



**SPICER**  
CONSULTING GROUP

# RIVERSIDE COUNTY OFFICE OF ECONOMIC DEVELOPMENT

Annual Report



**Fiscal Year 2025-26**

Community Facilities District No. 24-1M  
(Sunstone)

# Table of Contents

---

## Sections

1	District Profile	1
2	Special Tax Information	1
3	Payment History	2

## Tables

2-1	Maximum Special Tax Rates	1
2-2	Special Tax Breakdown	2

## Appendix

Appendix A – Boundary Map

## Community Facilities District No. 24-1M (Sunstone)

### 1. District Profile

#### *Project Description*

Community Facilities District No. 24-1M (the “CFD No. 24-1M”) was formed to finance all cost attributable maintaining landscaping, street lighting, traffic signals, drainage, and graffiti abatement.

#### *Location*

CFD No. 24-1M comprises Tract Map 37078 and is generally located south of Ron Roberts Way, northeast of Jean Nicholas Road, and northwest of Winchester Road. The CFD includes one tract that will consist of 154 future single family residential units located in the unincorporated Riverside County on approximately 25.12 gross acres. For a more accurate description of CFD No. 24-1M please see the Boundary Map in Appendix A.

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

CFD No. 24-1M 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 2025-26 tax year is \$61,541.42. The Maximum Special Tax rates for Fiscal Year 2025-26 are as follows:

On each July 1, commencing July 1, 2025, 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	\$424.43
Multi-family Residential Property	per Acre	\$3,094.05
Non-Residential Property	per Acre	\$3,094.05
Approved Property	Dwelling Unit	\$424.43
Undeveloped Property	per Acre	\$3,094.05

Table 2-2  
Special Tax Breakdown

Land Use Category	Parcels	Taxable Units	Levied Amount	Maximum Special Tax	% of Maximum Special Tax
Single Family Property <sup>1</sup>	105	145.00	\$61,541.42	\$61,542.76	100.00%
Approved Property	9	9.00	\$0.00	\$3,819.90	0.00%
Undeveloped Property	39	16.35	\$0.00	\$50,587.78	0.00%
<b>Total</b>	<b>153</b>	<b>170.35</b>	<b>\$61,541.42</b>	<b>\$115,950.43</b>	<b>53.08%</b>

### 3. 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*

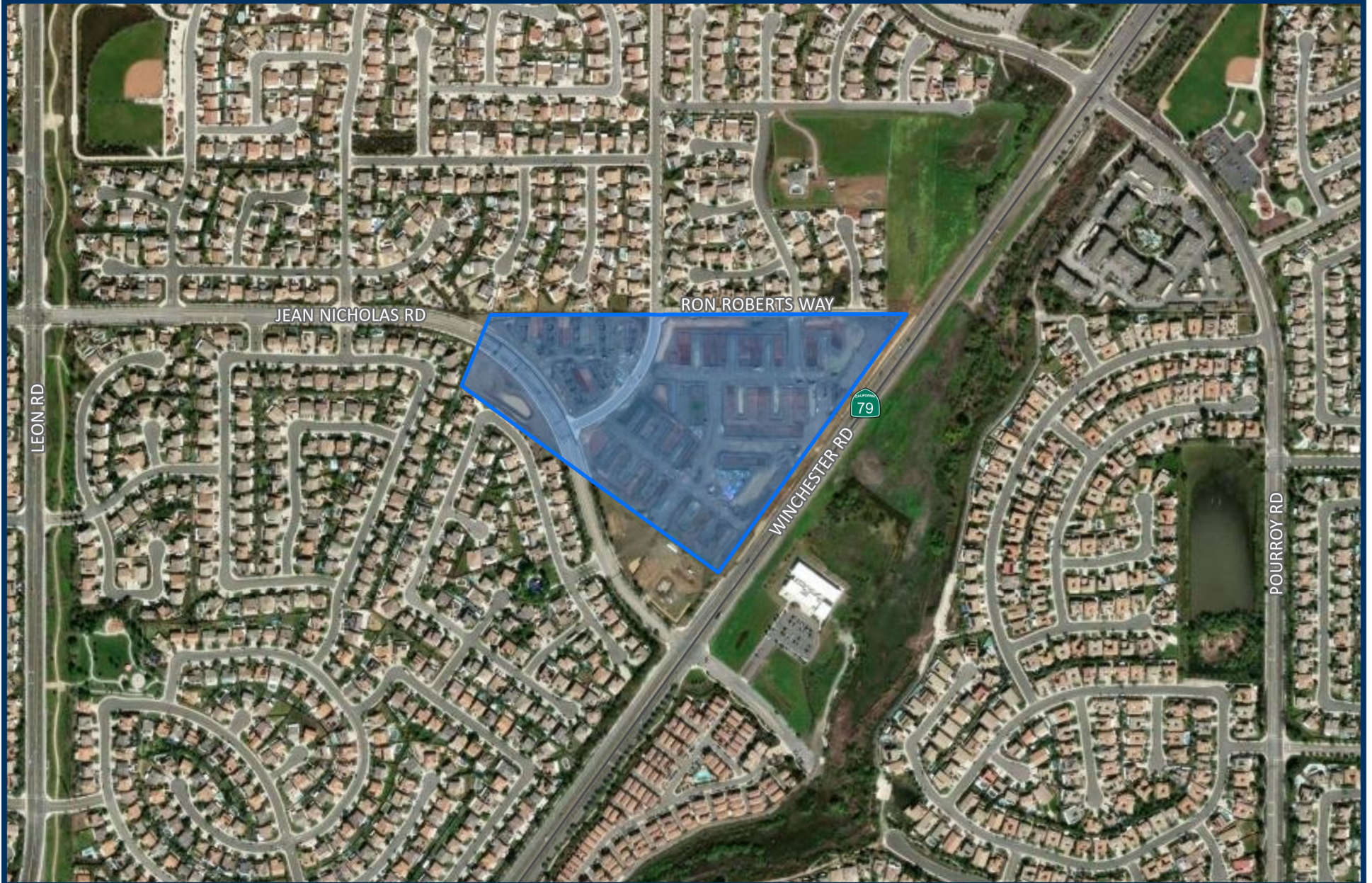
Fiscal Year 2025-26 is the first year CFD No. 24-1M has been levied. Therefore, there are no delinquencies in the payment of the Special Tax for CFD No. 24-1M for Fiscal Year 2024-25.

<sup>1</sup> For FY 2025-26 there were 41 Taxable Units levied on a parent parcel.



# Appendix A:

Boundary Map



## BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 24-1M  
(SUNSTONE)



**S P I C E R**  

---

**CONSULTING GROUP**