

# CITY OF CORONA

Annual Report



FISCAL YEAR 2024

COMMUNITY FACILITIES DISTRICT NO. 2002-1

IMPROVEMENT AREA 1

(DOS LAGOS)



SPICER CONSULTING  
GROUP

# Table of Contents

---

## **Sections**

|   |                         |   |
|---|-------------------------|---|
| 1 | Bond Profile            | 1 |
| 2 | Fund Information        | 1 |
| 3 | Special Tax Information | 2 |
| 4 | Payment History         | 2 |

## **Tables**

|     |                            |   |
|-----|----------------------------|---|
| 2-1 | Fund Balances              | 1 |
| 3-1 | Assigned Special Tax Rates | 2 |
| 3-2 | Special Tax Breakdown      | 2 |

## **Appendices**

Appendix A – Boundary Map

Appendix B – Debt Service Schedule



Community Facilities District No. 2002-1  
Improvement Area No. 1 (Dos Lagos)  
2017 Special Tax Refunding Bonds

## 1. Bond Profile

### *Project Description*

The Community Facilities District No. 2002-1 Improvement Area No. 1 (the “CFD No. 2002-1 IA 1” or the “District”) was formed to finance the costs of constructing and acquiring certain public facilities. The Authorized Facilities are: water; reclaimed water and sewer system master plan improvements; drainage and flood control master plan improvements; Temescal Canyon Road and Weirick Road improvements; qualified undergrounding of utilities; master plan signals; landscaping and irrigation of street improvements; public improvements within Westside Area (Tract 32538); I-15 at Weirick Road northbound and southbound Ramps, and Bedford Wash Bridge and Channel.

### *Location*

The Community Facilities District No. 2002-1 consists of approximately 543 acres, of which approximately 98 gross acres are located in Improvement Area No. 1 and is located in the southeastern portion of the City of Corona (the “City”) on both sides of Temescal Canyon Road between Cajalco Road and Weirick Road, east of Interstate 15. The District is a mixed-use master planned community known as “Dos Lagos”, consisting of residential, commercial, business park/office, research and development/light industrial, golf course and recreational and entertainment uses. Residential property in Improvement Area No. 1 is not subject to the Special Taxes and any undeveloped land that is developed as residential property will not be subject to the Special Taxes.

### *2017 Special Tax Refunding Bonds*

The CFD No. 2002-1 IA 1 2017 Special Tax Refunding Bonds (the “IA 1 Bonds”) in the amount of \$7,125,000 were issued January 26, 2017, 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 IA 1 Bonds is September 1, 2037. The principal amount of the IA 1 Bonds outstanding as of September 30, 2023 was \$5,355,000.

## 2. Fund Information

The Fund Balances for CFD No. 2002-1 IA 1 as of September 30, 2023 are shown in the following table:

*Table 2-1*  
*Fund Balances*

| <b>Account</b>            | <b>Balance</b>      |
|---------------------------|---------------------|
| RESERVE- W/FISCAL AGENT   | \$533,790.50        |
| PRINCIPAL-W/FISCAL AGENT  | \$0.00              |
| INTEREST- W/FISCAL AGENT  | \$1,516.86          |
| ADMIN EXP- W/FISCAL AGENT | \$0.00              |
| SPECIAL- W/FISCAL AGENT   | \$117,461.22        |
| <b>Total</b>              | <b>\$652,768.58</b> |

### Reserve Requirement

The Fiscal Agent Agreement defines the Reserve Requirement as of the date of any calculation the lesser of (i) 10% of the proceeds of the sale of the IA 1 Bonds, (ii) Maximum Annual Debt Service on the IA 1 Bonds, or (iii) 125% of average Annual Debt Service on the IA 1 Bonds, as determined by the City. **As of September 30, 2023, the Reserve Fund was \$533,790.50 and the Reserve Requirement was \$520,500.00.**

### 3. Special Tax Information

#### Special Tax

A Special Tax is collected each year to pay the principal and interest obligations on the IA 1 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 2024 tax year is \$533,348.72. The Assigned Special Tax rates for Fiscal Year 2024 are as follows:

Table 3-1  
Assigned Special Tax Rates

| Category  | Assigned Special Tax Rate |
|---|---------------------------|
| Business Park/Office (per Sq. Ft. of Building Area)   | \$0.39                    |
| Commercial (per Sq. Ft. of Building Area)             | \$1.83                    |
| Hotel (per Hotel Guest Room)                          | \$100.00                  |
| Golf Course Club House (per Sq. Ft. of Building Area) | \$0.01                    |
| Other Non-Residential (per Acre)                      | \$16,460.00               |

Table 3-2  
Special Tax Breakdown

| Category  | Parcels   | EDUs           | Levied Amount       | Assigned Special Tax | % of Assigned Special Tax |
|---|-----------|----------------|---------------------|----------------------|---------------------------|
| Business Park/Office (per Sq. Ft. of Building Area) | 2         | 305,213        | \$75,760.36         | \$119,033.07         | 63.65%                    |
| Commercial (per Sq. Ft. of Building Area)           | 7         | 381,723        | \$444,604.50        | \$698,553.09         | 63.65%                    |
| Hotel (per Hotel Guest Room)                        | 2         | 204            | \$12,983.86         | \$20,400.00          | 63.65%                    |
| <b>Totals</b>                                       | <b>11</b> | <b>687,140</b> | <b>\$533,348.72</b> | <b>\$837,986.16</b>  | <b>63.65%</b>             |

#### Termination of Special Tax

For each Fiscal Year that any Bonds are outstanding the Special Tax shall be levied on all Assessor's Parcels of Taxable Property in accordance with the Rate and Method of Apportionment of Special Tax until all required interest and principal payment on the IA 1 Bonds have been paid. If any delinquent Special Taxes remain uncollected prior to or after all outstanding IA 1 Bonds are retired, the Special Tax may be levied to the extent necessary, up to the applicable Maximum Special Tax, to make up the deficiency resulting from delinquent Special Taxes, but not later than the 2049-50 Fiscal Year.

### 4. Payment History

Delinquencies are calculated through June 2023 and may reflect parcels that may already be on a payment plan.

#### Delinquency Rate for Fiscal Year 2023

As of June 2023, there is no delinquency for Special Tax in CFD No. 2002-1 IA 1 for Fiscal Year 2023.

*Foreclosure Covenant*

Pursuant to Section 53356.1 of the California Government Code, the City covenants for the benefit of the Owners of the Bonds that within sixty (60) days after each Interest Payment Date it will cause to be commenced, as provided in the Agreement, and (unless delinquent Special Taxes are paid) diligently prosecute to judgment, an action in the superior court to foreclose the lien of any Special Taxes levied on any Assessor's Parcels of Taxable Property (as those terms are defined in the Rates and Method of Appointment of Special Tax) in Improvement Area No. 1, or any installments thereof, which were not paid by the statutory delinquency date (i.e., December 10 or April 10). In furtherance of this covenant set forth in the proceeding sentence, within Five (5) Business Days after each Interest Payment Date, the Finance Director, or her designee, shall review the most recent Fixed Charge Unpaid List received from the Auditor-Controller of the County of Riverside regarding unpaid property taxes to determine if there are any delinquent installments of Special Taxes levied on property in the District. If there are any such delinquent Special Tax installments, the Finance Director, or her designee, shall notify the City Attorney of such delinquencies and, within the previously mentioned sixty (60) days, the City Attorney shall commence, or cause to be commenced and diligently prosecute such a superior court foreclosure action or actions to collect such delinquent Special Taxes.

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



# APPENDIX A

## Boundary Map



SPICER CONSULTING  
GROUP



## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2002-1  
IMPROVEMENT AREA A (DOS LAGOS)



APPENDIX B  
Debt Service Schedule



SPICER CONSULTING  
G R O U P



**CITY OF CORONA**  
**CFD 2002-1 IA 1 (DOS LAGOS)**  
**2017 Special Tax Refunding Bonds**



**Issued**

01/26/2017

| <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> |
|-------------|--------------------|------------------|------------------------------|-----------------------------|---------------------------------|----------------------------|
| 03/01/2017  |                    |                  | \$ 7,125,000.00              | \$ 25,604.08                | \$ 25,604.08                    |                            |
| 09/01/2017  | 2.000%             | \$ 135,000.00    | \$ 6,990,000.00              | \$ 131,678.13               | \$ 266,678.13                   | \$ 292,282.20              |
| 03/01/2018  |                    |                  | \$ 6,990,000.00              | \$ 130,328.13               | \$ 130,328.13                   |                            |
| 09/01/2018  | 2.000%             | \$ 255,000.00    | \$ 6,735,000.00              | \$ 130,328.13               | \$ 385,328.13                   | \$ 515,656.25              |
| 03/01/2019  |                    |                  | \$ 6,735,000.00              | \$ 127,778.13               | \$ 127,778.13                   |                            |
| 09/01/2019  | 3.000%             | \$ 260,000.00    | \$ 6,475,000.00              | \$ 127,778.13               | \$ 387,778.13                   | \$ 515,556.25              |
| 03/01/2020  |                    |                  | \$ 6,475,000.00              | \$ 123,878.13               | \$ 123,878.13                   |                            |
| 09/01/2020  | 3.000%             | \$ 270,000.00    | \$ 6,205,000.00              | \$ 123,878.13               | \$ 393,878.13                   | \$ 517,756.25              |
| 03/01/2021  |                    |                  | \$ 6,205,000.00              | \$ 119,828.13               | \$ 119,828.13                   |                            |
| 09/01/2021  | 3.000%             | \$ 275,000.00    | \$ 5,930,000.00              | \$ 119,828.13               | \$ 394,828.13                   | \$ 514,656.25              |
| 03/01/2022  |                    |                  | \$ 5,930,000.00              | \$ 115,703.13               | \$ 115,703.13                   |                            |
| 09/01/2022  | 3.000%             | \$ 285,000.00    | \$ 5,645,000.00              | \$ 115,703.13               | \$ 400,703.13                   | \$ 516,406.25              |
| 03/01/2023  |                    |                  | \$ 5,645,000.00              | \$ 111,428.13               | \$ 111,428.13                   |                            |
| 09/01/2023  | 3.000%             | \$ 290,000.00    | \$ 5,355,000.00              | \$ 111,428.13               | \$ 401,428.13                   | \$ 512,856.25              |
| 03/01/2024  |                    |                  | \$ 5,355,000.00              | \$ 107,078.13               | \$ 107,078.13                   |                            |
| 09/01/2024  | 3.000%             | \$ 300,000.00    | \$ 5,055,000.00              | \$ 107,078.13               | \$ 407,078.13                   | \$ 514,156.25              |
| 03/01/2025  |                    |                  | \$ 5,055,000.00              | \$ 102,578.13               | \$ 102,578.13                   |                            |
| 09/01/2025  | 3.125%             | \$ 310,000.00    | \$ 4,745,000.00              | \$ 102,578.13               | \$ 412,578.13                   | \$ 515,156.25              |
| 03/01/2026  |                    |                  | \$ 4,745,000.00              | \$ 97,734.38                | \$ 97,734.38                    |                            |
| 09/01/2026  | 3.250%             | \$ 320,000.00    | \$ 4,425,000.00              | \$ 97,734.38                | \$ 417,734.38                   | \$ 515,468.75              |
| 03/01/2027  |                    |                  | \$ 4,425,000.00              | \$ 92,534.38                | \$ 92,534.38                    |                            |
| 09/01/2027  | 3.375%             | \$ 330,000.00    | \$ 4,095,000.00              | \$ 92,534.38                | \$ 422,534.38                   | \$ 515,068.75              |
| 03/01/2028  |                    |                  | \$ 4,095,000.00              | \$ 86,965.63                | \$ 86,965.63                    |                            |
| 09/01/2028  | 3.500%             | \$ 345,000.00    | \$ 3,750,000.00              | \$ 86,965.63                | \$ 431,965.63                   | \$ 518,931.25              |
| 03/01/2029  |                    |                  | \$ 3,750,000.00              | \$ 80,928.13                | \$ 80,928.13                    |                            |
| 09/01/2029  | 3.625%             | \$ 355,000.00    | \$ 3,395,000.00              | \$ 80,928.13                | \$ 435,928.13                   | \$ 516,856.25              |
| 03/01/2030  |                    |                  | \$ 3,395,000.00              | \$ 74,493.75                | \$ 74,493.75                    |                            |
| 09/01/2030  | 3.750%             | \$ 365,000.00    | \$ 3,030,000.00              | \$ 74,493.75                | \$ 439,493.75                   | \$ 513,987.50              |
| 03/01/2031  |                    |                  | \$ 3,030,000.00              | \$ 67,650.00                | \$ 67,650.00                    |                            |
| 09/01/2031  | 4.000%             | \$ 380,000.00    | \$ 2,650,000.00              | \$ 67,650.00                | \$ 447,650.00                   | \$ 515,300.00              |
| 03/01/2032  |                    |                  | \$ 2,650,000.00              | \$ 60,050.00                | \$ 60,050.00                    |                            |
| 09/01/2032  | 4.000%             | \$ 395,000.00    | \$ 2,255,000.00              | \$ 60,050.00                | \$ 455,050.00                   | \$ 515,100.00              |
| 03/01/2033  |                    |                  | \$ 2,255,000.00              | \$ 52,150.00                | \$ 52,150.00                    |                            |
| 09/01/2033  | 4.000%             | \$ 415,000.00    | \$ 1,840,000.00              | \$ 52,150.00                | \$ 467,150.00                   | \$ 519,300.00              |
| 03/01/2034  |                    |                  | \$ 1,840,000.00              | \$ 43,850.00                | \$ 43,850.00                    |                            |
| 09/01/2034  | 4.000%             | \$ 430,000.00    | \$ 1,410,000.00              | \$ 43,850.00                | \$ 473,850.00                   | \$ 517,700.00              |
| 03/01/2035  |                    |                  | \$ 1,410,000.00              | \$ 35,250.00                | \$ 35,250.00                    |                            |
| 09/01/2035  | 5.000%             | \$ 450,000.00    | \$ 960,000.00                | \$ 35,250.00                | \$ 485,250.00                   | \$ 520,500.00              |
| 03/01/2036  |                    |                  | \$ 960,000.00                | \$ 24,000.00                | \$ 24,000.00                    |                            |
| 09/01/2036  | 5.000%             | \$ 470,000.00    | \$ 490,000.00                | \$ 24,000.00                | \$ 494,000.00                   | \$ 518,000.00              |

| <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> |
|--------------|--------------------|------------------------|------------------------------|-----------------------------|---------------------------------|----------------------------|
| 03/01/2037   |                    |                        | \$ 490,000.00                | \$ 12,250.00                | \$ 12,250.00                    |                            |
| 09/01/2037   | 5.000%             | \$ 490,000.00          | \$ 0.00                      | \$ 12,250.00                | \$ 502,250.00                   | \$ 514,500.00              |
| <b>Total</b> |                    | <b>\$ 7,125,000.00</b> |                              | <b>\$ 3,490,194.70</b>      | <b>\$ 10,615,194.70</b>         | <b>\$ 10,615,194.70</b>    |



SPICER CONSULTING  
GROUP