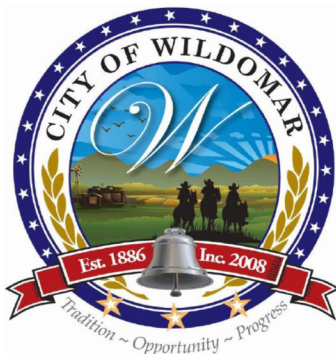




# CITY OF WILDOMAR

## Annual Report



### **Fiscal Year 2024-25**

Community Facilities District No. 2017-1  
(Development Impact Fee)

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Appendix A – Boundary Map

## Community Facilities District No. 2017-1 Development Impact Fee (DIF) Deferral, Zone 1

### 1. District Profile

#### *Project Description*

Community Facilities District No. 2017-1 Development Impact Fee (DIF) Deferral, Zone 1 (the “CFD No. 2017-1 Zone 1”) was formed for the purpose of repaying the deferred Development Impact Fees in the amount of \$543,021.30 plus interest.

The special tax secured by the lien is authorized to be levied for the purpose of: (a) paying for the cost of the construction, purchase, modification, expansion, rehabilitation and/or improvement of drainage, library, park, roadway and other public facilities of the City, including the foregoing public facilities which are included in the City’s fee programs with respect to such facilities and authorized to be financed under the Mello-Roos Community Facilities Act of 1982, as amended (the “Facilities”) and to finance the incidental expenses (the “Incidental Expenses”) to be incurred, including; (b) (1) the cost of engineering, planning and designing the facilities; and (2) all cost, including costs of the property owners petitioning for formation of the District, associated with the creation of the District, the determination of the amount of special taxes to be levied and cost otherwise incurred in order to carry out the authorized purposes of the District; and (3) any other expenses incidental to the construction, acquisition, modification, rehabilitation, completion and inspection of the Facilities.

#### *Location*

CFD No. 2017-1 Zone 1 is generally located southwest of Interstate 15, its boundaries include Hidden Springs Rd, Clinton Keith Rd, and Interstate 15. CFD No. 2017-1 Zone 1 comprises over 4 acres and includes 11 parcels, 8 parcels are classified as Taxable and 3 are Exempt parcels.

#### *Bond Profile and Principal Amount of Bonds Outstanding*

CFD No. 2017-1 Zone 1 is a non-bonded district.

### 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 \$82,766.64. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

The Local Agency Investment Fund (LAIF) rate of return, compound quarterly, commencing on the date the City issues the first Certificate(s) of Occupancy for the project. As of June 30, 2024, the LAIF quarterly rate was 4.55%.

*Table 2-1*

*Maximum Special Tax Rates*

Classification	Taxable Unit	Maximum Special Tax
Taxable	Acre	\$48,424.98

*Table 2-2*

*Special Tax Breakdown*

Category	Parcels	Acres	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Taxable	8	4.75	\$82,766.64	\$230,018.67	35.98%

### 3. Payment History

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

#### *Delinquency Rate for Fiscal Year 2023-24*

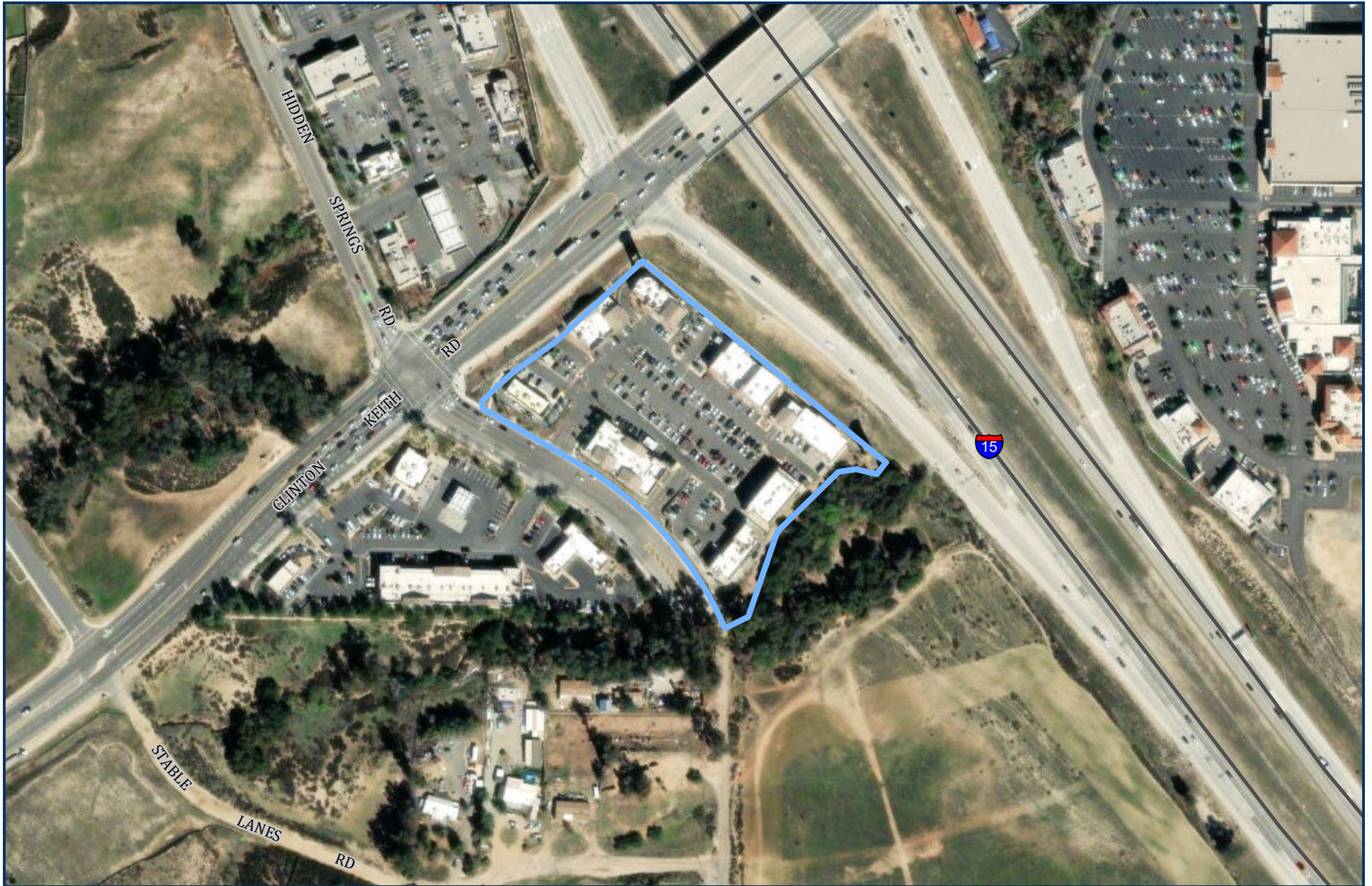
As of June 2024, there were no delinquencies in the payment of the Special Tax for CFD No. 2017-1 Zone 1 for Fiscal Year 2023-24



# Appendix A:

## Boundary Map







**S P I C E R**  

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**CONSULTING GROUP**