

CITY OF LAKE ELSINORE

Annual Report



FISCAL YEAR 2021-22
COMMUNITY FACILITIES DISTRICT NO. 2006-8
(RUNNING DEER ESTATES)



Table of Contents

Sections

1	Community Facilities District No. 2006-8	1
2	Community Facilities District No. 2006-8 Services	3

Tables

1-1	Assigned Special Tax Rates (Facilities)	1
1-2	Special Tax Breakdown (Facilities)	2
2-1	Maximum Special Tax Rates (Services)	3

Appendix

Appendix A – Boundary Map

Community Facilities District No. 2006-8 (Running Deer Estates)

District Profile

Project Description

Community Facilities District No. 2006-8 (the “CFD No. 2006-8” or the “District”) was formed to finance the acquisition and/or construction of road improvements, City improvements, City fees, fees and improvements of the Elsinore Valley Municipal Water District and fees of the Lake Elsinore Unified School District. CFD No. 2006-8 encompasses approximately 34.20 gross acres of land. Of this acreage, 18.83 acres are expected to be developed for residential uses.

Location

CFD No. 2006-8 is located in the northwestern portion of the City of Lake Elsinore. CFD No. 2006-8 is west of Lake Street and north of Mountain Street.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2006-8 is not bonded at this time.

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 \$10,499.88. The Assigned Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2019, the Assigned Special Tax for Facilities rate 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.

Table 1-1
Assigned Special Tax Rates (Facilities)

Land Use Category	Assigned Special Tax
Developed Single Family (Less than 2,001 sq. ft.)	\$2,158.50
Developed Single Family (2,001 - 2,200 sq. ft.)	\$2,260.37
Developed Single Family (2,201 - 2,400 sq. ft.)	\$2,363.31
Developed Single Family (2,401 - 2,600 sq. ft.)	\$2,462.00
Developed Single Family (2,601 - 2,800 sq. ft.)	\$2,563.88
Developed Single Family (2,801 - 3,000 sq. ft.)	\$2,666.82
Developed Single Family (3,001 - 3,200 sq. ft.)	\$2,768.69
Developed Single Family (More than 3,200 sq. ft.)	\$2,874.81
Developed Multi-Family (per Acre)	\$14,607.53
Non-Residential (per Acre)	\$14,607.53
Approved Property (per Acre)	\$14,607.53
Undeveloped Property (per Acre)	\$14,607.53

Table 1-2
Special Tax Breakdown (Facilities)

Category	Parcels	Acres	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Approved Property	96	20.50	\$10,498.88	\$299,454.33	3.51%

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. 2006-8 for Fiscal Year 2020-21.

Community Facilities District No. 2006-8 (Running Deer Estates) Services

District Profile

Project Description

Community Facilities District 2006-8 Services (the "CFD No. 2006-8 Services") was formed to maintain, replace and repair certain components of the Service Area which have been accepted and maintained or are reasonably expected to be accepted and maintained.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2006-8 Services is a nonbonded portion of the District.

Special Tax Information

Special Tax

For Fiscal Year 2020-21 CFD No. 2006-8 Services was not levied:

On each July 1, commencing on July 1, 2019 the Maximum Special Tax for Services for Developed Property shall increase by i) the cumulative percentage increase in the Consumer Price Index for all Urban Consumers ("CPI-U") for the Riverside-San Bernardino-Ontario California Standard Metropolitan Statistical area as it stands on March of each year over the preceding Fiscal Year, as published by the Bureau of Labor Statistics of the United States Department of Labor, or ii) by two percent (2.0%), whichever is greater. The Bureau of Labor Statistics of the United States Department of Labor has discontinued the Los Angeles-Riverside-Orange County, CA Index. The Consumer Price Index rate for Fiscal Year 2021-22 is 3.56%.

*Table 2-1
Maximum Special Tax Rates (Services)*

Land Use Category	Maximum Special Tax
Developed Single Family	\$1,080.49
Developed Multi-family	\$540.25
Non-Residential (per Acre)	\$6,407.02

Payment History

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

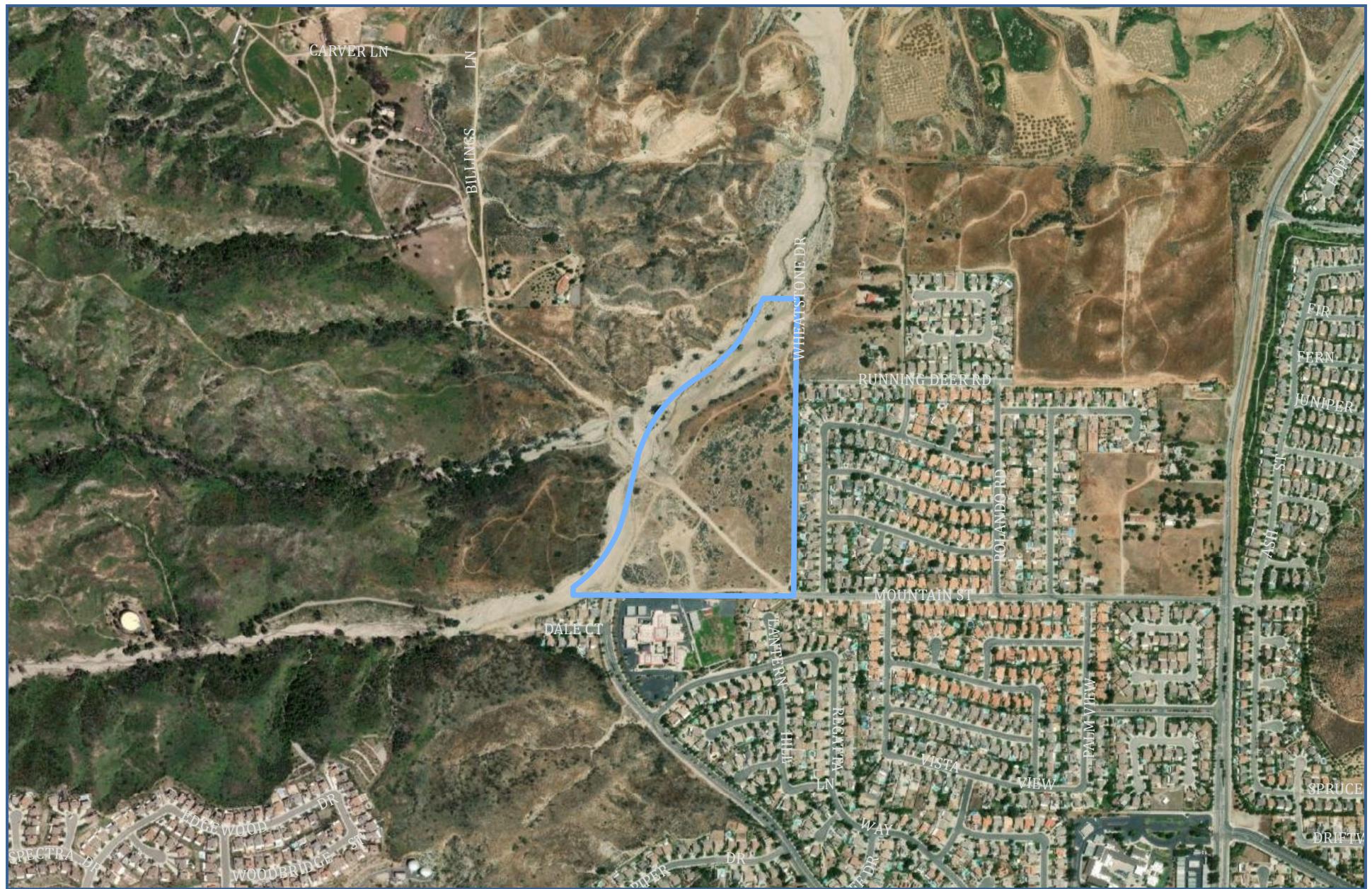
Delinquency Rate for Fiscal Year 2020-21

CFD No. 2006-8 Services has not yet begun to be levied, therefore there were no delinquencies in the payment of the Special Tax for Services for Fiscal Year 2020-21.

APPENDIX A

Boundary Map





BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2006-8
(RUNNING DEER)



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