00%
Single Family Residential (2,350 to 2,599)	14	\$41,188.00	\$41,188.00	100.00%
Single Family Residential (2,600 to 2,849)	34	\$105,026.00	\$105,026.00	100.00%
Single Family Residential (2,850 to 3,099)	18	\$59,292.00	\$59,292.00	100.00%
Single Family Residential (Greater than 3,099)	0	\$0.00	\$0.00	0.00%
Multifamily	0	\$0.00	\$0.00	0.00%
Non-Residential	0	\$0.00	\$0.00	0.00%
Undeveloped	0	\$0.00	\$0.00	0.00%
Totals	92	\$276,850.00	\$276,850.00	100.00%

Termination of Special Tax

For each Fiscal Year that any Bonds are outstanding the Special Tax A shall be levied on all Assessor's Parcels subject to the Special Tax A as necessary to satisfy the Special Tax A Requirement. The Special Tax A shall cease not later than the 2058-59 Fiscal Year, however, Special Tax A will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined

(i) that all required interest and principal payments on the CFD No. 2017-2 Bonds have been paid; (ii) all authorized facilities of CFD No. 2017-2 have been acquired and all reimbursements have been paid pursuant to the Acquisition Agreement, (iii) no delinquent Special Tax A remain uncollected and (iv) all other obligations of CFD No. 2017-2. Special Tax A have been satisfied.

Payment History

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

Delinquency Rate for Fiscal Year 2019-20

As of September 2020, the delinquency rate for CFD No. 2017-2 for Fiscal Year 2019-20 is 0.53%.

Information Concerning Delinquent Parcels

CFD No. 2017-2 delinquency information as of September 2020 is illustrated below:

Table 4-1

Delinquency Summary

Fiscal Year	Levied		Delinquent		
	Parcels	Amount	Parcels	Amount	Del. Rate
2018-19	1	\$65,775.00	0	\$0.00	0.00%
2019-20	92	\$256,968.72	1	\$1,372.00	0.53%
Total		\$322,743.72	1	\$1,372.00	0.43%

Foreclosure Covenant

The City covenants with and for the benefit of the Owners of the Bonds that: (i) it will order, and cause to be commenced, judicial foreclosure proceedings against properties in the District with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of the Fiscal Year in which such Special Taxes were due, and (ii) if the amount on deposit in the Reserve Fund is less than the Reserve Requirement it will commence judicial foreclosure proceedings against all properties in the District with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than ninety-five percent (95%) of the total Special Taxes levied, and diligently pursue to completion such foreclosure proceedings.

There are no foreclosure actions at this time.

APPENDIX A

Boundary Map



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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2017-2

APPENDIX B

Debt Service Schedule



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CITY OF CORONA
CFD 2017-2 (Valencia-Seville)
2018 Special Tax Bonds



Issued

12/05/2018

<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>
03/01/2019			\$ 3,650,000.00	\$ 37,498.09	\$ 37,498.09	
09/01/2019		\$ 0.00	\$ 3,650,000.00	\$ 78,484.38	\$ 78,484.38	\$ 115,982.47
03/01/2020			\$ 3,650,000.00	\$ 78,484.38	\$ 78,484.38	
09/01/2020	2.000%	\$ 70,000.00	\$ 3,580,000.00	\$ 78,484.38	\$ 148,484.38	\$ 226,968.76
03/01/2021			\$ 3,580,000.00	\$ 77,784.38	\$ 77,784.38	
09/01/2021	2.000%	\$ 70,000.00	\$ 3,510,000.00	\$ 77,784.38	\$ 147,784.38	\$ 225,568.76
03/01/2022			\$ 3,510,000.00	\$ 77,084.38	\$ 77,084.38	
09/01/2022	2.125%	\$ 70,000.00	\$ 3,440,000.00	\$ 77,084.38	\$ 147,084.38	\$ 224,168.76
03/01/2023			\$ 3,440,000.00	\$ 76,340.63	\$ 76,340.63	
09/01/2023	4.000%	\$ 70,000.00	\$ 3,370,000.00	\$ 76,340.63	\$ 146,340.63	\$ 222,681.26
03/01/2024			\$ 3,370,000.00	\$ 74,940.63	\$ 74,940.63	
09/01/2024	4.000%	\$ 75,000.00	\$ 3,295,000.00	\$ 74,940.63	\$ 149,940.63	\$ 224,881.26
03/01/2025			\$ 3,295,000.00	\$ 73,440.63	\$ 73,440.63	
09/01/2025	2.625%	\$ 80,000.00	\$ 3,215,000.00	\$ 73,440.63	\$ 153,440.63	\$ 226,881.26
03/01/2026			\$ 3,215,000.00	\$ 72,390.63	\$ 72,390.63	
09/01/2026	5.000%	\$ 80,000.00	\$ 3,135,000.00	\$ 72,390.63	\$ 152,390.63	\$ 224,781.26
03/01/2027			\$ 3,135,000.00	\$ 70,390.63	\$ 70,390.63	
09/01/2027	5.000%	\$ 85,000.00	\$ 3,050,000.00	\$ 70,390.63	\$ 155,390.63	\$ 225,781.26
03/01/2028			\$ 3,050,000.00	\$ 68,265.63	\$ 68,265.63	
09/01/2028	5.000%	\$ 90,000.00	\$ 2,960,000.00	\$ 68,265.63	\$ 158,265.63	\$ 226,531.26
03/01/2029			\$ 2,960,000.00	\$ 66,015.63	\$ 66,015.63	
09/01/2029	5.000%	\$ 95,000.00	\$ 2,865,000.00	\$ 66,015.63	\$ 161,015.63	\$ 227,031.26
03/01/2030			\$ 2,865,000.00	\$ 63,640.63	\$ 63,640.63	
09/01/2030	5.000%	\$ 100,000.00	\$ 2,765,000.00	\$ 63,640.63	\$ 163,640.63	\$ 227,281.26
03/01/2031			\$ 2,765,000.00	\$ 61,140.63	\$ 61,140.63	
09/01/2031	5.000%	\$ 100,000.00	\$ 2,665,000.00	\$ 61,140.63	\$ 161,140.63	\$ 222,281.26
03/01/2032			\$ 2,665,000.00	\$ 58,640.63	\$ 58,640.63	
09/01/2032	5.000%	\$ 110,000.00	\$ 2,555,000.00	\$ 58,640.63	\$ 168,640.63	\$ 227,281.26
03/01/2033			\$ 2,555,000.00	\$ 55,890.63	\$ 55,890.63	
09/01/2033	5.000%	\$ 115,000.00	\$ 2,440,000.00	\$ 55,890.63	\$ 170,890.63	\$ 226,781.26
03/01/2034			\$ 2,440,000.00	\$ 53,015.63	\$ 53,015.63	
09/01/2034	3.625%	\$ 120,000.00	\$ 2,320,000.00	\$ 53,015.63	\$ 173,015.63	\$ 226,031.26
03/01/2035			\$ 2,320,000.00	\$ 50,840.63	\$ 50,840.63	
09/01/2035	3.750%	\$ 125,000.00	\$ 2,195,000.00	\$ 50,840.63	\$ 175,840.63	\$ 226,681.26
03/01/2036			\$ 2,195,000.00	\$ 48,496.88	\$ 48,496.88	
09/01/2036	4.000%	\$ 130,000.00	\$ 2,065,000.00	\$ 48,496.88	\$ 178,496.88	\$ 226,993.76
03/01/2037			\$ 2,065,000.00	\$ 45,896.88	\$ 45,896.88	
09/01/2037	4.000%	\$ 135,000.00	\$ 1,930,000.00	\$ 45,896.88	\$ 180,896.88	\$ 226,793.76

<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>
03/01/2038			\$ 1,930,000.00	\$ 43,196.88	\$ 43,196.88	
09/01/2038	4.000%	\$ 140,000.00	\$ 1,790,000.00	\$ 43,196.88	\$ 183,196.88	\$ 226,393.76
03/01/2039			\$ 1,790,000.00	\$ 40,396.88	\$ 40,396.88	
09/01/2039	5.000%	\$ 145,000.00	\$ 1,645,000.00	\$ 40,396.88	\$ 185,396.88	\$ 225,793.76
03/01/2040			\$ 1,645,000.00	\$ 36,771.88	\$ 36,771.88	
09/01/2040	5.000%	\$ 150,000.00	\$ 1,495,000.00	\$ 36,771.88	\$ 186,771.88	\$ 223,543.76
03/01/2041			\$ 1,495,000.00	\$ 33,021.88	\$ 33,021.88	
09/01/2041	5.000%	\$ 160,000.00	\$ 1,335,000.00	\$ 33,021.88	\$ 193,021.88	\$ 226,043.76
03/01/2042			\$ 1,335,000.00	\$ 29,021.88	\$ 29,021.88	
09/01/2042	5.000%	\$ 165,000.00	\$ 1,170,000.00	\$ 29,021.88	\$ 194,021.88	\$ 223,043.76
03/01/2043			\$ 1,170,000.00	\$ 24,896.88	\$ 24,896.88	
09/01/2043	5.000%	\$ 175,000.00	\$ 995,000.00	\$ 24,896.88	\$ 199,896.88	\$ 224,793.76
03/01/2044			\$ 995,000.00	\$ 20,521.88	\$ 20,521.88	
09/01/2044	4.125%	\$ 185,000.00	\$ 810,000.00	\$ 20,521.88	\$ 205,521.88	\$ 226,043.76
03/01/2045			\$ 810,000.00	\$ 16,706.25	\$ 16,706.25	
09/01/2045	4.125%	\$ 190,000.00	\$ 620,000.00	\$ 16,706.25	\$ 206,706.25	\$ 223,412.50
03/01/2046			\$ 620,000.00	\$ 12,787.50	\$ 12,787.50	
09/01/2046	4.125%	\$ 200,000.00	\$ 420,000.00	\$ 12,787.50	\$ 212,787.50	\$ 225,575.00
03/01/2047			\$ 420,000.00	\$ 8,662.50	\$ 8,662.50	
09/01/2047	4.125%	\$ 205,000.00	\$ 215,000.00	\$ 8,662.50	\$ 213,662.50	\$ 222,325.00
03/01/2048			\$ 215,000.00	\$ 4,434.38	\$ 4,434.38	
09/01/2048	4.125%	\$ 215,000.00	\$ 0.00	\$ 4,434.38	\$ 219,434.39	\$ 223,868.76
Total		\$ 3,650,000.00		\$ 3,002,220.22	\$ 6,652,220.23	\$ 6,652,220.23



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