



# RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

## Annual Report



**Fiscal Year 2024-25**

Community Facilities District No. 18-1M  
(Tramonte)

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## Community Facilities District No. 18-1M (Tramonte)

### 1. District Profile

#### *Project Description*

Community Facilities District No. 18-1M (the “CFD No. 18-1M”) was formed to finance all cost attributable to maintaining drainage, streetlights, and landscaping.

#### *Location*

CFD No. 18-1M comprises Tract Map 36475 and is generally located north of El Sobrante Rd, east of McAllister St, and south of Sweet Ave. At full development, CFD No. 18-1M is projected to include 171 assessable single family residential lots/units. For a more accurate description of CFD No. 18-1M please see the Boundary Map in Appendix A.

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

CFD No. 18-1M 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 2024-25 tax year is \$210,993.48. The Maximum Special Tax rates for Fiscal Year 2024-25 are as follows:

On each July 1, commencing July 1, 2019, 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 2024-25 is 4.25%.

*Table 2-1  
Maximum Special Tax Rates*

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Property	Dwelling Unit	\$1,233.89
Multi-family Residential Property	per Acre	\$1,672.11
Non-Residential Property	per Acre	\$1,672.11

*Table 2-2  
Special Tax Breakdown*

Land Use Category	Parcels	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	171	\$210,993.48	\$210,994.83	100.00%

### 3. Payment History

Delinquencies are calculated through June 2024 and may reflect parcels that may already be on a payment plan.

#### *Delinquency Rate for Fiscal Year 2023-24*

As of June 2024, the delinquency rate of CFD No. 18-1M for Fiscal Year 2023-24 is 0.58 %

#### *Information Concerning Delinquent Parcels*

CFD No. 18-1M delinquency information as of June 2024 is illustrated in Table 3-1 below:

*Table 3-1  
Delinquency Summary*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2019-20	68	\$68,544.00	0	\$0.00	0.00%
2020-21	134	\$138,183.48	0	\$0.00	0.00%
2021-22	171	\$182,621.16	0	\$0.00	0.00%
2022-23	171	\$193,580.34	1	\$1,132.06	0.58%
2023-24	171	\$202,392.18	1	\$1,183.58	0.58%
<b>Total</b>		<b>\$785,321.16</b>	<b>1</b>	<b>\$2,315.64</b>	<b>0.29%</b>



# Appendix A:

## Boundary Map







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**CONSULTING GROUP**