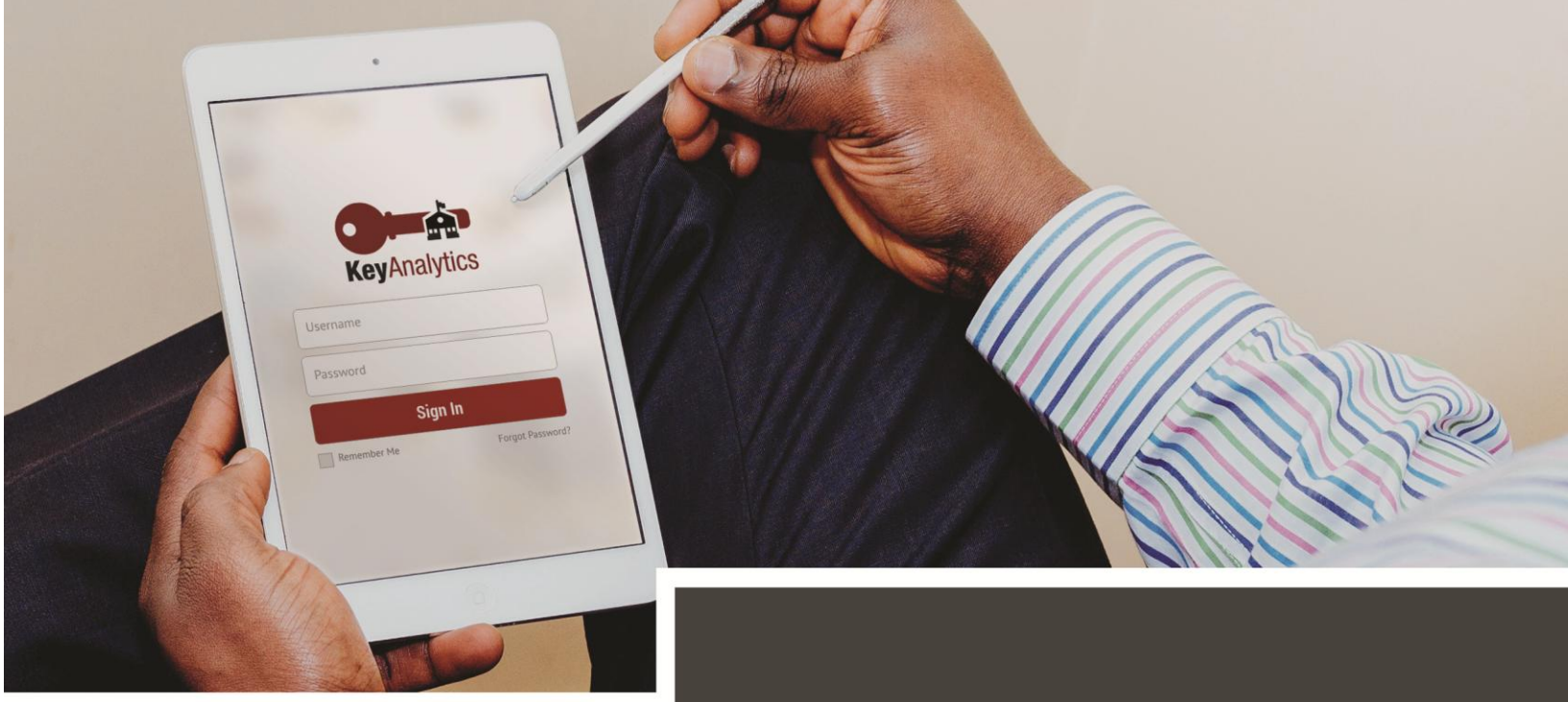




Community Facilities District No. 2017-2 Annual Special Tax Report

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
T. (949) 282-1077

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 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 2024 Special Tax Bonds ---------- 13
C. Special Taxes ---------- 15

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 – Series 2024 Special Tax Bonds 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

Community Facilities District No. 2017-2 ("CFD No. 2017-2") 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. CFD No. 2017-2 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 CFD No. 2017-2 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 Fiscal Agent Agreement, dated March 1, 2024, 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 CFD No. 2017-2 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 CFD No. 2017-2.

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 CFD No. 2017-2 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 CFD No. 2017-2 for Fiscal Year 2026/2027.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within CFD No. 2017-2.

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 CFD No. 2017-2 and the Bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2017-2 is comprised of approximately 35.2 acres of real property in the County of Riverside ("County") and within the boundaries of the City of Wildomar ("City"). Properties within CFD No. 2017-2 are located east of Grand Avenue and northeast of McVicar Street. For reference, the boundary map of CFD No. 2017-2 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2017-2 was formed and established by the School District on June 14, 2017, under the Act, following a public hearing conducted by the Board of Education of the School District (the "Board"), as legislative body of CFD No. 2017-2, and a landowner election at which the qualified electors of CFD No. 2017-2 authorized CFD No. 2017-2 to incur bonded indebtedness in an amount not to exceed $9,000,000 and approved the levy of Annual Special Taxes.

CFD No. 2017-2 was also formed in connection with a School Facilities Mitigation Agreement, dated June 14, 2017, (the "Mitigation Agreement"), by and between the School District, Beazer Homes Holdings, LLC, a Delaware limited liability company, successor by conversion to Beazer Homes Holdings LLC, a Delaware limited liability company (the "Owner"). The Mitigation Agreement outlines how CFD No. 2017-2 will finance the acquisition/construction of public school facilities that will directly or indirectly serve the anticipated development within CFD No. 2017-2.

CFD No. 2017-2 is also being formed subject to a Joint Community Facilities Agreement ("City JCFA"), between CFD No. 2017-2, Owner, and the City related to the property within CFD No. 2017-2. The City JCFA outlines the terms by which CFD No. 2017-2 will finance certain facilities costs of the

City of the benefit to the territory within CFD No. 2017-2. Additionally, a Joint Community Facilities Agreement ("EVMWD JCFA") has been negotiated between CFD No. 2017-2, Owner, and Elsinore Valley Municipal Water District ("EVMWD") related to the property within CFD No. 2017-2. The EVMWD JCFA outlines the terms by which CFD No. 2017-2 will finance certain facilities costs of EVMWD of benefit to the territory within CFD No. 2017-2.

The table below provides information related to the formation of CFD No. 2017-2.

Board Actions Related to Formation of CFD No. 2017-2

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	June 14, 2017	2016-17-077
Resolution to Incur Bonded Indebtedness	June 14, 2017	2016-17-078
Resolution of Formation	August 3, 2017	2017-18-001
Resolution of Necessity	August 3, 2017	2017-18-002
Ordinance Levying Special Taxes	September 14, 2017	Ordnance No. 2017-03

A Notice of Special Tax Lien was recorded in the real property records of the County of on August 7, 2017, as Instrument No. 2017-0322919 on all property within CFD No. 2017-2.

C. Bonds

1. Series 2024 Special Tax Bonds

On March 5, 2024, the Series 2024 Special Tax Bonds of the Lake Elsinore Unified School District Community Facilities District No. 2017-2 ("2024 Bonds") were issued in the amount of $6,895,000. The 2024 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated March 1, 2024, ("FAA"), and the Act. The 2024 Bonds were issued to fund the Authorized Facilities of CFD No. 2017-2, fund a debt service reserve fund for the 2024 Bonds, fund capitalized interest

with respect to the 2024 Bonds for a limited period, and pay the costs of issuing the 2024 Bonds. For more information regarding the use of the 2024 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

II. Fiscal Year 2025/2026 Special Tax Levy

Each Fiscal Year, CFD No. 2017-2 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	< 2,401 Sq. Ft.	27 Units	$3,768.16 Per Unit	$101,740.32
2	2,401Sq. Ft. to 2,600 Sq. Ft.	23 Units	$3,829.58 Per Unit	88,080.34
3	2,601 Sq. Ft. to 2,800 Sq. Ft.	0 Units	$3,891.00 Per Unit	0.00
4	2,801 Sq. Ft. to 3,000 Sq. Ft.	0 Units	$4,043.26 Per Unit	0.00
5	3,001 Sq. Ft. to 3,200 Sq. Ft.	28 Units	$4,145.92 Per Unit	116,085.76
6	> 3,200 Sq. Ft.	30 Units	$4,248.60 Per Unit	127,458.00
Developed Property		***108 Units***	***NA***	***$433,364.42***
Undeveloped Property		***0.6415 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**108 Units**		**$433,364.42**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2017-2, as of June 30, 2026, for Fiscal Year 2025/2026 is summarized in the table below. Based on the Foreclosure Covenant outlined in the FAA 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.

CFD No. 2017-2
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
2022/2023	$32,467.98	0	$32,467.98	$0.00	0.00%	$0.00	0.00%
2023/2024	201,761.06	0	201,761.06	0.00	0.00%	0.00	0.00%
2024/2025	412,883.54	2	406,736.25	6,147.29	1.49%	0.00	0.00%
2025/2026	433,364.42	2	427,042.86	6,321.56	1.46%	6,321.56	1.46%

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 2024 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 2017-2.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2024 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the FAA.

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	5122460A	$245,297.29
Interest Account	5122460B	47.86
Principal Account	5122460C	6.68
Reserve Fund	5122460D	614,532.57
School Facility	5122460E	1,933,277.89
Capitalized Interest Fund	5122460H	0.00
Administrative Expense Fund	5122460I	39,471.74
COI Account	5122460J	0.00
City Facilities Account	5122460K	1,623,593.93
EVMWD Facilities	5122460L	3,048.94
Residual Fund	5122460R	84,288.03
Total		**$4,543,564.93**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2017-2 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2017-2 from July 1, 2025, through June 30, 2026. For a more detailed description of the sources and uses of funds please refer to Section 4 of the FAA.

Fiscal Year 2025/2026
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	441,009.86
Investment Earnings	164,424.87
Total	**$605,434.73**
Uses	
Interest Payments	($344,500.00)
Principal Payments	(10,000.00)
Administrative Expenses	(45,350.00)
Authorized Facilities	(716,359.09)
Total	**($1,116,209.09)**

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 purpose of CFD No. 2017-2 is to provide for the cost of financing the acquisition, construction, expansion, improvement, or rehabilitation of the authorized facilities. Descriptions of the authorized facilities, which are defined in the Resolution of Intention, are provided below:

The types of facilities ("Facilities") proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed CFD No. 2017-2, under the Mello Roos Community Facilities Act of 1982 ("Act") are, as follows: "Facilities" mean any school facility with an estimated useful life of five (5) years or longer, including sites and site improvements (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment), classrooms, recreational facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities, including costs associated with the maintenance and operations of school facilities in accordance with the Act, needed by the Lake Elsinore Unified School District ("School District") in order to serve the student population to be generated as a result of development of the property within CFD No. 2017-2.

"Facilities" may also include any school facility with an estimated useful life of five (5) years or longer, including sites and site improvements

(including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment), classrooms, recreational facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities needed by the School District in order to serve the student population of the School District to be generated as a result of development of the property within CFD No. 2017-2.

"Facilities" may also include water facility fees, water frontage facility fees, water backup fees, water connection fees, sewer backup facility fees, sewer treatment capacity fees, sewer connection fees and the costs of financing or constructing water and sewer facilities to be owned and operated by EVMWD ("EVMWD Facilities"). The EVMWD Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by EVMWD or any other governmental entity that will own and operate the same.

"Facilities" may also include the acquisition, purchase, construction, expansion, improvement, or rehabilitation of public improvements that are owned, operated or maintained by the City of Wildomar ("City"), including, without limitation, streets, trails, intersection improvements, medians, parks, civic facilities and include all direct and incidental expenses related thereto such as site acquisition, planning, design, engineering legal services, materials testing, coordination, surveying, construction staking, construction management, consulting services, inspection and any and all appurtenant facilities and appurtenant work related to the foregoing ("City Facilities"). The City Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the City or any other governmental entity that will own and operate the same.

"Facilities" may also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking and construction, together with the expenses related to issuance and sale of

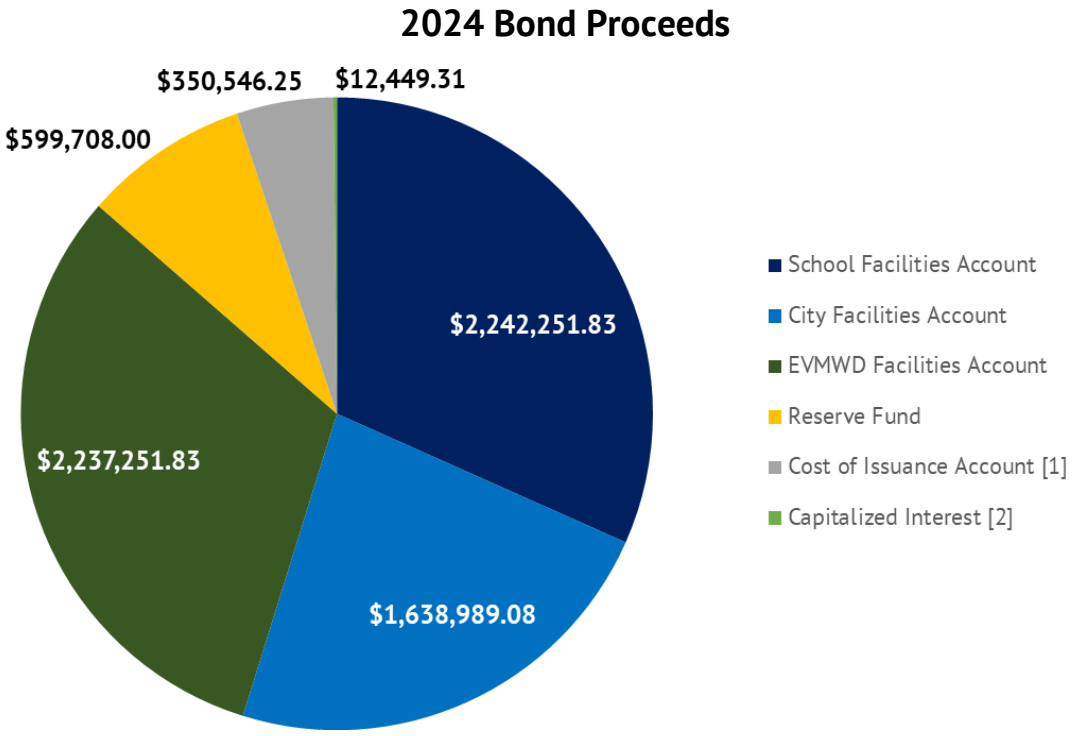
any "debt," as defined in Section 53317(d) of the Act, including underwriters' discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond and official statement printing, administrative expenses of the School District, CFD No. 2017-2 and bond trustee or fiscal agent related to CFD No. 2017-2, and any such debt and all other incidental expenses.

The Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the County or any other governmental entity that will own and operate the same. The Facilities listed are representative of the types of improvements to be furnished by CFD No. 2017-2. Addition, deletion or modification of descriptions of Facilities may be made consistent with the requirements of the School District, CFD No. 2017-2.

B. Series 2024 Special Tax Bonds

1. Bond Proceeds

In accordance with the FAA, the total bond proceeds of $6,895,000 less $186,196.30 in original issue premium were deposited into the funds and accounts as shown in the graph below.



[1] This amount includes the underwriters discount of $108,596.25. However, the actual amount deposited into the Cost of Issuance Account was $241,950.00.
[2] Represents partial capitalized interest with respect to the 2024 Bonds through September 1, 2024.

2. Construction Funds and Accounts

The construction funds generated for school and non-school facilities from the issuance of the 2024 Bonds were deposited into the School Facilities Account, City Facilities Account, and EVMWD Facilities Account. The table on the following page summarizes the accruals and expenditures in the School Facilities Account, City Facilities Account, and EVMWD Facilities Account of CFD No. 2017-2 for the Authorized Facilities.

School Facilities Account

Balance as of July 1, 2025		**$2,405,530.93**
Accruals		$71,705.56
Investment Earnings	$71,705.56	
Expenditures		($543,958.60)
Authorized Facilities	($543,958.60)	
Balance as of June 30, 2026		**$1,933,277.89**

City Facilities Account

Balance as of July 1, 2025		**$1,732,804.55**
Accruals		$63,189.87
Investment Earnings	$63,189.87	
Expenditures		($172,400.49)
Authorized Facilities	($172,400.49)	
Balance as of June 30, 2026		**$1,623,593.93**

EVMWD Facilities Account

Balance as of July 1, 2025		**$2,941.66**
Accruals		$107.28
Investment Earnings	$107.28	
Expenditures		$0.00
Balance as of June 30, 2026		**$3,048.94**

C. Special Taxes

CFD No. 2017-2 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 FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2017-2 within the Special Tax Fund created under the FAA of the 2024 Bonds. For an accounting of accruals and expenditures within this account prior to July 1, 2026, please refer to the Administration Reports of CFD No. 2017-2 for prior years.

Special Tax Fund

Balance as of July 1, 2025		**$257,520.36**
Accruals		$445,171.54
Special Tax Deposits	$441,009.86	
Investment Earnings	4,161.68	
Expenditures		($457,394.61)
Transfer to Interest Account	($333,243.86)	
Transfer to Principal Account	(10,000.00)	
Transfer to Administrative Expense Fund	(31,212.00)	
Transfer to Residual Fund	(82,938.75)	
Balance as of June 30, 2026		**$245,297.29**

V. Minimum Annual Special Tax Requirement

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of CFD No. 2017-2 based on the financial obligations for Fiscal Year 2026/2027.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 2017-2 are calculated in accordance and pursuant to the RMA. Any amounts not required to pay Administrative Expenses and Debt Service on bonds may be used to purchase/construct the Authorized Facilities of CFD No. 2017-2. The table below shows the calculation of the Minimum Annual Special Tax Requirement for Fiscal Year 2026/2027.

Minimum Annual Special Tax Requirement for CFD No. 2017-2

Fiscal Year 2025/2026 Remaining Sources		**$245,351.83**
Balance of Special Tax Fund	$245,297.29	
Balance of Interest Account	47.86	
Balance of Principal Acccount	6.68	
Anticipated Special Taxes	0.00	
Fiscal Year 2025/2026 Remaining Obligations		**($245,351.83)**
September 1, 2026 Interest Payment	($172,125.00)	
September 1, 2026 Principal Payment	(20,000.00)	
Direct Construction of Authorized Facilities	(53,226.83)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($442,032.64)**
Administrative Expense Budget	($35,149.78)	
Anticipated Special Tax Delinquencies [1]	(6,448.00)	
March 1, 2027 Interest Payment	(171,625.00)	
September 1, 2027 Interest Payment	(171,625.00)	
September 1, 2027 Principal Payment	(25,000.00)	
Direct Construction of Authorized Facilities	(32,184.85)	
Fiscal Year 2026/2027 Minimum Annual Special Tax Requirement		**$442,032.64**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 1.46%.

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	$20,020.81
Consultant/Trustee Expenses	10,000.00
County Tax Collection Fees	128.97
Contingency for Legal	5,000.00
Total Expenses	**$35,149.78**

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2017-2 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 CFD No. 2017-2.

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 1st of the prior Fiscal Year. Building Permits have been issued for 108 Units by the City within CFD No. 2017-2. According to the County Assessor, all property zoned for residential development within CFD No. 2017-2 has been built and completed. The table below summarizes the Special Tax classification for the Units and the year they were initially classified as Developed within CFD No. 2017-2.

Fiscal Year 2026/2027
Special Tax Classification

Initial Tax Year	Land Use	Number of Units
2022/2023	Residential Property	9
2023/2024	Residential Property	43
2024/2025	Residential Property	53
2025/2026	Residential Property	3
Total		**108**

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 IV, CFD No. 2017-2 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The Assigned Annual Special Tax Rate escalates annually by 2%. 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 D.

A summary of the Annual Special Tax levy for Fiscal Year 2026/2027 by Special Tax classification as determined by the RMA for CFD No. 2017-2 can be found in 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	< 2,401 Sq. Ft.	27 Units	$3,843.54 Per Unit	$103,775.58
2	2,401Sq. Ft. to 2,600 Sq. Ft.	23 Units	$3,906.18 Per Unit	89,842.14
3	2,601 Sq. Ft. to 2,800 Sq. Ft.	0 Units	$3,968.82 Per Unit	0.00
4	2,801 Sq. Ft. to 3,000 Sq. Ft.	0 Units	$4,124.12 Per Unit	0.00
5	3,001 Sq. Ft. to 3,200 Sq. Ft.	28 Units	$4,228.84 Per Unit	118,407.52
6	> 3,200 Sq. Ft.	30 Units	$4,333.58 Per Unit	130,007.40
Developed Property		***108 Units***	***NA***	***$442,032.64***
Undeveloped Property		***0.6415 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**108 Units**		**$442,032.64**

https://calschools.sharepoint.com/cfs/unregulated/lake elsinore/developer revenue/cfd admin/cfd no. 2017-2/fy 2026-27/leusd_cfd 2017-2 fy20262027_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF
COMMUNITY FACILITIES DISTRICT NO. 2017-2
OF THE LAKE ELSINORE UNIFIED SCHOOL DISTRICT

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels (as defined herein) within Community Facilities District No. 2017-2 of the Lake Elsinore Unified School District ("School District") each Fiscal Year (as defined herein) commencing in Fiscal Year 2017/2018, in an amount determined by the Board (as defined herein) through the application of the Rate and Method of Apportionment of Special Taxes ("RMA") described below. All of the real property within the District (as defined below), unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

SECTION A
DEFINITIONS

For purposes of this RMA, the terms hereinafter set forth have the following meanings:

"**Acre**" **or** "**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 Administrator may rely on the land area shown on the applicable Final Map.

"**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 the District related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including, but not limited to, the reasonable expenses of collecting delinquencies, the administration of Bonds, the proportionate payment of salaries and benefits of any School District employee whose duties are directly related to the administration of the District, and reasonable costs otherwise incurred in order to carry out the authorized purposes of the District including a proportionate amount of School District general administrative overhead related thereto.

"**Administrator**" means an official of the School District, or designee thereof, responsible for determining the levy and collection of the Special Taxes.

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

"**Approved Property**" means all Assessor's Parcels of Taxable Property that (i) are associated with a Lot in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied and (ii) have not been issued a building permit prior to the May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"**Assessor's Parcel**" means a parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of the District.

"**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 hereof.

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

"**Board**" means the Governing Board of the School District, or its trustees, in certain cases acting as the Legislative Body of the District.

"**Bond Index**" means the national Bond Buyer Revenue Index, commonly referenced as the 25-Bond Revenue Index. In the event the Bond Index ceases to be published, the index used shall be based on a comparable index for revenue bonds maturing in 30 years with an average rating equivalent to Moody's "A1" and/or Standard & Poor's "A+", as determined by the Board.

"**Bond Yield**" means the yield of the last series of Bonds issued, for purposes of this calculation the yield of the Bonds shall be the yield calculated at the time such Bonds are issued, pursuant to Section 148 of the Internal Revenue Code of 1986, as amended, for the purpose of the Non-Arbitrage (Tax) Certificate or other similar bond issuance document.

"**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, loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which the Special Taxes have been pledged for repayment.

"**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, other structures not used as living space, or any other square footage excluded under Government Code Section 65995 as determined by reference to the building permit(s) for such Unit.

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

"**County**" means the County of Riverside.

"**Developed Property**" means all Assessor's Parcels of Taxable Property for which building permit(s) 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, as determined reasonably by the Administrator.

"**District**" means Community Facilities District No. 2017-2 of the School District.

"**Exempt Property**" means all Assessor's Parcels within the District designated as being exempt from Special Taxes pursuant to Section K hereof.

"**Final Map**" means a final tract map, parcel map, condominium plan, lot line adjustment, or functionally equivalent map or instrument that creates individual Lots, recorded in the Office of the County Recorder.

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

"**Land Use Class or Classes**" means the tax class classifications depicted in Table 1 for all Assessor's Parcels of Developed Property based on the Building Square Footage of such Assessor's Parcel.

"**Lot**" means an individual legal lot created by a Final Map for which a building permit for residential construction has been or could be issued. Notwithstanding the foregoing, in the case of an individual legal lot created by such a Final Map upon which condominium units are entitled to be developed but for which a condominium plan or equivalent instrument has not been recorded, the number of Lots allocable to such legal lot for purposes of calculating the Backup Annual Special Tax applicable to such Final Map shall equal the number of Units which are approved to be constructed on such legal lot as reasonably determined by the Administrator.

"**Maximum Special Tax**" means the maximum Special Tax, determined in accordance with Section C, which can be levied by the District in any Fiscal Year on any Assessor's Parcel.

"**Mitigation Agreement**" means the "School Facilities Funding and Mitigation Agreement", dated as of June 14, 2017, as it may be amended, and as applicable to the territory included within the District.

"Net Taxable Acreage" means the total Acreage of Developed Property expected to exist in the District after all Final Maps are recorded.

"**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 hereof.

"**Prepayment Administrative Fees**" means any fees or expenses of the School District or the District associated with the prepayment of the Annual Special Tax obligation of an Assessor's

Parcel. Prepayment Administrative Fees shall include among other things the cost of computing the Prepayment Amount, redeeming Bonds, and recording any notices to evidence the prepayment and redemption of Bonds.

"**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 hereof.

"**Present Value of Taxes**" means for any Assessor's Parcel the present value of (i) the unpaid portion, if any, of the Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the Annual Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until the termination date specified in Section J, but in no event longer than 35 Fiscal Years. The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the most recently published Bond Index prior to Bond issuance.

"**Proportionately**" means that the ratio of the actual Annual Special Tax levy to the applicable Assigned Annual Special Tax is equal for all applicable Assessor's Parcels. In the case of Developed Property subject to apportionment of the Annual Special Tax under Step Four of Section F, "Proportionately" shall mean that the quotient of (i) the Annual Special Tax less the Assigned Annual Special Tax divided by (ii) the Backup Annual Special Tax less the Assigned Annual Special Tax is equal for all applicable Assessor's Parcels.

"**Provisional Undeveloped Property**" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to Section K, but which cannot be classified as Exempt Property because to do so would reduce the Net Taxable Acreage below the required minimum Acreage set forth in Section K, as applicable.

"**Reserve Fund Credit**" means an amount equal to the lesser of (i) the reduction in the applicable reserve fund requirement(s) resulting from the redemption of Bonds with the Prepayment Amount or (ii) ten percent (10%) of the amount of Bonds which will be redeemed. In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is underfunded at the time of the prepayment, no Reserve Fund Credit shall be given.

"**School District**" means the Lake Elsinore Unified School District, a public school district organized and operating pursuant to the Constitution and laws of the State of California.

"**Special Tax**" means any of the special taxes authorized to be levied by the District pursuant to the Act and this RMA.

"**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, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, and (v) the collection or

accumulation of funds for the acquisition or construction of school facilities and certain costs associated with the maintenance and operations of school facilities authorized by the District provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property, Undeveloped Property, or Provisional Undeveloped Property as set forth in Steps Two through Four of Section F, less (vi) any amount(s) available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement, or equivalent agreement or document. In arriving at the Special Tax Requirement the Administrator shall take into account the reasonably anticipated delinquent Special Taxes, provided that the amount included cannot cause the Annual Special Tax of an Assessor Parcel of Developed Property to increase by greater than ten percent (10%) of what would have otherwise been levied.

"**Taxable Property**" means all Assessor's Parcels within the District which are not Exempt Property.

"**Undeveloped Property**" means all Assessor's Parcels of Taxable Property within the District which are not Developed Property or Approved Property.

"**Unit**" means each separate residential dwelling unit, including but not limited to a single family attached or detached unit, condominium, an apartment unit, mobile home, or otherwise, excluding hotel and motels.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2017/2018, all Assessor's Parcels within the District shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property. Each Assessor's Parcel of Developed Property shall be further assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of each Unit for which a building permit has been issued with respect to such Assessor's Parcel.

Table 1
Land Use Classification

Land Use Class	Building Square Footage
1	<2,400 sq. ft.
2	2,401 – 2,600 sq. ft.
3	2,601 – 2,800 sq. ft.
4	2,801 – 3,000 sq. ft.
5	3,001 – 3,200 sq. ft.
6	>3,200 sq. ft.

SECTION C
MAXIMUM SPECIAL TAX RATE

Prior to the issuance of Bonds, the Maximum Special Tax and Assigned Annual Special Tax on Developed Property, Approved Property, Undeveloped Property and Provisional Undeveloped Property may be reduced in accordance with and subject to the conditions set forth in this Section C without the need for any proceedings to make changes as permitted under the Act. If it is reasonably determined by the Administrator that the maximum tax burden in the District exceeds the School District's maximum tax burden objective set forth in the Mitigation Agreement, the Maximum Special Tax and Assigned Annual Special Tax on Developed Property for a Land Use Class may be reduced. The Maximum Special Tax and Assigned Annual Special Tax may be reduced to the amount necessary to equal such maximum tax burden level with the written consent of the Administrator and without the need for any additional Board proceedings.

The Maximum Special Tax and Assigned Annual Special Tax for Approved Property, Undeveloped Property and Provisional Undeveloped Property may also be reduced in accordance with the Maximum Special Tax reductions for Developed Property, if the Administrator reasonably determines that such reductions are necessary. Each Maximum Special Tax and Assigned Annual Special Tax reduction for a Land Use Class shall be calculated separately, as reasonably determined by the Administrator, and it shall not be required that such reduction be proportionate among Land Use Classes. The reductions permitted pursuant to this Section C shall be reflected in an amended notice of Special Tax lien which the School District shall cause to be recorded as a result of executing a certificate in substantially the form attached herein as Exhibit A.

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of the amount derived by the application of the (a) Assigned Annual Special Tax or (b) Backup Annual Special Tax.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel classified as Approved Property shall be derived by the application of the Assigned Annual Special Tax.

3. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property or Provisional Undeveloped Property shall be derived by the application of the Assigned Annual Special Tax.

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax for all Assessor's Parcels classified as Developed Property shall be determined in accordance with Table 2 below according to the Land Use Class of the Unit, subject to increases as described below.

Table 2
Assigned Annual Special Tax for Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax Rate
1	<2,400 sq. ft.	$3,216.10 per Unit
2	2,401 – 2,600 sq. ft.	$3,268.52 per Unit
3	2,601 – 2,800 sq. ft.	$3,320.94 per Unit
4	2,801 – 3,000 sq. ft.	$3,450.88 per Unit
5	3,001 – 3,200 sq. ft.	$3,538.51 per Unit
6	>3,200 sq. ft.	$3,626.15 per Unit

2. Approved Property, Undeveloped Property and Provisional Undeveloped Property

The Assigned Annual Special Tax for each Assessor's Parcel of Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be $18,189.73 per acre of Acreage, subject to increases as described below.

3. Increases in the Assigned Annual Special Tax

a. Developed Property

On each July 1, commencing July 1, 2018, the Assigned Annual Special Tax rate applicable to Developed Property shall be increased by two percent (2.00%).

b. Approved Property, Undeveloped Property and Provisional Undeveloped Property

On each July 1, commencing July 1, 2018, the Assigned Annual Special Tax rate per acre of Acreage for Approved Property, Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%).

SECTION E
BACKUP ANNUAL SPECIAL TAX

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax.

1. Calculation of the Backup Annual Special Tax Rate

The Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2017/2018 or such later Fiscal Year in which such Final Map is created, subject to increases as described below:

$$B = (U \times A) / L$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot for the applicable Fiscal Year
U	=	Assigned Annual Special Tax per Acre of Undeveloped Property in the Fiscal Year the calculation is performed
A	=	Acreage of Taxable Property expected to exist in such Final Map at the time of calculation, as determined by the Administrator
L	=	Number of Lots in the applicable Final Map at the time of calculation.

2. Changes to a Final Map

If the Final Map(s) described in the preceding paragraph are subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property changed or modified in each such Final Map shall be a rate per square foot of Acreage calculated as follows:

a. Determine the total Backup Annual Special Tax revenue anticipated to apply to the changed or modified Assessor's Parcels prior to the change or modification.

b. The result of paragraph (a) above shall be divided by the Acreage of Taxable Property of the modified Assessor's Parcels, as reasonably determined by the Administrator.

c. The result of paragraph (b) above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage that shall be applicable to the modified Assessor's Parcels, subject to increases as described below.

Each July 1, commencing the July 1 first following the initial calculation of the Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final map, the Backup Annual Special Tax for each Lot within such Final Map shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2017/2018 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes on all Taxable Property in accordance with the following steps:

Step One: The Annual Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the second step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the third step has been completed, the Annual Special Tax on each Assessor's Parcel of Developed Property, whose Maximum Special Tax is the Backup Annual Special Tax, shall be increased Proportionately from the Assigned Annual Special Tax up to 100% of the Backup Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Five: If additional moneys are needed to satisfy the Special Tax Requirement after the fourth step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

SECTION G
PREPAYMENT OF ANNUAL SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

The Annual Special Tax obligation of an Assessor's Parcel of Taxable Property may be prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel. An owner of an Assessor's Parcel intending to prepay the Annual Special Tax shall provide the School District with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Prepayment Amount for such Assessor's Parcel and shall notify such owner of such Prepayment Amount.

2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

P	=	Prepayment Amount
PVT	=	Present Value of Taxes
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. Special Tax Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement or indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the School District on behalf of the District.

With respect to any Assessor's Parcel for which the Special Tax is prepaid, the Board shall indicate in the records of the District that there has been a prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Special Tax obligation and the release of

the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped Property, after such 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 and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolution and sole discretion for and on behalf of the District, without notice to the owners of property within the District for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the District, on behalf of the District to assist in the efficient preparation of the required bond market disclosure.

SECTION H
PARTIAL PREPAYMENT OF SPECIAL TAXES

1. <u>Partial Prepayment Times and Conditions</u>

The Annual Special Tax obligation of Assessor's Parcels of Taxable Property may be partially prepaid in increments of ten (10) units, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcels at the time the Annual Special Tax obligation would be partially prepaid. An owner of an Assessor's Parcel(s) intending to partially prepay the Annual Special Tax shall provide the District with written notice of their intent to partially prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Partial Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Partial Prepayment Amount.

2. <u>Partial Prepayment Calculation</u>

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

$$PP = PVT \times F - RFC + PAF$$

The terms above have the following meanings:

PP= the Partial Prepayment Amount

PVT = Present Value of Taxes

F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. Partial Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement, indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the School District on behalf of the District.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Board shall indicate in the records of the District that there has been a partial prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Special Tax obligation and the partial release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel 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 Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped 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 and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolution and sole discretion for and on behalf of the District, without notice to the owners of property within the District for a period of time, not to exceed sixty (60) days,

prior to the scheduled issuance of Bonds by the District to assist in the efficient preparation of the required bond market disclosure.

SECTION I
ANNUAL SPECIAL TAX REMAINDER

In any Fiscal Year which the Annual Special Taxes collected from Developed Property exceeds the amount needed to make regularly scheduled annual interest and principal payments on outstanding Bonds, replenish the reserve fund for the Bonds, and pay Administrative Expenses, the School District may use such amount for acquisition, construction or financing of school facilities, certain costs associated with the maintenance and operations of school facilities, or as otherwise permitted within the Mitigation Agreement, in accordance with the Act, District proceedings and other applicable laws as determined by the Board.

SECTION J
TERMINATION OF SPECIAL TAX

The Annual Special Tax shall be levied for a term of five (5) Fiscal Years after the final maturity of the last series of Bonds, provided that the Annual Special Tax shall not be levied later than Fiscal Year 2060/2061. However, the Special Tax may cease to be levied in an earlier Fiscal Year if the Board has determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the District have been acquired and all reimbursements have been paid, and (iii) all other obligations of the District have been satisfied.

SECTION K
EXEMPTIONS

The Administrator shall classify as Exempt Property in the chronological order in which each Assessor Parcel becomes (i) owned by the State of California, federal or other local government(s), (ii) used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) owned by a homeowners' association, (iv) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement, or (v) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than 20.2081 ("Minimum Taxable Acreage").

Notwithstanding the above, the Administrator or 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 the Minimum Taxable 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 the Minimum Taxable Acreage will be classified as Provisional Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

SECTION L
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 Administrator to be received by the Administrator not later than six (6) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Annual Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Annual Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator 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 Administrator'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) as the Administrator's decision shall indicate.

SECTION M
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 and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the District may directly bill all or a portion of the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of ten percent (10%) of the Special Tax will attach at 5:00 p.m. on the date the Special Tax becomes delinquent and interest at 1.5% per month of the Special Tax will attach on the July 1 after the delinquency date and the first of each month thereafter until such Special Taxes are paid.

EXHIBIT A

CERTIFICATE TO ADJUST SPECIAL TAX

DISTRICT CERTIFICATE

1. Pursuant to Section C of the Rate and Method of Apportionment, Community Facilities District No. 2017-2 ("District") of the Lake Elsinore Unified School District hereby approves a reduction in the Assigned Annual Special Tax for Developed Property, Approved Property, Undeveloped Property, and Provisional Undeveloped Property within the District.

   a. The information in Table 2 relating to the Fiscal Year 2017/2018 Assigned Annual Special Tax for Developed Property within the District shall be modified as follows:

Table 2
Assigned Annual Special Taxes for
Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax Rate
1	<2,400 sq. ft.	$_,___.__ per Unit
2	2,401 – 2,600 sq. ft.	$_,___.__ per Unit
3	2,601 – 2,800 sq. ft.	$_,___.__ per Unit
4	2,801 – 3,000 sq. ft.	$_,___.__ per Unit
5	3,001 – 3,200 sq. ft.	$_,___.__ per Unit
6	>3,200 sq. ft.	$_,___.__ per Unit

   b. The Fiscal Year 2017/2018 Assigned Annual Special Tax for each Assessor's Parcel of Approved Property, Undeveloped Property, and Provisional Undeveloped Property, as adjusted annually, pursuant to Section D.2 of the RMA shall be $[_____] per acre.

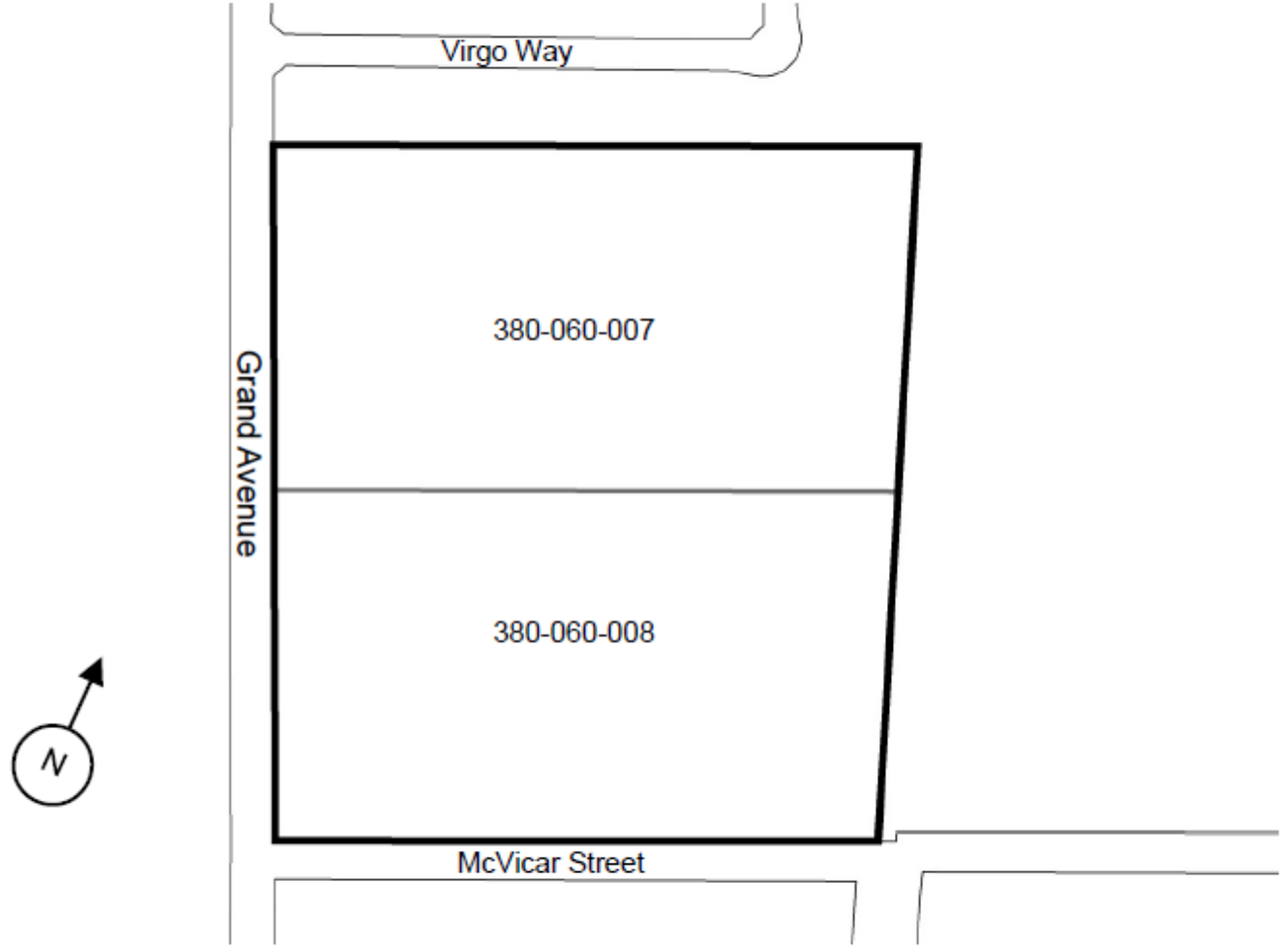
Date: _____, 20___ By: _____
Administrator

Exhibit B

CFD Boundary Map

SHEET 1 OF 1

BOUNDARY MAP OF PROPOSED BOUNDARIES OF LAKE ELSINORE UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2017-2 RIVERSIDE COUNTY STATE OF CALIFORNIA



(1) Filed in the office of the Clerk of the Governing Board of the Lake Elsinore Unified School District this 14th day of June, 2017

Clerk of the Governing Board, Lake Elsinore Unified School District, State of California

(2) I hereby certify that the within map showing the boundaries of Community Facilities District No. 2017-2, Riverside County, State of California, was approved by the Governing Board of the Lake Elsinore Unified School District at a regular meeting thereof, held on the 14th day of June, 2017 by its Resolution No. 2016-17-079.

Clerk of the Governing Board, Lake Elsinore Unified School District, State of California

(3) Filed this 23rd day of June 2017, at the hour of 9:23 o'clock A.m, in Book 81 of Maps of Assessment and Community Facilities Districts at Pages 5, and as Instrument No. 2017-0253158, in the County Recorder of Riverside County, State of California. Fee: $10.00

County Recorder of the County of Riverside
Peter Aldana

LEGEND

▭	Proposed Boundaries for Community Facilities District No. 2017-2
——	Assessor's Parcel Boundary
nnn-nnn-nnn	Riverside County Assessor's Parcel Number

Reference is hereby made to the Assessor maps of the County of Riverside as of June 1, 2017 for an exact description of lines and dimensions of each parcel.

Prepared by:
Cooperative Strategies LLC

Exhibit C

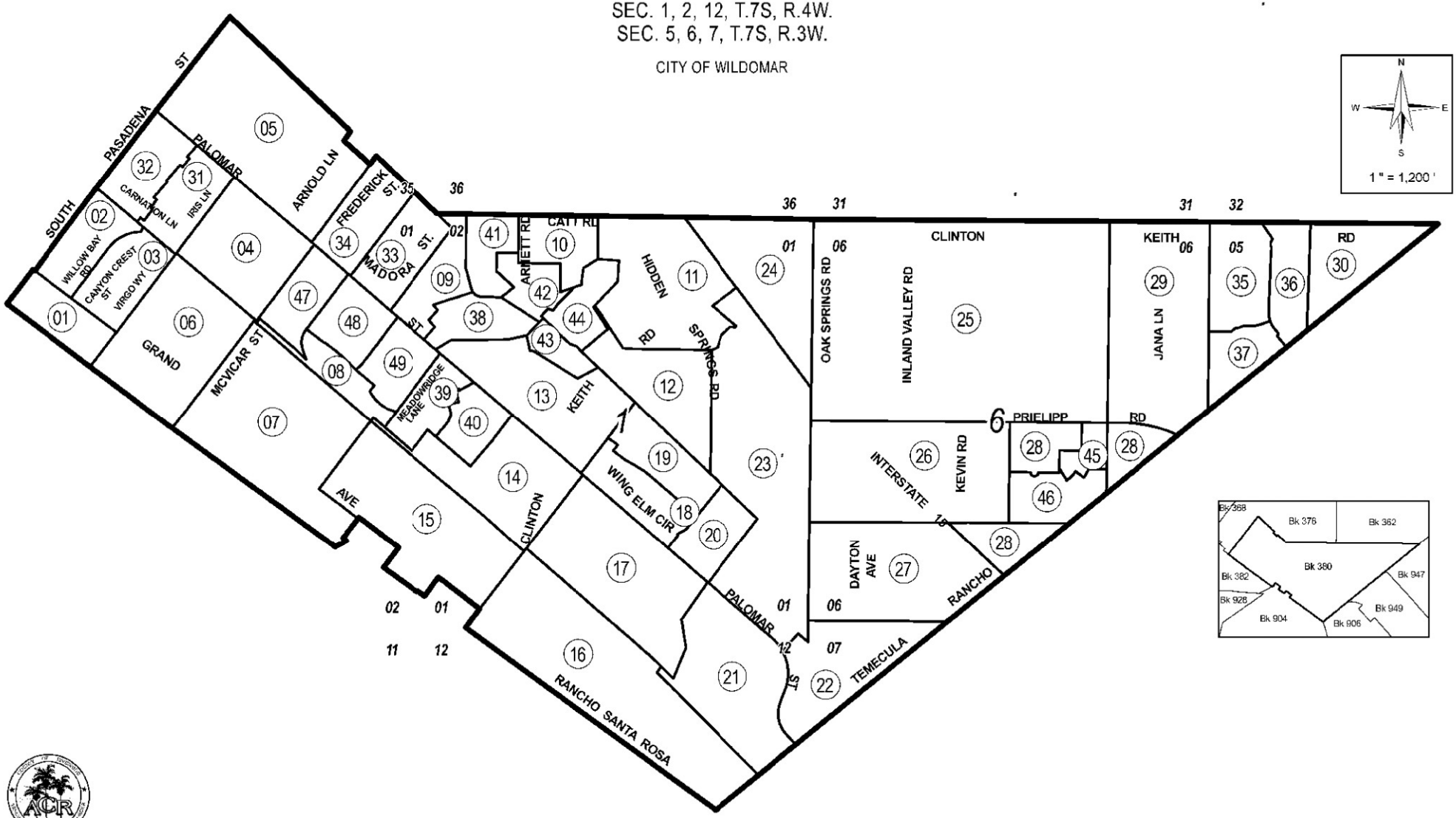
Assessor's Parcel Maps

SEC. 35, 36, T.6S, R.4W.
SEC. 31, T.6S, R.3W.
SEC. 1, 2, 12, T.7S, R.4W.
SEC. 5, 6, 7, T.7S, R.3W.

CITY OF WILDOMAR

380

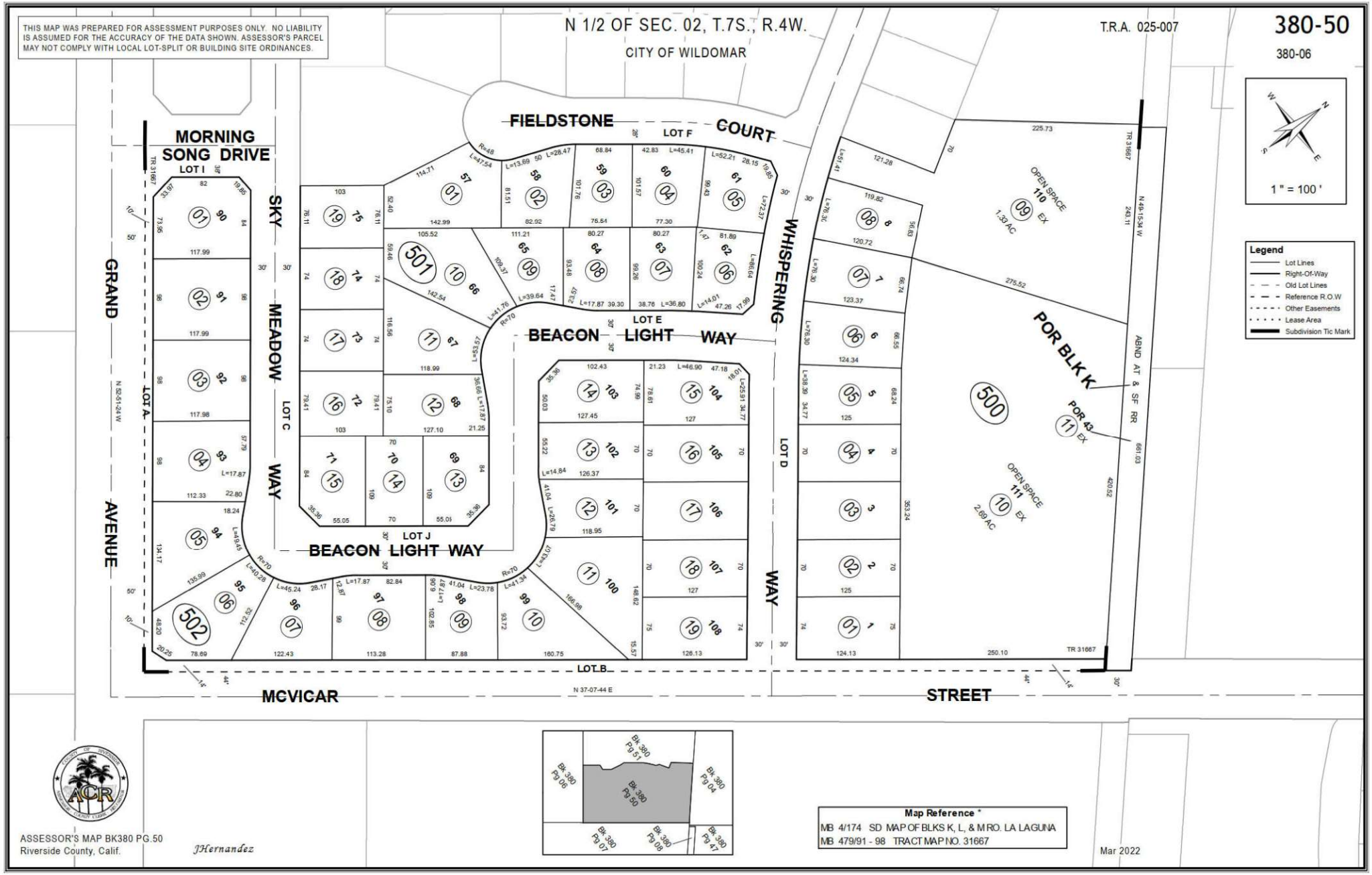
MAP INDEX 1 OF 1



ASSESSOR'S MAP BK380
Riverside County, Calif.

jasantos

May 2016


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.
N 1/2 OF SEC. 02, T.7S., R.4W.
CITY OF WILDOMAR
T.R.A. 025-007
380-50
380-06
1 " = 100 '
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tic Mark
FIELDSTONE COURT
LOT F
MORNING SONG DRIVE
LOT I
SKY MEADOW WAY
LOT C
GRAND AVENUE
LOT A
WHISPERING WAY
LOT D
BEACON LIGHT WAY
LOT E
BEACON LIGHT WAY
LOT J
LOT B
MCVICAR STREET
N 37-07-44 E
N 52-51-24 W
POR BLK K
POR 43
ABND AT & SF RR
OPEN SPACE 110 EX 1.39 AC
OPEN SPACE 111 EX 2.69 AC
TR 31667
Map Reference *
MB 4/174 SD MAP OF BLKS K, L, & M RO. LA LAGUNA
MB 479/91 - 98 TRACT MAP NO. 31667
ASSESSOR'S MAP BK380 PG.50
Riverside County, Calif.
JHernandez
Mar 2022

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.

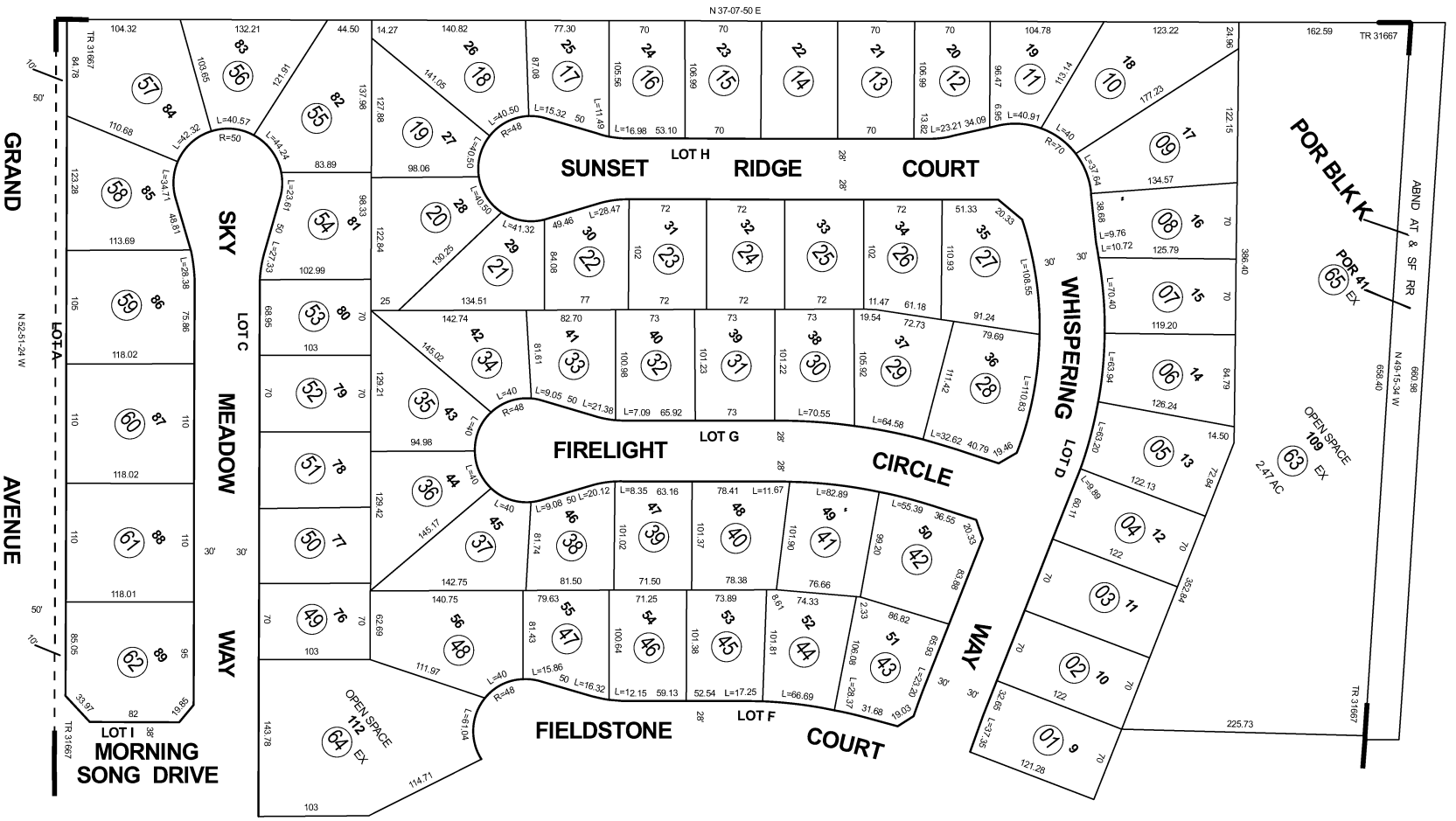
N 1/2 OF SEC. 02, T.7S., R.4W.

CITY OF WILDOMAR

T.R.A. 025-007

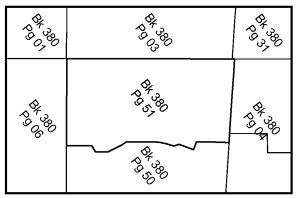
380-51

380-06



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark



Map Reference *

MB 4/174 SD MAP OF BLKS K, L, & M RO. LA LAGUNA
MB 479/91 - 98 TRACT MAP NO. 31667

ASSESSOR'S MAP BK380 PG.51
Riverside County, Calif.

limontes

Feb 2024

Exhibit D

Series 2024 Special Tax Bonds

Debt Service Schedule

Lake Elsinore Unified School District
Community Facilities District No. 2017-2
Series 2024 Special Tax Bonds
Debt Service Schedule

Period	Series 2024 Special Tax Bonds		
	Principal	Interest	Total Debt Service
9/1/2024	$0.00	$168,544.44	$168,544.44
9/1/2025	10,000.00	344,750.00	$354,750.00
9/1/2026	20,000.00	344,250.00	$364,250.00
9/1/2027	25,000.00	343,250.00	$368,250.00
9/1/2028	35,000.00	342,000.00	$377,000.00
9/1/2029	45,000.00	340,250.00	$385,250.00
9/1/2030	55,000.00	338,000.00	$393,000.00
9/1/2031	65,000.00	335,250.00	$400,250.00
9/1/2032	75,000.00	332,000.00	$407,000.00
9/1/2033	90,000.00	328,250.00	$418,250.00
9/1/2034	100,000.00	323,750.00	$423,750.00
9/1/2035	115,000.00	318,750.00	$433,750.00
9/1/2036	130,000.00	313,000.00	$443,000.00
9/1/2037	145,000.00	306,500.00	$451,500.00
9/1/2038	160,000.00	299,250.00	$459,250.00
9/1/2039	180,000.00	291,250.00	$471,250.00
9/1/2040	195,000.00	282,250.00	$477,250.00
9/1/2041	215,000.00	272,500.00	$487,500.00
9/1/2042	240,000.00	261,750.00	$501,750.00
9/1/2043	260,000.00	249,750.00	$509,750.00
9/1/2044	285,000.00	236,750.00	$521,750.00
9/1/2045	305,000.00	222,500.00	$527,500.00
9/1/2046	335,000.00	207,250.00	$542,250.00
9/1/2047	360,000.00	190,500.00	$550,500.00
9/1/2048	390,000.00	172,500.00	$562,500.00
9/1/2049	420,000.00	153,000.00	$573,000.00
9/1/2050	455,000.00	132,000.00	$587,000.00
9/1/2051	490,000.00	109,250.00	$599,250.00
9/1/2052	525,000.00	84,750.00	$609,750.00
9/1/2053	565,000.00	58,500.00	$623,500.00
9/1/2054	605,000.00	30,250.00	$635,250.00
Total	**$6,895,000.00**	**$7,732,544.44**	**$14,627,544.44**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

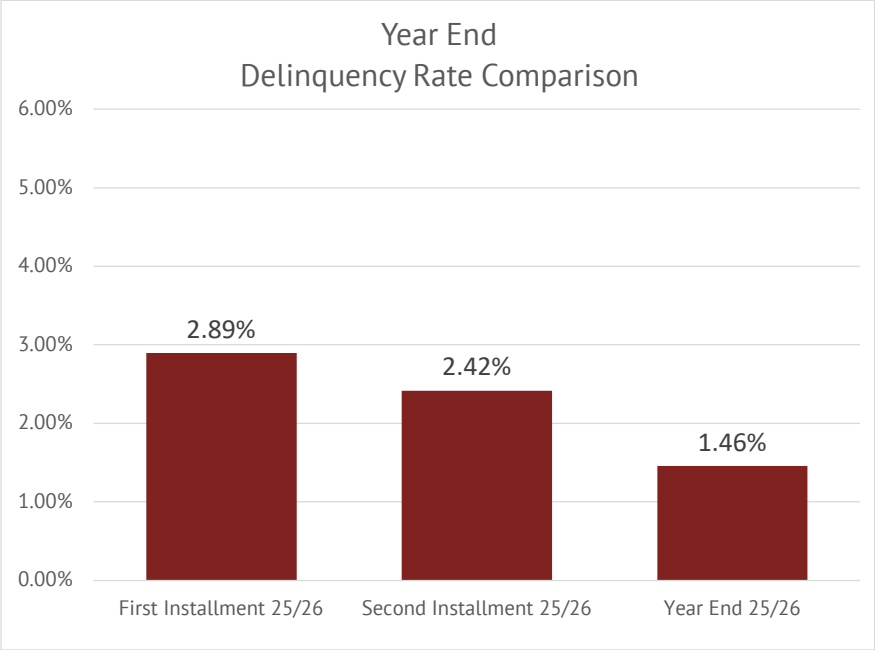
Year End Report for Fiscal Year 2025/2026

Lake Elsinore Unified School District Community Facilities District No. 2017-2

Summary

Year End

Total Taxes Due June 30, 2026	**$433,364.42**
Amount Paid	**$427,042.86**
Amount Remaining to be Collected	**$6,321.56**
Number of Parcels Delinquent	**2**
Delinquency Rate	**1.46%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Determination Date:	**August 1st**
Foreclosure Notification Date:	**September 15th**
Foreclosure Commencement:	**October 30th**

Foreclosure Qualification

Individual Parcel Delinquency	**N/A**
Individual Owner Multiple Parcels Delinquency	**$5,000**
Individual Parcels Semi-Annual Installments	**5**
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 Fiscal Agent Agreement, the District may elect not to go forward on foreclosure proceedings as long as the Reserve Fund is fully funded and Debt Service can be paid and no amounts are due or payable to the Bond Insurer in connection with the Reserve Policy or Bond Insurance Policy.

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2025/2026

Lake Elsinore Unified School District Community Facilities District No. 2017-2

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	No Special Tax Levy						
2022/2023	$32,467.98	0	$32,467.98	$0.00	0.00%	$0.00	0.00%
2023/2024	201,761.06	0	201,761.06	0.00	0.00%	0.00	0.00%
2024/2025	412,883.54	2	406,736.25	6,147.29	1.49%	0.00	0.00%
2025/2026	433,364.42	2	427,042.86	6,321.56	1.46%	6,321.56	1.46%

Historical Delinquency Rate

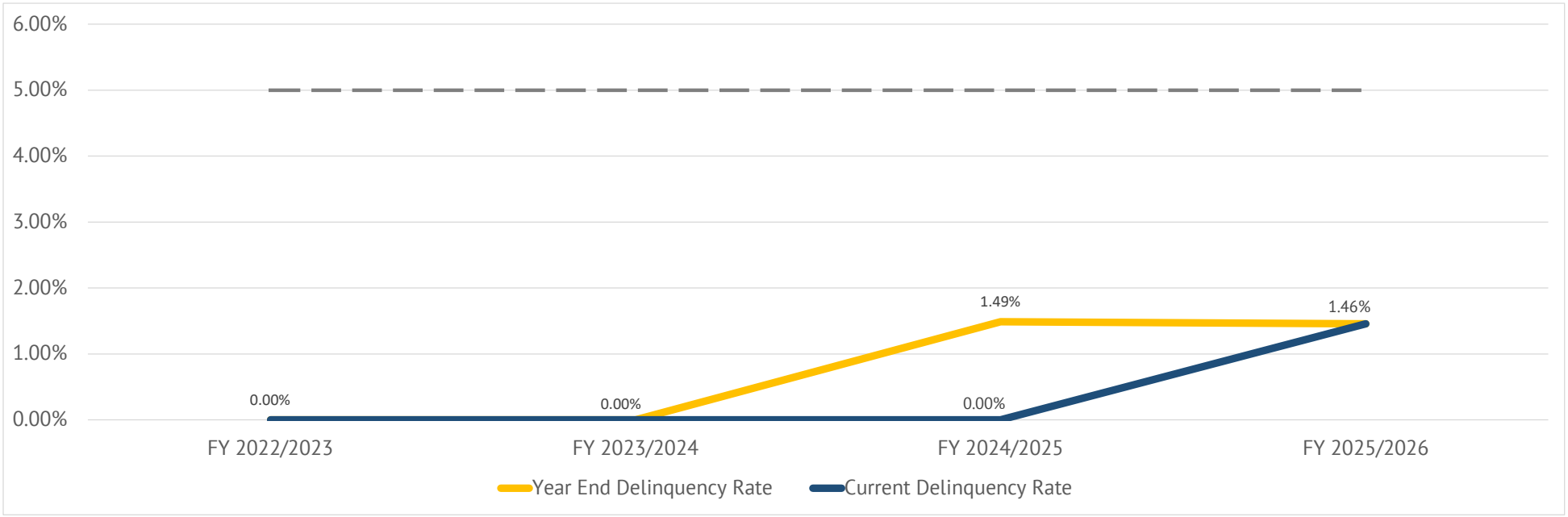


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Report - Detail

Fund: CFD No. 2017-2 2024

Subfund: 5122460A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$2,452.07	$493,823.92	$119,846.79	($358,602.42)	$0.00	$257,520.36			BEGINNING BALANCE
07-01-2025	$772.74					$258,293.10		Interest	Interest Earnings
08-01-2025	$867.59					$259,160.69		Interest	Interest Earnings
08-27-2025				($166,996.58)		$92,164.11		Transfer Out	Transfer To 5122460B Bond Inter
08-27-2025				($10,000.00)		$82,164.11		Transfer Out	Transfer To 5122460C Princ Acct
09-02-2025	$774.64					$82,938.75		Interest	Interest Earnings
09-05-2025		$9,777.51				$92,716.26		Deposit	Special Tax Deposit
10-01-2025	$292.27					$93,008.53		Interest	Interest Earnings
11-03-2025	$297.82					$93,306.35		Interest	Interest Earnings
12-01-2025	$276.58					$93,582.93		Interest	Interest Earnings
12-05-2025				($82,938.75)		$10,644.18		Transfer Out	Transfer To 5122460R Residual Fd
01-02-2026	$63.91					$10,708.09		Interest	Interest Earnings
02-02-2026	$30.41					$10,738.50		Interest	Interest Earnings
02-11-2026		$224,035.88				$234,774.38		Deposit	Special Tax Deposit
02-20-2026		$7,636.13				$242,410.51		Deposit	Special Tax Deposit
02-27-2026				($166,247.28)		$76,163.23		Transfer Out	Transfer To 5122460B Interest Account
03-02-2026	$368.91					$76,532.14		Interest	Interest Earnings
03-16-2026				($31,212.00)		$45,320.14		Transfer Out	Transfer To 5122460I Admin Exp
04-01-2026	$168.65					$45,488.79		Interest	Interest Earnings
05-01-2026	$122.49					$45,611.28		Interest	Interest Earnings
06-01-2026	$125.67					$45,736.95		Interest	Interest Earnings
06-10-2026		$199,560.34				$245,297.29		Deposit	Special Tax Deposit
	$4,161.68	$441,009.86	$0.00	($457,394.61)	$0.00	($12,223.07)			DATE RANGE BALANCE
Subfund Total	**$6,613.75**	**$934,833.78**	**$119,846.79**	**($815,997.03)**	**$0.00**	**$245,297.29**	**Total for 5122460A - Special Tax Fund**		

Subfund: 5122460B - Bond Interest

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$393.21	$0.00	$340,657.98	$0.00	($340,919.42)	$131.77			BEGINNING BALANCE
07-01-2025	$0.43					$132.20		Interest	Interest Earnings
08-01-2025	$0.44					$132.64		Interest	Interest Earnings
08-27-2025			$166,996.58			$167,129.22		Transfer In	Transfer From 5122460A Special Tax Fund
08-27-2025			$5,245.78			$172,375.00		Transfer In	Transfer From 5122460D Reserve Fund
09-02-2025					($172,375.00)	$0.00	Cede & Co.	Debt Service Interest	Debt Service Interest
09-02-2025	$93.75					$93.75		Interest	Interest Earnings
10-01-2025	$18.94					$112.69		Interest	Interest Earnings
11-03-2025	$0.36					$113.05		Interest	Interest Earnings
12-01-2025	$0.34					$113.39		Interest	Interest Earnings
01-02-2026	$0.33					$113.72		Interest	Interest Earnings
02-02-2026	$0.32					$114.04		Interest	Interest Earnings
02-26-2026			$5,763.68			$5,877.72		Transfer In	Transfer From 5122460D Reserve Fund
02-27-2026			$166,247.28			$172,125.00		Transfer In	Transfer From 5122460A Special Tax Fund
03-02-2026					($172,125.00)	$0.00	Cede & Co.	Debt Service Interest	Debt Service Interest
03-02-2026	$31.94					$31.94		Interest	Interest Earnings
04-01-2026	$15.66					$47.60		Interest	Interest Earnings
05-01-2026	$0.13					$47.73		Interest	Interest Earnings
06-01-2026	$0.13					$47.86		Interest	Interest Earnings
	$162.77	$0.00	$344,253.32	$0.00	($344,500.00)	($83.91)			DATE RANGE BALANCE
Subfund Total	**$555.98**	**$0.00**	**$684,911.30**	**$0.00**	**($685,419.42)**	**$47.86**	**Total for 5122460B - Bond Interest**		

Subfund: 5122460C - Principal Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			BEGINNING BALANCE
08-27-2025			$10,000.00			$10,000.00		Transfer In	Transfer From 5122460A Special Tax Fund
09-02-2025					($10,000.00)	$0.00	Cede & Co.	Debt Service Principal	Debt Service Principal
09-02-2025	$5.42					$5.42		Interest	Interest Earnings
10-01-2025	$1.10					$6.52		Interest	Interest Earnings
11-03-2025	$0.02					$6.54		Interest	Interest Earnings
12-01-2025	$0.02					$6.56		Interest	Interest Earnings
01-02-2026	$0.02					$6.58		Interest	Interest Earnings
02-02-2026	$0.02					$6.60		Interest	Interest Earnings
03-02-2026	$0.02					$6.62		Interest	Interest Earnings
04-01-2026	$0.02					$6.64		Interest	Interest Earnings
05-01-2026	$0.02					$6.66		Interest	Interest Earnings
06-01-2026	$0.02					$6.68		Interest	Interest Earnings
	$6.68	$0.00	$10,000.00	$0.00	($10,000.00)	$6.68			DATE RANGE BALANCE
Subfund Total	**$6.68**	**$0.00**	**$10,000.00**	**$0.00**	**($10,000.00)**	**$6.68**	**Total for 5122460C - Principal Account**		

Subfund: 5122460D - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$33,747.22	$599,708.00	$0.00	($29,739.16)	$0.00	$603,716.06			BEGINNING BALANCE
07-01-2025	$1,953.63					$605,669.69		Interest	Interest Earnings
08-01-2025	$2,034.42					$607,704.11		Interest	Interest Earnings
08-27-2025				($5,245.78)		$602,458.33		Transfer Out	Transfer To 5122460B Bond Inter
09-02-2025	$2,038.45					$604,496.78		Interest	Interest Earnings
10-01-2025	$1,933.51					$606,430.29		Interest	Interest Earnings
11-03-2025	$1,941.83					$608,372.12		Interest	Interest Earnings
12-01-2025	$1,803.35					$610,175.47		Interest	Interest Earnings
01-02-2026	$1,792.12					$611,967.59		Interest	Interest Earnings
02-02-2026	$1,737.90					$613,705.49		Interest	Interest Earnings
02-26-2026				($5,763.68)		$607,941.81		Transfer Out	Transfer To 5122460B Interest Account
03-02-2026	$1,556.04					$609,497.85		Interest	Interest Earnings
04-01-2026	$1,700.45					$611,198.30		Interest	Interest Earnings
05-01-2026	$1,645.75					$612,844.05		Interest	Interest Earnings
06-01-2026	$1,688.52					$614,532.57		Interest	Interest Earnings
	$21,825.97	$0.00	$0.00	($11,009.46)	$0.00	$10,816.51			DATE RANGE BALANCE
Subfund Total	**$55,573.19**	**$599,708.00**	**$0.00**	**($40,748.62)**	**$0.00**	**$614,532.57**	**Total for 5122460D - Reserve Fund**		

Subfund: 5122460E - School Facility

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$129,162.16	$2,242,251.83	$34,116.94	$0.00	$0.00	$2,405,530.93			BEGINNING BALANCE
07-01-2025	$7,784.30					$2,413,315.23		Interest	Interest Earnings
07-08-2025					($1,050.00)	$2,412,265.23	Southland Inspection	Construction Inspection	Req No. 2003 273-9800-6290 Asset ID#142877 DBM Shade Structure DSA inspect Inv25.LEUSD
07-15-2025					($910.00)	$2,411,355.23	Construction Testing & Engineering, South	Construction Costs	Request No. 2005 DBM shade structure Materials Test Inv032500778 06/28/2025 Asset ID 142
07-15-2025					($2,000.00)	$2,409,355.23	Steel Inspectors of Texas Inc.	Construction Inspection	Request No. 2004 DBM shade structure Fabrication inspection Invoice 153643 Asset ID 142929
07-18-2025					($94,834.93)	$2,314,520.30	Usa Shade And Fabric Structures	Permanent Construction Costs	Request No. 2007 273-9800-6270 Asset ID 142995 DBM shade structure Pay application 92579
07-18-2025					($82,517.00)	$2,232,003.30	Wakeco Inc.	Site Construction	Request No. 2006 273-9800-6170 Asset ID 142933 DBM Shade structure site work pymt app1
08-01-2025					($17,274.12)	$2,214,729.18	Usa Shade And Fabric Structures	Permanent Construction Costs	Req.# 2010 273-9800-6270 Asset ID 143032 DBM shade structure Payapp Retention
08-01-2025					($222,148.00)	$1,992,581.18	Wakeco Inc.	Site Construction	Req.#2008 273-9800-6170 Asset ID 143030 DBM shade structure Payapp2
08-01-2025					($60,632.16)	$1,931,949.02	Usa Shade And Fabric Structures	Permanent Construction Costs	Req.#2009 273-9800-6270 Asset ID 143031 DBM shade structure Payapp2
08-01-2025	$7,829.53					$1,939,778.55		Interest	Interest Earnings
08-07-2025					($1,150.00)	$1,938,628.55	Southland Inspection	Construction Inspection	Request 2011 273-9800-6290 Asset ID 143055 DBM DSA inspect Inv25.LEUSD.10
08-08-2025					($1,565.00)	$1,937,063.55	Construction Testing & Engineering, South	Construction Testing	Request No. 2012 273-9800-6280 Asset ID 143057 Materials test Inv0352501003

Subfund: 5122460E - School Facility

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
09-02-2025	$6,508.58					$1,943,572.13		Interest	Interest Earnings
09-04-2025					($2,300.00)	$1,941,272.13	Southland Inspection	Construction Inspection	Req#2013 273-9800-6290 AssetID1433220 DBM Shade Structure DSA inspect Inv 25.LEUSD.13
09-18-2025					($26,885.00)	$1,914,387.13	Wakeco Inc.	Site Construction	Req.#2013 273-9800-6170 AssetID149134 DBM Shade structure site work Pymt App 3
10-01-2025	$6,173.68					$1,920,560.81		Interest	Interest Earnings
10-09-2025					($29,012.39)	$1,891,548.42	Wakeco Inc.	Site Construction	Request No. 2014 273-9800-6170 Asset ID 149946,149947 DBM Pay App 4&5
11-03-2025	$6,080.89					$1,897,629.31		Interest	Interest Earnings
12-01-2025	$5,625.00					$1,903,254.31		Interest	Interest Earnings
01-02-2026	$5,589.96					$1,908,844.27		Interest	Interest Earnings
01-30-2026					($1,680.00)	$1,907,164.27	Construction Testing & Engineering, South	Construction Testing	Req.#2013 273-9800-6280 AssetID150880 DBM Shade materials test inspect Inv#0352501507
02-02-2026	$5,420.53					$1,912,584.80		Interest	Interest Earnings
03-02-2026	$4,854.19					$1,917,438.99		Interest	Interest Earnings
04-01-2026	$5,349.51					$1,922,788.50		Interest	Interest Earnings
05-01-2026	$5,177.41					$1,927,965.91		Interest	Interest Earnings
06-01-2026	$5,311.98					$1,933,277.89		Interest	Interest Earnings
	$71,705.56	$0.00	$0.00	$0.00	($543,958.60)	($472,253.04)			DATE RANGE BALANCE
Subfund Total	**$200,867.72**	**$2,242,251.83**	**$34,116.94**	**$0.00**	**($543,958.60)**	**$1,933,277.89**	**Total for 5122460E - School Facility**		

Subfund: 5122460H - Capitalized Interest Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$467.09	$12,449.31	$0.00	($12,916.40)	$0.00	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$467.09**	**$12,449.31**	**$0.00**	**($12,916.40)**	**$0.00**	**$0.00**	**Total for 5122460H - Capitalized Interest Fund**		

Subfund: 5122460I - Administrative Expense Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$1,243.96	$0.00	$60,600.00	$0.00	($10,150.00)	$51,693.96			BEGINNING BALANCE
07-01-2025	$171.07					$51,865.03		Interest	Interest Earnings
07-08-2025					($2,600.00)	$49,265.03	KeyAnalytics	Professional Services	Request No. 5003 dated 06/12/2025 CFD Administration. Invoice 2025-762 06/30/2025
08-01-2025	$167.46					$49,432.49		Interest	Interest Earnings
09-02-2025	$166.05					$49,598.54		Interest	Interest Earnings
10-01-2025	$158.64					$49,757.18		Interest	Interest Earnings
10-10-2025					($2,600.00)	$47,157.18	KeyAnalytics	Professional Services	Request No. 5005 CFD administration. Invoice 2025-1080
11-03-2025	$153.42					$47,310.60		Interest	Interest Earnings
12-01-2025	$140.24					$47,450.84		Interest	Interest Earnings
01-02-2026	$139.37					$47,590.21		Interest	Interest Earnings
02-02-2026	$135.15					$47,725.36		Interest	Interest Earnings
02-04-2026					($2,600.00)	$45,125.36	KeyAnalytics	Professional Services	Request No. 5006 dtd 01/26/2026 CFD admin Invoice 2026-182 dtd 01/08/2026
03-02-2026	$115.24					$45,240.60		Interest	Interest Earnings
03-16-2026			$31,212.00			$76,452.60		Transfer In	Transfer From 5122460A Special Tax Fund
04-01-2026	$171.07					$76,623.67		Interest	Interest Earnings
04-09-2026					($2,350.00)	$74,273.67	Zions First National Bank	Professional Services	Request No. 5008 Annual Admin Fee March 2026 - February 2027 Invoice No. 13958
04-24-2026					($2,600.00)	$71,673.67	KeyAnalytics	Professional Services	Request No. 5009 dtd 04/21/2026 CFD admin Invoice 2026-502 dtd 04/08/2026
05-01-2026	$200.04					$71,873.71		Interest	Interest Earnings
06-01-2026	$198.03					$72,071.74		Interest	Interest Earnings
06-08-2026					($30,000.00)	$42,071.74	Beazer Homes Holdings LLC	Professional Services	Request #5010 dated 06/04/2026 for Reimbursement of CFD formation deposit
06-11-2026					($2,600.00)	$39,471.74	KeyAnalytics	Professional Services	Request No. 5011 dated 06/09/2026 CFD administration Invoice 2026-879 06/30/2026
	$1,915.78	$0.00	$31,212.00	$0.00	($45,350.00)	($12,222.22)			DATE RANGE BALANCE
Subfund Total	**$3,159.74**	**$0.00**	**$91,812.00**	**$0.00**	**($55,500.00)**	**$39,471.74**	**Total for 5122460I - Administrative Expense Account**		

Subfund: 5122460J - COI Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$1,239.60	$241,950.00	$0.00	($34,116.94)	($209,072.66)	$0.00			BEGINNING BALANCE

Subfund: 5122460J - COI Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$1,239.60**	**$241,950.00**	**$0.00**	**($34,116.94)**	**($209,072.66)**	**$0.00**	**Total for 5122460J - COI Account**		

Subfund: 5122460K - City Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$93,815.47	$1,638,989.08	$0.00	$0.00	$0.00	$1,732,804.55			BEGINNING BALANCE
07-01-2025	$5,607.36					$1,738,411.91		Interest	Interest Earnings
08-01-2025	$5,839.25					$1,744,251.16		Interest	Interest Earnings
09-02-2025	$5,858.99					$1,750,110.15		Interest	Interest Earnings
10-01-2025	$5,597.82					$1,755,707.97		Interest	Interest Earnings
11-03-2025	$5,621.89					$1,761,329.86		Interest	Interest Earnings
12-01-2025	$5,220.98					$1,766,550.84		Interest	Interest Earnings
01-02-2026	$5,188.45					$1,771,739.29		Interest	Interest Earnings
02-02-2026	$5,031.48					$1,776,770.77		Interest	Interest Earnings
03-02-2026	$4,509.49					$1,781,280.26		Interest	Interest Earnings
04-01-2026	$4,969.63					$1,786,249.89		Interest	Interest Earnings
05-01-2026	$4,809.76					$1,791,059.65		Interest	Interest Earnings
06-01-2026					($172,400.49)	$1,618,659.16	Beazer Homes Holdings LLC	Construction Costs	Request No. 1 Reimbursement for DIF Fees Beazer Tract Tract No. 31667 per City of Wildomar
06-01-2026	$4,934.77					$1,623,593.93		Interest	Interest Earnings
	$63,189.87	$0.00	$0.00	$0.00	($172,400.49)	($109,210.62)			DATE RANGE BALANCE
Subfund Total	**$157,005.34**	**$1,638,989.08**	**$0.00**	**$0.00**	**($172,400.49)**	**$1,623,593.93**	**Total for 5122460K - City Facilities Account**		

Subfund: 5122460L - EVMWD Facilities

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$67,182.53	$2,237,251.83	$0.00	$0.00	($2,301,492.70)	$2,941.66			BEGINNING BALANCE
07-01-2025	$9.52					$2,951.18		Interest	Interest Earnings
08-01-2025	$9.91					$2,961.09		Interest	Interest Earnings
09-02-2025	$9.95					$2,971.04		Interest	Interest Earnings
10-01-2025	$9.50					$2,980.54		Interest	Interest Earnings
11-03-2025	$9.54					$2,990.08		Interest	Interest Earnings
12-01-2025	$8.86					$2,998.94		Interest	Interest Earnings
01-02-2026	$8.81					$3,007.75		Interest	Interest Earnings
02-02-2026	$8.54					$3,016.29		Interest	Interest Earnings
03-02-2026	$7.66					$3,023.95		Interest	Interest Earnings
04-01-2026	$8.44					$3,032.39		Interest	Interest Earnings
05-01-2026	$8.17					$3,040.56		Interest	Interest Earnings
06-01-2026	$8.38					$3,048.94		Interest	Interest Earnings
	$107.28	$0.00	$0.00	$0.00	$0.00	$107.28			DATE RANGE BALANCE
Subfund Total	**$67,289.81**	**$2,237,251.83**	**$0.00**	**$0.00**	**($2,301,492.70)**	**$3,048.94**	**Total for 5122460L - EVMWD Facilities**		

Subfund: 5122460R - Residual Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			BEGINNING BALANCE
12-05-2025			$82,938.75			$82,938.75		Transfer In	Transfer From 5122460A Special Tax Fund
01-02-2026	$210.95					$83,149.70		Interest	Interest Earnings
02-02-2026	$236.14					$83,385.84		Interest	Interest Earnings
03-02-2026	$211.64					$83,597.48		Interest	Interest Earnings
04-01-2026	$233.23					$83,830.71		Interest	Interest Earnings
05-01-2026	$225.73					$84,056.44		Interest	Interest Earnings
06-01-2026	$231.59					$84,288.03		Interest	Interest Earnings
	$1,349.28	$0.00	$82,938.75	$0.00	$0.00	$84,288.03			DATE RANGE BALANCE
Subfund Total	**$1,349.28**	**$0.00**	**$82,938.75**	**$0.00**	**$0.00**	**$84,288.03**	**Total for 5122460R - Residual Fund**		

Subfund: 5122460R - Residual Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
Fund Total	$494,128.18	$7,907,433.83	$1,023,625.78	($903,778.99)	($3,977,843.87)	$4,543,564.93	Total for CFD No. 2017-2 2024		
Grand Total	$494,128.18	$7,907,433.83	$1,023,625.78	($903,778.99)	($3,977,843.87)	$4,543,564.93	Grand Total for Selected Funds/SubFunds		

Exhibit G

Annual Special Tax Roll for

Fiscal Year 2026/2027

Lake Elsinore Unified School District
Community Facilities District No. 2017-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
31667	1	380-500-001	$3,906.18
31667	2	380-500-002	$4,333.58
31667	3	380-500-003	$3,843.54
31667	4	380-500-004	$4,228.84
31667	5	380-500-005	$4,333.58
31667	6	380-500-006	$3,906.18
31667	7	380-500-007	$4,228.84
31667	8	380-500-008	$3,843.54
31667	110	380-500-009	$0.00
31667	111	380-500-010	$0.00
31667	POR 43	380-500-011	$0.00
31667	57	380-501-001	$4,333.58
31667	58	380-501-002	$4,228.84
31667	59	380-501-003	$3,843.54
31667	60	380-501-004	$3,906.18
31667	61	380-501-005	$4,333.58
31667	62	380-501-006	$3,843.54
31667	63	380-501-007	$4,333.58
31667	64	380-501-008	$3,843.54
31667	65	380-501-009	$4,228.84
31667	66	380-501-010	$3,843.54
31667	67	380-501-011	$3,906.18
31667	68	380-501-012	$4,333.58
31667	69	380-501-013	$4,333.58
31667	70	380-501-014	$4,228.84
31667	71	380-501-015	$4,333.58
31667	72	380-501-016	$4,228.84
31667	73	380-501-017	$4,333.58
31667	74	380-501-018	$4,228.84
31667	75	380-501-019	$4,333.58
31667	90	380-502-001	$3,906.18
31667	91	380-502-002	$3,843.54
31667	92	380-502-003	$3,906.18
31667	93	380-502-004	$3,843.54
31667	94	380-502-005	$3,906.18
31667	95	380-502-006	$3,843.54
31667	96	380-502-007	$3,906.18
31667	97	380-502-008	$3,843.54
31667	98	380-502-009	$3,906.18
31667	99	380-502-010	$4,228.84
31667	100	380-502-011	$4,333.58
31667	101	380-502-012	$4,228.84

Lake Elsinore Unified School District
Community Facilities District No. 2017-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
31667	102	380-502-013	$3,906.18
31667	103	380-502-014	$3,843.54
31667	104	380-502-015	$3,906.18
31667	105	380-502-016	$3,843.54
31667	106	380-502-017	$3,906.18
31667	107	380-502-018	$4,228.84
31667	108	380-502-019	$4,333.58
31667	9	380-510-001	$3,906.18
31667	10	380-510-002	$4,228.84
31667	11	380-510-003	$4,333.58
31667	12	380-510-004	$4,228.84
31667	13	380-510-005	$3,843.54
31667	14	380-510-006	$3,843.54
31667	15	380-510-007	$3,843.54
31667	16	380-510-008	$4,228.84
31667	17	380-510-009	$4,333.58
31667	18	380-510-010	$4,228.84
31667	19	380-510-011	$4,333.58
31667	20	380-510-012	$4,228.84
31667	21	380-510-013	$3,906.18
31667	22	380-510-014	$3,843.54
31667	23	380-510-015	$3,906.18
31667	24	380-510-016	$4,228.84
31667	25	380-510-017	$4,333.58
31667	26	380-510-018	$4,228.84
31667	27	380-510-019	$4,333.58
31667	28	380-510-020	$4,228.84
31667	29	380-510-021	$4,333.58
31667	30	380-510-022	$4,228.84
31667	31	380-510-023	$3,843.54
31667	32	380-510-024	$4,333.58
31667	33	380-510-025	$3,906.18
31667	34	380-510-026	$4,333.58
31667	35	380-510-027	$3,843.54
31667	36	380-510-028	$3,906.18
31667	37	380-510-029	$4,228.84
31667	38	380-510-030	$4,333.58
31667	39	380-510-031	$3,843.54
31667	40	380-510-032	$4,333.58
31667	41	380-510-033	$4,228.84
31667	42	380-510-034	$4,333.58
31667	43	380-510-035	$4,228.84

Lake Elsinore Unified School District
Community Facilities District No. 2017-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
31667	44	380-510-036	$4,333.58
31667	45	380-510-037	$4,228.84
31667	46	380-510-038	$4,333.58
31667	47	380-510-039	$3,843.54
31667	48	380-510-040	$3,906.18
31667	49	380-510-041	$3,906.18
31667	50	380-510-042	$3,843.54
31667	51	380-510-043	$3,843.54
31667	52	380-510-044	$4,228.84
31667	53	380-510-045	$3,843.54
31667	54	380-510-046	$3,906.18
31667	55	380-510-047	$4,333.58
31667	56	380-510-048	$4,228.84
31667	76	380-510-049	$4,228.84
31667	77	380-510-050	$4,333.58
31667	78	380-510-051	$4,228.84
31667	79	380-510-052	$3,843.54
31667	80	380-510-053	$4,333.58
31667	81	380-510-054	$4,228.84
31667	82	380-510-055	$3,843.54
31667	83	380-510-056	$4,333.58
31667	84	380-510-057	$3,906.18
31667	85	380-510-058	$4,333.58
31667	86	380-510-059	$3,843.54
31667	87	380-510-060	$3,906.18
31667	88	380-510-061	$3,843.54
31667	89	380-510-062	$3,906.18
31667	109	380-510-063	$0.00
31667	112	380-510-064	$0.00
31667	POR 41	380-510-065	$0.00

Total Parcels	**114**
Total Taxable Parcels	**108**
Total Assigned Special Tax	**$442,032.64**