COVINA ENHANCED INFRASTRUCTURE FINANCING DISTRICT

ANNUAL REPORT
FISCAL YEAR 2025-26

Prepared For:

The City of Covina

Prepared By:

kosmont companies

SEPTEMBER 2026

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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 2025-26

There were no projects undertaken in Fiscal Year ("FY") 2025-26, 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 to date are shown in Table 1 below:

Table 1: Projected and Actual Revenue and Expenses

Year	Projected Revenues	Actual Revenues
FY 2023-24	$0.00	$0.00
FY 2024-25	$56,918.00	$60,172.66
FY 2025-26	$113,507.00	$117,767.88

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	$60,172.66	$60,172.66
FY 2025-26	$115,969.29	$177,940.54

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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 expectations at this time; however, the PFA has authorized staff to earmark accrued EIFD revenues thus far to be available for certain parks and recreation improvements, if needed, in alignment with the approved Covina EIFD IFP.

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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 expectations at this time.

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