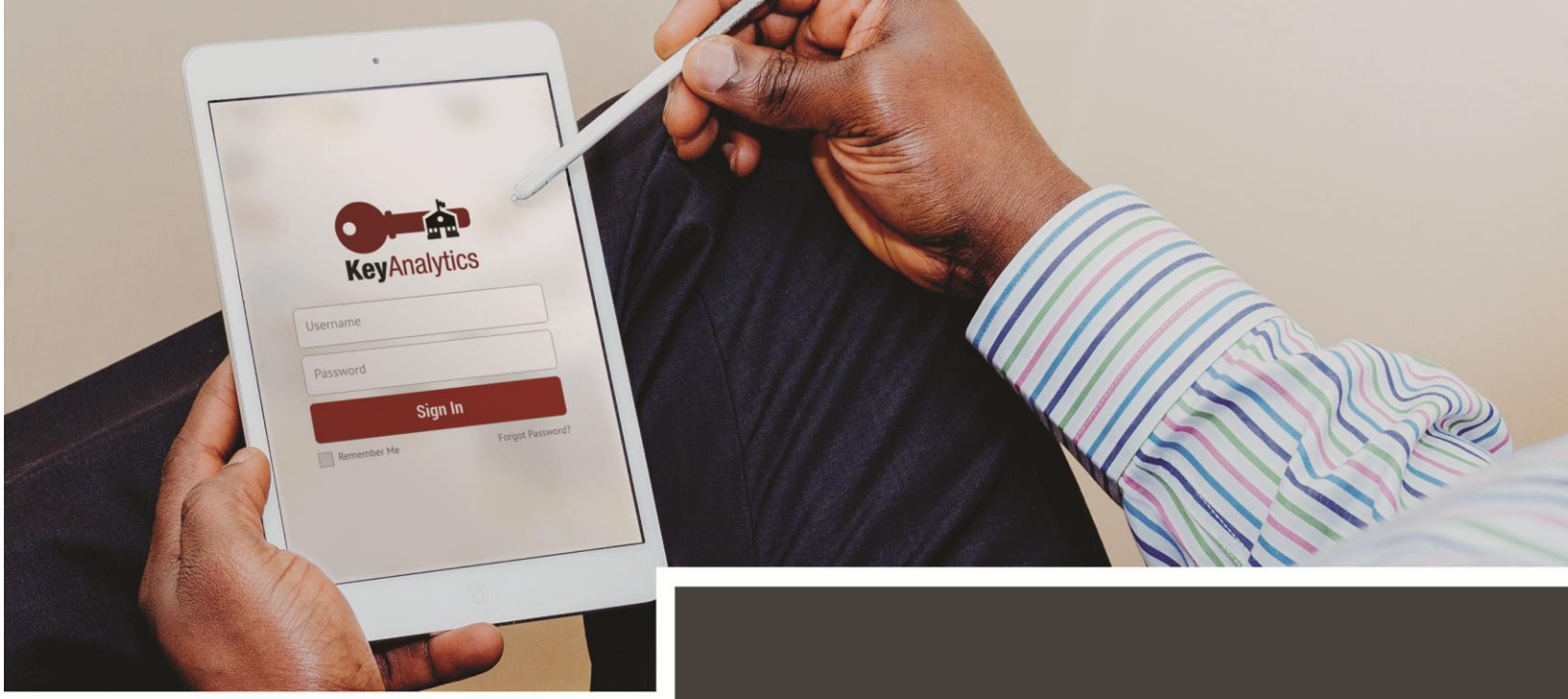




Improvement Area B of Community Facilities District No. 2003-1 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Lake Elsinore Unified School District

2026 / 2027



KeyAnalytics

A division of California Financial Services

District Administration

Dr. Ryan Lewis, Superintendent
James Judziewicz, Assistant Superintendent, Business Services
Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

Fiscal Agent

Zions Bancorporation, National Association
707 Wilshire Boulevard, Suite 5000
Los Angeles, CA 90017

Special Tax Administrator

KeyAnalytics
27201 Puerta Real, Suite 260
Mission Viejo, CA 92691

Special Assessment Questions
T. (877) 575-0265
propertytax@calschools.com

Bond Counsel

Atkinson, Andelson Loya, Ruud & Romo
20 Pacifica, Suite 1100
Irvine, CA 92618

Table of Contents

Introduction ---------- 1

I. CFD Background ---------- 3

A. Location ---------- 3
B. Formation ---------- 3
C. Bonds ---------- 4

II. Fiscal Year 2025/2026 Special Tax Levy ---------- 6

A. Special Tax Levy ---------- 6
B. Annual Special Tax Collections and Delinquencies ---------- 7

III. Fund and Account Activity and Balances ---------- 8

A. Fiscal Agent Accounts ---------- 8
B. Sources and Uses of Funds ---------- 9

IV. Senate Bill 165 ---------- 10

A. Authorized Facilities ---------- 10
B. Series 2004 Special Tax Bonds ---------- 12
C. Series 2007 Revenue Bonds ---------- 13
D. Special Taxes ---------- 14

V. Minimum Annual Special Tax Requirement ---------- 16

A. Minimum Annual Special Tax Requirement ---------- 16
B. Administrative Expense Budget ---------- 17

VI. Special Tax Classification ---------- 18

A. Developed Property ---------- 18

VII. Fiscal Year 2026/2027 Special Tax Levy ---------- 19

Exhibit A – Rate and Method of Apportionment
Exhibit B – CFD Boundary Map
Exhibit C – Assessor's Parcel Maps
Exhibit D – Special Tax Refunding Bonds Series 2007 Debt Service Schedule
Exhibit E – Delinquent Annual Special Tax Report
Exhibit F – Summary of Transactions for Fiscal Agent Accounts
Exhibit G – Annual Special Tax Roll for Fiscal Year 2026/2027

Introduction

Improvement Area B of Community Facilities District No. 2003-1 ("IA B of CFD No. 2003-1") of the Lake Elsinore Unified School District (the "School District") was formed pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", as amended (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. IA B of CFD No. 2003-1 is authorized under the Act to finance certain facilities (the "Authorized Facilities") as established at the time of formation.

This Annual Special Tax Report (the "Report") summarizes certain general and administrative information and analyzes the financial obligations of IA B of CFD No. 2003-1 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2026/2027. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the "RMA") which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA and/or Bond Indenture, dated February 1, 2007, between the School District and Zions Bancorporation, National Association acting as Fiscal Agent (the "Fiscal Agent").

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of IA B of CFD No. 2003-1 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2025/2026 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2025/2026 and an accounting of the remaining collections.

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with IA B of CFD No. 2003-1.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of IA B of CFD No. 2003-1 for Fiscal Year 2025/2026.

Section V –Minimum Annual Special Tax Requirement

Section V calculates the Minimum Annual Special Tax Requirement based on the obligations of IA B of CFD No. 2003-1 for Fiscal Year 2026/2027.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within IA B of CFD No. 2003-1.

Section VII – Fiscal Year 2026/2027 Special Tax Levy

Section VII provides the Fiscal Year 2026/2027 Special Tax levy based on updated Special Tax classifications and the Minimum Annual Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of IA B of CFD No. 2003-1 and the bonds issued to fund the Authorized Facilities.

A. Location

IA B of CFD No. 2003-1 is composed of approximately 18 gross acres located in the City of Lake Elsinore ("City"). IA B of CFD No. 2003-1 is located south of Mountain Road and west of Lake Street. For reference, the boundary map of IA B of CFD No. 2003-1 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

IA B of CFD No. 2003-1 was formed and established by the School District on June 17, 2003 under the Act, following a public hearing conducted by the Board of Education of the School District (the "Board"), as legislative body of IA B of CFD No. 2003-1, and a landowner election at which the qualified electors of IA B of CFD No. 2003-1 authorized IA B of CFD No. 2003-1 to incur bonded indebtedness in an amount not to exceed $3,500,000 and approved the levy of Annual Special Taxes.

IA B of CFD No. 2003-1 was also formed in connection with a Joint Community Facilities Agreement, dated June 17, 2003 (the "JCFA"), to finance the acquisition or construction of certain water and sewer facilities and improvements to be owned and operated by and between the School District, and Elsinore Valley Municipal Water District ("EVMWD").

The table below provides information related to the formation of IA B of CFD No. 2003-1.

Board Actions Related to
Formation of IA B of CFD No. 2003-1

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	March 19, 2003	2003-03-061
Resolution to Incur Bonded Indebtedness	March 19, 2003	2003-03-062
Resolution of Formation	March 19, 2003	2003-03-063
Resolution Calling Election	June 17, 2003	2003-03-91
Ordinance Levying Special Taxes	July 22, 2003	Ordinance No. 2003-1

A Notice of Special Tax Lien was recorded in the real property records of the County on June 20, 2003, as Instrument No. 2003-455561 all property within IA B of CFD No. 2003-1.

C. Bonds

1. Special Tax Bonds, 2004 Series B

On July 21, 2004, the Series 2004 Special Tax Bonds of the Lake Elsinore Unified School District Community Facilities District No. 2003-1 IA B ("2004 Bonds") were issued in the amount of $1,445,000. The 2004 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated July 1, 2004 ("FAA"), and the Act. The 2004 Bonds were issued to finance the acquisition and construction of certain school , water and sewer improvements of IA B of CFD No. 2003-1, fund a Reserve Fund for IA B of CFD No. 2003-1 for the 2004 Bonds, fund capitalized interest through September 1, 2005 on the IA B of CFD No. 2003-1 Bonds, to pay certain administrative expenses of CFD No. 2003-1 and pay the costs of issuing the 2004 Bonds. For more information regarding the use of the 2004 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

2. Series 2007 Revenue Bonds

On February 27, 2007, the Series 2007 Revenue Bonds of the Lake Elsinore Unified School District Community Facilities District No. 2003-1 IA B ("2007 Bonds") were issued in the amount of $1,726,263.63. The 2007 Bonds were authorized and issued under and subject to the terms of the Bond Indenture, dated February 1, 2007 ("2007 Indenture"), and the Act. The 2007 Bonds were issued to finance the acquisition of each series of Special Tax Bonds, finance the acquisition and construction of certain school facilities of the School District, fund (in part) a reserve fund for the 2007 Bonds, and pay the costs of issuing the 2007 Bonds and the Special Tax Bonds, and of entering into the Project Lease Agreement. For more information regarding the use of the 2007 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

3. Refunding Revenue Bonds, Series 2019

On May 7, 2019, the Refunding Revenue Bonds, Series 2019 of the Lake Elsinore Unified School District Community Facilities District No. 2003-1 IA A ("2019 Bonds") were issued in the amount of $25,175,000.00. The 2019 Bonds were authorized and issued under and subject to the terms of the Indenture of Trust, dated May 1, 2019 ("2019 Indenture"), and the Act. The 2019 Bonds were issued to redeem and defease the Authority's previously issued Lake Elsinore School Financing Authority Revenue Bonds, Series 2007; however, the local obligations from the 2007 Bonds are still outstanding. The 2019 Bonds were originally issued in an aggregate principal amount of $39,995,000; to purchase a municipal bond insurance policy to secure the scheduled payment of principal of and interest on certain maturities of the 2019 Bonds as identified below to be issued concurrently with the delivery of the 2019 Bonds; to purchase and deposit into the Reserve Fund (as defined herein) a debt service reserve insurance policy, in an aggregate amount equal to the Reserve Requirement for the 2019 Bonds; and to pay certain costs of issuance of the 2019 Bonds.

II. Fiscal Year 2025/2026 Special Tax Levy

Each Fiscal Year, IA B of CFD No. 2003-1 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2025/2026.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2025/2026 is summarized by Special Tax classification in the table below.

Fiscal Year 2025/2026
Annual Special Tax Levy

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres/ Lots	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	< 2,000 Sq. Ft.	17 Units	$1,923.04 Per Unit	$32,691.68
2	2,000 Sq. Ft. to 2,200 Sq. Ft.	0 Units	$1,949.50 Per Unit	0.00
3	> 2,200 Sq. Ft.	48 Units	$2,037.72 Per Unit	97,810.56
Developed Property		***65 Units***	***NA***	***$130,502.24***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**65 Units**		**$130,502.24**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for IA B of CFD No. 2003-1, as of June 30, 2026, for Fiscal Year 2025/2026 is summarized in the table below. Based on the Foreclosure Covenant outlined in the 2007 Indenture and the current delinquency rates, no parcel exceeds the foreclosure threshold. A detailed listing of the Fiscal Year 2025/2026 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenants is provided as Exhibit E.

IA B of CFD No. 2003-1
Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$130,502.24	1	$129,483.38	$1,018.86	0.78%	$0.00	0.00%
2022/2023	130,502.24	0	130,502.24	0.00	0.00%	0.00	0.00%
2023/2024	130,502.24	0	130,502.24	0.00	0.00%	0.00	0.00%
2024/2025	130,502.24	2	128,464.52	2,037.72	1.56%	1,018.86	0.78%
2025/2026	130,502.24	1	129,483.38	1,018.86	0.78%	1,018.86	0.78%

III. Fund and Account Activity and Balances

Special Taxes are collected by the County Tax Collector as part of the regular property tax bills. Once received by the County Tax Collector the Special Taxes are transferred to the School District where they are then deposited into the Special Tax Fund held with the Fiscal Agent. Special Taxes are periodically transferred to make debt service payments on the 2007 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with IA B of CFD No. 2003-1.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2007 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the 2007 Indenture.

The balances, as of June 30, 2026, of the funds, accounts and subaccounts by the Fiscal Agent are listed in the table below. Exhibit F contains a detailed listing of the transactions within these funds for Fiscal Year 2025/2026.

Fund and Account Balances
as of June 30, 2026

Account Name	Account Number	Balance
Special Tax Fund	5122375A	$126,992.88
Interest Account	5122375B	14.30
Principal Account	5122375C	39.50
School Facilities Fund	5122375E	0.00
Administrative Expense Fund	5122375I	13,601.09
Surplus Fund	5122375S	73,485.16
Total		**$214,132.93**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by IA B of CFD No. 2003-1 are limited based on the restrictions as described within the 2007 Indenture. The table below presents the sources and uses of all funds and accounts for IA B of CFD No. 2003-1 from July 1, 2025 through June 30, 2026. For a more detailed description of the sources and uses of funds please refer to the 2007 Indenture.

Fiscal Year 2025/2026
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	130,617.02
Transfer from the Authority Surplus	31,370.96
Investment Earnings	4,844.31
Total	**$166,832.29**
Uses	
Interest Payments	($53,707.50)
Principal Payments	(59,000.00)
Authorized Facilities	0.00
Administrative Expenses	(11,850.00)
Total	**($124,557.50)**

IV. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act ("SB 165"), requires any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the Special Tax, require that the proceeds of the Special Tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. SB 165 only applies to CFDs authorized on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

A. Authorized Facilities

The School Facilities Mitigation Agreements outlined the school facilities to be funded by IA B of CFD No. 2003-1. School facilities include elementary school, middle school, and high school facilities to serve students generated from the Units constructed within the boundaries of IA B of CFD No. 2003-1. A description of Authorized Facilities is listed below:

1. Elementary School Facilities

Means the planning, constructing, leasing, and/or purchasing of elementary school sites and buildings, as well as furniture, technology and equipment with a useful life of at least five (5) years.

2. Middle School Facilities

Means the planning, constructing, leasing, and/or purchasing of middle school sites and buildings, as well as furniture, technology, and equipment with a useful life of at least five (5) years.

3. High School Facilities

Means the planning, constructing, leasing, and/or purchasing of high school sites and buildings, as well as furniture, technology, and equipment with a useful life of at least five (5) years.

4. Other

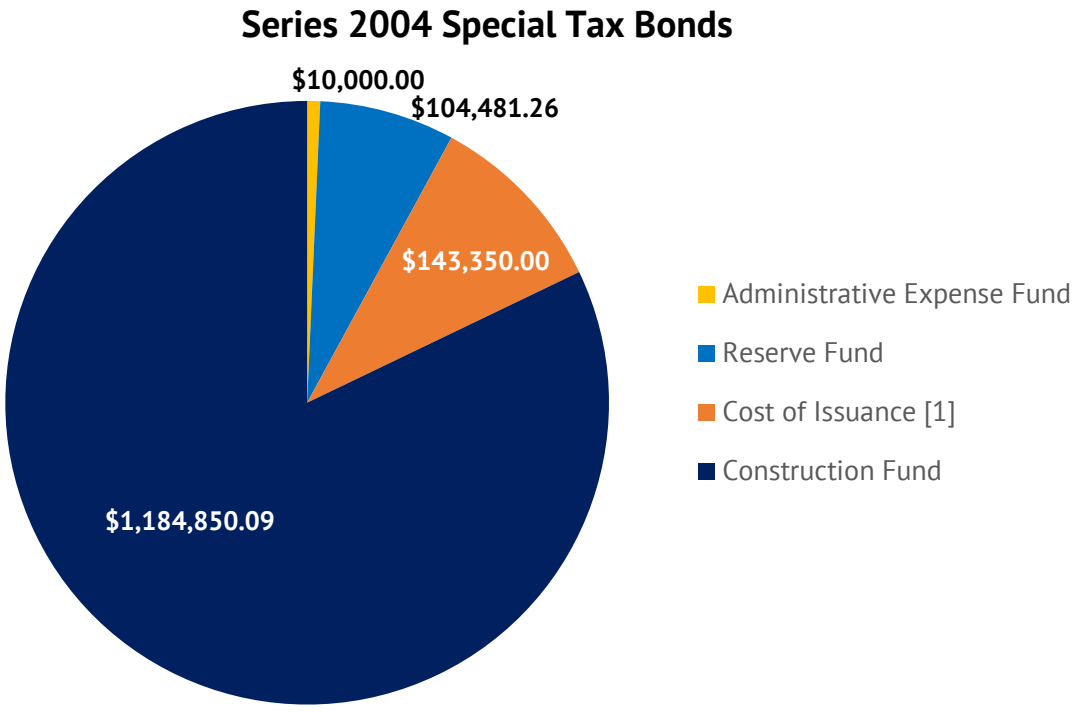
Means all other authorized school facilities with a useful life of at least five (5) years, including, but not limited to, administrative and central support facilities, interim housing, and transportation facilities needed by the School District to serve the student population to be generated as a result of development of the property within IA B of CFD No. 2003-1.

The other facilities to be financed by CFD No. 2003-1 IA B includes EVMWD sewer connections fees, water connection fees, sewer treatment capacity fees, and off-site sewer and water facilities.

B. 2004 Special Tax Bonds

1. Bond Proceeds

In accordance with the FAA, the total bond proceeds of $1,445,000.00 less the Net Original Issue Discount of $2,318.65 were deposited into the funds and accounts as shown in the graph below.



[1] This amount includes the Underwriter's Discount of $43,350.00. The actual amount deposited into the Cost of Issuance Account was $100,000.00.

2. Construction Funds and Accounts

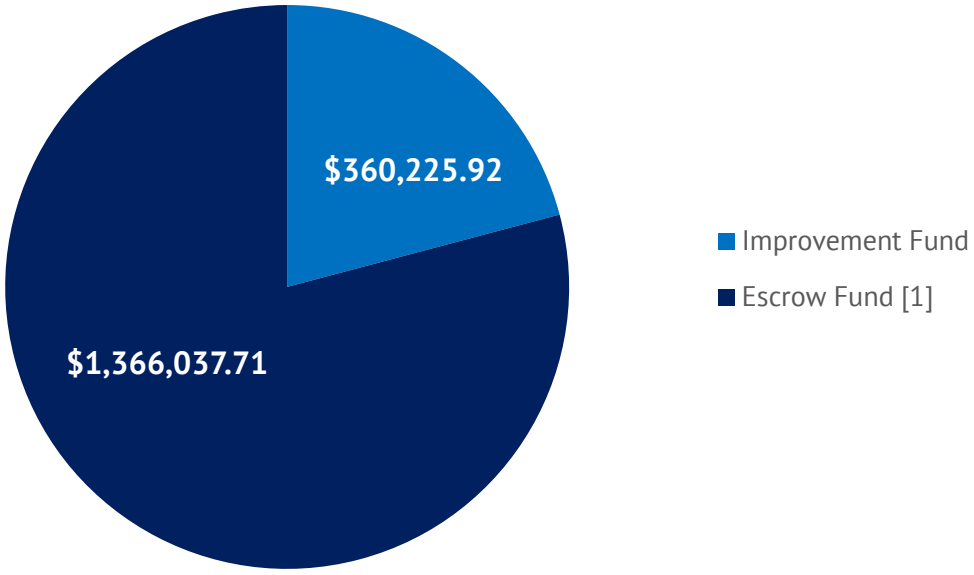
The construction funds generated for school facilities from the issuance of the 2004 Bonds were deposited into the Improvement Fund. The Improvement Fund containing Bond proceeds was closed and all funds expended. For an accounting of accruals and expenditures within this account, refer to the Administration Reports of IA B of CFD No. 2003-1 for prior years.

C. Series 2007 Revenue Bonds

1. Bond Proceeds

In accordance with the 2007 Indenture, the total bond proceeds of $1,726,263.63 were deposited into the funds and accounts as shown in the graph below.

Series 2007 Revenue Bonds



[1] Funds deposited into the Escrow Fund are to be used to redeem the outstanding 2007 Bonds.

2. Construction Funds and Accounts

The construction funds generated for school facilities from the issuance of the 2007 Bonds have been fully expended and subsequently all accounts have closed. For an accounting of accruals and expenditures within this account, refer to the Administration Reports of CFD No. 2003-1 IA B for prior years.

D. Special Taxes

IA B of CFD No. 2003-1 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the 2007 Indenture. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by IA B of CFD No. 2003-1 within the Special Tax Fund created under the2007 Indenture. For an accounting of accruals and expenditures within this account prior to July 1, 2026, please refer to the Administration Reports of IA B of CFD No. 2003-1 for prior years.

Special Tax Fund

Balance as of July 1, 2025		**$96,762.17**
Accruals		$163,916.14
Investment Earnings	$1,928.16	
Special Tax Deposits	130,617.02	
Transfer from Authority Surplus	31,370.96	
Expenditures		($133,685.43)
Transfer to Principal Account	($58,936.50)	
Transfer to Interest Account	(53,673.74)	
Transfer to Administrative Expense Fund	(10,000.00)	
Transfer to Surplus Fund	(11,075.19)	
Balance as of June 30, 2026		**$126,992.88**

Pursuant to the 2007 Indenture, any remaining funds in the Special Tax fund at the end of the Bond Year, which are not required to cure a delinquency in the payment of principal or interest on the 2007 Bonds, restore the Reserve Fund or pay current or pending Administrative Expenses shall be transferred to the Custody Account. Funds within the Custody Account may be used for Authorized Facilities of the School District. For an accounting of accruals and expenditures within this account prior to July 1, 2026, please refer to the Administration Reports of IA B of CFD No. 2003-1 for prior years.

Surplus Fund

Balance as of July 1, 2025		**$60,040.32**
Accruals		$13,444.84
Investment Earnings	$2,369.65	
Transfer from Special Tax Fund	11,075.19	
Expenditures		$0.00
Transfer to the Authority Revenue Fund	$0.00	
Balance as of June 30, 2026		**$73,485.16**

V. Minimum Annual Special Tax Requirement

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of IA B of CFD No. 2003-1 based on the financial obligations for Fiscal Year 2026/2027.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of IA B of CFD No. 2003-1 are calculated in accordance and pursuant to the RMA. Pursuant to the 2007 Indenture, any amounts not required to pay Administrative Expenses and Debt Service on the 2007 Bonds may be used to purchase/construct the Authorized Facilities of IA B of CFD No. 2003-1. The table below shows the calculation of the Minimum Annual Special Tax Requirement for Fiscal Year 2026/2027.

Minimum Annual Special Tax Requirement for IA B of CFD No. 2003-1

Fiscal Year 2025/2026 Remaining Sources		**$127,046.68**
Balance of Special Tax Fund	$126,992.88	
Balance of Interest Fund	14.30	
Balance of Principal Fund	39.50	
Anticipated Special Taxes	0.00	
Fiscal Year 2025/2026 Remaining Obligations		**($127,046.68)**
September 1, 2026 Interest Payment	($26,042.50)	
September 1, 2026 Principal Payment	(62,000.00)	
Direct Construction of Authorized Facilities	(39,004.18)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($130,502.24)**
Administrative Expense Budget	($10,000.00)	
Anticipated Special Tax Delinquencies [1]	(1,018.86)	
March 1, 2027 Interest Payment	(24,337.50)	
September 1, 2027 Interest Payment	(24,337.50)	
September 1, 2027 Principal Payment	(66,000.00)	
Direct Construction of Authorized Facilities	(4,808.38)	
Fiscal Year 2026/2027 Minimum Annual Special Tax Requirement		**$130,502.24**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 0.78%.

B. Administrative Expense Budget

Each year a portion of the Annual Special Tax levy is used to pay for the administrative expenses incurred by the School District to levy the Annual Special Tax and administer the debt issued to financed Authorized Facilities. The estimated Fiscal Year 2026/2027 Administrative Expenses are shown in the table below.

Fiscal Year 2026/2027 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	$1,886.08
Consultant/Trustee Expenses	3,000.00
County Tax Collection Fees	113.92
Contingency for Legal	5,000.00
Total Expenses	**$10,000.00**

VI. Special Tax Classification

Each Fiscal Year, parcels within IA B of CFD No. 2003-1 are assigned an Annual Special Tax classification based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within IA B of CFD No. 2003-1.

A. Developed Property

Pursuant to the RMA, a parcel is considered to be classified as Developed Property once a Building Permit is issued on or prior to May 1 of the prior Fiscal Year, provided that such Assessor's Parcel were created on or before January 1 of the prior Fiscal Year and are associated with a Lot.

Building Permits have been issued for 65 Units by the City within IA B of CFD No. 2003-1. According to the County Assessor, all property zoned for residential development within IA B of CFD No. 2003-1 has been built and completed. The table below summarizes the Special Tax classification for the Units and they year they were initially classified as Developed within IA B of CFD No. 2003-1.

Fiscal Year 2026/2027
Special Tax Classification

Initial Tax Year	Land Use	Number of Units
2004/2005	Residential Property	65
Total		**65**

VII. Fiscal Year 2026/2027 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the maximum rate, as determined by the provisions of the RMA, in the amount needed to satisfy the Minimum Annual Special Tax Requirement.

Based on the Minimum Annual Special Tax Requirement listed in Section V, IA B of CFD No. 2003-1 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel's Assigned Special Tax and Maximum Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit G.

A summary of the Annual Special Tax levy for Fiscal Year 2026/2027 by Special Tax classification as determined by the RMA for IA B of CFD No. 2003-1 can be found on the table below.

Fiscal Year 2026/2027
Annual Special Tax Levy

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres/ Lots	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	< 2,000 Sq. Ft.	17 Units	$1,923.04 Per Unit	$32,691.68
2	2,000 Sq. Ft. to 2,200 Sq. Ft.	0 Units	$1,949.50 Per Unit	0.00
3	> 2,200 Sq. Ft.	48 Units	$2,037.72 Per Unit	97,810.56
Developed Property		***65 Units***	***NA***	***$130,502.24***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**65 Units**		**$130,502.24**

https://calschools.sharepoint.com/cfs/unregulated/lake elsinore/developer revenue/cfd admin/cfd no. 2003-1 ia b/fy 2026-27/leusd_cfd 2003-1_ia b _fy20262027_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT FOR IMPROVEMENT AREA B OF COMMUNITY FACILITIES DISTRICT NO. 2003-1 OF LAKE ELSINORE UNIFIED SCHOOL DISTRICT

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes of Lake Elsinore Unified School District ("School District") in Improvement Area ("IA") B of Community Facilities District ("CFD") No. 2003-1. An Annual Special Tax shall be levied on and collected in IA B of CFD No. 2003-1 each Fiscal Year in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property in IA B of CFD No. 2003-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

SECTION A
DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" means the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Board may rely on the land area shown on the applicable final map, parcel map, or other recorded County parcel map, provided that any land area assigned to IA A pursuant to Section B shall be excluded from the calculation of Acreage for IA B of CFD No. 2003-1.

"Act" means the Mello-Roos Communities Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of IA B of CFD No. 2003-1 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any School District employee whose duties are directly related to the administration of IA B of CFD No. 2003-1, and costs otherwise incurred in order to carry out the authorized purposes of IA B of CFD No. 2003-1.

"Annual Special Tax" means the Special Tax actually levied in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of IA B of CFD No. 2003-1.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Assigned Annual Special Tax" means the Special Tax of that name described in Section D.

"Backup Annual Special Tax" means the Special Tax of that name described in Section E.

"Board" means the Board of Trustees of Lake Elsinore Unified School District or its designee as the legislative body of IA B of CFD No. 2003-1.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, which obligation may be incurred by IA B of CFD No. 2003-1 or the School District.

"Building Permit" means a permit for the construction of one or more Units issued by the County, or another public agency in the event the County no longer issues said permits for the construction of Units within IA B of CFD No. 2003-1. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

"Building Square Footage" or **"BSF"** means the square footage of assessable internal living space of a Unit, exclusive of any carports, walkways, garages, overhangs, patios, enclosed patios, detached accessory structure, or other structures not used as living space, as determined by reference to the Building Permit for such Unit.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"County" means the County of Riverside

"Developed Property" means all Assessor's Parcels of Taxable Property for which Building Permits were issued on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels were created on or before January 1 of the prior Fiscal Year and that each such Assessor's Parcel is associated with a Lot, as determined reasonably by the Board.

"Existing Utility Property" means an Assessor's Parcel within IA B of CFD No. 2003-1 utilized by a utility for exclusively non-residential uses. The total Existing Utility Property shall not exceed a total of 0.88 acres.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes in Section J.

"Final Map" means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates building sites, recorded in the County Office of the Recorder.

"Fiscal Year" means the period commencing on July 1 of any year and ending the following June 30.

"Improvement Area A" or **"IA A"** means all property located within the area identified as Improvement Area A of CFD No. 2003-1 in Exhibit A to this Rate and Method of Apportionment, subject to interpretation by the Board.

"Improvement Area B" or **"IA B"** means all property located within the area identified as Improvement Area B of CFD No. 2003-1 in Exhibit A to this Rate and Method of Apportionment, subject to interpretation by the Board.

"Lot" means an individual legal lot created by a Final Map for which a Building Permit could be issued.

"Maximum Special Tax" means the Maximum Special Tax determined in accordance with Section C that can be levied by IA B of CFD No. 2003-1 in any Fiscal Year on any Assessor's Parcel.

"Minimum Annual Special Tax Requirement" means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses of IA B of CFD No. 2003-1, (iii) the costs associated with the release of funds from an escrow account, and (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, less (v) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, or trust agreement.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Annual Special Tax obligation for an Assessor's Parcel, as described in Section H.

"Prepayment Amount" means the amount required to prepay the Annual Special Tax obligation in full for an Assessor's Parcel, as described in Section G.

"Proportionately" means that the ratio of the actual Annual Special Tax levy to the applicable Special Tax is equal for all applicable Assessor's Parcels.

"Special Tax" means any of the special taxes authorized to be levied by IA B of CFD No. 2003-1 pursuant to the Act.

"Taxable Property" means all Assessor's Parcels which are not Exempt Property.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Developed Property.

"Unit" means each separate residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2003-04, each Assessor's Parcel within CFD No. 2003-1 shall be assigned to IA A or IA B. The Acreage of each Assessor's Parcel within IA B shall be determined at the reasonable discretion of the Board, provided that the entire land area within any Final Map which includes land area in IA B shall be assigned entirely to IA B, where such assignment shall be made at the reasonable discretion of the Board to achieve the purposes of CFD No. 2003-1. Furthermore, each Assessor's Parcel in such IA shall be classified as Taxable Property or Exempt Property, and each Assessor's Parcel of Taxable Property shall be further classified as Developed Property or Undeveloped Property.

SECTION C
MAXIMUM SPECIAL TAXES

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property for any Fiscal Year shall be the amount determined by the greater of (i) the application of the Assigned Annual Special Tax or (ii) the application of the Backup Annual Special Tax.

2. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property for any Fiscal Year shall be the amount determined by the application of the Assigned Annual Special Tax.

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax for each Assessor's Parcel of Developed Property in any Fiscal Year shall be the amount determined by reference to Table 1.

TABLE 1

ASSIGNED ANNUAL SPECIAL TAX FOR DEVELOPED PROPERTY

Building Square Feet	Assigned Annual Special Tax
< 2,000 BSF	$1,923.04 per Unit
2,000 – 2,200 BSF	$1,949.50 per Unit
>2,200 BSF	$2,037.72 per Unit

2. Undeveloped Property

Each Fiscal Year, each Assessor's Parcel of Undeveloped Property shall be subject to an Assigned Annual Special Tax. The Assigned Annual Special Tax rate for an Assessor's Parcel classified as Undeveloped Property in any Fiscal Year shall be $10,936.44 per acre of Acreage.

SECTION E
BACKUP ANNUAL SPECIAL TAXES

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. In each Fiscal Year, the Backup Annual Special Tax rate for Developed Property within a Final Map shall be the rate per Lot calculated according to the following formula:

$$B = \frac{U \times A}{L}$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot in each Fiscal Year
U	=	Assigned Annual Special Tax per acre of Acreage for Undeveloped Property
A	=	Acreage of Taxable Property in such Final Map, as determined by the Board pursuant to Section J
L	=	Lots in the Final Map

Notwithstanding the foregoing, if all or any portion of the Final Map(s) described in the preceding paragraph is subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property in such Final Map area that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Annual Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.

2. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property which is ultimately expected to exist in such changed or modified Final Map area, as reasonably determined by the Board.

3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property in such changed or modified Final Map area for all remaining Fiscal Years in which the Special Tax may be levied.

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2003-04 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes as follows:

Step One: The Board shall levy an Annual Special Tax on each Assessor's Parcel of Developed Property in an amount equal to the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If the sum of the amounts collected in step one is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall additionally levy an Annual Special Tax Proportionately on each Assessor's Parcel of Undeveloped Property, up to the Assigned Annual Special Tax applicable to each such Assessor's Parcel, to satisfy the Minimum Annual Special Tax Requirement.

Step Three: If the sum of the amounts collected in steps one and two is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall additionally levy an Annual Special Tax Proportionately on each Assessor's Parcel of Developed Property, up to the Maximum Special Tax applicable to each such Assessor's Parcel, to satisfy the Minimum Annual Special Tax Requirement.

SECTION G
PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel, as calculated in Section G.2. below, may be prepaid in full at the times and under the conditions set forth in this Section G, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid.

1. Prepayment Times and Conditions

a. Undeveloped Property

Prior to the issuance of a Building Permit for the construction of a production Unit on a Lot within a Final Map area, the owner of no less than all the Taxable Property within such Final Map area may elect in writing to the Board to prepay the Annual Special Tax obligations for all the Assessor's Parcels within such Final Map area in full, as calculated in Section G.2. below. The prepayment of the Annual Special Tax obligation for each such Assessor's Parcel shall be collected prior to the issuance of the Building Permit with respect to such Assessor's Parcel.

b. Developed Property

In any Fiscal Year following the first Fiscal Year in which such Assessor's Parcel was classified as Developed Property, the owner of such an Assessor's Parcel may prepay the Annual Special Tax obligation for such Assessor's Parcel in full, as calculated in Section G.2. below.

2. Prepayment Amount

The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

a. Prior to Issuance of Bonds

The Prepayment Amount for each applicable Assessor's Parcel prior to the issuance of Bonds shall be determined by reference to Table 2.

TABLE 2

PREPAYMENT AMOUNT

Building Square Feet	Prepayment Amount
< 2,000 BSF	$13,884.48 per Unit
2,000 – 2,200 BSF	$14,405.92 per Unit
> 2,200 BSF	$15,494.08 per Unit

b. Subsequent to Issuance of Bonds

Subsequent to the issuance of Bonds, the Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Defeasance
plus	Administrative Fee
less	Reserve Fund Credit
equals	Prepayment Amount

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For Assessor's Parcels of Developed Property, compute the sum of the Assigned Annual Special Taxes and the Backup Annual Special Taxes applicable to the Assessor's Parcel. For Assessor's Parcels of Undeveloped Property, compute the sum of the Assigned Annual Special Taxes and the Backup Annual Special Taxes applicable to the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit issued or to be issued for that Assessor's Parcel.

2. For each Assessor's Parcel of Developed Property or Undeveloped Property to be prepaid, (a) divide the sum of the Assigned Annual Special Taxes computed pursuant to paragraph 1 for such Assessor's Parcel by the sum of the estimated Assigned Annual Special Taxes applicable to all Assessor's Parcels of Developed Property at build out, as reasonably determined by the Board, and (b) divide the sum of Backup Annual Special Tax computed pursuant to paragraph 1 for such Assessor's Parcel by the sum of the estimated Backup Annual Special Taxes applicable to all Assessor's Parcels of Developed Property at build out, as reasonably determined by the Board.

3. The amount determined pursuant to Section G.2.a. shall be (a) increased by the portion of the Bonds allocable to costs of issuance, reserve fund deposits, and capitalized interest with respect to the applicable Assessor's Parcel and (b) reduced by the amount of regularly retired principal which is allocable to the applicable Assessor's Parcel, as determined by the Board. The result is the "Outstanding Gross Prepayment Amount." In no event shall any Annual Special Taxes determined to have been used to make a regularly scheduled principal payment on the Bonds be adjusted for any increase in any cost index or other basis subsequent to the date of the applicable principal payment.

4. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the face value of all outstanding Bonds. If the product is greater than the Outstanding Gross Prepayment Amount, then the product shall be the "Bond Redemption Amount." If the product is less than the Outstanding Gross Prepayment Amount, then the Outstanding Gross Prepayment Amount shall be the "Bond Redemption Amount."

5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."

6. Compute the amount needed to pay interest on the Bond Redemption Amount, the Redemption Premium, and the Reserve Fund Credit (see step 10) to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the outstanding Bonds.

7. Estimate the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium until the earliest call date for the outstanding Bonds.

8. Subtract the amount computed pursuant to paragraph 7 from the amount computed pursuant to paragraph 6. This difference is the "Defeasance."

9. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."

10. Calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, if the reserve fund requirement is satisfied by a surety bond or other instrument at the time of the prepayment, then no Reserve Fund Credit shall be given. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than 0.

11. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Defeasance, and the Administrative Fee, less the Reserve Fund Credit.

With respect to an Annual Special Tax obligation that is prepaid pursuant to this Section G, the Board shall indicate in the records of IA B of CFD No. 2003-1 that there has been a prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Annual Special Tax obligation and the release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Annual Special Taxes shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Board. Such determination shall include identifying all Assessor's Parcels that are expected to become Exempt Property.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel, as calculated in Section H.2. below, may be partially prepaid at the times and under the conditions set forth in this section, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid.

1. Partial Prepayment Times and Conditions

Prior to the issuance of the first Building Permit for the construction of a production Unit on a Lot within a Final Map area, the owner of no less than all the Taxable Property within such Final Map area may elect in writing to the Board to prepay a portion of the Annual Special Tax obligations for all the Assessor's Parcels within such Final Map area, as calculated in Section H.2. below. The partial prepayment of each Annual Special Tax obligation shall be collected prior to the issuance of the first Building Permit with respect to each Assessor's Parcel.

2. Partial Prepayment Amount

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = P_G \times F$$

The terms above have the following meanings:

PP = the Partial Prepayment Amount
P_G = the Prepayment Amount calculated according to Section G
F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax obligation

3. Partial Prepayment Procedures and Limitations

With respect to any Assessor's Parcel that is partially prepaid, the Board shall indicate in the records of IA B of CFD No. 2003-1 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and Backup Annual Special Tax for the Assessor's Parcels has been reduced by an amount equal to the percentage which was partially prepaid.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year.

SECTION I
TERMINATION OF SPECIAL TAX

Annual Special Taxes of IA B of CFD No. 2003-1 shall be levied for a period of thirty-three (33) Fiscal Years after Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2038-39.

SECTION J
EXEMPTIONS

The Board shall classify as Exempt Property (i) Assessor's Parcels owned by the State of California, Federal or other local governments, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels used exclusively by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels developed or expected to be developed exclusively for non-residential use, including any use directly servicing any non-residential property, such as parking, as reasonably determined by the Board, (vi) any Assessor's Parcel deemed to be Existing Utility Property subject to the reasonable discretion of the Board, (vii) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such

classification would reduce the sum of all Taxable Property to less than 11.74 acres of Acreage. Notwithstanding the above, the Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than 11.74 acres of Acreage. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than 11.74 acres of Acreage will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

SECTION K
APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. A representative(s) of IA B of CFD No. 2003-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

SECTION L
MANNER OF COLLECTION

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that IA B of CFD No. 2003-1 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

EXHIBIT A
IMPROVEMENT AREA MAP OF CFD NO. 2003-1
(SEE ATTACHMENT)

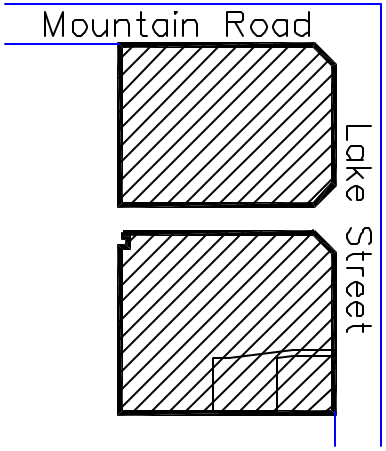
J:\CLIENTS\LK_ELSIN.USD\MELLO\Clayton Ranch_Woodside\RMA_IAB_FINAL.doc

Exhibit B

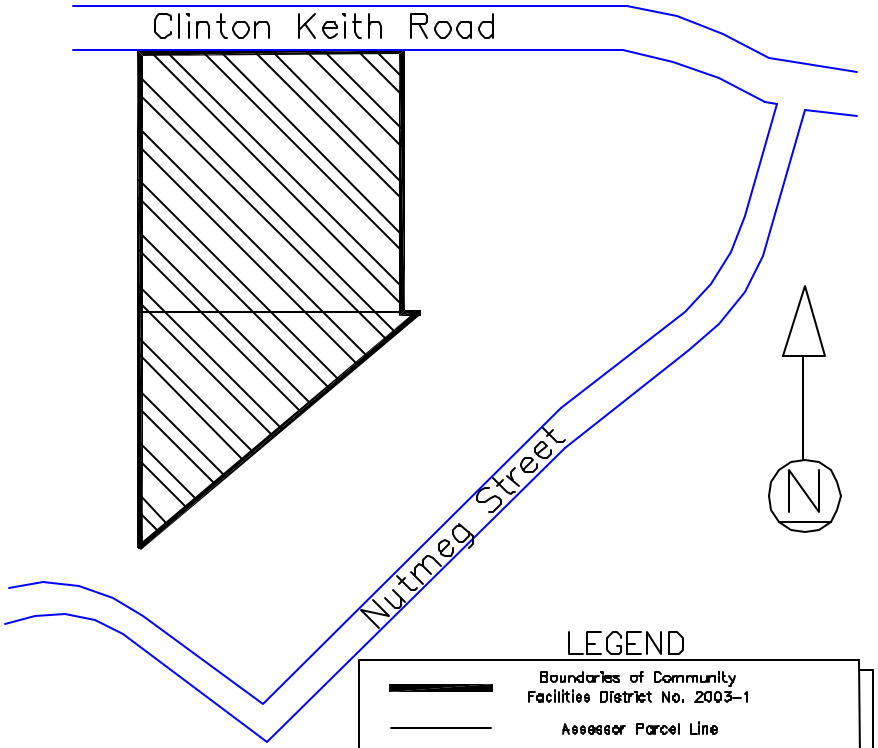
CFD Boundary Map

SHEET 1 OF 2

IMPROVEMENT AREA MAP OF
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2003-1
RIVERSIDE COUNTY
STATE OF CALIFORNIA



Reference is hereby made to the Assessor maps of the County of Riverside for an exact description of the lines and dimensions of each lot and parcel.



PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

EXHIBIT "A"
ASSESSOR'S PARCELS WITHIN
COMMUNITY FACILITIES DISTRICT NO. 2003-1 OF
LAKE ELSINORE UNIFIED SCHOOL DISTRICT

Improvement Area A

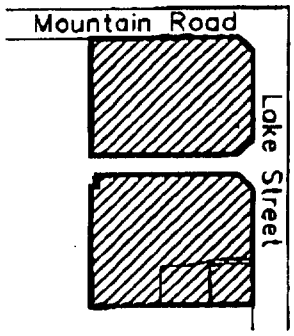
380-300-001
380-300-003

Improvement Area B

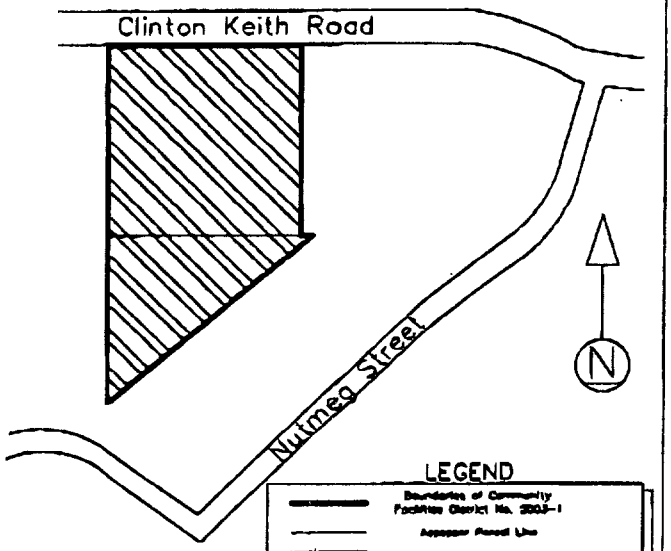
389-040-033
389-040-060
389-040-061
389-040-062

SHEET 1 OF 2

PROPOSED BOUNDARIES OF
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2003-1
RIVERSIDE COUNTY
STATE OF CALIFORNIA



Reference is hereby made to the Assessor maps of the County of Riverside for an exact description of the lines and dimensions of each lot and parcel.



(1) Filed in the office of the Clerk of the Board of Trustees of the Lake Elsinore Unified School District on this 11th day of March, 2003.

Clerk of the Board of Trustees

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2003-1, Riverside County, State of California, was approved by the Board of Trustees of the Lake Elsinore Unified School District at a regular meeting thereof, held on this 11th day of March, 2003, by its Resolution No. 2003-03-043.

Clerk of the Board of Trustees

(3) Filed this 24th day of March, 2003, at the hour of 8 o'clock A.M., in Book 52 of Maps of Assessment and Community Facilities Districts at pages 94-95, and as Instrument No. 2003-033323, in the office of the County Recorder of Riverside County, State of California. Fee $0.00

(Deputy)
County Recorder of Riverside County
Gary Orso

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

March 24, 2003
8:00 am BOOK 52
pages 94-95
Instrument No. 2003-033323

EXHIBIT "A"
ASSESSOR'S PARCELS WITHIN COMMUNITY FACILITIES DISTRICT NO. 2003-1 OF LAKE ELSINORE UNIFIED SCHOOL DISTRICT

Improvement Area A

380-300-001
380-300-003

Improvement Area B

389-040-033
389-040-060
389-040-061
389-040-062

Exhibit C

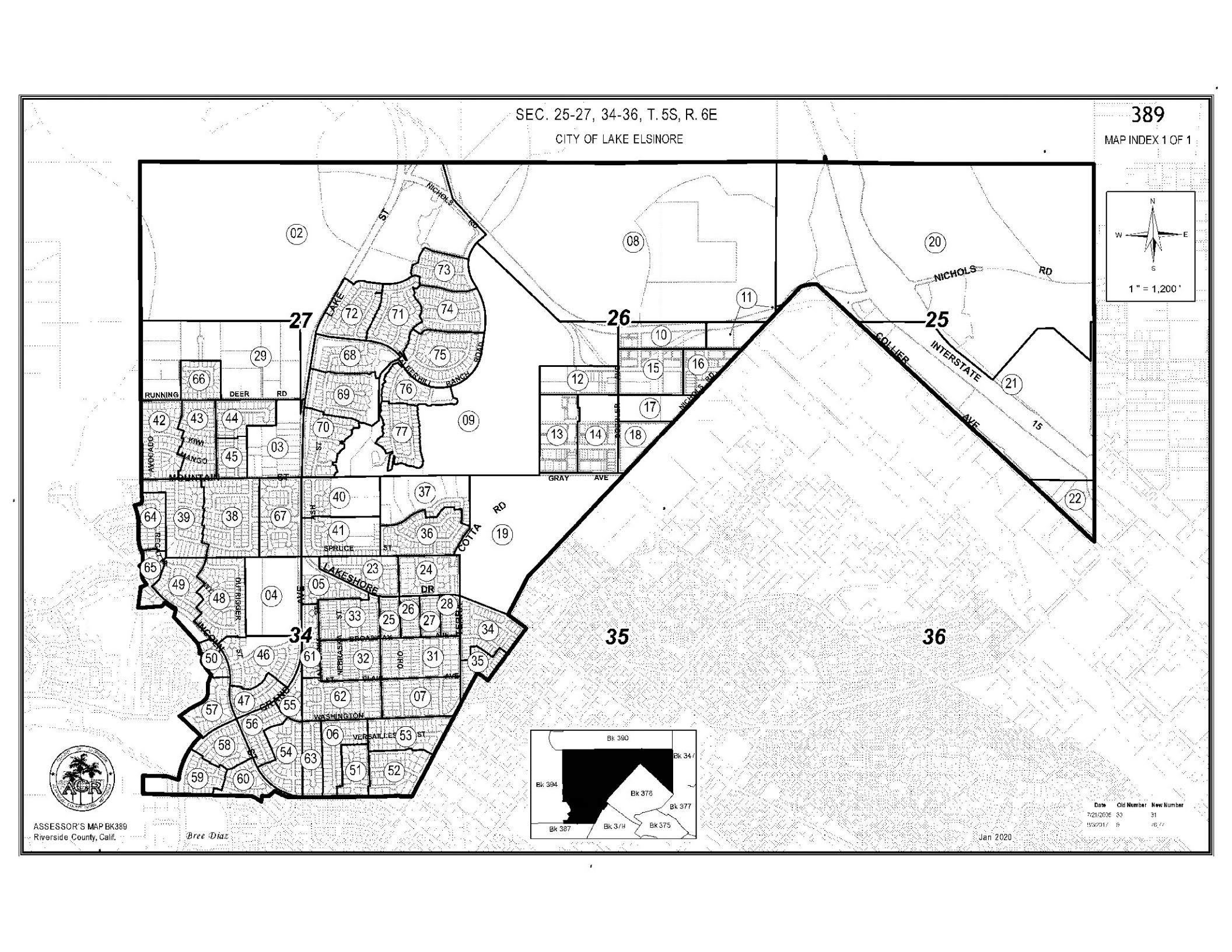
Assessor's Parcel Maps

SEC. 25-27, 34-36, T. 5S, R. 6E

CITY OF LAKE ELSINORE

389

MAP INDEX 1 OF 1



Date	Old Number	New Number
7/21/2006	33	31
10/3/2017	9	46,47

ASSESSOR'S MAP BK389
Riverside County, Calif.

Bree Diaz

Jan 2020

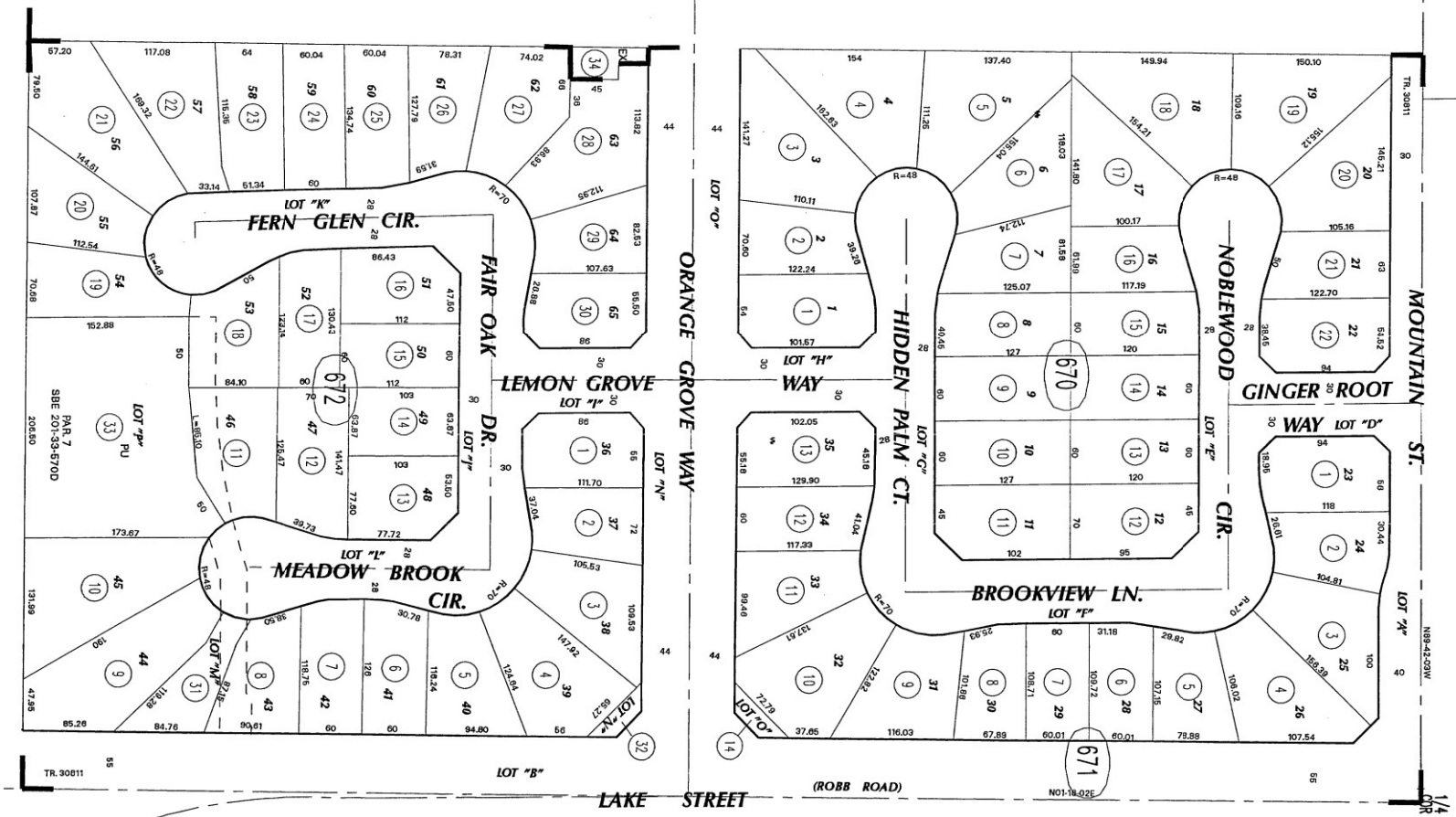
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.NW 34 T.5S.,R.5W
CITY OF LAKE ELSINORE

T.R.A. 005-034

389-67
389-04

1" = 100'
ANGLE = -90



ASSESSOR'S MAP BK389 PG.67
Riverside County, Calif.

MB 342/52-55 TRACT NO. 30811

Mar 2004

Exhibit D

Special Tax Refunding Bonds Series 2007

Debt Service Schedule

Lake Elsinore Unified School District
Improvement Area B of Community Facilities District No. 2003-1
Special Tax Refunding Bonds Series 2007
Debt Service Schedule

Period	Special Tax Refunding Bonds Series 2007		
	Principal	Interest	Total Debt Service
9/1/2019	$43,000.00	$71,555.00	$114,555.00
9/1/2020	$45,000.00	$69,190.00	$114,190.00
9/1/2021	$48,000.00	$66,715.00	$114,715.00
9/1/2022	50,000.00	64,075.00	114,075.00
9/1/2023	53,000.00	61,325.00	114,325.00
9/1/2024	56,000.00	58,410.00	114,410.00
9/1/2025	59,000.00	55,330.00	114,330.00
9/1/2026	62,000.00	52,085.00	114,085.00
9/1/2027	66,000.00	48,675.00	114,675.00
9/1/2028	69,000.00	45,045.00	114,045.00
9/1/2029	73,000.00	41,250.00	114,250.00
9/1/2030	77,000.00	37,235.00	114,235.00
9/1/2031	76,703.12	37,649.92	114,353.04
9/1/2032	80,703.12	33,879.16	114,582.28
9/1/2033	85,490.23	29,223.85	114,714.08
9/1/2034	89,490.23	24,948.63	114,438.86
9/1/2035	70,876.93	43,684.44	114,561.37
9/1/2036	103,000.00	11,605.00	114,605.00
9/1/2037	108,000.00	5,940.00	113,940.00
Total	**$1,315,263.63**	**$857,821.00**	**$2,173,084.63**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

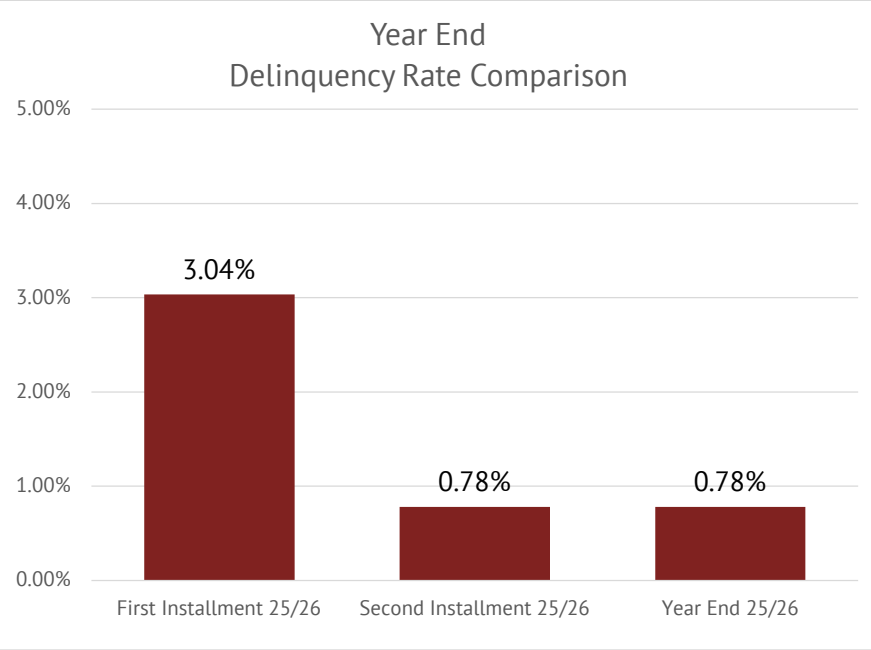
Year End Report for Fiscal Year 2025/2026

Lake Elsinore Unified School District Improvement Area B of Community Facilities District No. 2003-1

Summary

Year End

Total Taxes Due June 30, 2026	**$130,502.24**
Amount Paid	**$129,483.38**
Amount Remaining to be Collected	**$1,018.86**
Number of Parcels Delinquent	**1**
Delinquency Rate	**0.78%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Determination Date 1st Installment:	**March 1st**
Foreclosure Notification Date 1st Installment:	**April 15th**
Foreclosure Commencement 1st Installment Date:	**May 30th**
Foreclosure Determination Date 2nd Installment:	**July 1st**
Foreclosure Notification Date 2nd Installment:	**August 15th**
Foreclosure Commencement 2nd Installment Date:	**September 29th**

Foreclosure Qualification

Individual Parcel Delinquency	**$10,000**
Individual Owner Multiple Parcels Delinquency	**$10,000**
Individual Parcels Semi-Annual Installments	**N/A**
Aggregate Delinquency Rate	**5.00%**

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	**0**
Parcels Exceeding CFD Aggregate	**0**

Pursuant to the covenant to foreclose in the Bond Indenture, the District may elect not to go forward on foreclosure proceedings as long as no draw on the Reserve Fund has occurred and remains unreplenished.

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2025/2026

Lake Elsinore Unified School District Improvement Area B of Community Facilities District No. 2003-1

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$130,502.24	1	$129,483.38	$1,018.86	0.78%	$0.00	0.00%
2022/2023	130,502.24	0	130,502.24	0.00	0.00%	0.00	0.00%
2023/2024	130,502.24	0	130,502.24	0.00	0.00%	0.00	0.00%
2024/2025	130,502.24	2	128,464.52	2,037.72	1.56%	1,018.86	0.78%
2025/2026	130,502.24	1	129,483.38	1,018.86	0.78%	1,018.86	0.78%

Historical Delinquency Rate

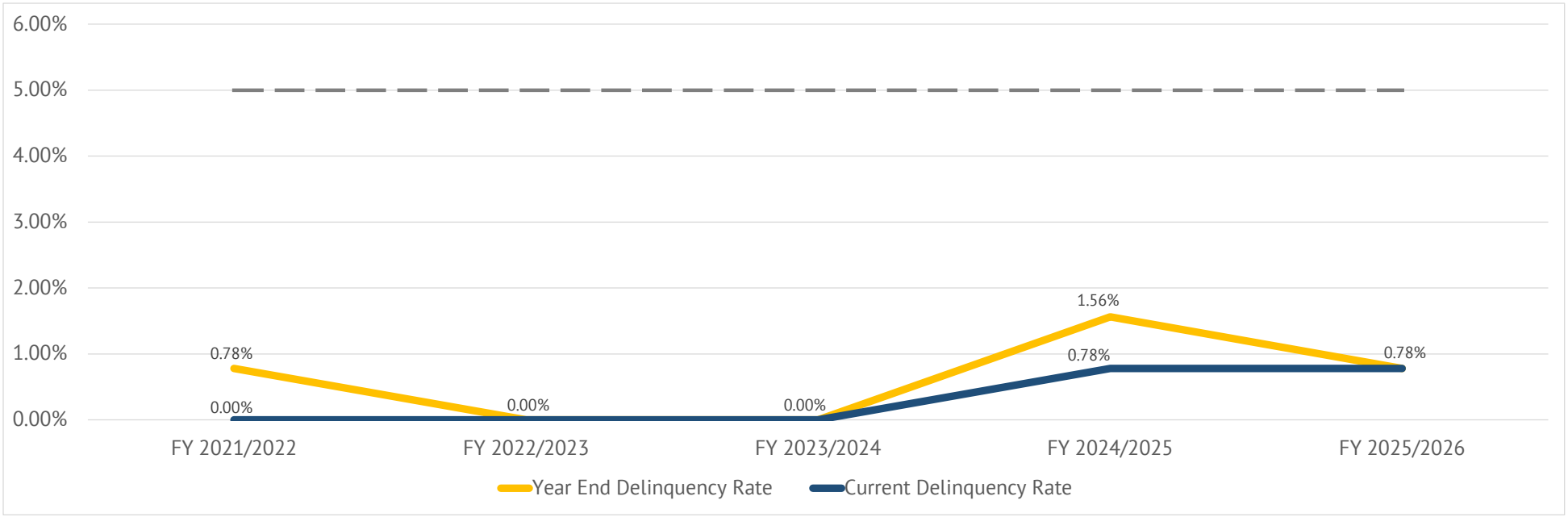


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Fund: CFD No. 2003-1 IA B

Subfund: 5122375A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$4,540.88	$740,172.02	$130,318.13	($778,268.86)	$0.00	$96,762.17			BEGINNING BALANCE
07-01-2025	$292.84					$97,055.01		Interest	Interest Earnings
08-01-2025	$326.00					$97,381.01		Interest	Interest Earnings
08-27-2025				($27,649.52)		$69,731.49		Transfer Out	Transfer To 5122375B Interest Account
08-27-2025				($58,936.50)		$10,794.99		Transfer Out	Transfer To 5122375C Principal Account
09-02-2025	$280.20					$11,075.19		Interest	Interest Earnings
10-01-2025	$35.40					$11,110.59		Interest	Interest Earnings
11-03-2025	$35.58					$11,146.17		Interest	Interest Earnings
12-01-2025	$33.04					$11,179.21		Interest	Interest Earnings
12-05-2025			$31,370.96			$42,550.17		Transfer In	Transfer From 5122428S
12-05-2025				($11,075.19)		$31,474.98		Transfer Out	Transfer To 5122375S Surplus Account
01-02-2026	$84.45					$31,559.43		Interest	Interest Earnings
02-02-2026	$89.62					$31,649.05		Interest	Interest Earnings
02-03-2026		$66,093.10				$97,742.15		Deposit	Special Tax Deposit
02-19-2026		$1,151.30				$98,893.45		Deposit	Special Tax Deposit
02-24-2026				($26,024.22)		$72,869.23		Transfer Out	Transfer To 5122375B Interest Account
03-02-2026	$225.29					$73,094.52		Interest	Interest Earnings
03-06-2026				($10,000.00)		$63,094.52		Transfer Out	Transfer To 5122375I Admin Exp Fd
04-01-2026	$180.55					$63,275.07		Interest	Interest Earnings
05-01-2026	$170.38					$63,445.45		Interest	Interest Earnings
06-01-2026	$174.81					$63,620.26		Interest	Interest Earnings
06-03-2026		$63,372.62				$126,992.88		Deposit	Special Tax Deposit
	$1,928.16	$130,617.02	$31,370.96	($133,685.43)	$0.00	$30,230.71			DATE RANGE BALANCE
Subfund Total	**$6,469.04**	**$870,789.04**	**$161,689.09**	**($911,954.29)**	**$0.00**	**$126,992.88**	**Total for 5122375A - Special Tax Fund**		

Subfund: 5122375B - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$208.94	$6.91	$312,584.53	$0.00	($312,785.00)	$15.38			BEGINNING BALANCE
07-01-2025	$0.05					$15.43		Interest	Interest Earnings
08-01-2025	$0.05					$15.48		Interest	Interest Earnings
08-27-2025			$27,649.52			$27,665.00		Transfer In	Transfer From 5122375A Special Tax Fund
09-02-2025					($27,665.00)	$0.00	Cede & Co.	Debt Service Interest	Debt Service Interest
09-02-2025	$15.03					$15.03		Interest	Interest Earnings
10-01-2025	$3.04					$18.07		Interest	Interest Earnings
11-03-2025	$0.06					$18.13		Interest	Interest Earnings
12-01-2025	$0.05					$18.18		Interest	Interest Earnings
01-02-2026	$0.05					$18.23		Interest	Interest Earnings
02-02-2026	$0.05					$18.28		Interest	Interest Earnings
02-24-2026			$26,024.22			$26,042.50		Transfer In	Transfer From 5122375A Special Tax Fund
03-02-2026					($26,042.50)	$0.00	Cede & Co.	Debt Service Interest	Debt Service Interest
03-02-2026	$11.83					$11.83		Interest	Interest Earnings
04-01-2026	$2.39					$14.22		Interest	Interest Earnings
05-01-2026	$0.04					$14.26		Interest	Interest Earnings
06-01-2026	$0.04					$14.30		Interest	Interest Earnings
	$32.68	$0.00	$53,673.74	$0.00	($53,707.50)	($1.08)			DATE RANGE BALANCE

Subfund: 5122375B - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
Subfund Total	**$241.62**	**$6.91**	**$366,258.27**	**$0.00**	**($366,492.50)**	**$14.30**	**Total for 5122375B - Interest Account**		

Subfund: 5122375C - Principal Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$186.47	$16.72	$251,859.90	$0.00	($252,000.00)	$63.09			BEGINNING BALANCE
07-01-2025	$0.20					$63.29		Interest	Interest Earnings
08-01-2025	$0.21					$63.50		Interest	Interest Earnings
08-27-2025			$58,936.50			$59,000.00		Transfer In	Transfer From 5122375A Special Tax Fund
09-02-2025					($59,000.00)	$0.00	Cede & Co.	Debt Service Principal	Debt Service Principal
09-02-2025	$32.14					$32.14		Interest	Interest Earnings
10-01-2025	$6.48					$38.62		Interest	Interest Earnings
11-03-2025	$0.12					$38.74		Interest	Interest Earnings
12-01-2025	$0.11					$38.85		Interest	Interest Earnings
01-02-2026	$0.11					$38.96		Interest	Interest Earnings
02-02-2026	$0.11					$39.07		Interest	Interest Earnings
03-02-2026	$0.10					$39.17		Interest	Interest Earnings
04-01-2026	$0.11					$39.28		Interest	Interest Earnings
05-01-2026	$0.11					$39.39		Interest	Interest Earnings
06-01-2026	$0.11					$39.50		Interest	Interest Earnings
	$39.91	$0.00	$58,936.50	$0.00	($59,000.00)	($23.59)			DATE RANGE BALANCE
Subfund Total	**$226.38**	**$16.72**	**$310,796.40**	**$0.00**	**($311,000.00)**	**$39.50**	**Total for 5122375C - Principal Account**		

Subfund: 5122375E - School Construction Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$474.36	$0.00	$0.00	($474.36)	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$0.00**	**$474.36**	**$0.00**	**$0.00**	**($474.36)**	**$0.00**	**Total for 5122375E - School Construction Fund**		

Subfund: 5122375I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$1,405.64	$11,597.14	$72,295.50	($13,458.69)	($56,862.41)	$14,977.18			BEGINNING BALANCE
07-01-2025	$49.07					$15,026.25		Interest	Interest Earnings
07-08-2025					($2,000.00)	$13,026.25	KeyAnalytics	Professional Services	Request No. 1101 dated 06/12/2025 CFD Administration. Invoice 2025-739 06/30/2025
08-01-2025	$45.28					$13,071.53		Interest	Interest Earnings
09-02-2025	$43.91					$13,115.44		Interest	Interest Earnings
10-01-2025	$41.95					$13,157.39		Interest	Interest Earnings
10-10-2025					($2,000.00)	$11,157.39	KeyAnalytics	Professional Services	Request No. 1102 CFD administration. Invoice 2025-1057
10-10-2025					($2,000.00)	$9,157.39	KeyAnalytics	Professional Services	Requests #1102 CFD Administration. Invoice 2025-1057
10-21-2025		$2,000.00				$11,157.39		Deposit	Returned check #200171920 Req #1102 CFD Admin Invoice 2025-1057 duplicate payment
11-03-2025	$35.32					$11,192.71		Interest	Interest Earnings
12-01-2025	$33.18					$11,225.89		Interest	Interest Earnings
01-02-2026	$32.97					$11,258.86		Interest	Interest Earnings
02-02-2026	$31.97					$11,290.83		Interest	Interest Earnings
02-04-2026					($2,000.00)	$9,290.83	KeyAnalytics	Professional Services	Request No. 1104 dtd 01/26/2026 CFD admin Invoice 2026-159 dtd 01/08/2026
03-02-2026	$24.13					$9,314.96		Interest	Interest Earnings
03-06-2026			$10,000.00			$19,314.96		Transfer In	Transfer From 5122375A Special Tax Fund
03-20-2026					($1,850.00)	$17,464.96	Zions First National Bank	Professional Services	Request No. 1105 Annual Admin Fee March 2026 - Feb 2027 Invoice No. 13859

Subfund: 5122375I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
04-01-2026	$47.37					$17,512.33		Interest	Interest Earnings
04-24-2026					($2,000.00)	$15,512.33	KeyAnalytics	Professional Services	Request No. 1106 dtd 04/21/2026 CFD admin Invoice 2026-479 dtd 04/08/2026
05-01-2026	$45.89					$15,558.22		Interest	Interest Earnings
06-01-2026	$42.87					$15,601.09		Interest	Interest Earnings
06-11-2026					($2,000.00)	$13,601.09	KeyAnalytics	Professional Services	Request No. 1107 dated 06/09/2026 CFD administration Invoice 2026-856 06/30/2026
	$473.91	$2,000.00	$10,000.00	$0.00	($13,850.00)	($1,376.09)			DATE RANGE BALANCE
Subfund Total	**$1,879.55**	**$13,597.14**	**$82,295.50**	**($13,458.69)**	**($70,712.41)**	**$13,601.09**	**Total for 5122375I - Administrative Expense Fund**		

Subfund: 5122375S - Surplus Remainder Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$4,271.91	$0.94	$149,255.11	($37,952.11)	($55,535.53)	$60,040.32			BEGINNING BALANCE
07-01-2025	$194.29					$60,234.61		Interest	Interest Earnings
08-01-2025	$202.33					$60,436.94		Interest	Interest Earnings
09-02-2025	$203.01					$60,639.95		Interest	Interest Earnings
10-01-2025	$193.96					$60,833.91		Interest	Interest Earnings
11-03-2025	$194.79					$61,028.70		Interest	Interest Earnings
12-01-2025	$180.90					$61,209.60		Interest	Interest Earnings
12-05-2025			$11,075.19			$72,284.79		Transfer In	Transfer From 5122375A Special Tax Fund
01-02-2026	$207.94					$72,492.73		Interest	Interest Earnings
02-02-2026	$205.87					$72,698.60		Interest	Interest Earnings
03-02-2026	$184.51					$72,883.11		Interest	Interest Earnings
04-01-2026	$203.34					$73,086.45		Interest	Interest Earnings
05-01-2026	$196.80					$73,283.25		Interest	Interest Earnings
06-01-2026	$201.91					$73,485.16		Interest	Interest Earnings
	$2,369.65	$0.00	$11,075.19	$0.00	$0.00	$13,444.84			DATE RANGE BALANCE
Subfund Total	**$6,641.56**	**$0.94**	**$160,330.30**	**($37,952.11)**	**($55,535.53)**	**$73,485.16**	**Total for 5122375S - Surplus Remainder Account**		
Fund Total	**$15,458.15**	**$884,885.11**	**$1,081,369.56**	**($963,365.09)**	**($804,214.80)**	**$214,132.93**	**Total for CFD No. 2003-1 IA B**		
Grand Total	**$15,458.15**	**$884,885.11**	**$1,081,369.56**	**($963,365.09)**	**($804,214.80)**	**$214,132.93**	**Grand Total for Selected Funds/SubFunds**		

Exhibit G

Annual Special Tax Roll for

Fiscal Year 2026/2027

Lake Elsinore Unified School District
Improvement Area B of Community Facilities District No. 2003-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
30811	1	389-670-001	$2,037.72
30811	2	389-670-002	$2,037.72
30811	3	389-670-003	$1,923.04
30811	4	389-670-004	$1,923.04
30811	5	389-670-005	$1,923.04
30811	6	389-670-006	$2,037.72
30811	7	389-670-007	$2,037.72
30811	8	389-670-008	$2,037.72
30811	9	389-670-009	$2,037.72
30811	10	389-670-010	$2,037.72
30811	11	389-670-011	$2,037.72
30811	12	389-670-012	$2,037.72
30811	13	389-670-013	$2,037.72
30811	14	389-670-014	$1,923.04
30811	15	389-670-015	$2,037.72
30811	16	389-670-016	$2,037.72
30811	17	389-670-017	$2,037.72
30811	18	389-670-018	$1,923.04
30811	19	389-670-019	$1,923.04
30811	20	389-670-020	$2,037.72
30811	21	389-670-021	$2,037.72
30811	22	389-670-022	$2,037.72
30811	23	389-671-001	$1,923.04
30811	24	389-671-002	$2,037.72
30811	25	389-671-003	$2,037.72
30811	26	389-671-004	$2,037.72
30811	27	389-671-005	$1,923.04
30811	28	389-671-006	$1,923.04
30811	29	389-671-007	$2,037.72
30811	30	389-671-008	$2,037.72
30811	31	389-671-009	$2,037.72
30811	32	389-671-010	$2,037.72
30811	33	389-671-011	$2,037.72
30811	34	389-671-012	$2,037.72
30811	35	389-671-013	$2,037.72
30811	36	389-672-001	$2,037.72
30811	37	389-672-002	$2,037.72
30811	38	389-672-003	$2,037.72
30811	39	389-672-004	$2,037.72
30811	40	389-672-005	$2,037.72
30811	41	389-672-006	$2,037.72
30811	42	389-672-007	$2,037.72

Lake Elsinore Unified School District
Improvement Area B of Community Facilities District No. 2003-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
30811	43	389-672-008	$2,037.72
30811	44	389-672-009	$2,037.72
30811	45	389-672-010	$2,037.72
30811	46	389-672-011	$2,037.72
30811	47	389-672-012	$2,037.72
30811	48	389-672-013	$2,037.72
30811	49	389-672-014	$2,037.72
30811	50	389-672-015	$2,037.72
30811	51	389-672-016	$2,037.72
30811	52	389-672-017	$2,037.72
30811	53	389-672-018	$2,037.72
30811	54	389-672-019	$1,923.04
30811	55	389-672-020	$1,923.04
30811	56	389-672-021	$1,923.04
30811	57	389-672-022	$1,923.04
30811	58	389-672-023	$2,037.72
30811	59	389-672-024	$2,037.72
30811	60	389-672-025	$1,923.04
30811	61	389-672-026	$1,923.04
30811	62	389-672-027	$1,923.04
30811	63	389-672-028	$1,923.04
30811	64	389-672-029	$2,037.72
30811	65	389-672-030	$2,037.72
30811	M	389-672-031	$0.00
30811	N	389-672-032	$0.00
30811	P	389-672-033	$0.00

Total Parcels	**68**
Total Taxable Parcels	**65**
Total Assigned Special Tax	**$130,502.24**