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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, LEVYING SPECIAL TAXES TO BE COLLECTED DURING FISCAL YEAR 2026-2027 WITHIN COMMUNITY FACILITIES DISTRICT NO. 2013-1 (KUNNY RANCH) OF THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND DECLARING THIS ORDINANCE TO BE EFFECTIVE UPON ADOPTION.

The City Council of the City of Riverside does ordain as follows:

Section 1: Findings. The City Council finds as follows:

(a) pursuant to the Rates and Method of Apportionment of Special Tax for Community Facilities District No. 2013-1 (Kunny Ranch) of the City of Riverside, County of Riverside, State of California (“CFD No. 2013-1”), the City Council is authorized to levy Special Taxes in any Fiscal Year for the following purposes:

(i) to provide any amounts that the City Council determines are necessary to pay the costs of the provision, construction, and acquisition of public facilities and/or accumulate funds therefor; and

(ii) to pay Administrative Expenses; and

(iii) if any Bonds are issued by the City on behalf of CFD No. 2013-1:

(a) to pay debt service on all outstanding Bonds of the District (taking into consideration the amount of funds that may be available pursuant to the Indenture to pay such debt service) or debt service on bonds or other obligations of the City with respect to facilities relating to the District;

(b) to pay periodic costs for the Bonds, including, but not limited to, costs related to credit enhancement and rebate payments;

(c) to provide an amount equal to reasonably anticipated delinquencies in the collection of Special Taxes;

(d) to provide any amount required to replenish the reserve fund for the outstanding Bonds;

(b) it is necessary that the City Council levy special taxes for Fiscal Year 2026-2027 on all Assessor’s Parcels of Taxable Property in CFD No. 2013-1 classified as Developed Property for Fiscal

1 Year 2026-2027 for the purposes of paying the costs of providing, constructing and acquiring public
2 facilities and accumulating funds therefor, paying the cost of services which may be funded with
3 proceeds of the special tax of the District, and paying Administrative Expenses; and

4 (c) the words set forth above and hereinafter with initial letters capitalized are defined
5 terms in the aforementioned “Rates and Method of Apportionment of Special Tax”.

6 Section 2: Levy of Special Taxes. Special Taxes shall be and hereby are levied for the
7 Fiscal Year 2026-2027 on all parcels of Taxable Property within CFD No. 2013-1 classified as
8 Developed Property, for Fiscal Year 2026-2027, which are identified in Exhibit “A” attached hereto,
9 and in the amount set forth in the Rates and Method of Apportionment of Special Tax. Pursuant to
10 said Section 53340 of the Government Code, such Special Taxes shall be collected in the same manner
11 as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the
12 same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* taxes. The
13 Special Taxes are hereby levied in each fiscal year until: payment of all costs related to the construction
14 and acquisition of all public facilities authorized to be financed by the District, payment in full of any
15 bonds of the City issued for the District, payment of all costs of the formation to be paid with such
16 funds, and payment of all costs of administering the District is reached.

17 Section 3: Transmittal to County. The City Clerk shall, upon adoption of this ordinance,
18 cause a copy to be transmitted to the County Auditor of the County of Riverside together with a request
19 that the special taxes, as levied hereby, be collected on the tax bills for the parcels identified in Exhibit
20 “A” hereto, along with the ordinary *ad valorem* property taxes to be levied on and collected from the
21 owners of said parcels.

22 Section 4: Publication and Effective Date. The City Clerk shall certify the adoption of this
23 ordinance and cause publication once in a newspaper of general circulation in accordance with Section
24 414 of the Charter of the City of Riverside. This is an ordinance fixing the rate of taxation upon
25 property and shall take effect immediately upon its adoption, pursuant to Section 416 of the Charter
26 of the City of Riverside.

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ADOPTED by the City Council this ___ day of _____, 2026.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced and adopted at a meeting of the City Council on the ___ day of _____, 2026, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2026.

DONESIA GAUSE
City Clerk of the City of Riverside

314280 SBM/jv 05/20/26

Fiscal Year 2026-27 Assessment Roll



CITY OF RIVERSIDE

680440 - CFD 2013-1 (KUNNY RANCH)

PIN	Levy Amount	PIN	Levy Amount	PIN	Levy Amount
242330001	\$4,045.88	242342013	\$4,152.98		
242330002	\$4,274.38	242342014	\$4,274.38		
242330003	\$4,045.88	242342015	\$4,045.88		
242330004	\$4,274.38	242342016	\$4,045.88		
242330005	\$4,045.88	242342017	\$4,274.38		
242330006	\$4,045.88	242342018	\$4,274.38		
242330007	\$4,045.88	242350001	\$4,045.88		
242330008	\$4,045.88	242350002	\$4,152.98		
242330009	\$4,045.88	242350003	\$4,045.88		
242331001	\$4,045.88	242350004	\$4,274.38		
242331002	\$4,274.38	242350005	\$4,152.98		
242331003	\$4,045.88	242350006	\$4,274.38		
242331004	\$4,045.88	242350008	\$4,045.88		
242331005	\$4,045.88	242360001	\$4,152.98		
242331006	\$4,152.98	242360002	\$4,045.88		
242331007	\$4,045.88	242360003	\$4,274.38		
242331008	\$4,152.98	242360004	\$4,152.98		
242331009	\$4,045.88	242361001	\$4,152.98		
242331010	\$4,045.88	242361002	\$4,045.88		
242340001	\$4,045.88	242361003	\$4,045.88		
242340002	\$4,045.88	242361004	\$4,274.38		
242340003	\$4,045.88	242361005	\$4,152.98		
242340004	\$4,045.88	242361006	\$4,045.88		
242341001	\$4,045.88	242361007	\$4,152.98		
242341002	\$4,152.98	242370001	\$4,045.88		
242341003	\$4,045.88	242370002	\$4,045.88		
242341004	\$4,152.98	242370003	\$4,045.88		
242341005	\$4,045.88	242370004	\$4,045.88		
242342001	\$4,045.88	242370005	\$4,274.38		
242342002	\$4,152.98	242370006	\$4,045.88		
242342003	\$4,274.38	242370007	\$4,045.88		
242342004	\$4,045.88	242370008	\$4,045.88		
242342005	\$4,274.38	242370009	\$4,045.88		
242342006	\$4,045.88	242370010	\$4,045.88		
242342007	\$4,045.88				
242342008	\$4,274.38				
242342009	\$4,045.88				
242342010	\$4,045.88				
242342011	\$4,274.38				
242342012	\$4,152.98				
		Parcels:	74		
		Levy:	\$304,322.02		