

COVINA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

ANNUAL REPORT FISCAL YEAR 2024-25

Prepared For:

The City of Covina



Prepared By:



JULY 2025

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1.0 Introduction

1.1 Background and Purpose

The City Council of the City of Covina established the Public Financing Authority (“PFA”) for the Covina Enhanced Infrastructure Financing District (“Covina EIFD”) at its regular meeting on October 18, 2022. The purpose of the PFA was to establish and implement the Covina EIFD. The governing Infrastructure Finance Plan (“IFP”) was adopted by the City Council on June 20, 2023 and separately by the PFA on September 5, 2023.

The Covina EIFD encompasses approximately 213 acres of land, representing approximately 5% of the total acreage within the City. The Covina EIFD includes the City’s Town Center Specific Plan Area and the Citrus Avenue Mixed-Use Corridor areas within the City that stand to benefit from catalytic infrastructure improvements with communitywide and regional benefit.

This Annual Report is prepared pursuant to Government Code Section 53398.66 and presents the following information:

- a) A description of the projects undertaken in the fiscal year, including any rehabilitation of structures, and a comparison of the progress expected to be made on those projects compared to the actual progress.
- b) A chart comparing the actual revenue and expenses, including administrative costs, of the public financing authority to the budgeted revenue and expenses.
- c) The amount of tax increment revenue received.
- d) An assessment of the status regarding completion of the enhanced infrastructure financing district’s projects.
- e) The amount of revenue expended to assist private businesses.

2.0 Description of Projects in FY 2024-25

There were no projects undertaken in Fiscal Year (“FY”) 2024-25, which is consistent with the progress expected to be made at this point.

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3.0 Actual vs. Budgeted Revenues and Expenses

The Covina EIFD was established in September 2023 with FY 2023-24 as its base year, and tax increment revenue anticipated to begin accrual in FY 2024-25. Projected and actual revenue and expenses for FY 2023-24 and 2024-25 are shown in Table 1 below:

Table 1: Projected and Actual Revenue and Expenses

Year	Projected Revenues	Actual Revenues (as of 6/20/2025)*
FY 2023-24	\$0.00	\$0.00
FY 2024-25	\$56,918.00	\$51,797.51

*Please note that actual revenues are dated as of June 20, 2025, which is the date of the most recent property tax distribution from the Los Angeles County Auditor-Controller at the time this report was prepared. The Auditor-Controller's office is expected to continue property tax distributions for Fiscal Year 2024-25 through August 2025, and so reported revenues are expected to increase until then. Final Fiscal Year 2024-25 revenues will be updated and reported with the Fiscal 2025-26 Annual Report.

Current EIFD law requires adoption of the Annual Report by June 30 of each calendar year, which is inconsistent with the typical property tax distribution and reporting timeline for most counties, including the County of Los Angeles. There is currently proposed legislation (Assembly Bill 417) that would correct this inconsistency and update the deadline for the Annual Report to within seven months of the close of each fiscal year.

There have been no EIFD expenses thus far, consistent with expectations.

4.0 Tax Increment Revenue Received

Annual and cumulative EIFD tax increment revenues are outlined in Table 2 below.

Table 2: EIFD Tax Increment Revenue Received

Year	Annual EIFD Revenues	Cumulative EIFD Revenues
FY 2023-24	\$0.00	\$0.00
FY 2024-25	\$51,797.51	\$51,797.51

5.0 EIFD Project Status

The EIFD is in the early phase of building a stabilized revenue stream that could be leveraged for future projects and potential debt issuance(s) accordingly. No EIFD projects have been funded, which is consistent with City and PFA expectations at this time.

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6.0 Revenue Expended for Private Business

As of the date of this Annual Report, no revenues have been expended to assist private businesses. This is consistent with City and the PFA expectations at this time.

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