



RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

Annual Report



Fiscal Year 2025-26

Community Facilities District No. 22-1M
(Los Olivos/ Countryview)

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Community Facilities District No. 22-1M IA A
(Los Olivos/Countryview)

District Profile

Project Description

Community Facilities District No. 22-1M IA A (the “CFD No. 22-1M IA A” or the “IA A”) was formed to finance all cost attributable to maintaining drainage and streetlights.

Location

CFD No. 22-1M IA A comprises Tract Map 37294 and is generally located north of Los Alamos Rd, south of Clinton Keith Rd, east of Briggs Rd, and west of Liberty Rd. At full development, CFD No. 22-1M IA A is projected to include 47 assessable single family residential lots/units. For a more accurate description of CFD No. 22-1M IA A please see the Boundary Map in Appendix A.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 22-1M 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 2025-26 tax year is \$12,136.34. The Maximum Special Tax rates for Fiscal Year 2025-26 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 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 2025-26 is 2.52%.

Table 1-1
Maximum Special Tax Rates (IA A)

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Property	Dwelling Unit	\$258.24

*Table 1-2
Special Tax Breakdown (IA A)*

Land Use Category	Parcels	Taxable Units	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	47	47	\$12,136.34	\$12,137.18	100.00%

Payment History

Delinquencies are calculated through June 2025 and may reflect parcels that may already be on a payment plan.

Delinquency Rate for Fiscal Year 2024-25

As of June 2025, the delinquency rate of CFD No. 22-1M IA A for Fiscal Year 2024-25 is 0.00%.

Information Concerning Delinquent Parcels

CFD No. 22-1M IA A delinquency information as of June 2025 is illustrated in Table 1-3 below:

*Table 1-3
Delinquency Summary (IA A)*

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2022-23	2	\$10,861.26	0	\$0.00	0.00%
2023-24	46	\$11,114.52	0	\$0.00	0.00%
2024-25	47	\$11,838.36	0	\$0.00	0.00%
Total		\$33,814.14	0	\$0.00	0.00%

Community Facilities District No. 22-1M IA B (Los Olivos/Countryview)

District Profile

Project Description

Community Facilities District No. 22-1M IA B (the “CFD No. 22-1M IA B” or the “IA B”) was formed to finance all cost attributable to maintaining drainage, streetlights, and traffic signals.

Location

CFD No. 22-1M IA B comprises Tract Maps 29322 and 37533 and is generally located north of Highway 74, south of Watson Rd, east of Briggs Rd, and west of Sultanas Rd. At full development, CFD No. 22-1M IA B is projected to include 545 assessable single family residential lots/units. For a more accurate description of CFD No. 22-1M IA B please see the Boundary Map in Appendix A.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 22-1M 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 2025-26 tax year is \$107,169.60. The Maximum Special Tax rates for Fiscal Year 2025-26 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 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 2025-26 is 2.52%.

Table 2-1

Maximum Special Tax Rates (IA B)

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Property	Dwelling Unit	\$199.21
Approved Property	Dwelling Unit	\$199.21

Table 2-2
Special Tax Breakdown (IA B)

Land Use Category	Parcels	Taxable Units	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	538	538	\$107,169.60	\$107,176.14	100.00%
Approved Property	7	7	\$0.00	\$1,394.49	0.00%
Total	545	545	\$107,169.60	\$108,570.62	98.71%

Payment History

Delinquencies are calculated through June 2025 and may reflect parcels that may already be on a payment plan.

Delinquency Rate for Fiscal Year 2024-25

As of June 2025, the delinquency rate of CFD No. 22-1M IA B for Fiscal Year 2024-25 is 0.71%.

Information Concerning Delinquent Parcels

CFD No. 22-1M IA B delinquency information as of June 2025 is illustrated in Table 2-3 below:

Table 2-3
Delinquency Summary (IA B)

Fiscal Year	Levied		Delinquency		
	Parcels	Amount	Parcels	Amount	Del. Rate
2022-23	7	\$97,157.10	0	\$0.00	0.00%
2023-24	185	\$34,480.30	1	\$93.19	0.27%
2024-25	493	\$95,789.90	4	\$680.05	0.71%
Total		\$227,427.30	4	\$773.24	0.34%



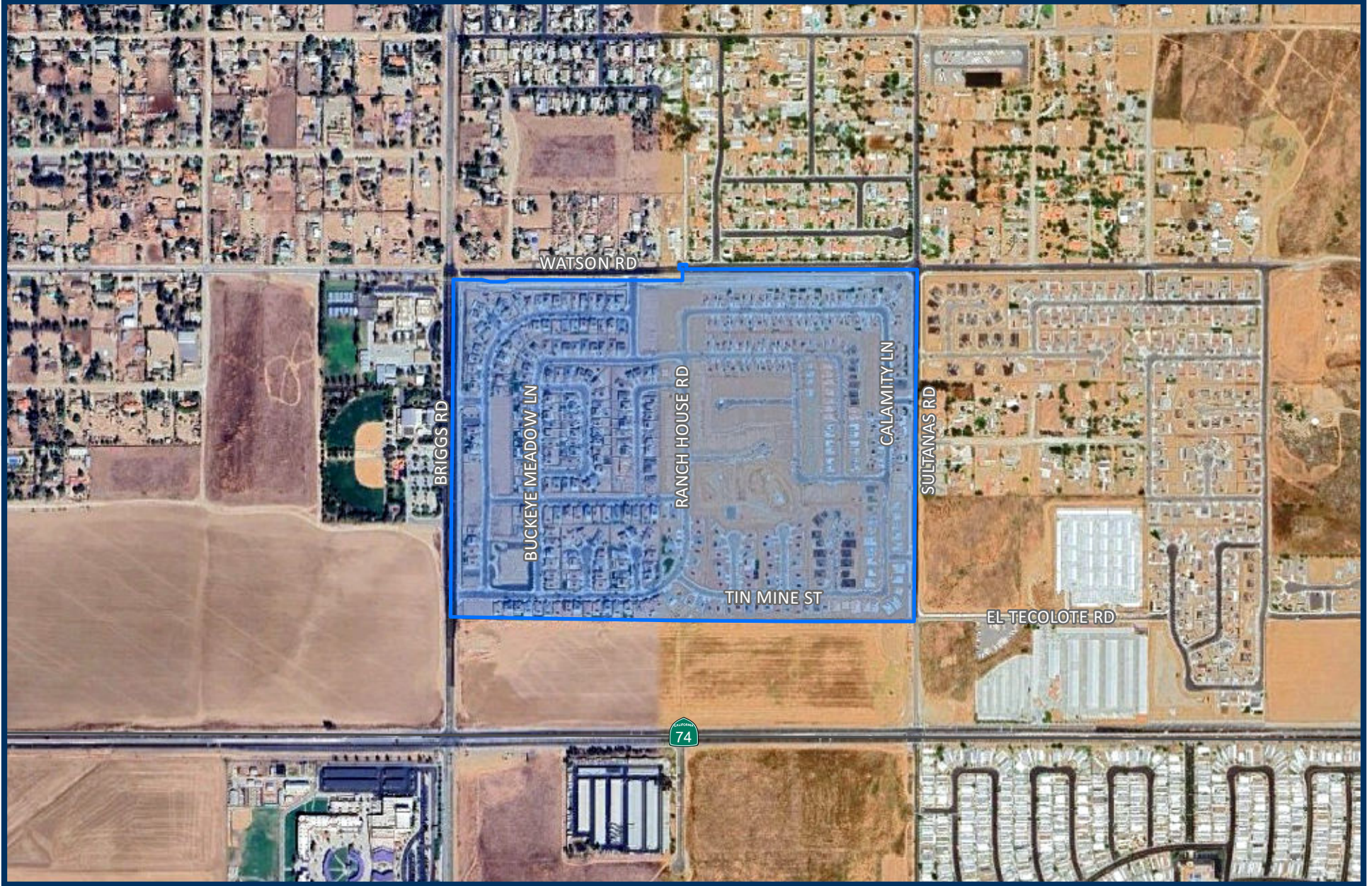
Appendix A:

Boundary Maps



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 22-1M
IMPROVEMENT AREA A (LOS OLIVOS/COUNTRYVIEW)



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 22-1M
IMPROVEMENT AREA B (LOS OLIVOS/COUNTRYVIEW)



S P I C E R

CONSULTING GROUP