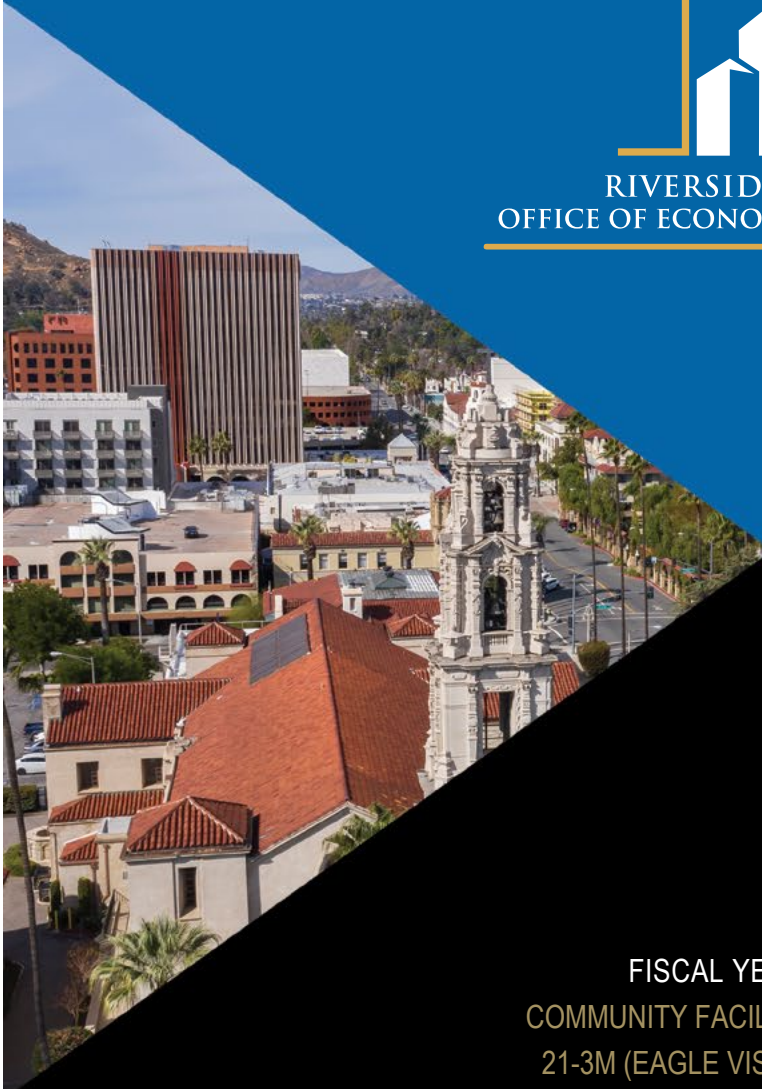


COUNTY OF RIVERSIDE

OFFICE OF ECONOMIC DEVELOPMENT



RIVERSIDE COUNTY
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FISCAL YEAR 2023-24
COMMUNITY FACILITIES DISTRICT NO.
21-3M (EAGLE VISTA / LAKE RANCH)



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Appendix A – Boundary Maps

Community Facilities District No. 21-3M IA A (Eagle Vista/Lake Ranch)

District Profile

Project Description

Community Facilities District No. 21-3M IA A (the “CFD No. 21-3M IA A” or the “IA A”) was formed to finance all cost attributable to maintaining streetlights.

Location

CFD No. 21-3M IA A comprises Tract Maps 31700-F, 31700-1, and 33303 and is generally located north of Fields Dr, south of Keller Rd, east of Coventry Ln, and west of Washington St. At full development, CFD No. 21-3M IA A is projected to include 74 assessable single family residential lots/units. For a more accurate description of CFD No. 21-3M IA A please see the Boundary Map in Appendix A.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 21-3M IA A is a non-bonded district.

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 \$9,923.40. 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 1-1

Maximum Special Tax Rates (IA A)

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Property	Dwelling Unit	\$134.11
Multi-family Residential Property	per Acre	\$948.74
Non-Residential Property	per Acre	\$948.74
Approved Property	Dwelling Unit	\$134.11
Undeveloped Property	per Acre	\$948.74

Table 1-2
Special Tax Breakdown (IA A)

Land Use Category	EDU	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	74.00	\$9,923.40	\$9,924.04	99.99%
Undeveloped Property	2.02	\$0.00	\$1,916.45	0.00%
Total	76.02	\$9,923.40	\$11,840.49	83.81%

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. 21-3M IA A has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 21-3M IA A for Fiscal Year 2022-23.

Community Facilities District No. 21-3M IA B (Eagle Vista/Lake Ranch)

District Profile

Project Description

Community Facilities District No. 21-3M IA B (the “CFD No. 21-3M IA B” or the “IA B”) was formed to finance all cost attributable to maintaining streetlights, traffic signals, and landscaping.

Location

CFD No. 21-3M IA B comprises Tract Map 36730 and is generally located north of El Sobrante Rd, south of Blackburn Rd, east of McAllister St, and west of Travertine Dr. At full development, CFD No. 21-3M IA B is projected to include 272 assessable single family residential lots/units. For a more accurate description of CFD No. 21-3M IA B please see the Boundary Map in Appendix A.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 21-3M IA B is a non-bonded district.

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 \$1,454.12. 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 (IA B)*

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Property	Dwelling Unit	\$313.68
Multi-family Residential Property	per Acre	\$2,503.17
Non-Residential Property	per Acre	\$2,503.17
Approved Property	Dwelling Unit	\$313.68
Undeveloped Property	per Acre	\$2,503.17

Table 2-2
Special Tax Breakdown (IA B)

Land Use Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	8.00	\$1,454.12	\$2,509.44	57.95%
Undeveloped Property	76.57	\$0.00	\$191,667.45	0.00%
Total	84.57	\$1,454.12	\$194,176.89	0.75%

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. 21-3M IA B has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 21-3M IA B for Fiscal Year 2022-23.

APPENDIX A

Boundary Maps



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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 21-3M
IMPROVEMENT AREA A (EAGLE VISTA/LAKE RANCH)



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 21-3M
IMPROVEMENT AREA B (EAGLE VISTA/LAKE RANCH)



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