

CITY OF LAKE ELSINORE

Annual Report



FISCAL YEAR 2021-22
COMMUNITY FACILITIES DISTRICT NO. 2006-6
(TESSERA)



Table of Contents

Sections

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

Tables

1-1	Assigned/Maximum Special Tax Rates	1
1-2	Special Tax Breakdown	1

Appendix

Appendix A – Boundary Map

Community Facilities District No. 2006-6 (Tessera)

1. District Profile

Project Description

Community Facilities District No. 2006-6 (the “CFD No. 2006-6”) was formed for the purpose 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.

Location

CFD No. 2006-6 is comprised of approximately 9.12 gross acres of land (including approximately 6.10 taxable acres) located in the central portion of the City of Lake Elsinore. This area is located south of Avenue 6 and north of Bancroft Way.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2006-6 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 \$10,499.94. The Assigned Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2022, 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 January 13, 2021 at the request of the developer the City conducted change proceedings to amend the Rate and Method of Apportionment and reduced the Special Tax rate.

*Table 1-1
Assigned/Maximum Special Tax Rates*

Land Use Category	Assigned Special Tax	Maximum Special Tax
Developed Residential (Less than 1,625 sq. ft.)	\$2,301.00	\$2,301.00
Developed Residential (1,625 - 1,775 sq. ft.)	\$2,380.00	\$2,380.00
Developed Residential (Greater than 1,775 sq. ft.)	\$2,430.00	\$2,430.00
Non-Residential (per Acre)	\$38,622.00	\$38,622.00
Approved Property (per Acre)	N/A	\$38,622.00
Undeveloped Property (per Acre)	N/A	\$38,622.00

*Table 1-2
Special Tax Breakdown (Facilities)*

Category	Parcels	Acres	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Undeveloped Property	6	6.40	\$10,499.94	\$247,180.80	4.25%

3. Payment History

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

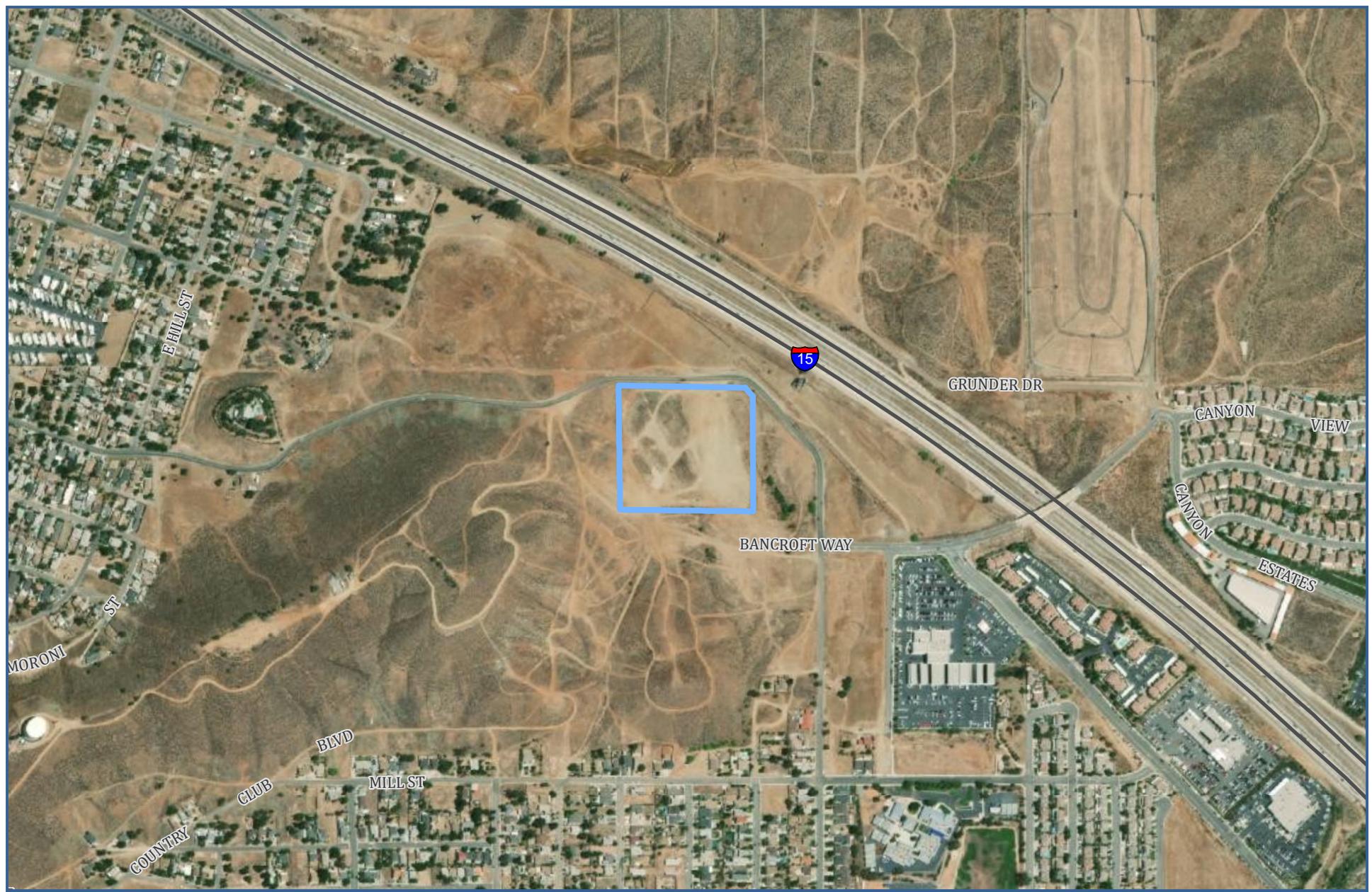
Delinquency Rate for Fiscal Year 2020-21

As of July 2021, there is no delinquency of Special for CFD No. 2006-6 for Fiscal Year 2020-21.

APPENDIX A

Boundary Map





BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2006-6
(TESSERA)



SPICER CONSULTING
G R O U P