



Annual Disclosure Report Fiscal Year Ending June 30, 2024

**Riverside County
Community Facilities District No. 89-4
Special Tax Refunding Bonds, Series 2018**

Prepared For



March 2025

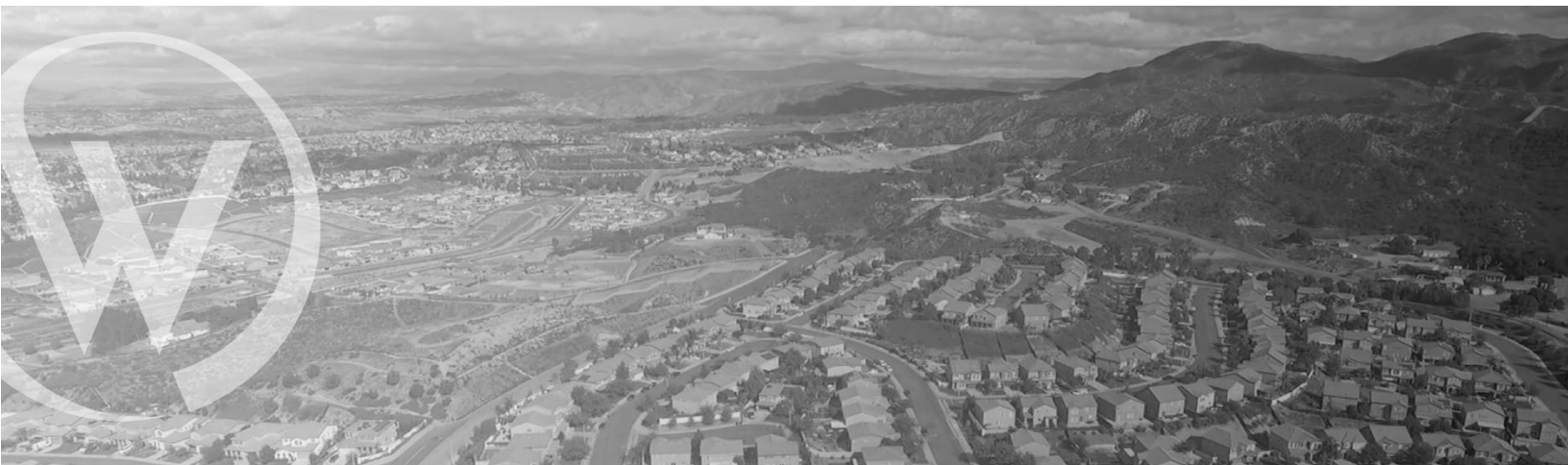


Table of Contents

Sections

Section 1.	District Profile _____	1
Section 2.	Special Taxes _____	2
Section 3.	Property Ownership _____	3
Section 4.	Overview of Development Status and Absorption _____	4
Section 5.	Payment History _____	5
Section 6.	Bond Funds _____	6

Tables

Table 2-1.	Special Tax Levy _____	2
Table 3-1.	Largest Property Owners Based on Total Special Tax _____	3
Table 3-2.	Property Breakdown by Development Status _____	3
Table 3-3.	Value-to-Lien Ratios _____	3
Table 5-1.	Special Tax Delinquency Summary _____	5
Table 6-1.	Investment Portfolio _____	6

Appendices

- Appendix A. Debt Service Schedule
- Appendix B. District Boundary Map

The information herein for Community Facilities District No. 89-4 of the County of Riverside, (the “District” or “CFD No. 89-4”) was prepared by Webb Municipal Finance, LLC and the Riverside County Executive Office, as Administrators. Except as otherwise noted all information is current as of September 30, 2024.

Community Facilities District No. 89-4 Special Tax Refunding Bonds, Series 2018

Project Description

The District was formed to fund the acquisition and construction of roads, flood control facilities, water and sewer facilities, and park, recreation and open space facilities. The District issued 2005 Series Bonds to fund in part the design, construction, and acquisition of a 3,000-foot sewer facility to be owned and operated by Eastern Municipal Water District and to refund the 1991 Bonds.

Project Location

The District consists of approximately 28.97 net acres and is located within the City of Murrieta. It is bounded by Walsh Center Drive on the north, Hancock Avenue on the east, Murrieta Hot Springs Road on the south and Jackson Avenue on the west.

2018 Refunding Bonds

Special Tax Refunding Bonds, Series 2018 (the “Bonds”) in the amount of \$2,305,000 with an interest rate of 3.09% were issued February 20, 2018. Interest on the Bonds is payable semi-annually on March 1 and September 1. The date for the final maturity of the Bonds is September 1, 2030. The amount of bonds outstanding as of September 30, 2024, is \$1,195,000.

The Bonds were issued in part to defease and refund the outstanding bonds of Community Facilities District 89-4 (Walsh Medical Arts Center) of the County of Riverside, Series 2005 Special Tax Refunding Bonds. All of the 1991 Series Bonds were redeemed in 2005 with the proceeds of the 2005 Refunding Bonds. On January 30, 2018, the Board of Supervisors of the County of Riverside adopted Resolution No. CFD 2018-2 authorizing the issuance of bonds for the District, proceeds of which were used to redeem in full, on March 1, 2018, the outstanding 2005 Bonds maturing on and after September 1, 2018.

There are no remaining unissued bonds authorized for the District.

A Special Tax is levied each year to pay the principal and interest obligations on the Outstanding Bonds of the District. The amount levied 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 Special Tax Levy for Fiscal Year 2024-25 is \$273,221.98.

The Special Tax rates applied for Fiscal Year 2024-25 are:

Table 2-1
Special Tax Levy

Class	Type of Dwelling Unit	Parcels/ Acres/ Sq. Ft.	Applied Special Tax Rate	Assigned Tax Rate	% of Assigned Tax	Total Applied Special Tax
1	Single Residential Family Property (per parcel)	0	\$0.00	\$598.00	0.00%	\$0.00
2	Multi-Family Residential Property (per acre)	8.19	\$8,162.00	\$8,162.00	100.00%	\$66,846.78
3	Non-Residential Property (per square foot)	173,112	\$1.19	\$1.66	71.69%	\$206,375.20
U	Undeveloped (per acre)	4.66	\$0.00	\$27,062.00	0.00%	\$0.00
Total						\$273,221.98

The maximum Special Tax rate for Class 3 parcels only escalated by 2% each Fiscal Year through Fiscal Year 2015-16.

The following tables present certain property ownership data and the development status of the District.

Table 3-1
Largest Property Owners Based on Total Special Tax and Total Assessed Values¹ (AV)
Fiscal Year 2024-25

Owner	Parcels	Total Special Taxes FY 2024-25	% of Total Special Taxes	Total AV FY 2024-25	% of Total AV
MURRIETA HEALTH ASSOC LTD PARTNERSHIP	1	\$69,394.98	25.40%	\$13,253,303	14.59%
MURRIETA 144 APARTMENTS	1	\$66,846.78	24.47%	\$34,242,513	37.69%
TRG MURRIETA	2	\$45,678.36	16.72%	\$18,727,200	20.62%
MURRIETA SPRINGS MEDICAL CENTER	1	\$40,116.98	14.68%	\$10,850,000	11.94%
40723 MURRIETA HOT SPRINGS RD	2	\$38,352.60	14.04%	\$10,368,020	11.41%
INDIVIDUAL OWNER	1	\$12,832.28	4.70%	\$3,400,000	3.74%
Subtotal	8	\$273,221.98	100.00%	\$90,841,036	100.00%
All Others	0	\$0.00	0.00%	\$0	0.00%
Total	8	\$273,221.98	100.00%	\$90,841,036	100.00%

Table 3-2
Property Breakdown by Development Status²

Development Status	Parcels	Total Special Taxes FY 2024-25	Series 2018 Bonds Outstanding	Total AV FY 2024-25	Value-to-Lien
Developed	8	\$273,222	\$1,195,000	\$90,841,036	76.02:1
Undeveloped	3	\$0	\$0	\$4,464,427	N/A
Total	11	\$273,222	\$1,195,000	\$95,305,463	79.75:1

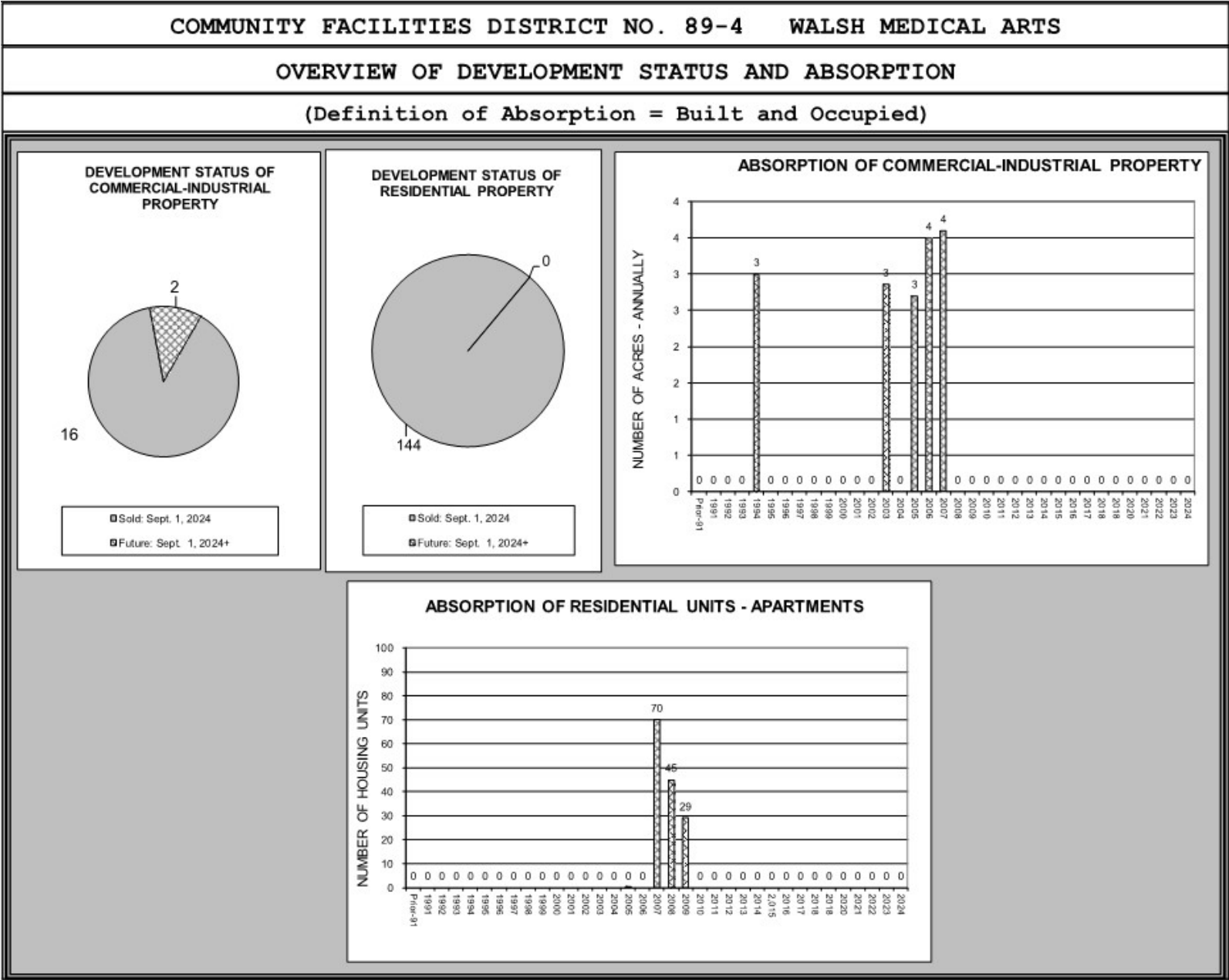
Table 3-3
Value-to-Lien Ratios Based on Assessed Values and Principal Amount of Bonds Outstanding³

Value-to-Lien Category	Parcels	Total AV FY 2024-25	Series 2018 Bonds Outstanding	% Outstanding	Value-to-Lien
Less than 50.00:1	1	\$13,253,303	\$303,515	25.40%	43.67:1
Between 50.00 – 59.99:1	1	\$7,723,787	\$137,888	11.54%	56.01:1
Between 60.00 – 69.99:1	2	\$14,250,000	\$231,586	19.38%	61.53:1
Between 70.00 – 79.99:1	0	\$0	\$0	0.00%	N/A
Greater than 79.99:1	4	\$55,613,946	\$522,011	43.68%	106.54:1
Total	8	\$90,841,036	\$1,195,000	100.00%	76.02:1

¹ Assessed Valuation (AV) is based on information provided in the Riverside County Assessor's records for Fiscal Year 2024-25 and may or may not accurately reflect true market value.

² "Developed" is defined as any parcel of Taxable Property: (i) that is included in a Final Map that was recorded prior to the January 1st of the previous Fiscal Year and (ii) a building permit was issued prior to April 1st of the previous Fiscal Year.

³ Principal Amount of Bonds Outstanding is as of September 30, 2024.



The following table summarizes the number of delinquent parcels, the amount delinquent, the delinquency charges⁴, and the amount due⁵ for each tax year. There are no delinquent property owners responsible for more than 5% of the Special Tax. Delinquencies and delinquency charges are calculated through June 30, 2024.

Table 5-1
Special Tax Delinquency Summary

Fiscal Year	Special Taxes Levied	Delinquent Special Taxes	Delinquency Charges	Amount Due	Delinquent Parcels	% Delinquent
2010-11	\$349,970.00	\$0.00	\$0.00	\$0.00	0	0.00%
2011-12	\$351,054.82	\$0.00	\$0.00	\$0.00	0	0.00%
2012-13	\$355,434.18	\$0.00	\$0.00	\$0.00	0	0.00%
2013-14	\$360,449.18	\$0.00	\$0.00	\$0.00	0	0.00%
2014-15	\$364,891.08	\$0.00	\$0.00	\$0.00	0	0.00%
2015-16	\$348,743.64	\$0.00	\$0.00	\$0.00	0	0.00%
2016-17	\$372,487.76	\$0.00	\$0.00	\$0.00	0	0.00%
2017-18	\$358,679.74	\$0.00	\$0.00	\$0.00	0	0.00%
2018-19	\$275,125.68	\$0.00	\$0.00	\$0.00	0	0.00%
2019-20	\$285,357.24	\$0.00	\$0.00	\$0.00	0	0.00%
2020-21	\$283,415.00	\$0.00	\$0.00	\$0.00	0	0.00%
2021-22	\$275,143.92	\$0.00	\$0.00	\$0.00	0	0.00%
2022-23	\$276,891.16	\$0.00	\$0.00	\$0.00	0	0.00%
2023-24	\$275,702.22	\$0.00	\$0.00	\$0.00	0	0.00%
Total	\$4,533,345.62	\$0.00	\$0.00	\$0.00	0	0.00%

Funds Available for the Payment of Scheduled Debt Service

The March 1, 2025, Debt Service payment was \$18,462.75 for interest only and the September 1, 2025, payment is \$203,462.75 comprised of principal and interest. The current year's levy of \$273,221.98 is sufficient for both the March 1 interest payment and the September 1 principal and interest payments of \$221,925.50, without impacting the fully funded Reserve Fund.

Foreclosure Covenant

The District has covenanted for the benefit of the owners of the Bonds that it will commence foreclosure proceedings against parcels with total Special Tax delinquencies in excess of \$5,000 (not including interest and penalties thereon) by the October 1 following the close of each Fiscal Year in which the last of such Special Taxes were due.

As of September 30, 2024, there are no foreclosure actions within the District.

⁴ These charges include a 10% penalty on each past due installment and 1.5% per month "redemption penalty" (or "interest") on the original delinquent amount, which begins to accrue July 1 of the tax year following the delinquency.

⁵ In addition to the amount due, parcels which have an existing foreclosure judgment recorded against them will include judicial foreclosure costs not included in this column.

Table 6-1
Investment Portfolio
As of September 30, 2024⁶

Account	Fund Balance
Special Tax Fund	\$48,394.44
Admin Expense Fund	\$6,195.08
Reserve Account	\$114,758.37
Bond Fund	\$6,230.91
Total	\$175,578.80

Reserve Fund

The Reserve Fund must be maintained at the Reserve Requirement, which is defined, as of any date of calculation, as an amount equal to 50% of the Maximum Annual Debt Service of the Outstanding Bonds. **As of September 30, 2024, the balance in the Reserve Fund was \$114,758.37 and the Reserve Requirement is \$112,156.25.**

Financial Statements

PLEASE NOTE: The Riverside County Fiscal Year 2023-24 Annual Comprehensive Financial Report (ACFR) and adopted budget shall be provided to the Original Purchaser in accordance with the provisions outlined in the Indenture.

⁶ Source: U.S. Bank. All investments are in compliance with “permitted investments” as defined in the Indenture dated February 1, 2018, and in accordance with County of Riverside Land Secured Financing District Investment Policy B-19.

APPENDIX A

Debt Service Schedule



County of Riverside

681328 - CFD 89-4 2018 Private Placement Refunding

Payment Date	Interest Rate	Principal	Principal Outstanding	Interest	Semi Annual Debt Service	Annual Debt Service	Call Premium
9/1/2018	3.0900%	\$95,000.00	\$2,210,000.00	\$37,788.55	\$132,788.55	\$132,788.55	0.0000%
3/1/2019			\$2,210,000.00	\$34,144.50	\$34,144.50		0.0000%
9/1/2019	3.0900%	\$155,000.00	\$2,055,000.00	\$34,144.50	\$189,144.50	\$223,289.00	0.0000%
3/1/2020			\$2,055,000.00	\$31,749.75	\$31,749.75		0.0000%
9/1/2020	3.0900%	\$165,000.00	\$1,890,000.00	\$31,749.75	\$196,749.75	\$228,499.50	0.0000%
3/1/2021			\$1,890,000.00	\$29,200.50	\$29,200.50		0.0000%
9/1/2021	3.0900%	\$170,000.00	\$1,720,000.00	\$29,200.50	\$199,200.50	\$228,401.00	0.0000%
3/1/2022			\$1,720,000.00	\$26,574.00	\$26,574.00		0.0000%
9/1/2022	3.0900%	\$170,000.00	\$1,550,000.00	\$26,574.00	\$196,574.00	\$223,148.00	0.0000%
3/1/2023			\$1,550,000.00	\$23,947.50	\$23,947.50		0.0000%
9/1/2023	3.0900%	\$175,000.00	\$1,375,000.00	\$23,947.50	\$198,947.50	\$222,895.00	0.0000%
3/1/2024			\$1,375,000.00	\$21,243.75	\$21,243.75		0.0000%
9/1/2024	3.0900%	\$180,000.00	\$1,195,000.00	\$21,243.75	\$201,243.75	\$222,487.50	0.0000%
3/1/2025			\$1,195,000.00	\$18,462.75	\$18,462.75		0.0000%
9/1/2025	3.0900%	\$185,000.00	\$1,010,000.00	\$18,462.75	\$203,462.75	\$221,925.50	0.0000%
3/1/2026			\$1,010,000.00	\$15,604.50	\$15,604.50		0.0000%
9/1/2026	3.0900%	\$190,000.00	\$820,000.00	\$15,604.50	\$205,604.50	\$221,209.00	0.0000%
3/1/2027			\$820,000.00	\$12,669.00	\$12,669.00		0.0000%
9/1/2027	3.0900%	\$195,000.00	\$625,000.00	\$12,669.00	\$207,669.00	\$220,338.00	0.0000%
3/1/2028			\$625,000.00	\$9,656.25	\$9,656.25		0.0000%
9/1/2028	3.0900%	\$205,000.00	\$420,000.00	\$9,656.25	\$214,656.25	\$224,312.50	0.0000%
3/1/2029			\$420,000.00	\$6,489.00	\$6,489.00		0.0000%
9/1/2029	3.0900%	\$210,000.00	\$210,000.00	\$6,489.00	\$216,489.00	\$222,978.00	0.0000%
3/1/2030			\$210,000.00	\$3,244.50	\$3,244.50		0.0000%
9/1/2030	3.0900%	\$210,000.00	\$0.00	\$3,244.50	\$213,244.50	\$216,489.00	0.0000%
Totals:		\$2,305,000.00		\$503,760.55	\$2,808,760.55	\$2,808,760.55	

Bond Issue Date: 2/20/2018

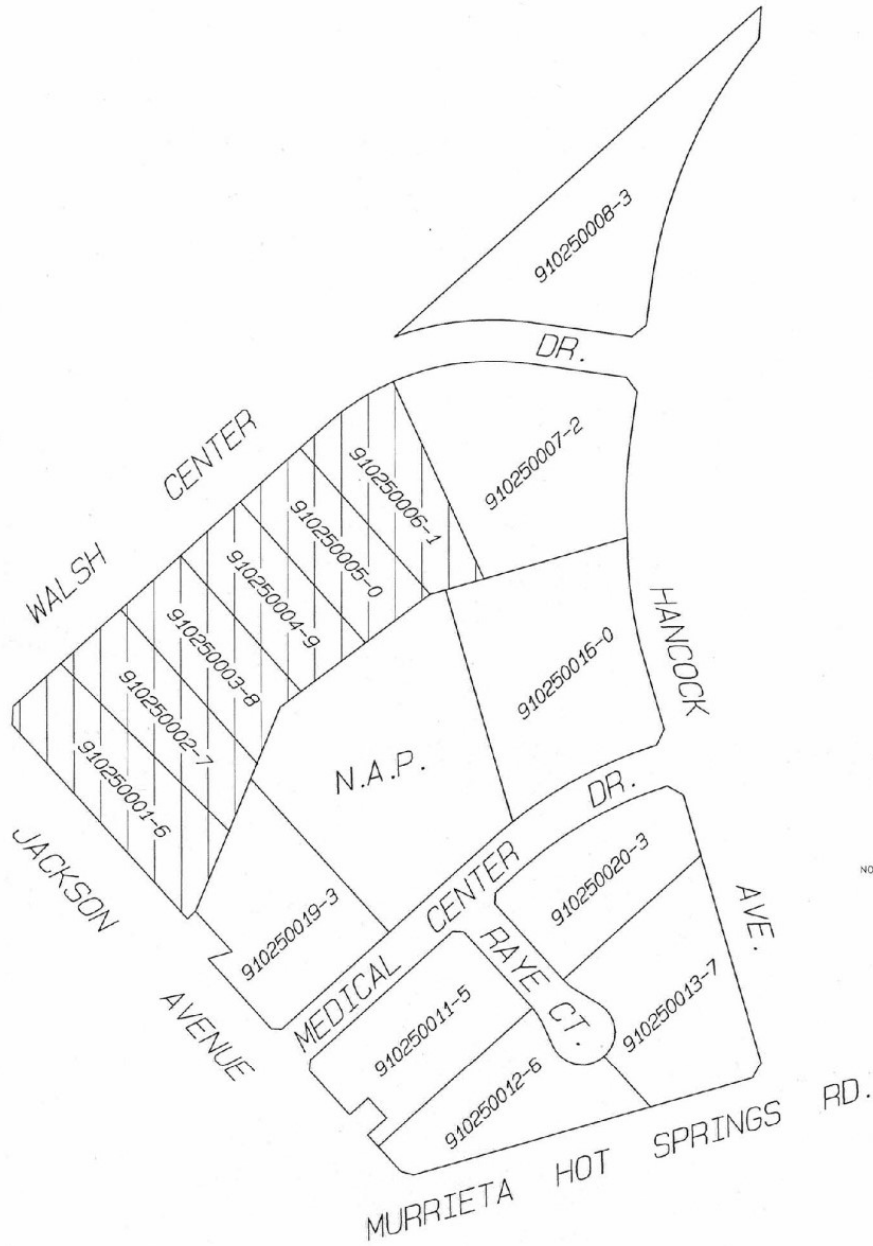
Original Bond Principal: \$2,305,000.00

APPENDIX B

District Boundary Map



EXHIBIT 'A'



 RESIDENTIAL

 NON-RESIDENTIAL



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www.webbmfinance.com