

# CITY OF LAKE ELSINORE

Annual Report



FISCAL YEAR 2021-22  
COMMUNITY FACILITIES DISTRICT NO. 2006-4  
(ROSETTA HILLS)



SPICER CONSULTING  
G R O U P

# Table of Contents

---

## **Sections**

1	District Profile	1
2	Special Tax Information	1
3	Payment History	2

## **Tables**

2-1	Assigned/Maximum Special Tax Rates (Zone A)	1
2-2	Assigned/Maximum Special Tax Rates (Zone B)	2
2-3	Special Tax Breakdown	2

## **Appendix**

Appendix A – Boundary Map

## Community Facilities District No. 2006-4 (Rosetta Hills)

### 1. District Profile

#### *Project Description*

Community Facilities District No. 2006-4 (the “CFD No. 2006-4”) was formed to finance the acquisition and-or construction of road improvements, City improvements, City fees, and fees and improvements of the Elsinore Valley Municipal Water District. CFD No. 2006-4 encompasses approximately 59.70 gross acres of land. Of this acreage, 31.90 acres are expected to be developed for residential uses.

#### *Location*

CFD No. 2006-4 is located in the Northern portion of Lake Elsinore. CFD No. 2006-4 is east of Interstate 15, south of Central Avenue and just east of Rosetta Canyon Drive.

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

CFD No. 2006-4 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 2021-22 tax year is \$10,498.34. The Assigned/Maximum Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2021, the Assigned/Maximum Special Tax rates for the Facilities for Developed Property, Approved Property, Undeveloped Property, and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

On June 23, 2020 at the request of the developer the City conducted change proceedings to amend the Rate and Method of Apportionment and reduce the special taxes to conform to smaller residential units. The City of Lake Elsinore also changed the name of CFD No. 2006-4 from Clurman to Rosetta Hills.

*Table 2-1*

*Assigned/Maximum Special Tax Rates (Zone A)*

Land Use Category	Assigned Special Tax	Maximum Special Tax
Developed Residential (Less than 1,800 sq. ft.)	\$1,492.26	\$1,945.55
Developed Residential (1,800 - 2,100 sq. ft.)	\$1,649.34	\$1,945.55
Developed Residential (2,100 - 2,400 sq. ft.)	\$1,736.04	\$1,945.55
Developed Residential (Greater than 2,400 sq. ft.)	\$1,841.10	\$1,945.55
Multifamily Property (per Acre)	\$11,085.36	\$11,085.36
Non-Residential (per Acre)	\$11,085.36	\$11,085.36
Approved Property (per Acre)	N/A	\$11,085.36
Undeveloped Property (per Acre)	N/A	\$11,085.36

*Table 2-2*  
*Assigned/Maximum Special Tax Rates (Zone B)*

Land Use Category	Assigned Special Tax	Maximum Special Tax
Developed Residential (Less than 1,800 sq. ft.)	\$1,492.26	\$1,492.26
Developed Residential (1,800 - 2,100 sq. ft.)	\$1,649.34	\$1,649.34
Developed Residential (2,100 - 2,400 sq. ft.)	\$1,736.04	\$1,736.04
Developed Residential (Greater than 2,400 sq. ft.)	\$1,841.10	\$1,841.10
Multifamily Property (per Acre)	\$8,726.10	\$8,726.10
Non-Residential (per Acre)	\$8,726.10	\$8,726.10
Approved Property (per Acre)	N/A	\$8,726.10
Undeveloped Property (per Acre)	N/A	\$8,726.10

*Table 2-3*  
*Special Tax Breakdown*

Category	Parcels	Acres	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
<b>Zone A</b>					
Approved Property	158	27.73	\$10,498.34	\$307,397.03	3.42%
<b>Zone B</b>					
Undeveloped Property	1	10.00	\$0.00	\$87,261.00	0.00%
<b>Total</b>	<b>159</b>	<b>37.73</b>	<b>\$10,498.34</b>	<b>\$394,658.03</b>	<b>2.66%</b>

### 3. Payment History

Delinquencies are calculated through July 2021 and may reflect parcels that may already be on a payment plan.

#### *Delinquency Rate for Fiscal Year 2020-21*

As of July 2021, there were no delinquencies in the payment of the Special Tax for CFD No. 2006-4 for Fiscal Year 2020-21.

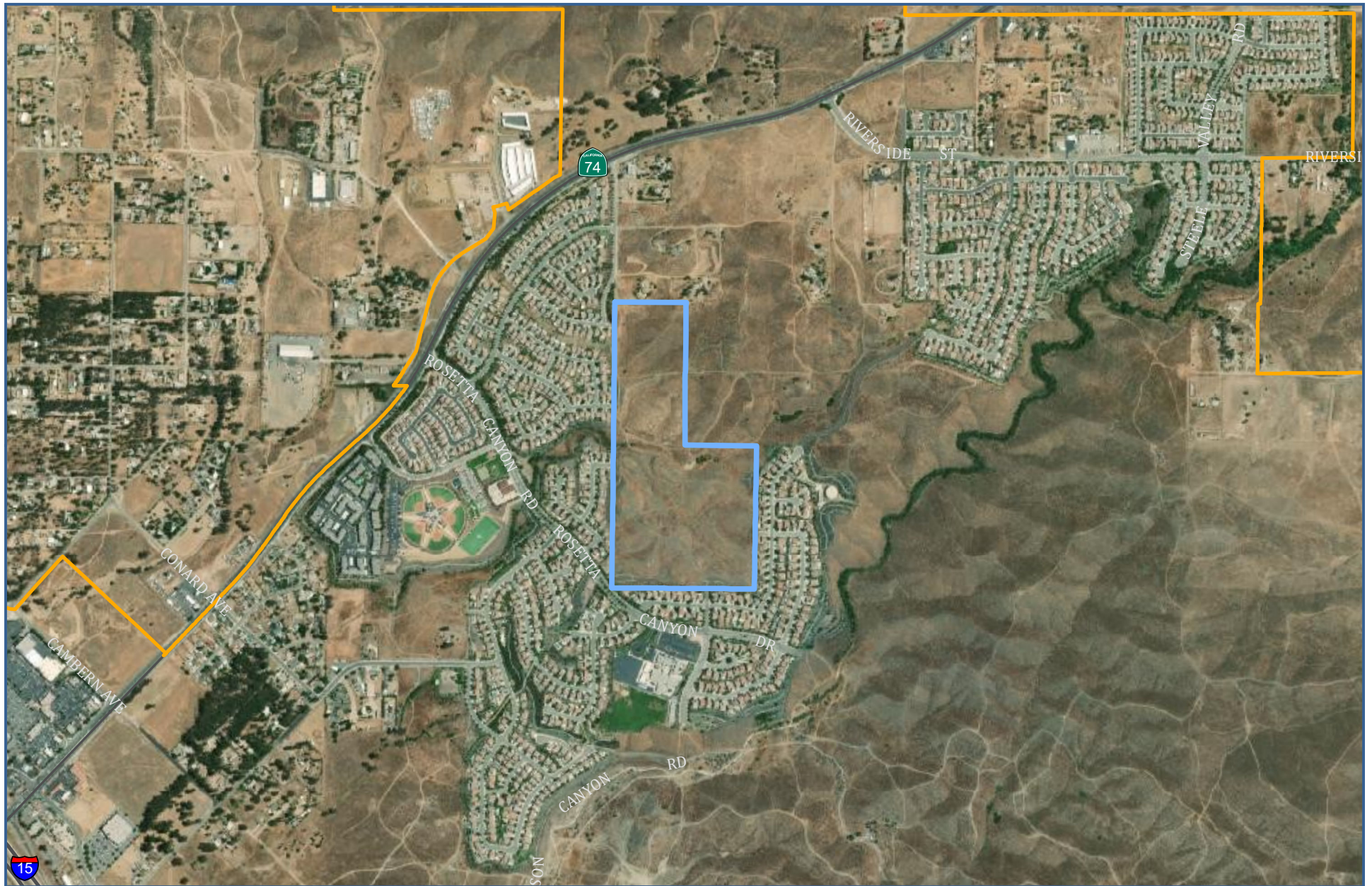
# APPENDIX A

## Boundary Map



SPICER CONSULTING  
G R O U P





## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2006-4  
(ROSETTA HILLS)



SPICER CONSULTING  
GROUP