

COMMUNITY FACILITIES DISTRICT NO. 1

ANNUAL
SPECIAL TAX

2021/22

REPORT

REPORT DATE: MAY 2021

CITY OF MORENO VALLEY
SPECIAL DISTRICTS DIVISION
FINANCIAL & MANAGEMENT SERVICES DEPARTMENT

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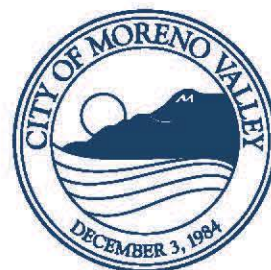


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Community Facilities District No. 1

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I. INTRODUCTION

A. DESCRIPTION OF PROCEEDINGS

The City Council of the City of Moreno Valley, acting in its capacity as President and Members of the Board of Directors for the Moreno Valley Community Services District (“CSD Board”), formed Community Facilities District No. 1 (“District”) pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982. The City requires property owners of new development projects to mitigate the increased costs on parks located within the District by providing an ongoing funding source for maintenance of the park facilities. The District was formed on July 8, 2003 to provide the residential development community with a tool to provide this ongoing funding. Residential developers electing to use this tool authorize the City to levy a special tax onto the property tax bill of properties within the development project. A summary of the actions taken in the formation of the District is listed below.

Table 1: Summary of Actions

Document	Number	Date
Resolution Adopting a Boundary Map	CSD 2003-08	May 27, 2003
Resolution of Intention to Establish the District	CSD 2003-09	May 27, 2003
Resolution Removing Certain Territory, Approving an Amended Boundary Map, and Forming and Establishing the District	CSD 2003-23	July 8, 2003
Urgency Ordinance Authorizing the Levy of a Special Tax	CSD-40	July 8, 2003
Ordinance Authorizing the Levy of a Special Tax	CSD-41	August 26, 2003
Resolution Authorizing Future Annexation of Territory	CSD 2003-26	July 8, 2003

B. THE DISTRICT

The District funds the continued maintenance and/or repair of Parks and Park Improvements and all the effort by Park Rangers that is devoted to the maintenance of the Parks and Park Improvements and public safety, as defined in the Rates and Method of Apportionment (“RMA”), of those facilities included within the District.

i. BOUNDARIES OF THE DISTRICT

The original boundaries included five tracts identified by parcel numbers in Appendix C of the June 2003 Community Facilities District Report, prepared by Albert A. Webb Associates. Following the Public Hearing on July 8, 2003, the CSD Board amended the May 27, 2003 boundary map to delete two of the five identified tracts, Tentative Tracts 30708 and 29857. Tentative Tracts 31050, 30998, and 30924 formed the original District, which included 154 dwelling units. In December 2004, Tentative Tract 30708 annexed into the District as part of Annexation No. 2004-5. Tentative Tract 29857 may be annexed into the District in the future. The parcel associated with Tentative Tract 30998 was later acquired by the Moreno Valley Unified School District and is now exempt from the special tax under the RMA, adjusting the original parcel count of the District to 107 parcels.

ii. BOUNDARIES OF THE FUTURE ANNEXATION AREA

The future annexation boundaries include the balance of the area that was included within the City's boundaries, as of the date of the map approval.

iii. FUTURE ANNEXATIONS

As a requirement of development, single-family and multi-family projects are approved on the condition the property owner provides a funding source to support the operations and ongoing maintenance of the facilities within the District. The qualified elector (i.e. landowner or registered voter, depending on the number of registered voters) can annex into the District and authorize the levy of the annual special tax on the property tax roll of the property or fund an endowment to cover the ongoing obligation for the project. A list of developments whose parcels annexed into the District is included in Appendix A. To-date, the endowment option has not been selected.

iv. DESCRIPTION OF SERVICES

Revenue received from the special tax can be used to fund the District's park improvements as further described below:

"Parks and Park Improvements" means Parks and Park Improvements which are to be developed, constructed, installed, and maintained within and in the area of the District and which will be owned and operated by the District for the benefit of the residents of the District.

"Services" means the maintenance and/or repair of Parks and Park Improvements, including, but not limited to, the planting, replanting, mowing, trimming, irrigation and fertilization of grass, trees, shrubs, and other ornamental plants and vegetation, the operation, maintenance, repair, and replacement of irrigation systems associated with Parks and Park Improvements, and all the effort by Park Rangers that is devoted to the maintenance of the Parks and Park Improvements and public safety.

II. DISTRICT FUNDED PARK IMPROVEMENTS

The park facilities included in the District that can be maintained in whole or in part through revenue collected from the levy of special taxes are listed below.

Table 2: Park Improvements

PARKS¹			
Project Name	Location	Tract No.	Opening Date
Celebration Park	John F Kennedy Dr. and Oliver St.	22709	June 3, 2006
Hound Town Dog Park	N/E Redlands & Locust	-	January 30, 2014
Lasselle Sports Park	West side of Lasselle St.	PM 30352	September 27, 2014
Patriot Park	SEC Perris Blvd. and Filaree Ave.	2995	June 14, 2010
Rock Ridge Park	East of Nason St.	32834	June 22, 2009
Shadow Mountain Park	North side of Presidio Hills Dr.	23553	January 27, 2004
Towngate II Park	Arbor Park Ln.	29143	January 14, 2005
Vista Lomas Park	North side of Iris Ave.	30286	September 9, 2003
OPEN SPACE/FUTURE SITES			
Project Name	Location	Tract No.	Opening Date
TBD	SWC of Brodiaea Ave. and Redlands Blvd.	-	TBD
Hidden Springs Passive Park	NWC of Hidden Springs Drive and Greenridge Dr.	PM 20970	December 31, 2015
Rancho Verde Park	East side of Lasselle St.	30321	TBD
Santiago Park	NEC Indian St. and Santiago Ave.	36760	October 1, 2021 ²
EQUESTRIAN FACILITIES			
Project Name	Location	Tract No.	Opening Date
Rancho Verde Equestrian Staging	East side of Lasselle St.	30321	January 29, 2007
Cottonwood Staging Area	North side of Cottonwood Ave.	31269	December 10, 2007
Cold Creek Trail Head	27334 Cold Creek Ct.	32834	October 26, 2010
AQUEDUCT BIKEWAY			
Project Name	Location	Tract No.	Opening Date
Aqueduct Bikeway	South of Bay Ave. to west side of Graham St.	15387	April 18, 2007
Aqueduct Bikeway	South of Delphinium Ave. to north of Perham Ct.	19711	April 18, 2007
Aqueduct Bikeway	Aqueduct Way from Pan Am Blvd. to Cottonwood Ave.	10895	April 18, 2007
Aqueduct Bikeway	South of Perham Ct. to north of John F Kennedy Dr.	19711	April 18, 2007
Aqueduct Bikeway	East of Heacock St. between Cactus Ave. and Unity Ct.	9829-1	April 18, 2007
Aqueduct Bikeway	South of JFK Dr. SEC of Indian St./Vandenberg Dr. to NWC of Oakham Ct./Fay Ave.	10006	October 27, 2009
Aqueduct Bikeway	South of Dracaea Ave. east of Elsworth St. to Pan Am Blvd.	32215	TBD
Aqueduct Bikeway	North of Gentian Ave. to Indian St.	22180-2	May 25, 2020
Aqueduct Bikeway	South of Gentian Ave. to Perris Blvd.	36760	October 1, 2021 ²
MULTI-USE TRAILS			
Project Name	Trail Head to End of Trail Development	Tract No.	Opening Date
Cactus Trails	South side of Cactus Ave. east of JFK Dr. to east end of Cactus Ave. at water tank	30232	June 23, 2005
Cactus Trails	Cactus connector S. along Avalon Ave. to Forest Oaks Way	30233	June 23, 2005
Cactus Trails	Cactus Ave. west of Oliver St.	31128	November 8, 2005
Cactus Trails	South side of Cactus Ave. from Oliver St. east to end of Tract 22709	22709	November 8, 2005
Cactus Trails	South side of Cactus Ave. w/of Moreno Beach Blvd. to end of Tract 31889	31889	June 19, 2006
Rancho Verde Trails	Second tract N/E of Rancho Verde Staging	30318	July 11, 2006
Rancho Verde Trails	First tract N/E of Rancho Verde Staging	30321	July 11, 2006
Quincy Ch. Trails	Quincy Channel Trail Between Cottonwood Ave. and Bay Ave.	31284	November 8, 2006
Redlands Blvd. Trails	West side of Redlands Blvd. at Cottonwood Ave. north to Dracaea Ave.	31269	May 14, 2007
Cottonwood Trails	Cottonwood Ave. Trail from Redlands Blvd. to Quincy Channel	31269-1	May 14, 2007
Auto Mall Trails	Trail extension east of Auto Mall Trail to Tract 32835	PM 30882	August 20, 2007
Cottonwood Trails	Cottonwood Ave. east of Quincy St.	31269	April 8, 2008
Redlands Blvd. Trails	Redlands Blvd. Trails South of Cottonwood Ave.	32625	August 1, 2008
Iris Ave Trails	Trail behind Tract 29920	29920	September 16, 2008
Iris Ave Trails	Trail from tract 29920 to Tract 22936	30268	September 16, 2008
Nason Trails (Cold Creek)	Trails south east of Nason St. and Eucalyptus Ave.	32834	October 26, 2010
Sunnymead Ranch	Trail E. of Via Del Norte to Pigeon Pass Rd.	23553	January 1, 2004
Sunnymead Ranch	Trail N. of Sunnymead Ranch Parkway to South of Lawless Rd. to Tract	23553	January 1, 2004
Cactus Trails	W. Landon Rd. between Cactus Ave. and Brodiaea Ave.	31129	January 16, 2012
Eucalyptus Ave. Trails East	Eucalyptus Ave from Redlands to Theodore	PM 35629	TBD
Aldi Trail	Eucalyptus Ave from Quincy to Redlands Blvd.	PM 35607	July 1, 2015
Covey Ranch	East Perris Blvd. at Covey Rd.	31592	TBD
Quincy Ch. Trails	Cactus Ave. to Brodiaea Ave.	36436	7/1/2021 ²
Pigeon Pass Trail	Boulder Ridge Tract	24203	7/1/2021 ²
Cactus Corridor	Brodiaea Ave. and Quincy St.	36436	7/1/2021 ²
Eucalyptus Ave. Trails West	Fire Station 58 to Quincy St.	35679	June 1, 2019

¹ Additional Park Facilities may be listed in the Parks, Recreation and Open Space Comprehensive Master Plan.

² Tentative opening date(s)

Table 3: Park Amenities

Moreno Valley Parks Amenities																		
Name - Address	Banquet Facility	Barbecue	Baseball/Softball Field	Basketball Court	Dog Park	Football Field	Multi-use Athletic Field	Off-street Parking	Picnic Tables	Picnic Shelter	Playground	Restroom	Security Lighting	Snack Bar	Trailhead	Trail	Walking Path	Water Feature
Celebration Park - 14965 Morgan Avenue		●		●				●	●	●	●	●	●				●	●
Hidden Springs Passive Nature Park - Hidden Springs Parkway and Greenridge St.									●						●	●		
Hound Town Dog Park - 11150 Redlands Boulevard					●			●										
Lasselle Sports Park - 17155 Lasselle Street		●				●		●	●	●	●	●	●	●			●	
Patriot Park - 15310 Perris Boulevard									●		●		●				●	
Rancho Verde Park - Lasselle & Cremello Way	FUTURE SITE																	
Rock Ridge Park - 27119 Waterford Way		●							●	●	●		●					
Santiago Park - Indian Street and Santiago Avenue	FUTURE SITE																	
Shadow Mountain Park - 23239 Presidio Hills Drive		●	●					●		●	●	●	●					
TownGate II Park - 13100 Arbor Park Lane	●	●						●	●	●	●		●				●	
Vista Lomas Park - 26700 Iris Avenue		●		●			●	●	●	●	●		●					

III. COMPUTATION OF THE SPECIAL TAX REQUIREMENT

The City is authorized to levy the special tax consistent with the RMA, which was approved by the legislative body and the qualified electors of the District. The special tax requirement includes the costs for maintenance and operation services of District facilities, administrative expenses, and replenishment of the contingency reserve fund for each year. Other available revenues are taken into account when calculating the special tax and may be used to offset the annual special tax requirement.

A. MAINTENANCE AND OPERATION SERVICES

The District will provide, to the extent funds are available, the ongoing maintenance of park improvements and all efforts by the Park Rangers associated with facilities identified in Section II. Services are defined in Section I.B.iv.

B. ADMINISTRATIVE EXPENSES

Administrative expenses are those directly related to the administration of the District. They include, but are not limited to, costs related to the City's general administrative services, overhead for personnel support, building and maintenance, insurance, CSD Board support, City Manager support, purchasing, and communications.

C. RESERVE FUND

Consistent with the RMA, a contingency reserve can be established in an amount equal to ten percent (10%) of the estimated costs of providing the Services and estimated Administrative Expenses for any fiscal year to provide for the payment of unexpected costs, which may be incurred during the fiscal year.

D. SPECIAL TAX REQUIREMENT

The Special Tax Requirement calculation is provided in the following table.

Table 4: Proposed Special Tax Requirement

SPECIAL TAX REQUIREMENT	
Personnel Services	\$ 607,542.00
Operations and Maintenance ¹	781,133.00
Material & Supplies	74,850.00
Debt Service	-
Fixed Charges (Overhead, Administration, & Replacement)	144,056.00
Capital Improvement Projects and Fixed Assets	80,000.00
Gross Special Tax Requirement	\$ 1,687,581.00
CREDITS: CONTRIBUTIONS & TRANSFERS	
Transfer from Community Services District Zone E-8	\$ (30,520.00)
Use of Money & Property	(7,200.00)
Fund Balance Contribution/(Draw)	(77,970.16)
Total Contributions/Transfers	\$ (115,690.16)
TOTAL NET SPECIAL TAX REQUIREMENT	\$ 1,571,890.84
¹ Based on the CSD Board Adopted Budget. A budget adjustment is anticipated during FY 2021/22 to cover additional maintenance and repair expenses.	

IV. SPECIAL TAX CALCULATION

A levy of special tax shall be collected annually at the same time and in the same manner as the ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as applicable for ad valorem taxes; however, the CSD Board may use a direct billing procedure for any special taxes that cannot be collected on the Riverside County property tax bill or if necessary, may by resolution, elect to collect the special taxes at a different time or in a different manner to meet its financial obligations.

A. SPECIAL TAX RATE

The special tax rate per dwelling unit (DU) that can be levied by the CSD Board in any fiscal year is calculated using the Land Use Categories listed in Table 4 and the Special Tax Rate listed in Table 5.

The maximum special tax rate shall be increased by the percentage increase in the Los Angeles-Long Beach-Anaheim¹ Regional Consumer Price Index (CPI) for All Urban Consumers, as published by the Department of Labor's Bureau of Labor Statistics, since the beginning of the preceding fiscal year, or by two percent (2%), whichever is greater, beginning on July 1, 2004, for FY 2004/05 and on each subsequent July 1 for the fiscal year then commencing.

In accordance with the RMA, property classified as commercial or industrial and publicly owned or dedicated property will be identified as exempt with regard to the special tax. The exemption also applies to sliver parcels, common lots, open space, or any other property that cannot be developed.

Table 5: Land Use Categories

Land Use Category	Description	Dwelling Units
1	Single-family Residential and Multifamily Residential	One / Residence or Residential Unit
2	All Other Property	Two / Acre

¹ In January 2018, the Bureau of Labor Statistics introduced a new geographic area sample for the CPI. Riverside, CA, which was previously included in the Los Angeles-Riverside-Orange County, CA MSA (Metropolitan Statistical Area), will now be included in a separate CBSA (Core Based Statistical Area) and will be considered a new index named Riverside-San Bernardino-Ontario, starting at 100.000. The Los Angeles-Riverside-Orange County, CA index was renamed "Los Angeles-Long Beach-Anaheim". Because the CPI approved by the qualified electors was the Los Angeles-Riverside-Orange County index, and it was renamed and not eliminated, CSD General Counsel determined the District would continue to use the Los Angeles-Long Beach-Anaheim index.

Table 6: Special Tax Rate

Fiscal Year	Maximum Special Tax Annual Adjustment	Maximum Special Tax	Applied Special Tax ¹
2003/04	-	\$ 115.00	\$ 115.00
2004/05	2.00%	117.30	117.00
2005/06	4.40%	122.46	119.00
2006/07	4.50%	127.96	119.00
2007/08	3.30%	132.18	119.00
2008/09	4.20%	137.72	120.00
2009/10	2.00%	140.46	120.00
2010/11	2.00%	143.26	120.00
2011/12	2.00%	146.12	120.00
2012/13	2.17%	149.29	120.00
2013/14	2.00%	152.28	120.00
2014/15	2.00%	155.33	122.40
2015/16	2.00%	158.44	124.84
2016/17	2.03%	161.66	127.36
2017/18	2.00%	164.89	134.36
2018/19	3.61%	170.84	141.74
2019/20	3.24%	176.37	146.32
2020/21	2.96%	181.59	146.32
2021/22	2.00%	185.22	153.64

¹The applied special tax cannot exceed the maximum special tax; amounts must be even numbers in accordance with County guidelines.

B. METHOD OF APPORTIONMENT

For each fiscal year, the CSD Board will determine the amount of the special tax to be levied to pay for (a) the estimated costs of providing the identified Services, (b) the amount estimated for Administrative Expenses, and (c) the amount required to fund or replenish the Contingency Reserve (collectively defined as the “Special Tax Requirement”). The special tax can be levied on all non-exempt parcels in the District, in an amount per DU, based on the Land Use Categories, up to the Special Tax Requirement. The amount of special tax to be levied on any parcel cannot exceed the amount calculated by multiplying the DUs for the parcel by the maximum special tax rate for the fiscal year.

C. CURRENT DELINQUENCIES

The amount of special tax delinquencies are listed below.

Table 7: Current Delinquencies

FY	Amount Levied	Amount Delinquent ¹	Number of Delinquent Parcels	Percent Delinquent
2005/06	\$ 376,079.00	\$ -	0	0.00%
2006/07	766,598.00	-	0	0.00%
2007/08	926,058.00	-	0	0.00%
2008/09	941,400.00	-	0	0.00%
2009/10	959,280.00	-	0	0.00%
2010/11	967,680.00	-	0	0.00%
2011/12	967,560.00	-	0	0.00%
2012/13	975,720.00	-	0	0.00%
2013/14	975,720.00	-	0	0.00%
2014/15	995,234.40	171.36	2	0.02%
2015/16	1,030,803.88	174.78	2	0.02%
2016/17	1,087,654.40	356.56	4	0.03%
2017/18	1,188,548.56	577.72	7	0.05%
2018/19	1,277,219.14	1,617.03	14	0.13%
2019/20	1,318,635.84	1,993.39	19	0.15%
2020/21	1,351,265.20	18,015.77	139	1.33%
¹ Levy amounts delinquent as of April 2021. Payment of delinquent levy amounts will also include penalties and interest. Source: Riverside County Special Assessment Distribution Status Report				

V. SPECIAL TAX ALLOCATION (TAX ROLL)

The Special Tax Allocation, provided below, outlines which developments' parcels have been annexed into the District and the calculation of the total special tax levy for the fiscal year. For FY 2021/22, there are 10,231 taxable DUs in the District. A detailed Tax Roll by parcel is included in Appendix C.

Table 8: Special Tax Allocation Summary

Tract No./ Development Name	DUs	Applied Tax per DU	Total Special Tax Levy	Tract No./ Development Name	DUs	Applied Tax per DU	Total Special Tax Levy
Alessandro Apts.	320	\$ 153.64	\$ 49,164.80	31149	10	\$ 153.64	\$ 1,536.40
BRE Prop Inc	268	153.64	41,175.52	31212	146	153.64	22,431.44
Broadstone at Valley View	256	153.64	39,331.84	31213	63	153.64	9,679.32
Broadstone Vistas Apts.	246	153.64	37,795.44	31255	17	153.64	2,611.88
Hemlock Family Apts.	78	153.64	11,983.92	31257	17	153.64	2,611.88
Oakwood Apts.	241	153.64	37,027.24	31268	26	153.64	3,994.64
Palm Desert Apts.	150	153.64	23,046.00	31269-1	107	153.64	16,439.48
Reserve at Moreno Valley Ranch	176	153.64	27,040.64	31284	144	153.64	22,124.16
Stonagate 552	552	153.64	84,809.28	31305	86	153.64	13,213.04
Lasselle Place Apts.	304	153.64	46,706.56	31326	77	153.64	11,830.28
Villa Camille, LP (Apts)	112	153.64	17,207.68	31327	65	153.64	9,986.60
Williams (Custom Home)	1	153.64	153.64	31414	31	153.64	4,762.84
Riverview Partners, LP (Apts)	266	153.64	40,868.24	31424	37	153.64	5,684.68
Sadik (Custom Home)	1	153.64	153.64	31494	12	153.64	1,843.68
Fernandez (Custom Home)	1	153.64	153.64	31517	83	153.64	12,752.12
OM MacArthur LLC (Apts)	39	153.64	5,991.96	31591	33	153.64	5,070.12
Continental Dev (Apts)	125	153.64	19,205.00	31592	114	153.64	17,514.96
Latham Homes Inc. (Custom Home)	1	153.64	153.64	31618	55	153.64	8,450.20
MV Bella Vista (Apts)	220	153.64	33,800.80	31789	24	153.64	3,687.36
J. Palafox (Custom Home)	1	153.64	153.64	32005	213	153.64	32,725.32
J. Flores (Custom Home)	1	153.64	153.64	32018	77	153.64	11,830.28
ANJJ (Custom Home)	1	153.64	153.64	32142	168	153.64	25,811.52
Courtyards at Cottonwood, LP (Apts)	81	153.64	12,444.84	32143	41	153.64	6,299.24
M. Morales (Custom Home)	1	153.64	153.64	32144	62	153.64	9,525.68
Apollo III Dev Group (Apts)	18	153.64	2,765.52	32145	165	153.64	25,350.60
J. Franco (Custom Home)	1	153.64	153.64	32146	125	153.64	19,205.00
N. Kahala (Custom Home)	1	153.64	153.64	32194	32	153.64	4,916.48
ROC III CA Belago (Apts.)	417	153.64	64,067.88	32210	20	153.64	3,072.80
27523	114	153.64	17,514.96	32505	71	153.64	10,908.44
27593	101	153.64	15,517.64	32515	174	153.64	26,733.36
29732	165	153.64	25,350.60	32625	20	153.64	3,072.80
29920	297	153.64	45,631.08	32715	36	153.64	5,531.04
30233	92	153.64	14,134.88	32834	205	153.64	31,496.20
30316	189	153.64	29,037.96	32836	129	153.64	19,819.56
30318	171	153.64	26,272.44	33256	100	153.64	15,364.00
30319	111	153.64	17,054.04	33436	105	153.64	16,132.20
30320	319	153.64	49,011.16	33437	36	153.64	5,531.04
30321	133	153.64	20,434.12	33962	31	153.64	4,762.84
30476	80	153.64	12,291.20	34299	67	153.64	10,293.88
30708	20	153.64	3,072.80	35606	16	153.64	2,458.24
30714	83	153.64	12,752.12	36436	94	153.64	14,442.16
30921	65	153.64	9,986.60	36598	8	153.64	1,229.12
30924	32	153.64	4,916.48	36708	121	153.64	18,590.44
30967	33	153.64	5,070.12	36760	221	153.64	33,954.44
31050	75	153.64	11,523.00	36761	7	153.64	1,075.48
31120	51	153.64	7,835.64	36882	40	153.64	6,145.60
31128	262	153.64	40,253.68	36933	274	153.64	42,097.36
31129	109	153.64	16,746.76	37544	45	153.64	6,913.80
Subtotal 1	6,381		\$ 980,376.84	Subtotal 2	3,850		\$ 591,514.00
Special Tax Levy							
Subtotal 1						\$	980,376.84
Subtotal 2							591,514.00
Total Special Tax Levy						\$	1,571,890.84

Appendix A: Annexations

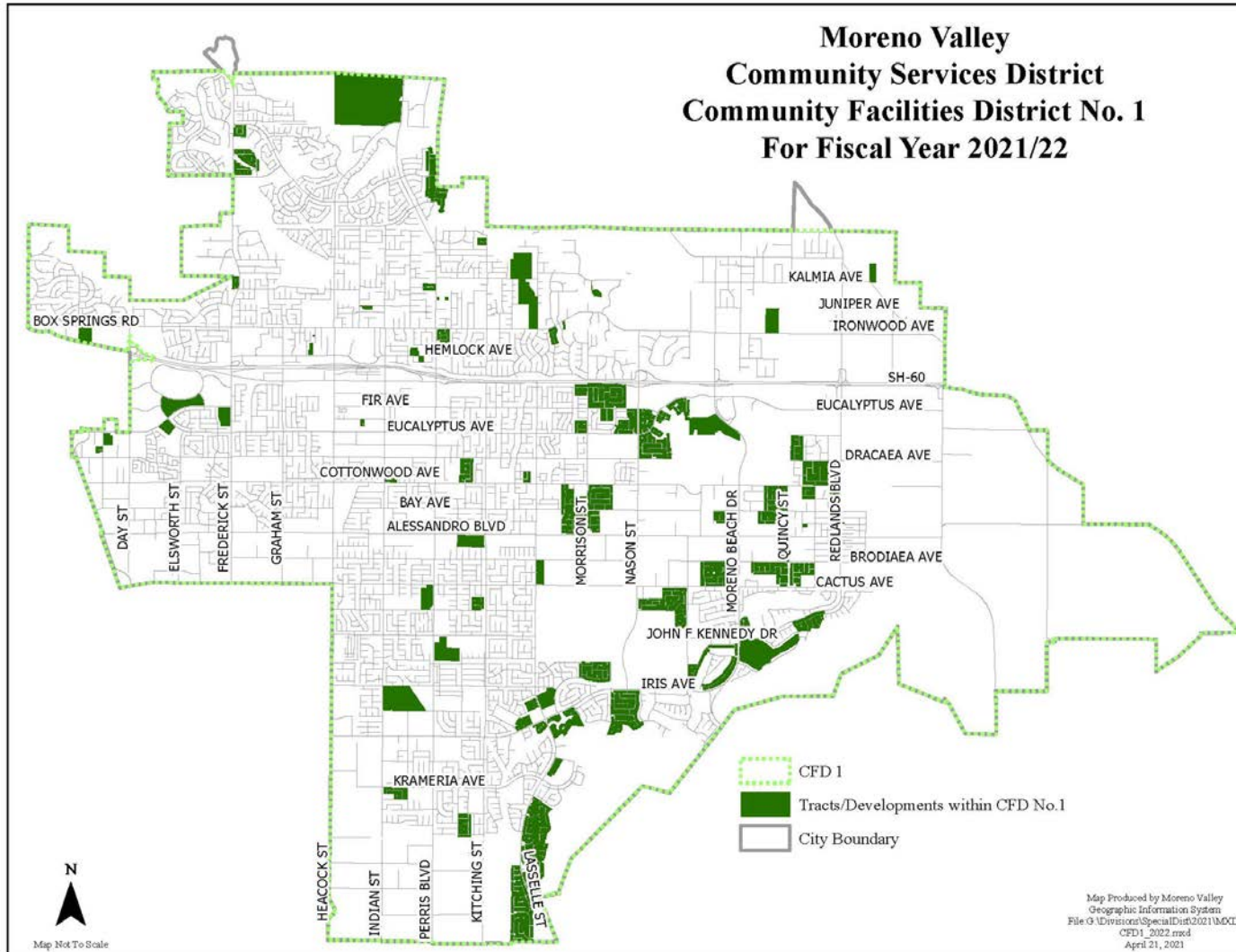
FY	Annexation Number	Tract No./ Development Name	Number of DUs	Resolution No.	Date of Annexation
2003/04	2003-1	30316	189	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30714	83	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30319	111	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30233	92	CSD 2003-28	Nov. 25, 2003
2003/04	2003-1	30320	319	CSD 2003-28	Nov. 25, 2003
2003/04	2003-2	27523	114	CSD 2004-03	March 23, 2004
2003/04	2003-2	30318	171	CSD 2004-03	March 23, 2004
2003/04	2003-2	30476	80	CSD 2004-03	March 23, 2004
2004/05	2004-3	30321	133	CSD 2004-18	July 13, 2004
2004/05	2004-3	31120	51	CSD 2004-18	July 13, 2004
2004/05	2004-3	31255	17	CSD 2004-18	July 13, 2004
2004/05	2004-4	29732	165	CSD 2004-25	Nov. 23, 2004
2004/05	2004-5	27593	101	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	30708	20	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	31128	262	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	31268	26	CSD 2004-26	Dec. 14, 2004
2004/05	2004-5	31269-1	107	CSD 2004-26	Dec. 14, 2004
2005/06	2005-6	29920	297	CSD 2005-13	July 12, 2005
2005/06	2005-6	31212	146	CSD 2005-13	July 12, 2005
2005/06	2005-6	31327	65	CSD 2005-13	July 12, 2005
2005/06	2005-7	BRE Prop Inc	268	CSD 2005-14	July 12, 2005
2005/06	2005-7	Lasselle Place Apts.	304	CSD 2005-14	July 12, 2005
2005/06	2005-8	30967	33	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31129	109	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31213	63	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31284	144	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31326	77	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	31424	37	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32142	168	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32143	41	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32144	62	CSD 2005-18	Sept. 13, 2005
2005/06	2005-8	32210	20	CSD 2005-18	Sept. 13, 2005
2005/06	2005-9	Reserve at Moreno Valley Ranch	176	CSD 2005-19	Oct. 25, 2005
2005/06	2005-10	32145	165	CSD 2006-07	April 11, 2006
2005/06	2005-10	32146	125	CSD 2006-07	April 11, 2006
2005/06	2005-11	32018	77	CSD 2006-08	April 11, 2006
2005/06	2006-12	31257	17	CSD 2006-09	April 11, 2006
2005/06	2006-13	32834	205	CSD 2006-10	April 11, 2006
2005/06	2006-13	36933	274	CSD 2006-10	April 11, 2006
2005/06	2006-13	32836	129	CSD 2006-10	April 11, 2006
2005/06	2006-14	Stonegate 552	552	CSD 2006-13	June 13, 2006
2005/06	2006-15	Alessandro Apts.	320	CSD 2006-14	June 13, 2006
2005/06	2006-15	31494	12	CSD 2006-14	June 13, 2006
2005/06	2006-15	31591	33	CSD 2006-14	June 13, 2006
2005/06	2006-15	32625	20	CSD 2006-14	June 13, 2006
2005/06	2006-15	33437	36	CSD 2006-14	June 13, 2006

FY	Annexation Number	Tract No./ Development Name	Number of DUs	Resolution No.	Date of Annexation
2005/06	2006-16	Broadstone at Valley View	256	CSD 2006-15	June 13, 2006
2005/06	2006-17	31149	10	CSD 2006-16	June 13, 2006
2006/07	2006-18	30921	65	CSD 2006-29	Sept. 12, 2006
2006/07	2006-19	Broadstone Vistas Apts.	246	CSD 2006-30	Sept. 12, 2006
2006/07	2006-22	31618	55	CSD 2007-01	Jan. 9, 2007
2006/07	2006-22	32194	32	CSD 2007-01	Jan. 9, 2007
2006/07	2006-22	32715	36	CSD 2007-01	Jan. 9, 2007
2006/07	2006-20	33256	100	CSD 2007-07	May 22, 2007
2006/07	2006-21	33436	105	CSD 2007-08	May 22, 2007
2006/07	2007-23	32005	213	CSD 2007-09	May 22, 2007
2006/07	2007-24	32515	174	CSD 2007-10	May 22, 2007
2006/07	2007-25	Oakwood Apts.	241	CSD 2007-11	May 22, 2007
2006/07	2007-26	34299	67	CSD 2007-12	May 22, 2007
2007/08	2007-27	33962	31	CSD 2008-02	Feb. 12, 2008
2007/08	2008-28	31414	31	CSD 2008-04	May 27, 2008
2008/09	2008-29	Palm Desert Apts.	150	CSD 2008-21	Sept. 23, 2008
2009/10	2009-30	32505	71	CSD 2010-01	Jan. 12, 2010
2011/12	2011-31	Hemlock Family Apts.	78	CSD 2011-25	Dec. 13, 2011
2014/15	2014-32	36598	8	CSD 2014-22	Oct. 14, 2014
2014/15	2015-33	36436	94	CSD 2015-02	Jan. 27, 2015
2014/15	2015-34	31789	24	CSD 2015-03	Feb. 10, 2015
2015/16	2015-35	Villa Camille, LP (Apts)	112	CSD 2015-30	Oct. 13, 2015
2015/16	2015-36	M. Williams (Custom Home)	1	CSD 2015-30	Oct. 13, 2015
2015/16	2015-37	31592 ¹	114	CSD 2015-34	Dec. 1, 2015
2015/16	2016-38	36882	40	CSD 2016-03	Apr. 5, 2016
2015/16	2016-39	35606	16	CSD 2016-10	May 3, 2016
2016/17	2017-40	Riverview Partners, LP (Apts)	266	CSD 2017-04	April 18, 2017
2016/17	2017-41	31305	86	CSD 2017-05	May 2, 2017
2016/17	2017-42	Sadik (Custom Home)	1	CSD 2017-23	June 20, 2017
2017/18	2017-43	Fernandez (Custom Home)	1	CSD 2017-28	Dec. 5, 2017
2017/18	2017-44	OM MacArthur LLC (Apts)	39	CSD 2017-28	Dec. 5, 2017
2017/18	2018-45	Continental Dev (Apts)	125	CSD 2018-08	May 1, 2018
2018/19	2019-46	Latham Homes Inc. (Custom Home)	1	CSD 2019-09	May 7, 2019
2019/20	2019-48	MV Bella Vista (Apts)	220	CSD 2019-25	Nov. 19, 2019
2019/20	2019-49	J. Palafox (Custom Home)	1	CSD 2019-24	Oct. 15, 2019
2019/20	2019-50	J. Flores (Custom Home)	1	CSD 2020-01	Jan. 21, 2020
2019/20	2019-51	ANJJ (Custom Home)	1	CSD 2020-02	Feb. 4, 2020
2020/21	2020-52	36708	121	CSD 2020-26	Oct. 6, 2020
2020/21	2020-53	36760	221	CSD 2020-24	Sept. 1, 2020
2020/21	2020-54	Courtyards at Cottonwood, LP (Apts)	81	CSD 2020-30	Dec. 1, 2020
2020/21	2020-55	M. Morales (Custom Home)	1	CSD 2020-27	Oct. 6, 2020
2020/21	2020-56	Apollo III Dev Group (Apts)	18	CSD 2020-28	Oct. 6, 2020
2020/21	2020-57	37544	45	CSD 2020-31	Dec. 1, 2020
2020/21	2020-58	36761	7	CSD 2020-32	Dec. 1, 2020
2020/21	2020-59	J. Franco (Custom Home)	1	CSD 2020-33	Dec. 1, 2020
2020/21	2020-60	N/A			
2020/21	2020-61	N. Kahala (Custom Home)	1	CSD 2020-34	Dec. 1, 2020
2020/21	2021-62	31517	83	CSD 2021-01	Feb. 2, 2021
2020/21	2021-63	N/A			
2020/21	2021-64	ROC III CA Belago (Apts.)	417	CSD 2021-02	Feb. 2, 2021
Total Annexed Dwelling Units			10,124		
Original District Boundaries			107		
Total Dwelling Units			10,231		

¹ The parcels associated with this Tract were outside the future annexation area boundaries of the District. A full Public Hearing process was conducted to annex this development into the District.

Appendix B: District Map

Map 1: Tracts/Developments within the District



Appendix C: Tax Roll

Community Facilities District No. 1 (Park Maintenance) FY 2021/22 Tax Roll

APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate
260480073	153.64	308540029	153.64	316220020	153.64	486493005	153.64	487522008	153.64
260490001	153.64	308540030	153.64	316220021	153.64	486500001	153.64	487522009	153.64
260490002	153.64	308540031	153.64	316221001	153.64	486500002	153.64	487522010	153.64
260490003	153.64	308540032	153.64	316221002	153.64	486500003	153.64	487522011	153.64
260490004	153.64	308540033	153.64	316221003	153.64	486500004	153.64	487522012	153.64
260490005	153.64	308540034	153.64	316221004	153.64	486500005	153.64	487522013	153.64
260490006	153.64	308540035	153.64	316221005	153.64	486500006	153.64	487522014	153.64
260490007	153.64	308540036	153.64	316221006	153.64	486500007	153.64	487522015	153.64
260490008	153.64	308540037	153.64	316221007	153.64	486500008	153.64	487522016	153.64
260490009	153.64	308540038	153.64	316221008	153.64	486501001	153.64	487522017	153.64
260490010	153.64	308540039	153.64	316221009	153.64	486501002	153.64	487522018	153.64
260490011	153.64	308540040	153.64	316221010	153.64	486501003	153.64	487522019	153.64
260490012	153.64	308540041	153.64	316221011	153.64	486501004	153.64	487522020	153.64
260490013	153.64	308540042	153.64	316221012	153.64	486501005	153.64	487522021	153.64
260490014	153.64	308540043	153.64	316221013	153.64	486501006	153.64	487523001	153.64
260490015	153.64	308540044	153.64	316221014	153.64	486502001	153.64	487530001	153.64
260490016	153.64	308540045	153.64	316221015	153.64	486502002	153.64	487530002	153.64
260490017	153.64	308540046	153.64	316221016	153.64	486502003	153.64	487530003	153.64
260490018	153.64	308540047	153.64	316221017	153.64	486503001	153.64	487530004	153.64
260490019	153.64	308540048	153.64	316221018	153.64	486503002	153.64	487530005	153.64
260490020	153.64	308541001	153.64	316221019	153.64	486503003	153.64	487530006	153.64
260490021	153.64	308541002	153.64	316221020	153.64	486503004	153.64	487530007	153.64
260490022	153.64	308541003	153.64	316221021	153.64	486503005	153.64	487530008	153.64
260490023	153.64	308541004	153.64	316221022	153.64	486503006	153.64	487530009	153.64
260490024	153.64	308541005	153.64	316221023	153.64	486503007	153.64	487530010	153.64
260490025	153.64	308541006	153.64	316222001	153.64	486503008	153.64	487530011	153.64
260490026	153.64	308541007	153.64	316222002	153.64	486503009	153.64	487530012	153.64
260490027	153.64	308541008	153.64	316222003	153.64	486503010	153.64	487530013	153.64
260490028	153.64	308541009	153.64	316222004	153.64	486503011	153.64	487530014	153.64
260490029	153.64	308541010	153.64	316222005	153.64	486503012	153.64	487530015	153.64
260490030	153.64	308541011	153.64	316222006	153.64	486503013	153.64	487530016	153.64
260490031	153.64	308541012	153.64	316222007	153.64	486503014	153.64	487530017	153.64
260490032	153.64	308541013	153.64	316222008	153.64	486503015	153.64	487530018	153.64
260490033	153.64	308541014	153.64	316222009	153.64	486503016	153.64	487530019	153.64
260490034	153.64	308541015	153.64	471201008	29,191.60	486503017	153.64	487530020	153.64
260490035	153.64	308541016	153.64	471201013	3,533.72	486503018	153.64	487530021	153.64
260490036	153.64	308541017	153.64	473174013	153.64	486503019	153.64	487530022	153.64
260490037	153.64	308541018	153.64	473200004	153.64	486503020	153.64	487531001	153.64
260490038	153.64	308550001	153.64	473300002	2,765.52	486503021	153.64	487531002	153.64
260490039	153.64	308550002	153.64	473300009	1,997.32	486503022	153.64	487531003	153.64
260490040	153.64	308550003	153.64	474110004	11,369.36	486503023	153.64	487531004	153.64
260490041	153.64	308550004	153.64	474110014	1,382.76	486503024	153.64	487531005	153.64
260490042	153.64	308550005	153.64	474120011	153.64	486503025	153.64	487531006	153.64
260490043	153.64	308550006	153.64	474120054	153.64	486503026	153.64	487531007	153.64
260490044	153.64	308551001	153.64	474200014	4,301.92	486504001	153.64	487531008	153.64
260490045	153.64	308551002	153.64	474200025	11,830.28	486504002	153.64	487531009	153.64
260490046	153.64	308551003	153.64	474230005	153.64	486504003	153.64	487531010	153.64
260490047	153.64	308551004	153.64	474250059	153.64	486504004	153.64	487531011	153.64
260490048	153.64	308551005	153.64	474720010	153.64	486504005	153.64	487531012	153.64
260490049	153.64	308551006	153.64	474720011	153.64	486504006	153.64	487531013	153.64
260490050	153.64	308551007	153.64	474720012	153.64	486504007	153.64	487531014	153.64
260490051	153.64	308551008	153.64	474720013	153.64	486504008	153.64	487531015	153.64
260490052	153.64	308551009	153.64	474720014	153.64	486504009	153.64	487531016	153.64
260490053	153.64	308552001	153.64	474720015	153.64	486504010	153.64	487531017	153.64
260490054	153.64	308552002	153.64	474720016	153.64	486504011	153.64	487531018	153.64
260490055	153.64	308552003	153.64	474720017	153.64	486504012	153.64	487531019	153.64
260490056	153.64	308552004	153.64	474720018	153.64	486504013	153.64	487532001	153.64
260490057	153.64	308552005	153.64	474720019	153.64	486504014	153.64	487532002	153.64
260490058	153.64	308552006	153.64	474740001	153.64	486504015	153.64	487532003	153.64
260490059	153.64	308552007	153.64	474740002	153.64	486504016	153.64	487532004	153.64
260490060	153.64	308552008	153.64	474740003	153.64	486504017	153.64	487532005	153.64
260500001	153.64	308552009	153.64	474740004	153.64	486504018	153.64	487532006	153.64
260500002	153.64	308552010	153.64	474740005	153.64	486504019	153.64	487532007	153.64
260500003	153.64	308552011	153.64	474740006	153.64	486505001	153.64	487532008	153.64
260500004	153.64	308552012	153.64	474740007	153.64	486505002	153.64	487532009	153.64
260500005	153.64	308552013	153.64	474740008	153.64	486505003	153.64	487532010	153.64
260500006	153.64	308552014	153.64	474740009	153.64	486505004	153.64	487532011	153.64
260500007	153.64	308552015	153.64	474740010	153.64	486505005	153.64	487532012	153.64
260500008	153.64	308552016	153.64	474740011	153.64	486505006	153.64	487532013	153.64
260500009	153.64	308552017	153.64	474740012	153.64	486505007	153.64	487532014	153.64
260500010	153.64	308560001	153.64	474740013	153.64	486505008	153.64	487532015	153.64
260500011	153.64	308560002	153.64	474741001	153.64	486505009	153.64	487532016	153.64

Community Facilities District No. 1 (Park Maintenance) FY 2021/22 Tax Roll

APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate
308520040	153.64	312340049	153.64	481250051	153.64	487500039	153.64	488440033	153.64
308520041	153.64	312340050	153.64	481250052	153.64	487500040	153.64	488440034	153.64
308520042	153.64	312340051	153.64	481281064	7,989.28	487500041	153.64	488440035	153.64
308520043	153.64	312340052	153.64	481322051	3,994.64	487500042	153.64	488440036	153.64
308521001	153.64	312340053	153.64	482161026	3,072.80	487500043	153.64	488440037	153.64
308521002	153.64	312340054	153.64	482161028	9,372.04	487500044	153.64	488440038	153.64
308521003	153.64	312340055	153.64	482230024	9,218.40	487500045	153.64	488440039	153.64
308521004	153.64	312340056	153.64	482582038	153.64	487500046	153.64	488440040	153.64
308521005	153.64	312340057	153.64	482582039	9,064.76	487500047	153.64	488440041	153.64
308521006	153.64	312340058	153.64	482582040	153.64	487500048	153.64	488440042	153.64
308521007	153.64	312340059	153.64	484020023	18,436.80	487500049	153.64	488440043	153.64
308521008	153.64	312340060	153.64	484020024	30,728.00	487500050	153.64	488440044	153.64
308522001	153.64	312340061	153.64	484201027	153.64	487500051	153.64	488440045	153.64
308522002	153.64	312340062	153.64	484201028	153.64	487500052	153.64	488440046	153.64
308522003	153.64	312340063	153.64	484201029	153.64	487500053	153.64	488440047	153.64
308522004	153.64	312340064	153.64	484201030	153.64	487500054	153.64	488440048	153.64
308522005	153.64	312340065	153.64	484201031	153.64	487500055	153.64	488440049	153.64
308522006	153.64	312340066	153.64	484201032	153.64	487501001	153.64	488440050	153.64
308522007	153.64	312340067	153.64	484201033	153.64	487501002	153.64	488440051	153.64
308522008	153.64	312340068	153.64	484201034	153.64	487501003	153.64	488440052	153.64
308522009	153.64	312340069	153.64	484201035	153.64	487501004	153.64	488440053	153.64
308522010	153.64	312340070	153.64	484201036	153.64	487501005	153.64	488440054	153.64
308522011	153.64	312340071	153.64	484201037	153.64	487501006	153.64	488440055	153.64
308522012	153.64	312340072	153.64	484201038	153.64	487501007	153.64	488440056	153.64
308522013	153.64	312340074	153.64	484201039	153.64	487501008	153.64	488440057	153.64
308522014	153.64	312341001	153.64	484201040	153.64	487502001	153.64	488440058	153.64
308522015	153.64	312341002	153.64	484201041	153.64	487502002	153.64	488440059	153.64
308522016	153.64	312341003	153.64	484201042	153.64	487502003	153.64	488440060	153.64
308522017	153.64	312341004	153.64	484201043	153.64	487502004	153.64	488440061	153.64
308522018	153.64	312341005	153.64	484201044	153.64	487502005	153.64	488440062	153.64
308522019	153.64	312341006	153.64	484201045	153.64	487502006	153.64	488440063	153.64
308522020	153.64	312341007	153.64	484201046	153.64	487502007	153.64	488440064	153.64
308522021	153.64	312341008	153.64	484201047	153.64	487502008	153.64	488440065	153.64
308522022	153.64	312341009	153.64	484201048	153.64	487502009	153.64	488440066	153.64
308522023	153.64	312341010	153.64	484201049	153.64	487502010	153.64	488440067	153.64
308522024	153.64	312341011	153.64	484201050	153.64	487502011	153.64	488450001	153.64
308522025	153.64	312341012	153.64	484201051	153.64	487502012	153.64	488450002	153.64
308522026	153.64	312342001	153.64	484201052	153.64	487502013	153.64	488450003	153.64
308522027	153.64	312342002	153.64	484201053	153.64	487502014	153.64	488450004	153.64
308522028	153.64	312342003	153.64	484201054	153.64	487510001	153.64	488450005	153.64
308522029	153.64	312342004	153.64	484203001	153.64	487510002	153.64	488450006	153.64
308522030	153.64	312342005	153.64	484203002	153.64	487510003	153.64	488450007	153.64
308530001	153.64	312342006	153.64	484203003	153.64	487510004	153.64	488450008	153.64
308530002	153.64	312342007	153.64	484203004	153.64	487510005	153.64	488450009	153.64
308530003	153.64	312342008	153.64	484203005	153.64	487510006	153.64	488450010	153.64
308530004	153.64	312342009	153.64	484203006	153.64	487510007	153.64	488450011	153.64
308530005	153.64	312342010	153.64	484203007	153.64	487510008	153.64	488450012	153.64
308530006	153.64	312342011	153.64	484203008	153.64	487510009	153.64	488450013	153.64
308530007	153.64	312342012	153.64	485220032	11,215.72	487510010	153.64	488450014	153.64
308530008	153.64	312350001	153.64	485220040	11,369.36	487510011	153.64	488450015	153.64
308530009	153.64	312350002	153.64	485220042	11,369.36	487510012	153.64	488450016	153.64
308530010	153.64	312350003	153.64	486070004	18,590.44	487511001	153.64	488450017	153.64
308530011	153.64	312350004	153.64	486070012	10,908.44	487511002	153.64	488450018	153.64
308530012	153.64	312350005	153.64	486070013	12,137.56	487511003	153.64	488450019	153.64
308530013	153.64	312350006	153.64	486070016	18,436.80	487511004	153.64	488450020	153.64
308530014	153.64	312350007	153.64	486280060	33,800.80	487511005	153.64	488450021	153.64
308530015	153.64	312350008	153.64	486340032	41,175.52	487511006	153.64	488450022	153.64
308530016	153.64	312350009	153.64	486340035	5,531.04	487511007	153.64	488450023	153.64
308530017	153.64	312350010	153.64	486480027	153.64	487511008	153.64	488450024	153.64
308530018	153.64	312350011	153.64	486480028	153.64	487511009	153.64	488450025	153.64
308530019	153.64	312350012	153.64	486480029	153.64	487511010	153.64	488450026	153.64
308530020	153.64	312350013	153.64	486480030	153.64	487511011	153.64	488450027	153.64
308530021	153.64	312350014	153.64	486480031	153.64	487511012	153.64	488450028	153.64
308530022	153.64	312350015	153.64	486480032	153.64	487511013	153.64	488450029	153.64
308530023	153.64	312350016	153.64	486480033	153.64	487511014	153.64	488450030	153.64
308530024	153.64	312350017	153.64	486480034	153.64	487512001	153.64	488450031	153.64
308530025	153.64	312350018	153.64	486480035	153.64	487512002	153.64	488450032	153.64
308531001	153.64	312350019	153.64	486480036	153.64	487512003	153.64	488450033	153.64
308531002	153.64	312350020	153.64	486480037	153.64	487512004	153.64	488450034	153.64
308531003	153.64	312350021	153.64	486480038	153.64	487512005	153.64	488450035	153.64
308531004	153.64	312350022	153.64	486480039	153.64	487512006	153.64	488450036	153.64
308531005	153.64	312350023	153.64	486480040	153.64	487512007	153.64	488450037	153.64

Community Facilities District No. 1 (Park Maintenance) FY 2021/22 Tax Roll

APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate	APN	FY 2021/22 Applied Rate
308531006	153.64	312350024	153.64	486480041	153.64	487512008	153.64	488450038	153.64
308531007	153.64	312350025	153.64	486480042	153.64	487512009	153.64	488450039	153.64
308531008	153.64	312350026	153.64	486480043	153.64	487512010	153.64	488450040	153.64
308531009	153.64	312350027	153.64	486480044	153.64	487513001	153.64	488450041	153.64
308531010	153.64	312350028	153.64	486480045	153.64	487513002	153.64	488450042	153.64
308531011	153.64	312350029	153.64	486480046	153.64	487513003	153.64	488450043	153.64
308531012	153.64	312350030	153.64	486490001	153.64	487513004	153.64	488450044	153.64
308531013	153.64	312350031	153.64	486490002	153.64	487513005	153.64	488450045	153.64
308531014	153.64	312350032	153.64	486490003	153.64	487513006	153.64	488450046	153.64
Subtotal 1	\$468,602.00	Subtotal 2	\$183,907.08	Subtotal 3	\$503,785.56	Subtotal 4	\$171,615.88	Subtotal 5	\$243,980.32

Special Tax Levy

Subtotal 1	\$468,602.00
Subtotal 2	\$183,907.08
Subtotal 3	\$503,785.56
Subtotal 4	\$171,615.88
Subtotal 5	\$243,980.32

Total Tax Roll: \$1,571,890.84