

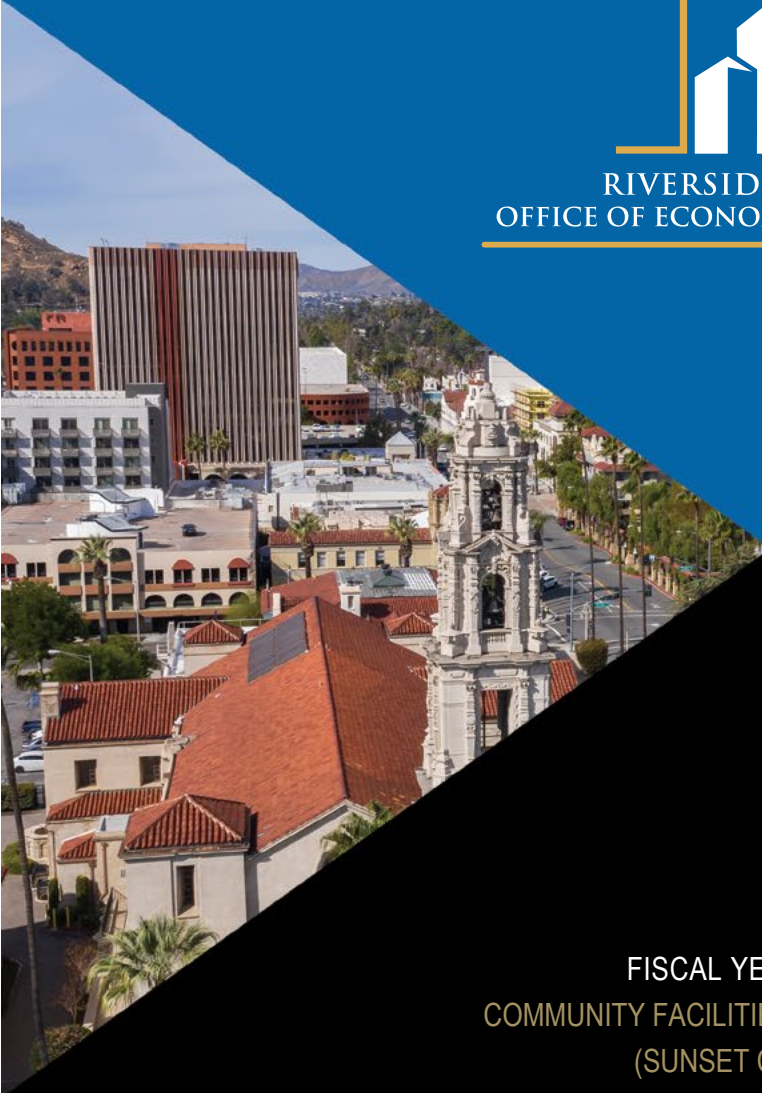
# COUNTY OF RIVERSIDE

## OFFICE OF ECONOMIC DEVELOPMENT



RIVERSIDE COUNTY  
OFFICE OF ECONOMIC DEVELOPMENT

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FISCAL YEAR 2023-24  
COMMUNITY FACILITIES DISTRICT NO. 21-2M  
(SUNSET CROSSING)



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Appendix A – Boundary Map

## Community Facilities District No. 21-2M (Sunset Crossing)

### 1. District Profile

#### *Project Description*

Community Facilities District No. 21-2M (the “CFD No. 21-2M”) was formed to finance all cost attributable to maintaining drainage, streetlights, and traffic signals.

#### *Location*

CFD No. 21-2M comprises Tract Maps 29326, 29327, 29327-1, 29328, and 31820 and is generally located north of Highway 74, south of Watson Rd, east of Sultana Rd, and west of Leon Rd. At full development, CFD No. 21-2M is projected to include 209 assessable single family residential lots/units. For a more accurate description of CFD No. 21-2M please see the Boundary Map in Appendix A.

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

CFD No. 21-2M 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 \$27,602.90. The Maximum Special Tax rates for Fiscal Year 2023-24 are as follows:

On each July 1, commencing July 1, 2022, 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  
Maximum Special Tax Rates*

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Property	Dwelling Unit	\$324.74
Multi-family Residential Property	per Acre	\$2,074.80
Non-Residential Property	per Acre	\$2,074.80
Approved Property	Dwelling Unit	\$324.74
Undeveloped Property	per Acre	\$2,074.80

*Table 2-2  
Special Tax Breakdown*

Land Use Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	85	\$27,602.90	\$27,603.11	100.00%
Approved Property	107	\$0.00	\$34,747.44	0.00%
<b>Total</b>	<b>192</b>	<b>\$27,602.90</b>	<b>\$62,350.55</b>	<b>44.27%</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*

Fiscal Year 2023-24 is the first year CFD No. 21-2M has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 21-2M for Fiscal Year 2022-23.

# APPENDIX A

## Boundary Map



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## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 21-2M  
(SUNSET CROSSING)



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