



# Annual Disclosure Report Fiscal Year Ending June 30, 2023

**Riverside County  
Community Facilities District No. 89-1  
(Mountain Cove)  
Special Tax Refunding Bonds, Series 2018**

Prepared For



March 2024



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The information herein for Community Facilities District No. 89-1 of the County of Riverside, (the “District” or “CFD No. 89-1”) was prepared by Webb Municipal Finance, LLC and the Riverside County Executive Office, as Administrators. Except as otherwise noted all information is current as of September 30, 2023.

**Community Facilities District No. 89-1  
(Mountain Cove)  
Special Tax Refunding Bonds, Series 2018**

**Project Description**

The District issued bonds to fund a portion of the cost to acquire additional public infrastructure consisting of sanitary sewer, water, storm drain, roadway facilities and to refund the 2006 Refunding Bonds.

**Project Location**

The District consists of approximately 765 acres and is located approximately five miles southeast of the City of Corona adjacent to the Cleveland National Forest in unincorporated western Riverside County, California.

**2018 Refunding Bonds<sup>1</sup>**

The Series 2018 Special Tax Refunding Bonds (the “Bonds”) in the amount of \$4,185,000 with an interest rate of 2.78% were issued on February 20, 2018. Interest on the Bonds is payable semi-annually on March 1 and September 1. The final maturity of the Bonds is September 1, 2025. The outstanding principal amount of the Bonds as of September 30, 2023 is \$1,115,000.00.

There are no remaining unissued bonds authorized for the District.

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<sup>1</sup> Bonds in the amount of \$14,000,000 were issued in June 1991, to finance the public facilities funded by the District. All the 1991 Bonds were redeemed in 2001 with the proceeds of the 2001 Refunding Bonds which were redeemed in 2006 with the proceeds of the 2006 Refunding Bonds. The 2006 Refunding Bonds were redeemed in 2018 with the proceeds of the 2018 Refunding Bonds.

A Special Tax is levied and collected each year to pay the principal and interest obligations on the Bonds of the District. The amount levied each year is determined by the Rate and Method of Apportionment (the "RMA") 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 2023-24 was \$671,987.16 and is based on 1,320 building permits issued within the following tax classes.

The Special Tax rates applied for Fiscal Year 2023-24 are:

Table 2-1  
Special Tax Levy

Tax Class	Description	Taxable Unit	Applied Rate per Class	Maximum Tax Rate	No. of DU's, Lots, or Acres Taxed
D-A	Developed Residential DU with 2,001 or more SF	Unit	\$626.12	\$987.00	302
D-B	Developed Residential DU with 1,500-2,000 SF	Unit	\$485.92	\$766.00	777
D-C	Developed Residential DU with 1,499 or less SF	Unit	\$386.96	\$610.00	238
D-NR	Developed Non-Residential Property	Acre	\$1,585.94	\$2,500.00	8.35
AP-Res	Approved Residential Property	Lot		\$800.00	N/A
AP-NR	Approved Non-Residential Property	Acre		\$2,500.00	N/A
GC	Golf Course Property	Acre		\$5,600.00	N/A
UP	Undeveloped Property	Acre		\$7,599.00	N/A

### Changes to the Rate and Method of Apportionment

During the prior Fiscal Year, no changes were made to the Rate and Method of Apportionment in CFD No. 89-1.

The following tables present certain property ownership data and the development status of the District.

**Table 3-1**  
**Largest Property Owners Subject to Special Taxes Based on Total Special Taxes Levied**  
**Fiscal Year 2023-24**

Owner	Parcels	Total Special Taxes FY 2023-24	% of Total Special Taxes	Total AV <sup>2</sup> FY 2023-24	% of Total AV
TRILOGY AT GLENN IVY	3	\$13,242.60	1.97%	\$0	0.00%
INDIVIDUAL OWNER	3	\$1,457.76	0.22%	\$1,383,017	0.21%
INDIVIDUAL OWNER	2	\$1,112.04	0.17%	\$1,221,204	0.19%
INDIVIDUAL OWNER	2	\$1,112.04	0.17%	\$1,157,755	0.18%
INDIVIDUAL OWNER	2	\$1,112.04	0.17%	\$996,599	0.15%
INDIVIDUAL OWNER	2	\$1,112.04	0.17%	\$939,524	0.14%
INDIVIDUAL OWNER	2	\$971.84	0.14%	\$1,095,995	0.17%
INDIVIDUAL OWNER	2	\$971.84	0.14%	\$747,531	0.11%
INDIVIDUAL OWNER	2	\$872.88	0.13%	\$890,025	0.14%
INDIVIDUAL OWNER	1	\$626.12	0.09%	\$931,265	0.14%
<b>Subtotal</b>	<b>21</b>	<b>\$22,591.20</b>	<b>3.36%</b>	<b>\$9,362,915</b>	<b>1.43%</b>
All Others	1,299	\$649,395.96	96.64%	\$643,189,934	98.57%
<b>Total</b>	<b>1,320</b>	<b>\$671,987.16</b>	<b>100.00%</b>	<b>\$652,552,849</b>	<b>100.00%</b>

**Table 3-2**  
**Value-to-Lien Ratio Based on Bonds Outstanding**  
**Fiscal Year 2023-24**

Value-to-Lien Category	Parcels	Total AV FY 2023-24	Principal Amount of Bonds Outstanding	% Outstanding	Value-to-Lien
Less than 400.00:1 <sup>3</sup>	136	\$32,343,539	\$135,953	12.19%	237.90:1
Between 400.01 – 450.00:1	75	\$27,105,711	\$62,988	5.65%	430.33:1
Between 450.01 – 500.00:1	134	\$53,480,446	\$112,994	10.13%	473.31:1
Between 500.01 – 550.00:1	125	\$54,794,054	\$104,574	9.38%	523.97:1
Between 550.01 – 600.00:1	152	\$72,082,203	\$125,549	11.26%	574.13:1
Greater than 600.00:1 <sup>4</sup>	698	\$412,746,896	\$572,942	51.38%	720.40:1
<b>Total</b>	<b>1,320</b>	<b>\$652,552,849</b>	<b>\$1,115,000</b>	<b>100.00%</b>	<b>585.25:1</b>

<sup>2</sup> Assessed Valuation (AV) is based on information provided in the Riverside County Assessor's records for Fiscal Year 2023-24 and may or may not accurately reflect true market value.

<sup>3</sup> Includes three parcels owned by Trilogy at Glen Ivy Maintenance which were not assigned Assessed Value by Riverside County due to the ad valorem tax exempt status of each parcel. Not including these parcels, the minimum value-to-lien is 33.68:1.

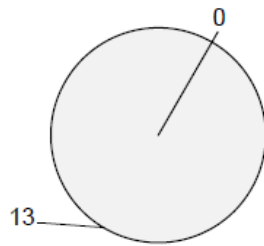
<sup>4</sup> Maximum value-to-lien is 1,163.18:1.

COMMUNITY FACILITIES DISTRICT NO. 89-1 MOUNTAIN COVE

OVERVIEW OF DEVELOPMENT STATUS AND ABSORPTION

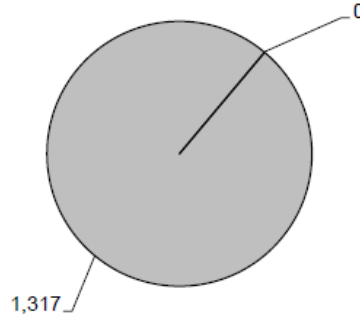
(Definition of Absorption = Built and Occupied)

DEVELOPMENT STATUS OF COMMERCIAL-INDUSTRIAL PROPERTY



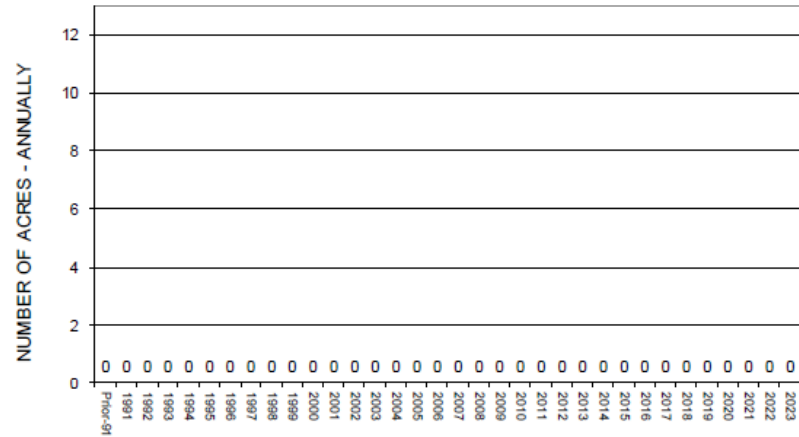
Sold: Sept. 1, 2023  
 Future: Sept. 1, 2023+

DEVELOPMENT STATUS OF RESIDENTIAL PROPERTY

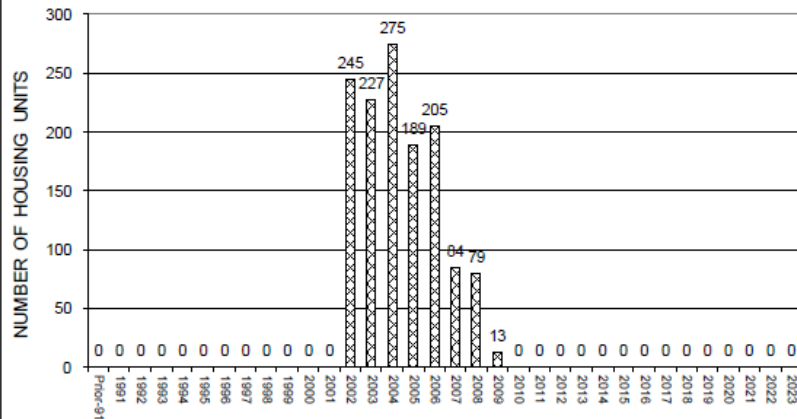


Sold: Sept. 1, 2023  
 Future: Sept. 1, 2023+

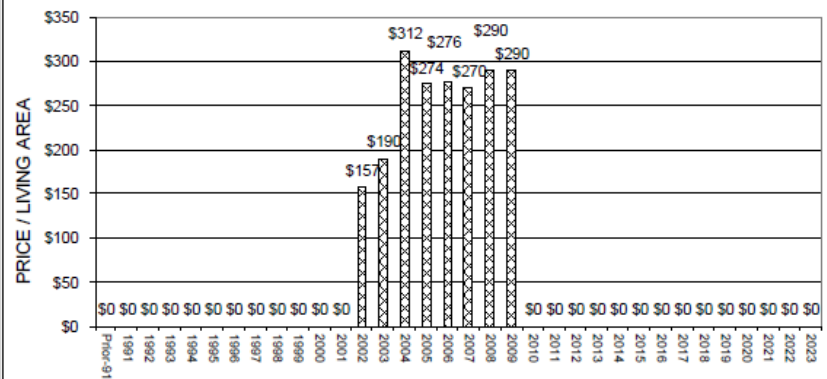
ABSORPTION OF COMMERCIAL-INDUSTRIAL PROPERTY



ABSORPTION OF RESIDENTIAL UNITS



HOUSING PRICE PATTERNS  
Value Ratio: Price/Living Area



The following table summarizes the number of delinquent parcels, the amount delinquent, delinquency charges<sup>5</sup>, and the amount due<sup>6</sup> for each tax year following the refunding in 2006. There are no delinquent parcels in any tax year prior to the refunding. Delinquencies and delinquency charges are calculated as of June 30, 2023.

Table 5-1  
Special Tax Delinquency Summary

Fiscal Year	Special Taxes Levied	Delinquent Special Taxes	Delinquency Charges	Total Amount Due	Delinquent Parcels	% Delinquent
2010-11	\$838,212.84	\$0.00	\$0.00	\$0.00	0	0.00%
2011-12	\$845,849.06	\$0.00	\$0.00	\$0.00	0	0.00%
2012-13	\$841,699.82	\$0.00	\$0.00	\$0.00	0	0.00%
2013-14	\$837,331.62	\$0.00	\$0.00	\$0.00	0	0.00%
2014-15	\$827,732.50	\$0.00	\$0.00	\$0.00	0	0.00%
2015-16	\$827,928.16	\$0.00	\$0.00	\$0.00	0	0.00%
2016-17	\$833,971.30	\$0.00	\$0.00	\$0.00	0	0.00%
2017-18	\$833,551.74	\$0.00	\$0.00	\$0.00	0	0.00%
2018-19	\$689,028.62	\$0.00	\$0.00	\$0.00	0	0.00%
2019-20	\$680,287.84	\$883.66	\$565.54	\$1,449.20	2	0.13%
2020-21	\$688,751.14	\$569.89	\$262.15	\$832.04	2	0.08%
2021-22	\$672,096.08	\$729.00	\$204.12	\$933.12	2	0.11%
2022-23	\$683,131.94	\$6,329.85	\$632.99	\$6,962.84	18	0.95%
<b>Total</b>	<b>\$10,099,572.66</b>	<b>\$8,512.40</b>	<b>\$1,664.80</b>	<b>\$10,177.20</b>	<b>21</b>	<b>0.08%</b>

### Funds Available for the Payment of Scheduled Debt Service

The current year levy of \$671,987.16 is expected to generate sufficient revenue to cover the full year's debt service of \$625,997.00 without impacting the fully funded Reserve Fund.

### Foreclosure Covenant

The foreclosure covenant in the Bond Indenture states that foreclosure proceedings will be initiated against delinquent property with delinquent Special Taxes in excess of \$5,000 by the October 1 following the close of each Fiscal Year in which the last of such Special Taxes were due and will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Taxes levied in such Fiscal Year, and diligently pursue to completion such foreclosure proceedings.

### Collection and Foreclosure Actions

As of September 30, 2023, there are no foreclosure actions within the District.

<sup>5</sup> These charges include a 10% penalty on each past due installment and 1.5% per month "redemption penalty" (or "interest") on the original delinquent amount, which begins to accrue July 1 of the tax year following the delinquency.

<sup>6</sup> In addition to the amount due, parcels which have an existing foreclosure judgement recorded against them will include judicial foreclosure costs not included in this column.

Table 6-1  
Investment Portfolio  
As of September 30, 2023<sup>7</sup>

Account	Fund Balance
Special Tax Fund	\$57,248.58
Bond Fund	\$0.00
Reserve Fund	\$63,705.90
Admin Expense Fund	\$5,688.95
Earnings Fund	\$4,092.72
<b>Total</b>	<b>\$130,736.15</b>

Reserve Fund

The Bond Reserve Fund must be maintained at the Reserve Requirement which is defined as of any date of calculation as an amount equal to 10% of Average Annual Debt Service of the Outstanding Bonds. In the event that special tax revenue is insufficient to pay debt service, money may be transferred from this Fund to the Bond Fund. The Bond Reserve Fund will then be replenished by increasing the next year’s special tax levy to the extent permitted by law. **As of September 30, 2023 the balance in the Reserve Fund was \$63,705.90 and the Reserve Requirement was \$58,022.65.**

Financial Statements

**PLEASE NOTE: The Riverside County Fiscal Year 2022-23 Annual Comprehensive Financial Report (ACFR) and adopted budget shall be provided to the Original Purchaser in accordance with the provisions outlined in the Indenture.**

<sup>7</sup> All investments are in compliance with “authorized investments” as defined in the Series 2018 Indenture, and in accordance with County of Riverside Land Secured Financing District Investment Policy B-19.



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**APPENDIX A**  
Debt Service Schedule



## County of Riverside

## 681327 - CFD 89-1 2018 Private Placement Refunding

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2018	2.7800%	\$320,000.00	\$3,865,000.00	\$61,726.43	\$381,726.43	\$381,726.43	0.0000%
3/1/2019			\$3,865,000.00	\$53,723.50	\$53,723.50		0.0000%
9/1/2019	2.7800%	\$525,000.00	\$3,340,000.00	\$53,723.50	\$578,723.50	\$632,447.00	0.0000%
3/1/2020			\$3,340,000.00	\$46,426.00	\$46,426.00		0.0000%
9/1/2020	2.7800%	\$535,000.00	\$2,805,000.00	\$46,426.00	\$581,426.00	\$627,852.00	0.0000%
3/1/2021			\$2,805,000.00	\$38,989.50	\$38,989.50		0.0000%
9/1/2021	2.7800%	\$550,000.00	\$2,255,000.00	\$38,989.50	\$588,989.50	\$627,979.00	0.0000%
3/1/2022			\$2,255,000.00	\$31,344.50	\$31,344.50		0.0000%
9/1/2022	2.7800%	\$560,000.00	\$1,695,000.00	\$31,344.50	\$591,344.50	\$622,689.00	0.0000%
3/1/2023			\$1,695,000.00	\$23,560.50	\$23,560.50		0.0000%
9/1/2023	2.7800%	\$580,000.00	\$1,115,000.00	\$23,560.50	\$603,560.50	\$627,121.00	0.0000%
3/1/2024			\$1,115,000.00	\$15,498.50	\$15,498.50		0.0000%
9/1/2024	2.7800%	\$595,000.00	\$520,000.00	\$15,498.50	\$610,498.50	\$625,997.00	0.0000%
3/1/2025			\$520,000.00	\$7,228.00	\$7,228.00		0.0000%
9/1/2025	2.7800%	\$520,000.00	\$0.00	\$7,228.00	\$527,228.00	\$534,456.00	0.0000%
<b>Totals:</b>		<b>\$4,185,000.00</b>		<b>\$495,267.43</b>	<b>\$4,680,267.43</b>	<b>\$4,680,267.43</b>	

Bond Issue Date: 2/20/2018

Original Bond Principal: \$4,185,000.00

**APPENDIX B**

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District Boundary Map



# COMMUNITY FACILITIES DISTRICT 89-1

AMENDING MAP RECORDED APRIL 28TH 1989 IN  
BOOK 26, PAGE 73 OF MAPS OF ASSESSMENT  
AND COMMUNITY FACILITIES DISTRICT

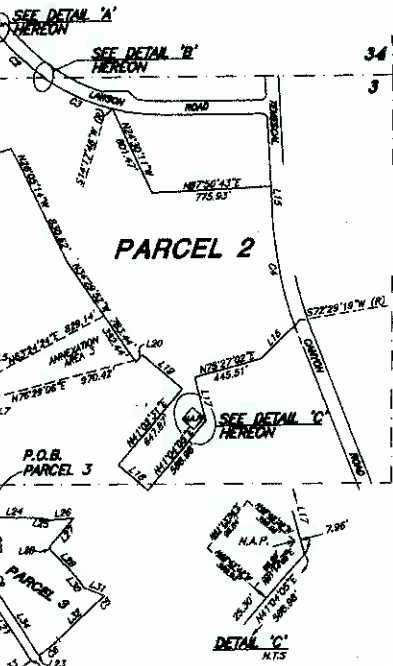
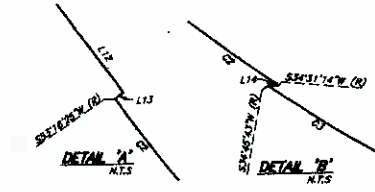
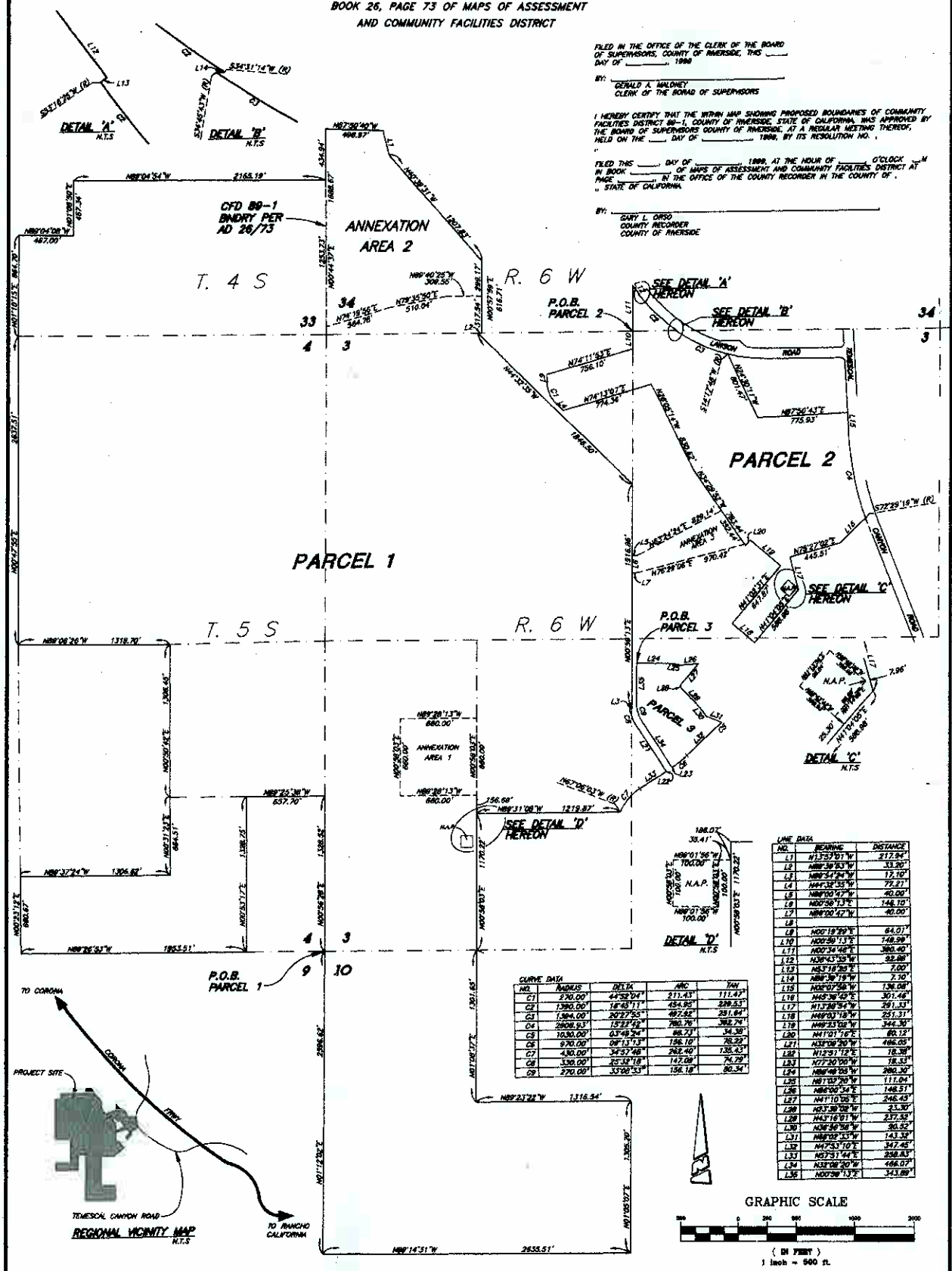
FILED IN THE OFFICE OF THE CLERK OF THE BOARD  
OF SUPERVISORS, COUNTY OF MARISSA, THIS  
DAY OF \_\_\_\_\_ 1989

BY: RONALD A. MALONEY  
CLERK OF THE BOARD OF SUPERVISORS

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY  
FACILITIES DISTRICT 89-1, COUNTY OF MARISSA, STATE OF CALIFORNIA, WAS APPROVED BY  
THE BOARD OF SUPERVISORS COUNTY OF MARISSA, AT A REGULAR MEETING THEREOF,  
HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1989, BY ITS RESOLUTION NO. \_\_\_\_\_

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1989, AT THE HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT  
THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF \_\_\_\_\_  
STATE OF CALIFORNIA.

BY: GARY L. GIBBS  
COUNTY RECORDER  
COUNTY OF MARISSA

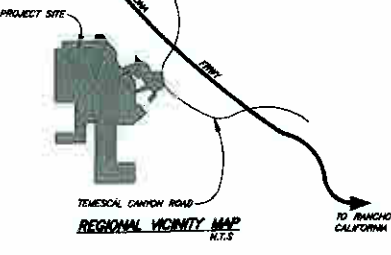
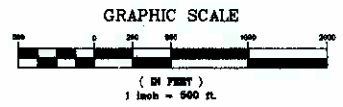


CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	270.00	44°32'04"	211.43	111.47
C2	1590.00	16°48'11"	254.93	288.53
C3	1590.00	20°22'53"	49.52	281.84
C4	2008.83	15°22'52"	786.76	368.74
C5	1030.00	63°48'24"	88.27	34.30
C6	970.00	08°13'13"	156.10	78.20
C7	430.00	25°27'48"	282.40	128.23
C8	130.00	40°32'18"	142.08	74.79
C9	270.00	33°02'53"	156.18	80.54

LINE DATA

NO.	BEARING	DISTANCE
L1	N72°29'16"W	212.84
L2	N89°30'53"W	33.20
L3	N89°34'24"W	12.70
L4	N49°52'52"W	72.27
L5	N89°01'17"E	40.00
L6	N89°50'13"E	148.10
L7	N89°02'42"W	40.00
L8	N00°18'59"E	64.01
L9	N00°30'13"E	148.29
L10	N00°34'48"E	386.40
L11	N36°43'33"W	32.88
L12	N89°16'30"W	7.00
L13	N89°16'30"W	2.50
L14	N89°16'30"W	1.96
L15	N89°07'58"W	1.96
L16	N45°36'42"E	301.48
L17	N13°39'54"W	291.47
L18	N89°01'18"E	231.51
L19	N89°23'02"W	344.30
L20	N41°01'16"E	80.12
L21	N32°08'30"W	486.03
L22	N18°51'12"E	18.38
L23	N72°29'16"W	18.38
L24	N89°48'05"W	286.30
L25	N81°02'30"W	111.04
L26	N86°58'54"E	148.57
L27	N41°10'32"E	248.43
L28	N37°30'02"W	23.30
L29	N43°16'01"W	237.58
L30	N39°48'58"W	361.52
L31	N89°23'53"W	143.34
L32	N45°23'10"E	347.45
L33	N07°51'44"E	236.83
L34	N32°08'30"W	486.07
L35	N00°09'13"E	343.09





3788 McCray St.  
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951.200.8600



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