

CITY OF CORONA

Annual Report



FISCAL YEAR 2024

COMMUNITY FACILITIES DISTRICT NO. 2018-2
(SERVICES)



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Table of Contents

Sections

1	District Profile	1
2	Special Tax Information	1
3	Payment History	2

Tables

2-1	Maximum Special Tax B Rates	1
2-2	Maximum Special Tax C Rates (Contingent)	2
2-3	Special Tax Breakdown	2
3-1	Delinquency Summary	2

Appendix

Appendix A – Boundary Map



Community Facilities District No. 2018-2 (Sierra Bella) Services

1. District Profile

Project Description

Community Facilities District No. 2018-2 Services (the “CFD No. 2018-2 Services” or the “District”) was formed to finance all cost attributable to maintaining landscaping, streetlights, traffic signals, street maintenance, drainage, parks, trails, and graffiti abatement. Contingent Services such as, lighting and water quality improvements are also permitted.

Location

The CFD No. 2018-2 Services 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.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2018-2 Services is a non-bonded portion of CFD No. 2018-2 (Sierra Bella).

2. Special Tax Information

Special Tax

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 \$220,500.06. The Maximum Special Tax rates for Fiscal Year 2024 are as follows:

On each July 1, commencing on July 1, 2020 the Maximum Special Tax for Developed Property shall increase by i) the cumulative percentage increase in the Consumer Price Index for all Urban Consumers (“CPI-U”) for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area as it stands on March of each year over the preceding Fiscal Year, as published by the Bureau of Labor Statistics of the United States Department of Labor, or ii) by two percent (2.0%), whichever is greater. The Bureau of Labor Statistics of the United States Department of Labor has discontinued the Los Angeles-Riverside-Orange County, CA Index. The Consumer Price Index rate for Fiscal Year 2024 is 4.56%.

*Table 2-1
Maximum Special Tax B Rates*

Land Use Category	Taxable Unit	Maximum Special Tax Rate
Single Family Residential	RU	\$960.53
Multi-family Property	Acre	\$4,579.57
Non-Residential Property	Acre	\$4,579.57
Approved Property	Acre	\$4,579.57
Undeveloped Property	Acre	\$4,579.57

*Table 2-2
Maximum Special Tax C Rates (Contingent)*

Land Use Category	Taxable Unit	Maximum Special Tax Rate
Single Family Residential	RU	\$23.16
Multi-family Property	Acre	\$107.27
Non-Residential Property	Acre	\$107.27
Undeveloped Property	Acre	\$107.27

*Table 2-3
Special Tax Breakdown*

Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Residential	237	\$220,500.06	\$227,645.15	96.86%
Totals	237	\$220,500.06	\$227,645.15	96.86%

Termination of Special Tax

For each Fiscal Year the City of Corona provides services 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 be in perpetuity as long as the City of Corona provides the services to the District.

3. 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 Services Special Tax for Fiscal Year 2023 is 1.35%.

Information Concerning Delinquent Parcels

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

*Table 3-1
Delinquency Summary*

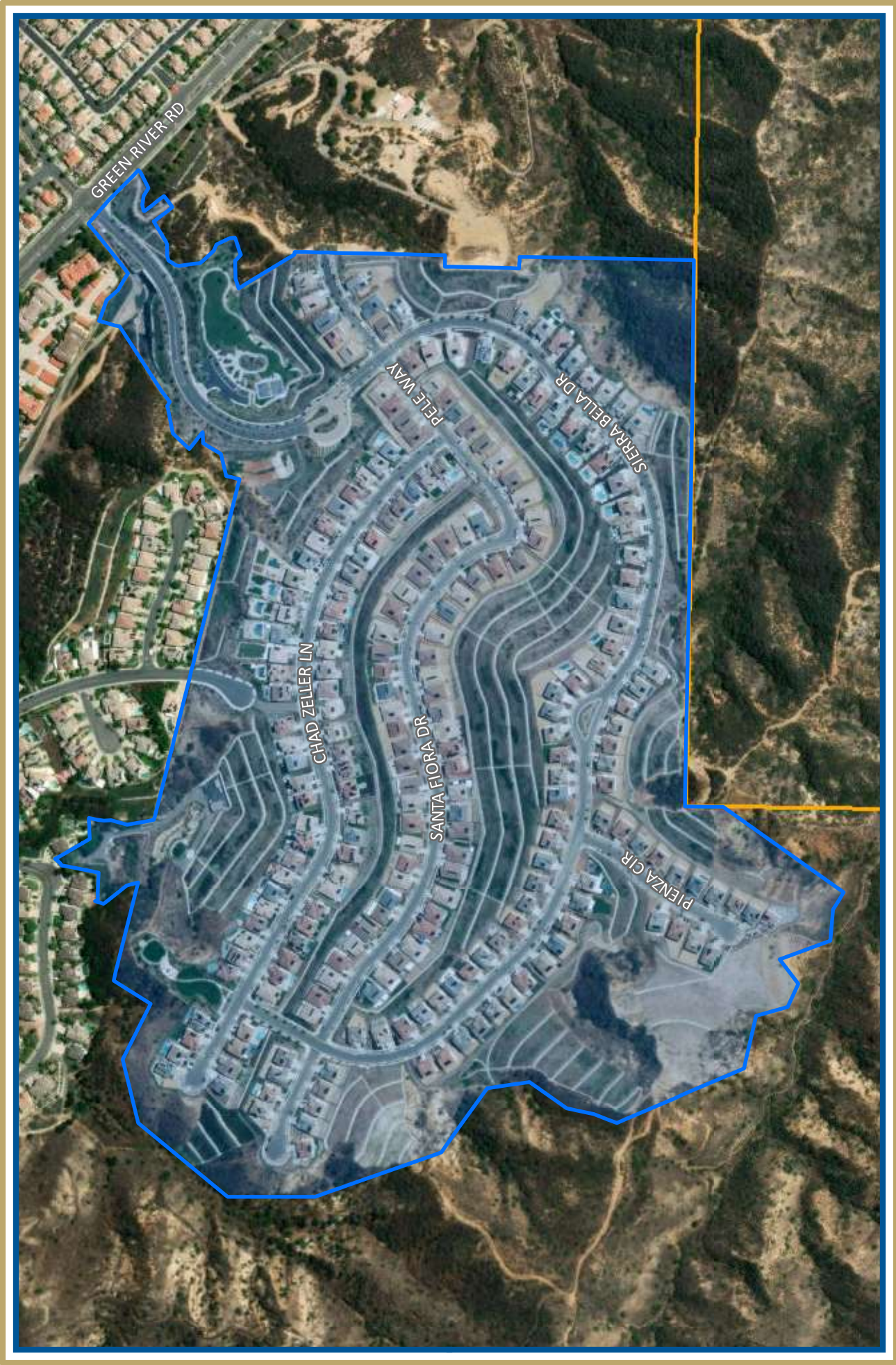
Fiscal Year	Levied		Delinquent		
	Parcels	Amount	Parcels	Amount	Del. Rate
2020	38	\$29,944.00	0	\$0.00	0.00%
2021	79	\$63,497.04	0	\$0.00	0.00%
2022	102	\$84,900.72	1	\$832.36	0.98%
2023	222	\$197,535.60	4	\$2,669.40	1.35%
Total		\$375,877.36	4	\$3,501.76	0.93%

APPENDIX A

Boundary Map



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





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