

CITY OF LAKE ELSINORE

Annual Report



FISCAL YEAR 2021-22
COMMUNITY FACILITIES DISTRICT NO. 2005-4
(LAKEVIEW VILLAS)



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Community Facilities District No. 2005-4 (Lakeview Villas)

1. District Profile

Project Description

Community Facilities District No. 2005-4 (the “CFD No. 2005-4”) was formed to finance the acquisition and/or construction of storm drain, City fees, and fees and improvements of the Elsinore Valley Municipal Water District.

Location

CFD No. 2005-4 is located in the southern portion of the City of Lake Elsinore. CFD No. 2005-4 is east of the Interstate 15 Freeway, south of Railroad Canyon Road and just north of Malaga Road.

Bond Profile and Principal Amount of Bonds Outstanding

CFD No. 2005-4 is not bonded at this time.

2. Special Tax Information

Special Tax

A Special Tax is collected each year to pay Administrative costs of CFD No. 2005-4. 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 2021-22 tax year is \$10,499.68. The Assigned Special Tax rates for Fiscal Year 2021-22 are as follows:

On each July 1, commencing July 1, 2007, the Assigned Special Tax rate for the Facilities rate shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

*Table 2-1
Assigned Special Tax Rates*

Land Use Category	Assigned Special Tax
Developed Residential (Less than 1,250 sq. ft.)	\$3,426.58
Developed Residential (1,250 - 1,750 sq. ft.)	\$3,904.36
Developed Residential (Greater than 1,750 sq. ft.)	\$4,195.07
Apartment Property (per Acre)	\$23,889.16
Non-Residential Property (per Acre)	\$23,889.16
Undeveloped Property (per Acre)	\$171,517.46

*Table 2-2
Special Tax Breakdown*

Land Use Category	Parcels	Acres	Levied Amount	Assigned Special Tax	% of Assigned Special Tax
Undeveloped Property	21	22.39	\$10,499.68	\$3,840,275.95	0.27%

3. Payment History

Delinquencies are calculated through July 2021 and may reflect parcels that may already be on a payment plan.

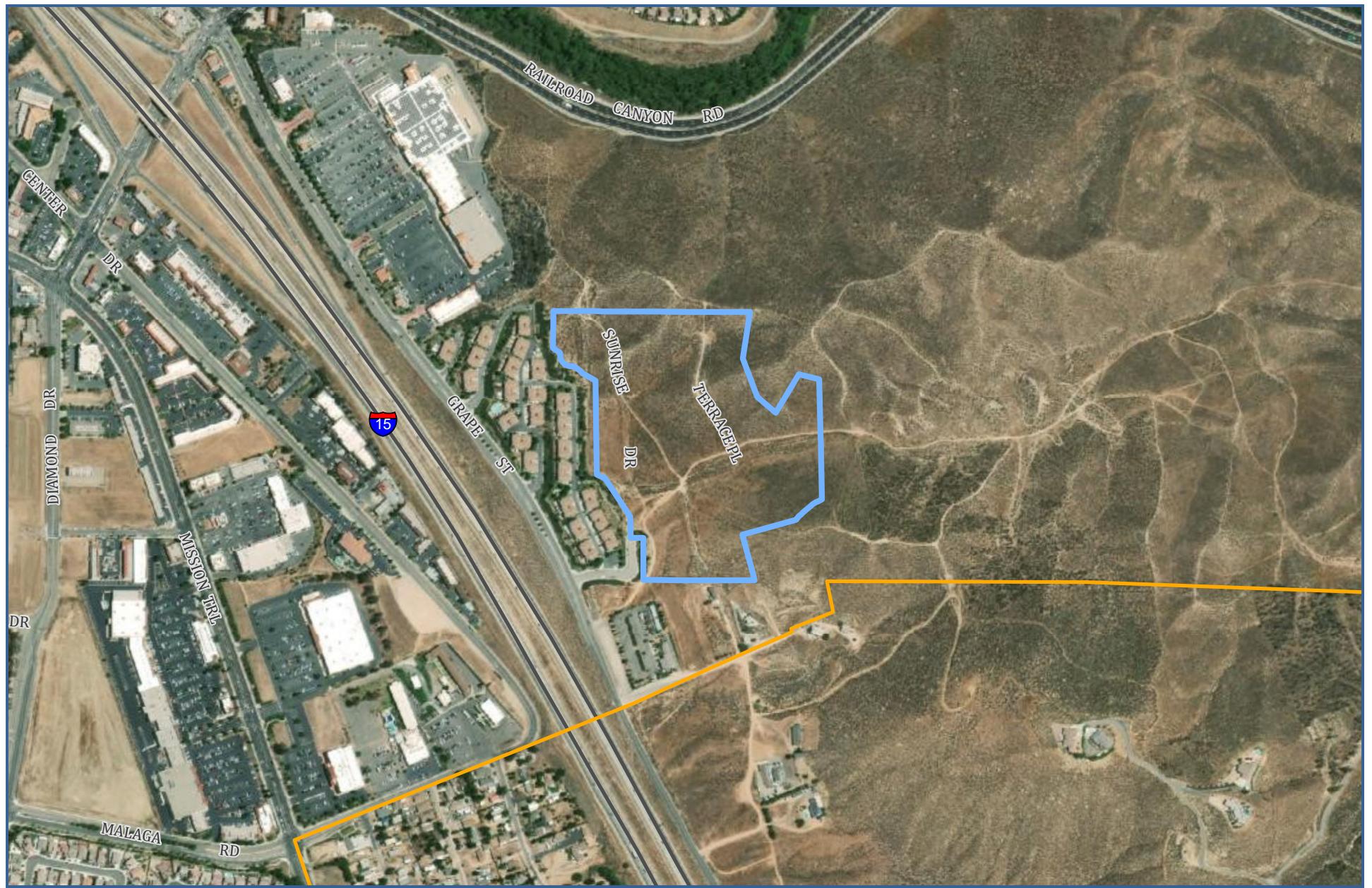
Delinquency Rate for Fiscal Year 2020-21

As of July 2021, there are no delinquencies for CFD No. 2005-4.

APPENDIX A

Boundary Map





BOUNDARY MAP
COMMUNITY FACILITIES DISTRICT NO. 2005-4
(LAKEVIEW VILLAS)



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