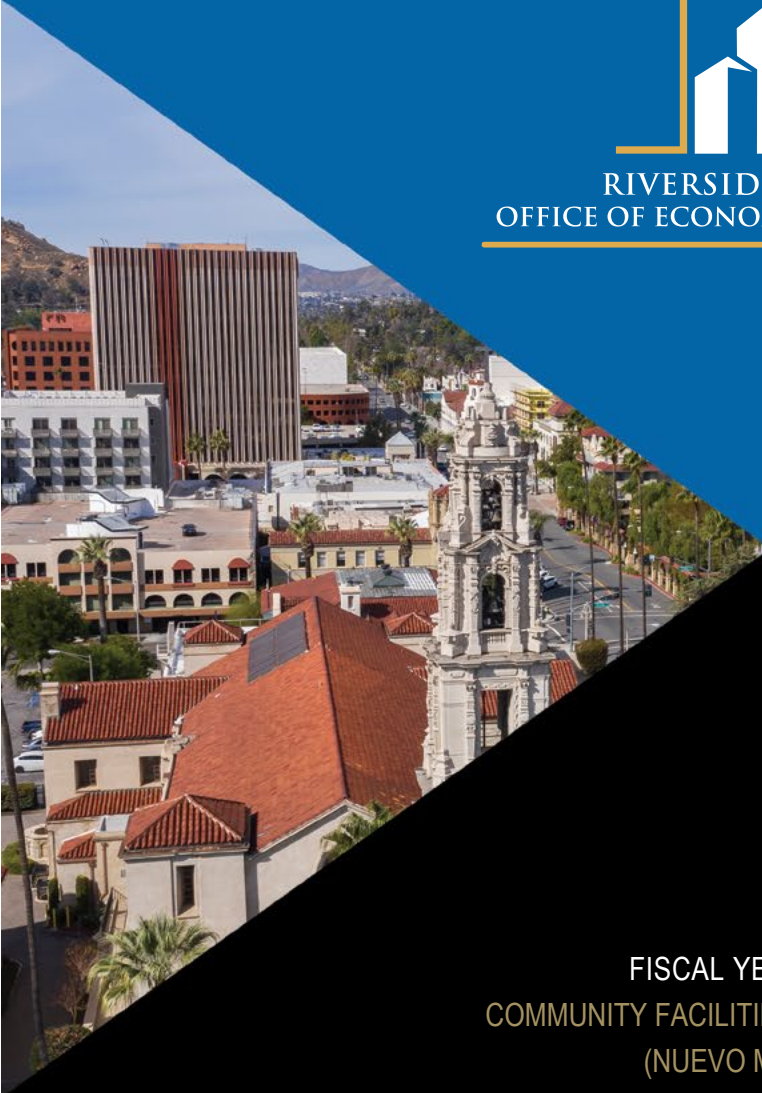


COUNTY OF RIVERSIDE

OFFICE OF ECONOMIC DEVELOPMENT



RIVERSIDE COUNTY
OFFICE OF ECONOMIC DEVELOPMENT



FISCAL YEAR 2023-24
COMMUNITY FACILITIES DISTRICT NO. 22-4M
(NUEVO MEADOWS)



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Appendix A – Boundary Map

Community Facilities District No. 22-4M (Nuevo Meadows)

1. District Profile

Project Description

Community Facilities District No. 22-4M (the “CFD No. 22-4M”) was formed to finance all cost attributable to maintaining landscaping, streetlights, and traffic signals.

Location

CFD No. 22-4M comprises Tract Map 36635 and is generally located north of San Jacinto Ave, east of Pico Ave, south of Central Ave, and generally west of Dawson Rd. At full development, CFD No. 22-4M is projected to include 271 assessable single family residential lots/units. For a more accurate description of CFD No. 22-4M please see the Boundary Map in Appendix A.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 22-4M 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 \$26,423.34. The Maximum Special Tax rates for Fiscal Year 2023-24 are as follows:

On each July 1, commencing July 1, 2023, the Maximum Special Tax for Developed Property, Approved Property, and Undeveloped Property shall increase annually by the amount equal to the greater of two percent (2%) or up to the percentage increase in the Consumer Price Index of the corresponding 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 Residential Property	Dwelling Unit	\$714.14
Multi-family Residential Property	per Acre	\$5,679.70
Non-Residential Property	per Acre	\$5,679.70
Approved Property	Dwelling Unit	\$714.14
Undeveloped Property	per Acre	\$5,679.70

*Table 2-2
Special Tax Breakdown*

Land Use Category	EDU	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	37.00	\$26,423.34	\$26,423.36	100.00%
Undeveloped Property	38.95	\$0.00	\$221,224.28	0.00%
Total	75.95	\$26,423.34	\$247,647.64	10.67%

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. 22-4M has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 22-4M for Fiscal Year 2022-23.

APPENDIX A

Boundary Map



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BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 22-4M
(NUEVO MEADOWS)



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