

# COUNTY OF RIVERSIDE

## OFFICE OF ECONOMIC DEVELOPMENT



RIVERSIDE COUNTY  
OFFICE OF ECONOMIC DEVELOPMENT



FISCAL YEAR 2023-24  
COMMUNITY FACILITIES DISTRICT NO. 19-3M  
(BRISA POINTE)



SPICER CONSULTING  
GROUP

# 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
3-1	Delinquency Summary	2

## **Appendix**

Appendix A – Boundary Map

## Community Facilities District No. 19-3M (Brisa Pointe)

### 1. District Profile

#### *Project Description*

Community Facilities District No. 19-3M (the “CFD No. 19-3M”) was formed to finance all cost attributable to maintaining drainage, streetlights, and landscaping.

#### *Location*

CFD No. 19-3M comprises Tract Map 36687 and is generally located north of Brumfield St, south of Koon St, east of SH 79-Winchester Rd, and west of Washington St. At full development, CFD No. 19-3M is projected to include 69 assessable single family residential lots/units. For a more accurate description of CFD No. 19-3M please see the Boundary Map in Appendix A.

#### *Bond Profile and Principal Amount of Bonds Outstanding*

CFD No. 19-3M 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 2023-24 tax year is \$41,509.80. The Maximum Special Tax rates for Fiscal Year 2023-24 are as follows:

On each July 1, commencing July 1, 2020, the Maximum Special Tax for Developed Property, Approved Property, and Undeveloped Property shall be increased annually based on the percentage increase in the Consumer Price Index with a maximum annual increase of six percent (6%) and a minimum annual increase of two percent (2%) of the Maximum Special Tax in effect in the previous Fiscal Year. The Consumer Price Index rate for Fiscal Year 2023-24 is 4.56%.

*Table 2-1  
Assigned Special Tax Rates*

Land Use Class	Taxable Unit	Residential Floor Area	Assigned Special Tax
1-Single Family	Dwelling Unit	Less than 1,577 SF	\$358.13
2-Single Family	Dwelling Unit	1,577 SF to 1,898 SF	\$522.52
3-Single Family	Dwelling Unit	1,899 SF to 2,239 SF	\$692.77
4-Single Family	Dwelling Unit	Over 2,239 SF	\$810.19
5-Multi-family Residential Property	per Acre	N/A	\$2,245.06
6-Non-Residential Property	per Acre	N/A	\$2,245.06

*Table 2-2*  
*Special Tax Breakdown*

Land Use Class	Parcels	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Single Family (1,899 SF to 2,239 SF)	13	\$6,874.92	\$9,006.05	76.34%
Single Family (Over 2,239 SF)	56	\$34,634.88	\$45,370.78	76.34%
<b>Total</b>	<b>69</b>	<b>\$41,509.80</b>	<b>\$54,376.83</b>	<b>76.34%</b>

### 3. Payment History

Delinquencies are calculated through June 2023 and may reflect parcels that may already be on a payment plan.

#### *Delinquency Rate for Fiscal Year 2022-23*

As of June 2023, the delinquency rate of CFD No. 19-3M for Fiscal Year 2022-23 is 0.00%.

#### *Information Concerning Delinquent Parcels*

CFD No. 19-3M delinquency information as of June 2023 is illustrated in Table 3-1 below:

*Table 3-1*  
*Delinquency Summary*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2020-21	1	\$36,147.62	0	\$0.00	0.00%
2021-22	69	\$37,451.46	0	\$0.00	0.00%
2022-23	69	\$39,700.32	0	\$0.00	0.00%
<b>Total</b>		<b>\$113,299.40</b>	<b>0</b>	<b>\$0.00</b>	<b>0.00%</b>

# APPENDIX A

## Boundary Map



SPICER CONSULTING  
GROUP





## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 19-3M  
(BRISA POINTE)





RIVERSIDE COUNTY  
OFFICE OF ECONOMIC DEVELOPMENT



SPICER CONSULTING  
GROUP