

CITY OF EASTVALE

Fiscal Year 2019/20 Annual Report For:

**Community Facilities District No. 2019-1
(Cloverdale Estates)**

May 2020

Prepared by:



Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

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1. DISTRICT ANALYSIS

1.1 District

The City of Eastvale (the “City”) formed Community Facilities District No. 2019-1 (Cloverdale Estates) (the “CFD”) pursuant to the Mello-Roos Community Facilities Act of 1982 in 2019 to fund services for facilities related to the Cloverdale development project located generally at the southeast corner of Limonite Avenue and Scholar Way. The services consist of but are not limited to the ongoing maintenance and operation of drainage facilities including ditches as well as all related administrative costs, expenses, and reserves for replacement of equipment and facilities.

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

1.2 Levy

The City levied the special tax for the first time in Fiscal Year 2019/20. Out of the seventy-nine (79) active parcels in the district, fifty-three (53) were classified as Single Family Residential and twenty-six (26) were classified as Undeveloped. Parcels classified as Single Family Residential were levied at 100% of their Maximum Special Tax for a total of \$6,556.10. Parcels classified as Undeveloped were not levied in Fiscal Year 2019/20.

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	Units	FY 2019/20 Levy Amount ⁽¹⁾
Single Family Residential	53	53	\$6,556.10
Undeveloped	26	0	0.00
Totals	79	53	\$6,556.10

⁽¹⁾ This 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 Unit ⁽¹⁾	Fiscal Year 2019/20 Maximum Special Tax Rate per Unit	Percent Change in Maximum Special Tax Rate Per Unit ⁽²⁾
Single Family Residential	N/A	\$123.70	N/A
Undeveloped	N/A	0.00	N/A

⁽¹⁾ CFD levied for the first time in Fiscal Year 2019/20.

⁽²⁾ 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 Unit	Fiscal Year 2019/20 Maximum Special Tax Rate per Unit	Percent of Total Maximum Tax Levied
Single Family Residential	\$123.70	\$123.70	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 budget.

City of Eastvale
CFD No. 2019-1 (Cloverdale Estates)
Final Budget for 08/01/2019 Billing

Category/Item	FY 2019/20	Not Available	Increase / (Decrease)
Maintenance	\$1,817.38	\$0.00	\$1,817.38
Admin. Expenses	4,738.72	0.00	4,738.72
Grand Total:	\$6,556.10	\$0.00	\$6,556.10
Total Accounts:	79		79

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

The following pages show the detailed billing amounts for Fiscal Year 2019/20.

City of Eastvale
CFD No. 2019-1 (Cloverdale Estates)
Final Billing Detail Report for Fiscal Year 2019/20

Account ID	Property ID	DB	Levy	Other	Total
164-650-001	164-650-001-7		\$123.70	\$0.00	\$123.70
164-650-002	164-650-002-8		123.70	0.00	123.70
164-650-003	164-650-003-9		0.00	0.00	0.00
164-650-004	164-650-004-0		123.70	0.00	123.70
164-650-005	164-650-005-1		123.70	0.00	123.70
164-650-006	164-650-006-2		123.70	0.00	123.70
164-650-007	164-650-007-3		0.00	0.00	0.00
164-650-008	164-650-008-4		0.00	0.00	0.00
164-650-009	164-650-009-5		0.00	0.00	0.00
164-650-010	164-650-010-5		0.00	0.00	0.00
164-650-011	164-650-011-6		0.00	0.00	0.00
164-650-012	164-650-012-7		0.00	0.00	0.00
164-650-013	164-650-013-8		0.00	0.00	0.00
164-650-014	164-650-014-9		0.00	0.00	0.00
164-651-001	164-651-001-0		123.70	0.00	123.70
164-651-002	164-651-002-1		123.70	0.00	123.70
164-651-003	164-651-003-2		123.70	0.00	123.70
164-651-004	164-651-004-3		123.70	0.00	123.70
164-651-005	164-651-005-4		123.70	0.00	123.70
164-651-006	164-651-006-5		123.70	0.00	123.70
164-651-007	164-651-007-6		123.70	0.00	123.70
164-651-008	164-651-008-7		123.70	0.00	123.70
164-651-009	164-651-009-8		123.70	0.00	123.70
164-651-010	164-651-010-8		123.70	0.00	123.70
164-651-011	164-651-011-9		123.70	0.00	123.70
164-651-012	164-651-012-0		123.70	0.00	123.70
164-651-013	164-651-013-1		123.70	0.00	123.70
164-651-014	164-651-014-2		123.70	0.00	123.70
164-651-015	164-651-015-3		123.70	0.00	123.70
164-651-016	164-651-016-4		123.70	0.00	123.70
164-651-017	164-651-017-5		123.70	0.00	123.70
164-651-018	164-651-018-6		123.70	0.00	123.70
164-652-001	164-652-001-3		123.70	0.00	123.70
164-652-002	164-652-002-4		123.70	0.00	123.70
164-652-003	164-652-003-5		123.70	0.00	123.70
164-652-004	164-652-004-6		123.70	0.00	123.70
164-652-005	164-652-005-7		123.70	0.00	123.70
164-652-006	164-652-006-8		123.70	0.00	123.70
164-652-007	164-652-007-9		123.70	0.00	123.70
164-652-008	164-652-008-0		123.70	0.00	123.70

City of Eastvale
CFD No. 2019-1 (Cloverdale Estates)
Final Billing Detail Report for Fiscal Year 2019/20

Account ID	Property ID	DB	Levy	Other	Total
164-652-009	164-652-009-1		123.70	0.00	123.70
164-652-010	164-652-010-1		123.70	0.00	123.70
164-652-011	164-652-011-2		123.70	0.00	123.70
164-652-012	164-652-012-3		123.70	0.00	123.70
164-652-013	164-652-013-4		123.70	0.00	123.70
164-652-014	164-652-014-5		123.70	0.00	123.70
164-652-015	164-652-015-6		0.00	0.00	0.00
164-652-016	164-652-016-7		0.00	0.00	0.00
164-652-017	164-652-017-8		0.00	0.00	0.00
164-652-018	164-652-018-9		0.00	0.00	0.00
164-652-019	164-652-019-0		0.00	0.00	0.00
164-652-020	164-652-020-0		0.00	0.00	0.00
164-652-021	164-652-021-1		0.00	0.00	0.00
164-652-022	164-652-022-2		0.00	0.00	0.00
164-652-023	164-652-023-3		0.00	0.00	0.00
164-652-024	164-652-024-4		123.70	0.00	123.70
164-652-025	164-652-025-5		123.70	0.00	123.70
164-652-026	164-652-026-6		123.70	0.00	123.70
164-652-027	164-652-027-7		123.70	0.00	123.70
164-652-028	164-652-028-8		123.70	0.00	123.70
164-652-029	164-652-029-9		123.70	0.00	123.70
164-652-030	164-652-030-9		123.70	0.00	123.70
164-652-031	164-652-031-0		123.70	0.00	123.70
164-652-032	164-652-032-1		123.70	0.00	123.70
164-652-033	164-652-033-2		123.70	0.00	123.70
164-652-034	164-652-034-3		123.70	0.00	123.70
164-652-035	164-652-035-4		123.70	0.00	123.70
164-652-036	164-652-036-5		123.70	0.00	123.70
164-652-037	164-652-037-6		123.70	0.00	123.70
164-652-038	164-652-038-7		123.70	0.00	123.70
164-652-039	164-652-039-8		123.70	0.00	123.70
164-652-040	164-652-040-8		0.00	0.00	0.00
164-652-041	164-652-041-9		0.00	0.00	0.00
164-652-042	164-652-042-0		0.00	0.00	0.00
164-652-043	164-652-043-1		0.00	0.00	0.00
164-652-044	164-652-044-2		0.00	0.00	0.00
164-652-045	164-652-045-3		0.00	0.00	0.00
164-652-046	164-652-046-4		0.00	0.00	0.00
164-652-047	164-652-047-5		0.00	0.00	0.00

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CFD No. 2019-1 (Cloverdale Estates)
Final Billing Detail Report for Fiscal Year 2019/20

Account ID	Property ID	DB	Levy	Other	Total
79 Accounts			\$6,556.10	\$0.00	\$6,556.10