



CITY OF CORONA

Annual Report



Fiscal Year 2026

Community Facilities District No. 2011-1
(North Main Street)

Table of Contents

Sections

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

Tables

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

Appendix

Appendix A – Boundary Map

Community Facilities District No. 2011-1

1. District Profile

Project Description

The Community Facilities District No. 2011-1 (the "CFD No. 2011-1" or the "District") was formed to provide public improvements associated with the North Main Street Redevelopment Project. The services may cover the maintenance and lighting of parkways, streets, roads, and open space, including trees and landscape areas, street lights, traffic signals and storm drain facilities, within and in the area of the District.

Location

The CFD No. 2011-1 is generally located west of Interstate 15 and north of State Route 91. Its boundaries include N. Main St, River Rd, Cota St, N. Sheridan St, and north of the railroad tracks. The District comprises over 30 acres and includes a total of 11 parcels.

Bond Profile and Principal Amount of Bonds Outstanding

The CFD No. 2011-1 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 2026 tax year is \$124,814.40. The Maximum Special Tax rates for Fiscal Year 2026 are as follows:

On July 1 of each Fiscal Year following the Initial Fiscal Year, the Assigned Special Tax Rate per Benefit Unit for all Maintenance Categories, as set forth in Table 2-1, 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 2026 is 2.52%.

*Table 2-1
Assigned Special Tax Rates*

Maintenance Category	Taxable Unit	Assigned Special Tax
1	Benefit Unit	\$302.86
2	Benefit Unit	\$378.58
3	Benefit Unit	\$454.29
4	Benefit Unit	\$530.01
5	Benefit Unit	\$605.73
6	Benefit Unit	\$681.44
7	Benefit Unit	\$757.16
8	Benefit Unit	\$832.87
9	Benefit Unit	\$908.59
10	Benefit Unit	\$984.32

*Table 2-2
Special Tax Breakdown*

Category	Parcels	EDU	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
1	2	53.00	\$8,861.86	\$16,051.74	55.21%
2	2	8.64	\$1,805.80	\$3,270.92	55.21%
3	0	0.00	\$0.00	\$0.00	0.00%
4	14	390.1	\$114,146.74	\$206,756.95	55.21%
5	0	0.00	\$0.00	\$0.00	0.00%
6	0	0.00	\$0.00	\$0.00	0.00%
7	0	0.00	\$0.00	\$0.00	0.00%
8	0	0.00	\$0.00	\$0.00	0.00%
9	0	0.00	\$0.00	\$0.00	0.00%
10	0	0.00	\$0.00	\$0.00	0.00%
Total	18	451.74	\$124,814.40	\$226,079.61	55.21%

Termination of Special Tax

For each Fiscal Year the City of Corona provides services the Special Tax shall be levied on all Assessor's Parcels subject to the Special Tax as necessary to satisfy the Special Tax Requirement. The Special Tax shall be in perpetuity as long as the City of Corona provides the services to the District.

3. Payment History

Delinquencies are calculated through June 2025 and may reflect parcels that may already be on a payment plan.

Delinquency Rate for Fiscal Year 2025

As of June 2025, there were no delinquencies in the payment of the Special Tax for CFD No. 2011-1 for Fiscal Year 2025.



Appendix A:

Boundary Map





S P I C E R

CONSULTING GROUP