



CITY OF WILDOMAR

Annual Report



Fiscal Year 2024-25

Community Facilities District No. 2023-1
(Avalino)

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Appendix A – Boundary Map

Community Facilities District No. 2023-1 (Avalino)

1. District Profile

Project Description

The Community Facilities District No. 2023-1 (the “CFD No. 2023-1”) was formed to finance the costs of constructing and acquiring certain public facilities. The Authorized Facilities financed are: Drainage; Library; Park; Police; Fire; Roadway; Traffic; Administration and Community Center Facilities; and other Public Facilities of the City; and Water and Sewer Facilities of Elsinore Valley Municipal Water District.

Location

The CFD No. 2023-1 consists of approximately 41 gross acres and is generally located southwest of Palomar Street and northeast of Rancho Mirlo Road. The CFD No. 2023-1 development is expected to include 117 parcels.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2023-1 is not bonded at this time.

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 2024-25 tax year is \$11,252.64. The Assigned Special Tax rates for Fiscal Year 2024-25 are as follows:

On July 1, commencing July 1, 2024, the Assigned Special Tax Rate for Developed Property and the Maximum Special Tax Rate for Approved Property, Undeveloped Property, and Provisional Undeveloped Property for CFD No. 2022-3 shall increase by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

*Table 2-1
Assigned Special Tax Rates for Developed Property*

Category	Taxable Unit	Assigned Special Tax
Single Family Residential (Less than 2,000 sq. ft.)	RU	\$4,908.24
Single Family Residential (2,000 - 2,250 sq. ft.)	RU	\$5,016.36
Single Family Residential (2,251 - 2,500 sq. ft.)	RU	\$5,144.88
Single Family Residential (2,501 - 2,750 sq. ft.)	RU	\$5,272.38
Single Family Residential (2,751 - 3,000 sq. ft.)	RU	\$5,596.74
Single Family Residential (Greater than 3,000 sq. ft.)	RU	\$5,655.90
Multifamily Property	Acre	\$28,932.30
Non-Residential Property	Acre	\$28,932.30

Table 2-2
Maximum Special Tax Rate for Approved Property

Category	Taxable Unit	Maximum Special Tax
Approved Property	RU	\$5,556.96

Table 2-3
Special Tax Breakdown

Land Use Category	Parcels	Levied Amount	Assigned Special Tax	Maximum Special Tax	% of Assigned Special Tax
Single Family Residential (2,751 - 3,000 sq. ft.)	1	\$5,596.74	\$5,596.74	\$5,596.74	100.00%
Single Family Residential (Greater than 3,000 sq. ft.)	1	\$5,655.90	\$5,655.90	\$5,655.90	100.00%
Approved Property	115	\$0.00	\$0.00	\$639,050.40	0.00%
Total	117	\$11,252.64	\$11,252.64	\$650,303.04	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 2065-2066 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. 2023-1 Bonds have been paid; (ii) all authorized facilities of CFD No. 2023-1 have been acquired and all reimbursements to the developer have been paid, (iii) no delinquent Special Taxes remain uncollected and (iv) all other obligations of CFD No. 2023-1 have been satisfied.

3. Payment History

Delinquencies are calculated through June 2024 and may reflect parcels that may already be on a payment plan.

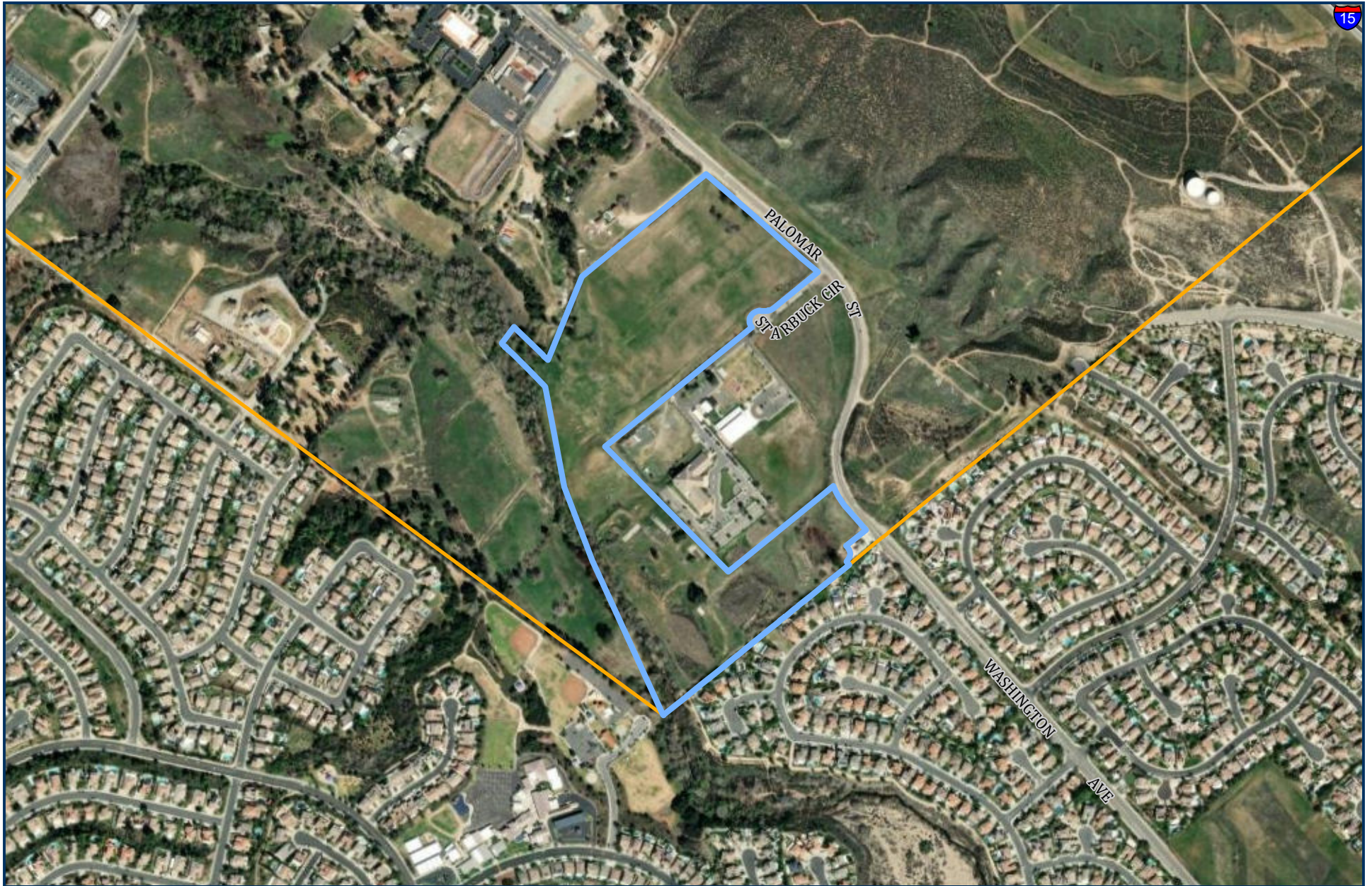
Information Concerning Delinquent Parcels

Fiscal Year 2024-25 is the first year CFD No. 2023-1 has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 2023-1 for Fiscal Year 2023-24.



Appendix A:

Boundary Map





S P I C E R

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