

CITY OF CORONA

Annual Report



FISCAL YEAR 2024

COMMUNITY FACILITIES DISTRICT NO. 2018-2
(SIERRA BELLA)



SPICER CONSULTING
GROUP

Table of Contents

Sections

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

Tables

2-1	Fund Balances	1
3-1	Assigned Special Tax Rates for Developed Property	2
3-2	Special Tax Breakdown	2
4-1	Delinquency Summary	3

Appendices

Appendix A – Boundary Map

Appendix B – Debt Service Schedule



Community Facilities District No. 2018-2
(Sierra Bella)
2022 Special Tax Bonds, Series A

1. Bond Profile

Project Description

The Community Facilities District No. 2018-2 (the “CFD No. 2018-2” or the “District”) was formed to finance the costs of constructing and acquiring certain public facilities. The Authorized Facilities financed are: streets and road facilities, including street lights and traffic signals; law enforcement and fire protection facilities; library and park facilities; open space, public meeting facilities, aquatic center facilities; water facilities, and sewer facilities.

Location

CFD No. 2018-2 is currently comprised of approximately 319 gross acres. The proposed development includes 237 single family detached homes, included in two district project lines known as Sonata and Adagio. The District is generally located south of Green River Road, beyond Calle Del Oro and west of Paseo Grande.

2022 Special Tax Bonds

The CFD No. 2018-2 2022 Special Tax Bonds, Series A (the “2018-2 Bonds”) in the amount of \$15,190,000 were issued June 22, 2022 with interest rates ranging from 4.625% to 5.250%. Interest is payable semi-annually on March 1 and September 1. The date for the final maturity of the 2018-2 Bonds is September 1, 2051. The principal amount of the 2018-2 Bonds outstanding as of September 30, 2023 is \$14,965,000.

2. Fund Information

The Fund Balances for CFD No. 2018-2 as of September 30, 2023 are shown in the following table:

Table 2-1
Fund Balances

Fund Name	Balance
CONSTRUCTION- W/FA	\$14,540,345.11
RESERVE- W/FISCAL AGENT	\$1,051,053.54
PRINCIPAL- W/FISCAL AGENT	\$0.00
INTEREST- W/FISCAL AGENT	\$205.65
ADMIN EXP-INV W/FISCAL AGENT	\$0.00
COI-W/FISCAL AGENT	\$0.00
BOND FUND- W/FISCAL AGENT	\$2,110.25
SPECIAL- W/FISCAL AGENT	\$1,018,136.33
Total	\$16,611,850.88

Reserve Requirement

The Reserve Fund must be maintained at the Reserve Requirement which is defined as of any date of calculation, as determined by the City and provided in writing to the Fiscal Agent, the lesser of (i) ten percent (10%) of the original issue price of the 2018-2 Bonds calculated in accordance with Treasury Regulations Section 1.148-2(f)(l), (ii) Maximum Annual Debt Service on the 2018-2 Bonds or (iii) 125 percent (125%) of average Annual Debt Service on the 2018-2 Bonds. **As of September 30, 2023, the balance in the Reserve Fund was \$1,051,053.54 and the Reserve Requirement was \$1,010,093.78.**

3. Special Tax Information

Special Tax

A Special Tax is collected each year to pay the principal and interest obligations on the 2018-2 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 2024 tax year is \$1,167,405.00. The Assigned Special Tax rates for Fiscal Year 2024 are as follows:

*Table 3-1
Assigned Special Tax Rates for Developed Property*

Category	Taxable Unit	Building Sq. Ft.	Assigned Special Tax
Single Family Residential	RU	Less than 2,200	\$4,187.00
Single Family Residential	RU	2,200 to 2,500	\$4,374.00
Single Family Residential	RU	2,501 to 2,800	\$4,568.00
Single Family Residential	RU	2,801 to 3,100	\$4,762.00
Single Family Residential	RU	3,101 to 3,400	\$4,957.00
Single Family Residential	RU	3,401 to 3,700	\$5,158.00
Single Family Residential	RU	Greater than 3,700	\$5,383.00
Multifamily	Acres	N/A	\$26,299.00
Non-Residential	Acres	N/A	\$26,299.00
Approved Property	RU	N/A	N/A

*Table 3-2
Special Tax Breakdown*

Category	Parcels	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Single Family (2,200 sq. ft. to 2,500 sq. ft.)	35	\$153,090.00	\$153,090.00	100.00%
Single Family (2,501 sq. ft. to 2,800 sq. ft.)	35	\$159,880.00	\$159,880.00	100.00%
Single Family (2,801 sq. ft. to 3,100 sq. ft.)	46	\$219,052.00	\$219,052.00	100.00%
Single Family (3,101 sq. ft. to 3,400 sq. ft.)	10	\$49,570.00	\$49,570.00	100.00%
Single Family (3,401 sq. ft. to 3,700 sq. ft.)	52	\$268,216.00	\$268,216.00	100.00%
Single Family (Greater than 3,700 sq. ft.)	59	\$317,597.00	\$317,597.00	100.00%
Total	237	\$1,167,405.00	\$1,167,405.00	100.00%

Termination of Special Tax

For each Fiscal Year that any Bonds are outstanding the Special Tax shall be levied on all Assessor's Parcels subject to the Special Tax as necessary to satisfy the Special Tax Requirement. The Special Tax shall cease not later than the 2060-61 Fiscal Year, however, Special Tax 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. 2018-2 Bonds have been paid; (ii) all authorized facilities of CFD No. 2018-2 have been acquired and all reimbursements have been paid pursuant to the Acquisition Agreement, (iii) no delinquent Special Tax remain uncollected and (iv) all other obligations of CFD No. 2018-2. Special Tax have been satisfied.

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, the delinquency rate of CFD No. 2018-2 Special Tax for Fiscal Year 2023 is 1.39%.

Information Concerning Delinquent Parcels

CFD No. 2018-2 Special Tax delinquency information as of June 2023 is illustrated below:

*Table 4-1
Delinquency Summary*

Fiscal Year	Levied		Delinquent		
	Parcels	Amount	Parcels	Amount	Del. Rate
2020	38	\$187,490.00	0	\$0.00	0.00%
2021	79	\$390,889.00	0	\$0.00	0.00%
2022	102	\$504,896.00	1	\$4,762.00	0.94%
2023	222	\$1,098,295.00	4	\$15,217.50	1.39%
Total		\$2,181,570.00	4	\$19,979.50	0.92%

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) 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, if the amount on deposit in the Reserve Fund or any reserve account established in connection with Parity Bonds is less than the applicable Reserve Requirement it will commence judicial foreclosure proceedings against all properties in the District with delinquent Special Taxes by the October 1, and diligently pursue to completion such foreclosure proceedings.

There are no foreclosure actions at this time.

APPENDIX A

Boundary Map



SPICER CONSULTING
GROUP



BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2018-2
(SIERRA BELLA)



APPENDIX B
Debt Service Schedule



SPICER CONSULTING
G R O U P

CITY OF CORONA
CFD 2018-2 (Sierra Bella)
2022 Special Tax Bonds Series A



Issued

06/22/2022

<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>
09/01/2022		\$ 0.00	\$ 15,190,000.00	\$ 98,744.88	\$ 98,744.88	\$ 98,744.88
03/01/2023			\$ 15,190,000.00	\$ 378,171.89	\$ 378,171.89	
09/01/2023	5.000%	\$ 225,000.00	\$ 14,965,000.00	\$ 378,171.89	\$ 603,171.89	\$ 981,343.78
03/01/2024			\$ 14,965,000.00	\$ 372,546.89	\$ 372,546.89	
09/01/2024	5.000%	\$ 265,000.00	\$ 14,700,000.00	\$ 372,546.89	\$ 637,546.89	\$ 1,010,093.78
03/01/2025			\$ 14,700,000.00	\$ 365,921.89	\$ 365,921.89	
09/01/2025	5.000%	\$ 275,000.00	\$ 14,425,000.00	\$ 365,921.89	\$ 640,921.89	\$ 1,006,843.78
03/01/2026			\$ 14,425,000.00	\$ 359,046.89	\$ 359,046.89	
09/01/2026	5.000%	\$ 290,000.00	\$ 14,135,000.00	\$ 359,046.89	\$ 649,046.89	\$ 1,008,093.78
03/01/2027			\$ 14,135,000.00	\$ 351,796.89	\$ 351,796.89	
09/01/2027	5.000%	\$ 305,000.00	\$ 13,830,000.00	\$ 351,796.89	\$ 656,796.89	\$ 1,008,593.78
03/01/2028			\$ 13,830,000.00	\$ 344,171.89	\$ 344,171.89	
09/01/2028	5.000%	\$ 320,000.00	\$ 13,510,000.00	\$ 344,171.89	\$ 664,171.89	\$ 1,008,343.78
03/01/2029			\$ 13,510,000.00	\$ 336,171.89	\$ 336,171.89	
09/01/2029	5.000%	\$ 335,000.00	\$ 13,175,000.00	\$ 336,171.89	\$ 671,171.89	\$ 1,007,343.78
03/01/2030			\$ 13,175,000.00	\$ 327,796.89	\$ 327,796.89	
09/01/2030	5.000%	\$ 350,000.00	\$ 12,825,000.00	\$ 327,796.89	\$ 677,796.89	\$ 1,005,593.78
03/01/2031			\$ 12,825,000.00	\$ 319,046.89	\$ 319,046.89	
09/01/2031	5.000%	\$ 365,000.00	\$ 12,460,000.00	\$ 319,046.89	\$ 684,046.89	\$ 1,003,093.78
03/01/2032			\$ 12,460,000.00	\$ 309,921.89	\$ 309,921.89	
09/01/2032	5.000%	\$ 385,000.00	\$ 12,075,000.00	\$ 309,921.89	\$ 694,921.89	\$ 1,004,843.78
03/01/2033			\$ 12,075,000.00	\$ 300,296.89	\$ 300,296.89	
09/01/2033	5.250%	\$ 405,000.00	\$ 11,670,000.00	\$ 300,296.89	\$ 705,296.89	\$ 1,005,593.78
03/01/2034			\$ 11,670,000.00	\$ 289,665.64	\$ 289,665.64	
09/01/2034	5.250%	\$ 425,000.00	\$ 11,245,000.00	\$ 289,665.64	\$ 714,665.64	\$ 1,004,331.28
03/01/2035			\$ 11,245,000.00	\$ 278,509.39	\$ 278,509.39	
09/01/2035	4.625%	\$ 445,000.00	\$ 10,800,000.00	\$ 278,509.39	\$ 723,509.39	\$ 1,002,018.78
03/01/2036			\$ 10,800,000.00	\$ 268,218.76	\$ 268,218.76	
09/01/2036	4.625%	\$ 465,000.00	\$ 10,335,000.00	\$ 268,218.76	\$ 733,218.76	\$ 1,001,437.52
03/01/2037			\$ 10,335,000.00	\$ 257,465.63	\$ 257,465.63	
09/01/2037	4.625%	\$ 485,000.00	\$ 9,850,000.00	\$ 257,465.63	\$ 742,465.63	\$ 999,931.26
03/01/2038			\$ 9,850,000.00	\$ 246,250.00	\$ 246,250.00	
09/01/2038	5.000%	\$ 505,000.00	\$ 9,345,000.00	\$ 246,250.00	\$ 751,250.00	\$ 997,500.00
03/01/2039			\$ 9,345,000.00	\$ 233,625.00	\$ 233,625.00	
09/01/2039	5.000%	\$ 530,000.00	\$ 8,815,000.00	\$ 233,625.00	\$ 763,625.00	\$ 997,250.00
03/01/2040			\$ 8,815,000.00	\$ 220,375.00	\$ 220,375.00	
09/01/2040	5.000%	\$ 560,000.00	\$ 8,255,000.00	\$ 220,375.00	\$ 780,375.00	\$ 1,000,750.00
03/01/2041			\$ 8,255,000.00	\$ 206,375.00	\$ 206,375.00	

<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>
09/01/2041	5.000%	\$ 585,000.00	\$ 7,670,000.00	\$ 206,375.00	\$ 791,375.00	\$ 997,750.00
03/01/2042			\$ 7,670,000.00	\$ 191,750.00	\$ 191,750.00	
09/01/2042	5.000%	\$ 615,000.00	\$ 7,055,000.00	\$ 191,750.00	\$ 806,750.00	\$ 998,500.00
03/01/2043			\$ 7,055,000.00	\$ 176,375.00	\$ 176,375.00	
09/01/2043	5.000%	\$ 645,000.00	\$ 6,410,000.00	\$ 176,375.00	\$ 821,375.00	\$ 997,750.00
03/01/2044			\$ 6,410,000.00	\$ 160,250.00	\$ 160,250.00	
09/01/2044	5.000%	\$ 675,000.00	\$ 5,735,000.00	\$ 160,250.00	\$ 835,250.00	\$ 995,500.00
03/01/2045			\$ 5,735,000.00	\$ 143,375.00	\$ 143,375.00	
09/01/2045	5.000%	\$ 705,000.00	\$ 5,030,000.00	\$ 143,375.00	\$ 848,375.00	\$ 991,750.00
03/01/2046			\$ 5,030,000.00	\$ 125,750.00	\$ 125,750.00	
09/01/2046	5.000%	\$ 740,000.00	\$ 4,290,000.00	\$ 125,750.00	\$ 865,750.00	\$ 991,500.00
03/01/2047			\$ 4,290,000.00	\$ 107,250.00	\$ 107,250.00	
09/01/2047	5.000%	\$ 780,000.00	\$ 3,510,000.00	\$ 107,250.00	\$ 887,250.00	\$ 994,500.00
03/01/2048			\$ 3,510,000.00	\$ 87,750.00	\$ 87,750.00	
09/01/2048	5.000%	\$ 815,000.00	\$ 2,695,000.00	\$ 87,750.00	\$ 902,750.00	\$ 990,500.00
03/01/2049			\$ 2,695,000.00	\$ 67,375.00	\$ 67,375.00	
09/01/2049	5.000%	\$ 855,000.00	\$ 1,840,000.00	\$ 67,375.00	\$ 922,375.00	\$ 989,750.00
03/01/2050			\$ 1,840,000.00	\$ 46,000.00	\$ 46,000.00	
09/01/2050	5.000%	\$ 900,000.00	\$ 940,000.00	\$ 46,000.00	\$ 946,000.00	\$ 992,000.00
03/01/2051			\$ 940,000.00	\$ 23,500.00	\$ 23,500.00	
09/01/2051	5.000%	\$ 940,000.00	\$ 0.00	\$ 23,500.00	\$ 963,500.00	\$ 987,000.00
Total		\$ 15,190,000.00		\$ 13,888,245.30	\$ 29,078,245.30	\$ 29,078,245.30



SPICER CONSULTING
GROUP