



RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

Annual Report



Fiscal Year 2025-26

Community Facilities District No. 23-8M
(McCanna Hills)

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Community Facilities District No. 23-8M (McCanna Hills)

1. District Profile

Project Description

Community Facilities District No. 23-8M (the “CFD No. 23-8M”) was formed to finance all cost attributable to maintaining landscaping, streetlights, traffic signals, drainage, and graffiti abatement.

Location

CFD No. 23-8M comprises Tract Map 33978 and is generally located south of Walnut Avenue, east of El Nido Avenue, and west of Sherman Avenue. At full development, CFD No. 23-8M is projected to include 139 assessable single family residential lots/units on approximately 54 gross acres. For a more accurate description of CFD No. 23-8M please see the Boundary Map in Appendix A.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 23-8M 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 2025-26 tax year is \$11,999.96. The Maximum Special Tax rates for Fiscal Year 2025-26 are as follows:

On each July 1, commencing July 1, 2024, 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 2025-26 is 2.52%.

*Table 2-1
Maximum Special Tax Rates*

Land Use Category	Taxable Unit	Maximum Special Tax
Single Family Residential Property	Dwelling Unit	\$857.15
Multi-family Residential Property	per Acre	\$4,928.10
Non-Residential Property	per Acre	\$4,928.10
Approved Property	Dwelling Unit	\$857.15

Table 2-2
Special Tax Breakdown

Land Use Category	Parcels	Taxable Units	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property	14	14	\$11,999.96	\$12,000.16	100.00%
Approved Property	125	125	\$0.00	\$107,144.29	0.00%
Total	139	139	\$11,999.96	\$119,144.45	10.07%

3. Payment History

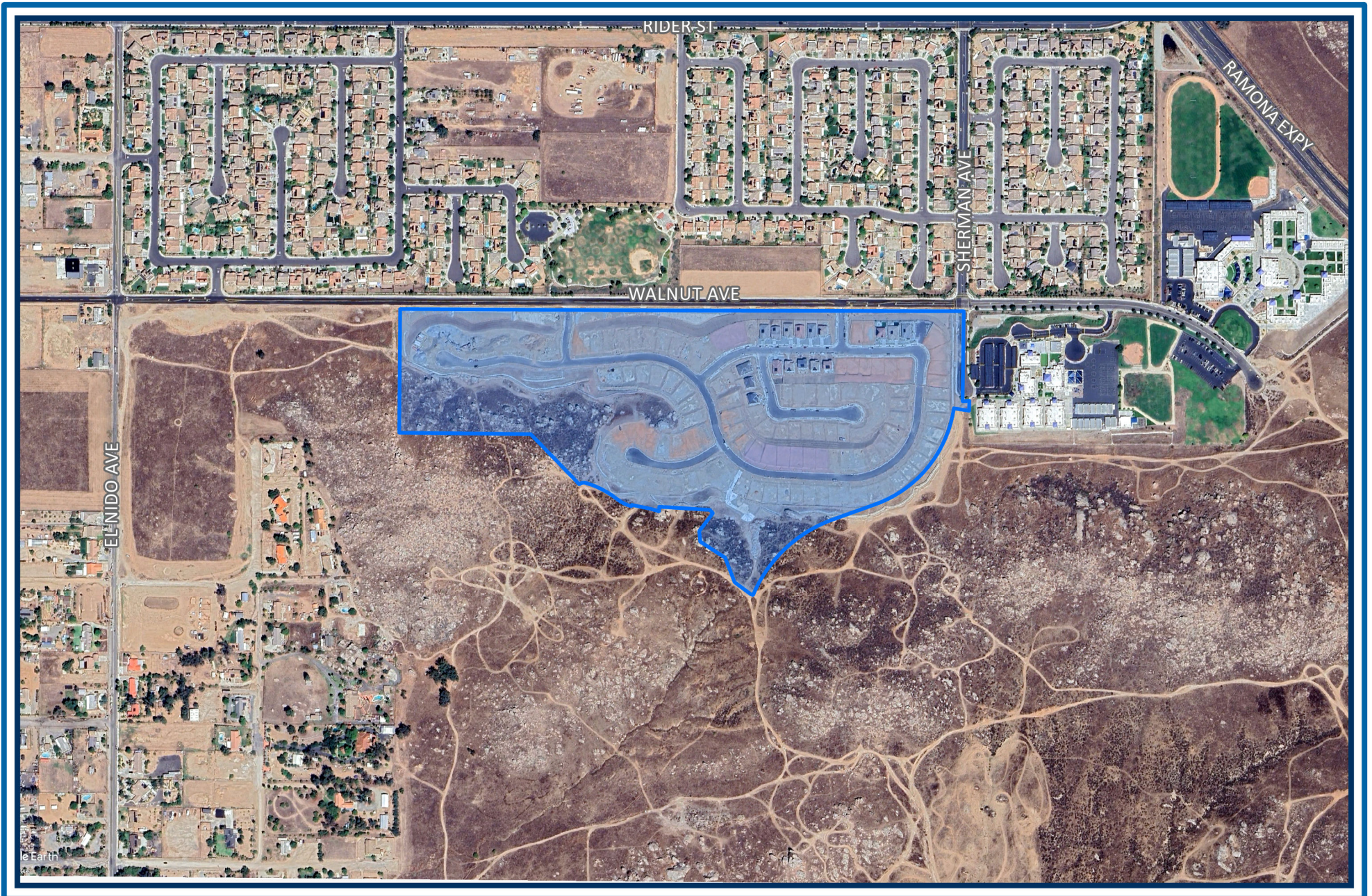
Delinquency Rate for Fiscal Year 2024-25

Fiscal Year 2025-26 is the first year CFD No. 23-8M has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 23-8M for Fiscal Year 2024-25.



Appendix A:

Boundary Map



BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 23-8M
(McCanna Hills)



S P I C E R

CONSULTING GROUP