

CITY OF EASTVALE

Fiscal Year 2019/20 Annual Report For:

**Community Facilities District No. 2017-1
(Goodman Commerce Center)**

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Prepared by:



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1. DISTRICT ANALYSIS

1.1 District

The City of Eastvale (the “City”) formed Community Facilities District No. 2017-1 (Goodman Commerce Center) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982 in 2017 to fund services for facilities at Goodman Way and traffic signals at the following intersections: Bellgrave/Hammer, Cantu-Galleano, Goodman Way/The Station, Hamner/Commerce/Eucalyptus and Bellgrave/Homecoming. The services consist of but are not limited to ongoing maintenance and operation of public roads and streets, bike lanes, parking bays, bridges/culverts, medians, street lights, traffic signals, traffic signs, striping and legends, frontage improvements such as curbs, gutters, paths, sidewalks, driveways, bus pads, ADA ramps, street signs, landscaping, drainage facilities including ditches and other eligible services permitted by the Act to service properties within the boundaries of the CFD.

No bonds have been issued for the CFD and the special tax is projected to be levied in perpetuity.

1.2 Levy

The City levied the Fiscal Year 2019/20 special tax on fifteen (15) out of thirty-eight (38) active parcels for a total of \$68,903.12. The parcels were levied at 100% of their Maximum Special Tax.

NBS

Adina McCargo, Project Manager

Danielle Wood, Client Services Director

2. LEVY SUMMARY

2.1 Special Tax Levy Summary

The following table shows the breakdown of the Fiscal Year 2019/20 levy amount by Property Land Use.

Property Land Use	Parcel Count	Acreage	FY 2019/20 Levy Amount ⁽¹⁾
Non-Residential	15	141.11	\$68,903.12
Undeveloped	23	50.84	0.00
Totals	38	191.95	\$68,903.12

⁽¹⁾ Amount includes installment rounding for tax roll purposes, where applicable.

2.2 Maximum Special Tax Rates

The following table shows the increase in the Annual Maximum Special Tax Rates from the prior fiscal year.

Property Land Use	Fiscal Year 2018/19 Maximum Special Tax Rate per Acre	Fiscal Year 2019/20 Maximum Special Tax Rate per Acre	Percent Change in Maximum Special Tax Rate Per Acre ⁽¹⁾
Non-Residential	\$475.00	\$488.29	2.8%
Undeveloped	0.00	0.00	0.0%

⁽¹⁾ Each July 1 the Maximum Special Tax increases by the greater of two percent (2.0%) or the percentage increase, if any, in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Los Angeles-Riverside-Orange County California Standard Metropolitan Statistical area ("Index") published by the Bureau of Labor Statistics of the United States Department of Labor. The annual CPI-U adjustment will be based on the increase, if any, in the Index as it stands on March of each year over the base Index for March of 2018.

2.3 Special Tax Rates

The following table shows the Fiscal Year 2019/20 special tax rates for each Property Land Use.

Property Land Use	Fiscal Year 2019/20 Applied Special Tax Rate per Acre	Fiscal Year 2019/20 Maximum Special Tax Rate per Acre ⁽¹⁾	Percent of Total Maximum Tax Levied
Non-Residential	\$488.29	\$488.29	100.00%
Undeveloped	0.00	0.00	100.00%

APPENDIX A: FINAL BUDGET REPORT FOR FISCAL YEAR 2019/20

The following page shows the Fiscal Year 2019/20 Final Budget for the CFD.

City of Eastvale
CFD No. 2017-1 (Goodman Commerce Center)
Final Budget for Fiscal Year 2019/20

Category/Item	FY 2019/20	FY 2018/19	Increase / (Decrease)
Maintenance	\$62,624.08	\$0.00	\$62,624.08
Admin. Expenses	6,186.42	0.00	6,186.42
Miscellaneous	92.62	50,568.46	(50,475.84)
Grand Total:	\$68,903.12	\$50,568.46	\$18,334.66
Total Accounts:	38	38	0

APPENDIX B: FINAL BILLING DETAIL REPORT FOR FISCAL YEAR 2019/20

The following page shows the detailed billing amounts for Fiscal Year 2019/20.

City of Eastvale
CFD No. 2017-1 (Goodman Commerce Center)
Final Billing Detail Report for Fiscal Year 2019/20

Account ID	Property ID	DB	Levy	Other	Total
160-020-039	160-020-039-7		\$16,519.01	(\$0.01)	\$16,519.00
160-020-058	160-020-058-4		7,866.43	(0.01)	7,866.42
160-020-059	160-020-059-5		0.00	0.00	0.00
160-020-060	160-020-060-5		0.00	0.00	0.00
160-020-061	160-020-061-6		0.00	0.00	0.00
160-020-062	160-020-062-7	Y	0.00	0.00	0.00
160-020-063	160-020-063-8		0.00	0.00	0.00
160-020-064	160-020-064-9		0.00	0.00	0.00
160-020-065	160-020-065-0		0.00	0.00	0.00
160-020-066	160-020-066-1		0.00	0.00	0.00
160-020-067	160-020-067-2		0.00	0.00	0.00
160-020-068	160-020-068-3		0.00	0.00	0.00
160-020-069	160-020-069-4	Y	1,713.91	(0.01)	1,713.90
160-020-070	160-020-070-4		522.46	0.00	522.46
160-020-071	160-020-071-5		0.00	0.00	0.00
160-020-072	160-020-072-6	Y	0.00	0.00	0.00
160-020-073	160-020-073-7		0.00	0.00	0.00
160-020-074	160-020-074-8		0.00	0.00	0.00
160-020-075	160-020-075-9	Y	0.00	0.00	0.00
160-020-078	160-020-078-2		0.00	0.00	0.00
160-020-079	160-020-079-3		0.00	0.00	0.00
160-020-080	160-020-080-3		0.00	0.00	0.00
160-020-081	160-020-081-4		7,173.05	(0.01)	7,173.04
160-020-082	160-020-082-5		0.00	0.00	0.00
160-020-083	160-020-083-6		673.85	(0.01)	673.84
160-020-084	160-020-084-7		0.00	0.00	0.00
160-020-086	160-020-086-9		21,377.55	(0.01)	21,377.54
160-020-087	160-020-087-0		5,693.50	0.00	5,693.50
160-020-089	160-020-089-2		590.83	(0.01)	590.82
160-020-094	160-020-094-6		551.77	(0.01)	551.76
160-020-095	160-020-095-7		0.00	0.00	0.00
160-480-001	160-480-001-4		1,206.09	(0.01)	1,206.08
160-480-002	160-480-002-5		947.29	(0.01)	947.28
160-480-003	160-480-003-6		732.44	0.00	732.44
160-480-004	160-480-004-7		1,821.34	0.00	1,821.34
160-480-005	160-480-005-8		1,513.71	(0.01)	1,513.70
160-480-006	160-480-006-9		0.00	0.00	0.00
160-480-007	160-480-007-0		0.00	0.00	0.00
38 Accounts			\$68,903.23	(\$0.11)	\$68,903.12