

**2024 / 2025**

# Continuing Disclosure Annual Report

*Fiscal Year Ending June 30, 2025*

*Submitted January 30, 2026*

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**Lake Elsinore  
Unified School District  
Community Facilities District No. 2004-2  
Series 2005 Special Tax Bonds**



A division of California Financial Services

**\$3,435,000**

**Lake Elsinore Unified School District  
Community Facilities District No. 2004-2  
Series 2005 Special Tax Bonds**

**MATURITY DATE**

**CUSIP\***

**Current Interest Serial Bonds**

09/01/2007	509640ML9
09/01/2008	509640MM7
09/01/2009	509640MN5
09/01/2010	509640MP0
09/01/2011	509640MQ8
09/01/2012	509640MR6
09/01/2013	509640MS4
09/01/2014	509640MT2
09/01/2015	509640MU9
09/01/2016	509640MV7
09/01/2017	509640MW5
09/01/2018	509640MX3
09/01/2019	509640MY1
09/01/2020	509640MZ8

**Current Interest Term Bonds**

09/01/2025	509640ND6
09/01/2035	509640NF1

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# List of Participants

## **Issuer**

Community Facilities District No. 2004-2  
Lake Elsinore Unified School District  
545 Chaney Street  
Lake Elsinore, CA 92530  
T. (951) 253-7000  
<https://www.leusd.k12.ca.us>

## **Bond Counsel**

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## **Special Tax Administrator**

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Mission Viejo, California 92691  
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## **Fiscal Agent**

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

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Exhibit A – First Amended Rate and Method of Apportionment

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# I. Introduction

This Annual Report (“Report”) has been prepared pursuant to the Continuing Disclosure Agreement (“Disclosure Agreement”) executed in connection with the issuance of the following debt:

- Series 2005 Special Tax Bonds of Community Facilities District No. 2004-2 issued on December 15, 2005, in the par amount of \$3,435,000 (“Bonds”).

Under the Disclosure Agreement, the Lake Elsinore Unified School District (“School District”) has agreed to annually provide certain information related to the security of the Bonds. This Report has been prepared by KeyAnalytics at the direction of the School District to provide the required information.

Any information contained herein which involves estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representation of fact. The information set forth herein has been furnished by the School District, or other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Report nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the School District or Community Facilities District (“CFD”) No. 2004-2 since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given to them in the respective financing documents.

If there are any questions regarding the information provided herein, please contact KeyAnalytics at (949) 282-1077.

## II. Audited Financial Statements

CFD No. 2004-2 does not prepare Audited Financial Statements. As of the date of this Report, the Governing Board of the Lake Elsinore Unified School District (the “Board”) has approved the final Audited Financial Statements for the Fiscal Year ending June 30, 2025.

The Audited Financial Statements have been uploaded and are available at <http://emma.msrb.org>.

# III. Special Taxes

CFD No. 2004-2 have covenanted to annually levy the Special Tax in accordance with the First Amended Rate and Method of Apportionment (“RMA”), attached as Exhibit A, so long as the Bonds are outstanding. The items below summarize information required by the Disclosure Agreement.

## A. Changes to the First Amended Rate and Method of Apportionment

There have been no changes to the RMA since the date of the closing of the Bonds.

## B. Special Tax Prepayments

There has been no prepayment of the Special Tax since the date of the closing of the Bonds.

# III. Special Taxes

## C. Summary of Special Tax

A summary of the Fiscal Year 2025/2026 Assigned Special Tax levy is outlined below. The Assigned Special Tax was enrolled with the County of Riverside Tax Collector for Fiscal Year 2025/2026.

### Fiscal Year 2025/2026 Special Tax by Tax Rate Category

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres/ Lots	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
<b>Zone 1</b>				
1	< 2,350 Sq. Ft.	1 Unit	\$2,652.66 Per Unit	\$2,652.66
2	2,350 Sq. Ft. to 2,750 Sq. Ft.	8 Units	\$2,715.68 Per Unit	21,725.44
3	2,751 Sq. Ft. to 3,350 Sq. Ft.	12 Units	\$2,904.70 Per Unit	34,856.40
4	3,351 Sq. Ft. to 3,850 Sq. Ft.	2 Units	\$3,156.74 Per Unit	6,313.48
5	3,851 Sq. Ft. to 4,200 Sq. Ft.	0 Units	\$3,597.82 Per Unit	0.00
6	> 4,200 Sq. Ft.	0 Units	\$3,660.82 Per Unit	0.00
<b>Developed Property Zone 1</b>		<b>23 Units</b>	<b>NA</b>	<b>\$65,547.98</b>
<b>Undeveloped Property Zone 1</b>		<b>145.16 Acres</b>	<b>\$735.21 Per Acre</b>	<b>\$30,878.68</b>
<b>Zone 2</b>				
1	< 2,000 Sq. Ft.	0 Units	\$2,672.80 Per Unit	0.00
2	2,000 Sq. Ft. to 2,500 Sq. Ft.	0 Units	\$2,766.98 Per Unit	0.00
3	2,501 Sq. Ft. to 3,000 Sq. Ft.	19 Units	\$2,861.14 Per Unit	54,361.66
4	> 3,000 Sq. Ft.	20 Units	\$2,948.64 Per Unit	58,972.80
<b>Zone 2 Developed Property</b>		<b>39 Units</b>	<b>NA</b>	<b>\$113,334.46</b>
<b>Zone 2 Undeveloped Property</b>		<b>0.00 Acres</b>	<b>\$0.00 Per Acre</b>	<b>\$0.00</b>
<b>Total Developed Property</b>		<b>104 Units</b>	<b>NA</b>	<b>\$178,882.44</b>
<b>Total Undeveloped Property</b>		<b>145.16 Acres</b>	<b>\$0.00 Per Acre</b>	<b>\$0.00</b>
<b>Total</b>		<b>104 Units</b>		<b>\$209,761.12</b>

## D. Special Tax Collections

Delinquent Special Taxes for CFD No. 2004-2, as of June 30, 2025 (November 1<sup>st</sup>, is not available), for Fiscal Year 2024/2025 and prior Fiscal Years are summarized in the table below. There are no property owner who are delinquent in the payment of Special Taxes representing more than 5% of the Special Tax levy.

### Special Tax Levies and Collections

Fiscal Year	Subject Fiscal Year				June 30, 2025		
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2018/2019	\$270,603.68	1	\$269,245.84	\$1,357.84	0.50%	\$0.00	0.00%
2019/2020	221,864.54	2	216,200.22	5,664.32	2.55%	0.00	0.00%
2020/2021	255,299.02	0	255,299.02	0.00	0.00%	0.00	0.00%
2021/2022	244,797.12	4	238,423.78	6,373.34	2.60%	0.00	0.00%
2022/2023	284,999.28	1	283,568.71	1,430.57	0.50%	969.05	0.34%
2023/2024	215,151.00	2	211,004.75	4,146.25	1.93%	3,684.73	1.71%
2024/2025	201,981.28	2	194,952.11	5,576.82	2.76%	5,576.82	2.76%

## E. Foreclosure Update

CFD No. 2004-2 has covenanted that they will commence judicial foreclosure proceedings against (i) any single parcel with aggregate delinquent Special Taxes in the amount \$5,000 or (ii) any single parcel under common ownership with aggregate delinquent Special Taxes in the amount of \$5,000 or more by the September 29th following the close of each Fiscal Year in which such Special Taxes were due. Additionally, CFD No. 2004-2 has covenanted it will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the September 29th following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied.

After reviewing the level of delinquencies within CFD No. 2004-2 as of July 1, 2025, it was determined that one (1) parcel exceeded the foreclosure

threshold. KeyAnalytics has sent payment request notices to the property owner and will continue to monitor this delinquency.

# IV. Assessed Value and Land Secured Bonded Indebtedness

The items below summarize information required by the Disclosure Agreement regarding outstanding debt and Assessed Valuations.

## A. Principal Amount of Bonds Outstanding

The outstanding principal amount of the Bonds as of December 31, 2025, was \$1,770,000. No parity bonds have been issued by CFD No. 2004-2 as of the date of this Report.

## B. Debt Service Schedule

The current debt service schedule of the Bonds is attached as Exhibit B.

## C. Value to Lien

A summary of the value-to-lien ratios for CFD No. 2004-2 is found in the table below.

### Fiscal Year 2025/2026 Secured Assessed Valuation to Lien

Tax Class/ Land Use	Sq. Footage	No. of Parcels Taxed	Assessed Value <sup>[1]</sup>	Series 2005 Special Tax Bonds	Outstanding Other Debt <sup>[2]</sup>	Total Debt	Value-to-Lien Ratio	Fiscal Year 2025/2026 Special Tax	Percentage Share of Special Tax
<b>Zone 1</b>									
1	< 2,350 Sq. Ft.	1	\$796,966.00	\$22,383.60	\$2,717.60	\$25,101.19	31.75:1	\$2,652.66	1.26%
2	2,350 Sq. Ft. to 2,750 Sq. Ft.	8	6,426,913.00	183,322.96	22,257.27	\$205,580.23	31.26:1	21,725.44	10.36%
3	2,751 Sq. Ft. to 3,350 Sq. Ft.	12	10,119,289.00	294,124.23	35,709.67	\$329,833.90	30.68:1	34,856.40	16.62%
4	3,351 Sq. Ft. to 3,850 Sq. Ft.	2	2,214,102.00	53,274.22	6,468.03	\$59,742.25	37.06:1	6,313.48	3.01%
5	3,851 Sq. Ft. to 4,200 Sq. Ft.	0	0.00	0.00	0.00	\$0.00	NA	0.00	0.00%
6	> 4,200 Sq. Ft.	0	0.00	0.00	0.00	\$0.00	NA	0.00	0.00%
U	Undeveloped	42	2,862,836.00	260,559.55	31,634.58	\$292,194.13	9.80:1	30,878.68	14.72%
<b>Zone 1 Subtotal</b>		<b>65</b>	<b>\$22,420,106.00</b>	<b>\$813,664.55</b>	<b>\$98,787.15</b>	<b>\$912,451.71</b>	<b>24.57:1</b>	<b>\$96,426.66</b>	<b>45.97%</b>
<b>Zone 2</b>									
1	< 2,000 Sq. Ft.	0	\$0.00	\$0.00	\$0.00	\$0.00	NA	\$0.00	0.00%
2	2,000 Sq. Ft. to 2,500 Sq. Ft.	0	0.00	0.00	0.00	0.00	NA	0.00	0.00%
3	2,501 Sq. Ft. to 3,000 Sq. Ft.	19	11,454,052.00	458,712.93	55,692.41	514,405.35	22.27:1	54,361.66	25.92%
4	> 3,000 Sq. Ft.	20	13,310,432.00	497,622.51	60,416.43	558,038.95	23.85:1	58,972.80	28.11%
U	Undeveloped	0	0.00	0.00	0.00	0.00	NA	0.00	0.00%
<b>Zone 2 Subtotal</b>		<b>39</b>	<b>\$24,764,484.00</b>	<b>\$956,335.45</b>	<b>\$116,108.85</b>	<b>\$1,072,444.29</b>	<b>23.09:1</b>	<b>\$113,334.46</b>	<b>54.03%</b>
<b>Total</b>		<b>104</b>	<b>\$47,184,590.00</b>	<b>\$1,770,000.00</b>	<b>\$214,896.00</b>	<b>\$1,984,896.00</b>	<b>23.77:1</b>	<b>\$209,761.12</b>	<b>100.00%</b>

[1] Total Assessed Value as represented by the Fiscal Year 2025/2026 equalized tax roll of the County of Riverside.

[2] Includes Estimated Allocable Share of Other Debt as identified in the Overlapping Debt Statement.

## D. Ownership

A summary of the ownership of the properties within CFD No. 2004-2 based on the Fiscal Year 2025/2026 equalized tax roll of the County of Riverside is found in the table below. There is one (1) property owner that is responsible for more than 5% of the Fiscal Year 2025/2026 Annual Special Tax levy.

### Fiscal Year 2025/2026 Ownership Summary

Ownership	Number of Units	Total Special Tax Levy	Percent of Special Tax Levy	Total Assessed Value <sup>[1]</sup>	Percent of Assessed Value
Canyon Reserve At Gavilan Springs	41	\$30,323.52	14.46%	\$2,839,025.00	6.02%
Individual Homeowners	63	179,437.60	85.54%	44,345,565.00	93.98%
<b>Total</b>	<b>104</b>	<b>\$209,761.12</b>	<b>100.00%</b>	<b>\$47,184,590.00</b>	<b>100.00%</b>

[1] Total Assessed Value as represented by the Fiscal Year 2025/2026 equalized tax roll of the County of Riverside.

# V. Fiscal Agent Accounts

The items below summarize information required by the Disclosure Agreement regarding the Fiscal Agent Account balances.

## A. Fiscal Agent Account Balances

The balance in each fund and account of the Bonds are listed in the table below.

### Fiscal Agent Account Balances (as of December 31, 2025)

Account Name	Balance
Special Tax Fund	\$83,540.48
Bond Fund	0.00
Interest Account	61.85
Principal Account	0.19
Reserve Fund	237,708.77
Administrative Expense Fund	19,596.04
School Construction Fund (Zone 1)	0.00
School Construction Fund (Zone 2)	0.00
Water Construction Fund (Zone 1)	878,212.03
Water Construction Fund (Zone 2)	77,902.22
Letter of Credit Fund	153,667.23
Redemption Fund	274.24
<b>Total</b>	<b>\$1,450,963.05</b>

All other funds, accounts and subaccounts not listed above but listed within the Fiscal Agent Agreement have been closed and/or are \$0.00.

## B. Reserve Requirement

As of December 31, 2025, the Reserve Requirement for the Bonds and how it is funded is outlined in the table below. The Reserve Requirement for the Bonds is calculated based on the lesser of:

- 10% of the initial principal amount of the Bonds,
- Maximum Annual Debt Service on the Outstanding Bonds, or
- 125% average Annual Debt Service on the Outstanding Bonds.

### Reserve Requirement

Bonds	Reserve Requirement	Funding Source	Balance of the Reserve Fund	Surplus/(Deficit)
2019 Special Tax Bonds	\$234,695.00	Cash Deposit	\$237,708.77	\$3,013.77

# VI. Reports and Additional Information

Below is information regarding the Bonds as required by the Disclosure Agreement.

## A. Report to the California Debt and Investment Advisory Commission

A copy of the Yearly Fiscal Status Report filed to the California Debt and Investment Advisory Commission (“CDIAC”) filed on or before October 30, 2025, attached as Exhibit D.

## B. Listed Events

Pursuant to the Disclosure Agreement, CFD No. 2004-2 shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults,
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity provider, or their failure to perform;
- (vi) Adverse tax opinions or events affecting the tax-exempt status of the security;
- (vii) Modifications to rights of security holder;
- (viii) Contingent or unscheduled bond calls;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the securities;
- (xi) Rating changes.

None of these events occurred in Fiscal Year 2024/2025

## **C. Additional Information**

Pursuant to the Disclosure Agreement the School District shall provide further information, if any, as may be necessary to make the specifically required statements, considering the circumstances under which they are made, not misleading.

After a thorough review, the School District has determined that no additional information is needed for Fiscal Year 2024/2025.

[https://calschools.sharepoint.com/CFS/UNREGULATED/Lake Elsinore/Developer Revenue/CFD Admin/CFD No. 2004-2/FY 2024-25/Cont Disc/LEUSD CFD 2004-2\\_FY202425\\_ContDisc\\_D1.docx](https://calschools.sharepoint.com/CFS/UNREGULATED/Lake%20Elsinore/Developer%20Revenue/CFD%20Admin/CFD%20No.%202004-2/FY%202024-25/Cont%20Disc/LEUSD%20CFD%202004-2_FY202425_ContDisc_D1.docx)

# **Exhibit A**

**First Amended Rate and Method of Apportionment  
of Special Taxes for  
Community Facilities District No. 2004-2**

**FIRST AMENDED RATE AND METHOD OF APPORTIONMENT FOR  
COMMUNITY FACILITIES DISTRICT NO. 2004-2  
OF LAKE ELSINORE UNIFIED SCHOOL DISTRICT**

The following sets forth the First Amended Rate and Method of Apportionment ("RMA") for the levy and collection of Special Taxes by Community Facilities District No. 2004-2 ("CFD No. 2004-2") of the Lake Elsinore Unified School District ("School District"). A Special Tax shall be levied annually on and collected from Taxable Property (as defined below) in CFD No. 2004-2 each Fiscal Year, as described below, in an amount determined through the application of the RMA described below. All of the real property in CFD No. 2004-2, 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 applicable Final Map.

**"Act"** means the Mello-Roos Communities Facilities Act of 1982, as amended, being Chapter 2.5, of 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 CFD No. 2004-2 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 CFD No. 2004-2 or the Bonds, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2004-2.

**"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 CFD No. 2004-2.

**"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, in certain cases acting as the Legislative Body of CFD No. 2004-2.

**"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 over a 30 year period with an average rating equivalent to Moody's "A1" and S&P's A+, as may be reasonably determined by the Board.

**"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, to which all or a portion of the Special Taxes have been pledged.

**"Bond Yield"** means the yield on the last series of Bonds issued by or on behalf of CFD No. 2004-2, as 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.

**"Building Permit"** means a permit for the construction of one or more Units issued by the City, County or another public agency in the event the City or County no longer issues said permits for the construction of Units within CFD No. 2004-2. 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.

**"CFD No. 2004-2"** means Community Facilities District No. 2004-2 of the Lake Elsinore Unified School District as established under the Act.

**"City"** means the City of Lake Elsinore.

**"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.

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

**"Final Map"** means a final tract map, parcel map, condominium plan, 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.

**"Homeowner"** means any owner of a completed Unit constructed and sold within CFD No. 2004-2.

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

**"Maximum Annual Special Tax"** means the Special Tax of that name as described in Section C.

**"Minimum Annual Special Tax Requirement"** means the amount required in any Fiscal Year to pay: (i) the debt service on all outstanding Bonds, (ii) the periodic costs of the Bonds, including but not limited to, credit enhancement costs and rebate payments on the Bonds, (iii) Administrative Expenses of CFD No. 2004-2, (iv) the costs associated with the release of funds from an escrow account, (v) any amount required to establish or replenish any reserve funds (or account thereof) established in association with the Bonds, and (vi) an amount equal to the reasonably anticipated delinquent Special Taxes, based on the delinquency rate for Special Taxes in the prior Fiscal Year, less (vii) 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.

**"Minimum Taxable Acreage"** means the applicable Acreage classified as Taxable Property as determined pursuant to Section J.

**"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 I.

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

**"Prepayment Administrative Fees"** means any fees or expenses of the School District or CFD No. 2004-2 associated with the prepayment of the 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.

**"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 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 Board, until the termination date specified in Section J. The discount rate used for this calculation shall be equal to the (i) Bond Yield after Bond issuance or (ii) most recently published Bond Index prior to Bond issuance.

**"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.

"**School District**" means the Lake Elsinore Unified School District, or subsequent successor school district.

"**Special Tax**" means any of the special taxes authorized to be levied by CFD No. 2004-2 pursuant to the Act.

"**Taxable Property**" means all Assessor's Parcels that are not classified as Exempt Property.

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

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

"**Zone**" means the areas identified as a Zone of CFD No. 2004-2 as in Exhibit A to this RMA.

"**Zone 1**" means all property located within the area identified as Zone 1 of CFD No. 2004-2 as in Exhibit A to this RMA, subject to interpretation by the Board as described in Section B.

"**Zone 2**" means all property located within the area identified as Zone 2 of CFD No. 2004-2 as in Exhibit A to this RMA, subject to interpretation by the Board as described in Section B.

## **SECTION B CLASSIFICATION OF ASSESSOR'S PARCELS**

Each Fiscal Year, beginning with Fiscal Year 2004-05, (i) each Assessor's Parcel shall be assigned to a Zone in accordance with Exhibit A at the reasonable discretion of the Board; (ii) each Assessor's Parcel shall be classified as Exempt Property or Taxable Property; and (iii) each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Developed Property shall be further classified based on the Building Square Footage of the Unit. The classification of Exempt Property shall take into consideration the Minimum Taxable Acreage of each Zone as determined pursuant to Section K.

## **SECTION C MAXIMUM ANNUAL SPECIAL TAXES**

### **1. Developed Property**

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

### **2. Undeveloped Property**

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

**SECTION D  
ASSIGNED ANNUAL SPECIAL TAXES**

**1. Developed Property**

The Assigned Annual Special Tax applicable to an Assessor's Parcel classified as Developed Property shall be determined by reference to Tables 1 and 2 according to the Zone within which the Assessor's Parcel is located and the Building Square Footage of the Unit.

**TABLE 1**

**ASSIGNED ANNUAL SPECIAL TAX  
FOR DEVELOPED PROPERTY IN ZONE 1**

BSF	Assigned Annual Special Tax
< 2,350	\$2,652.67 per Unit
2,350 – 2,750	\$2,715.68 per Unit
2,751 – 3,350	\$2,904.71 per Unit
3,351 – 3,850	\$3,156.75 per Unit
3,851 – 4,200	\$3,597.82 per Unit
> 4,200	\$3,660.83 per Unit

**TABLE 2**

**ASSIGNED ANNUAL SPECIAL TAX  
FOR DEVELOPED PROPERTY IN ZONE 2**

BSF	Assigned Annual Special Tax
< 2,000	\$2,672.81 per Unit
2,000 – 2,500	\$2,766.98 per Unit
2,501 – 3,000	\$2,861.15 per Unit
> 3,000	\$2,948.64 per Unit

**2. Undeveloped Property**

The Assigned Annual Special Tax rate per acre of Acreage for an Assessor's Parcel of Undeveloped Property shall be determined by reference to Table 3 according to the Zone within which the Assessor's Parcel is located.

**TABLE 3**

**ASSIGNED ANNUAL SPECIAL TAX  
FOR UNDEVELOPED PROPERTY**

Zone	Special Tax
Zone 1	\$1,015.86 per acre
Zone 2	\$5,983.98 per acre

**SECTION E  
BACKUP ANNUAL SPECIAL TAXES**

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

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

The terms above have the following meanings:

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

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 2004-05, 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 levy Proportionately an Annual Special Tax 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 Annual Special Tax applicable to each such Assessor's Parcel, to satisfy the Minimum Annual Special Tax Requirement.

**SECTION G**  
**EXCESS ASSIGNED ANNUAL SPECIAL TAXES**

In any Fiscal Year which the Annual Special Taxes collected from Developed Property, pursuant to Step 1 of Section F, exceeds the Minimum Annual Special Tax Requirement, the School District shall use such amount for acquisition, construction or financing of school facilities in accordance with the Act, CFD No. 2004-2 proceedings and other applicable law as determined by the Board.

**SECTION H**  
**PREPAYMENT OF ANNUAL SPECIAL TAXES**

The Annual Special Tax obligation of an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued may be prepaid in full, 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. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 2004-2 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the prepayment amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. 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

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.

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records CFD No. 2004-2 that there has been a prepayment of the Annual Special Tax obligation as 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 the Annual Special Tax shall cease.

## **SECTION I PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES**

The Annual Special Tax obligation of an Assessor's Parcel 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 conveyance of the first production Unit on a Lot within a Final Map to a Homeowner, the owner of no less than all the Taxable Property within such Final Map 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, as calculated in Section I.2. below. The partial prepayment of each Annual Special Tax obligation shall be collected for all Assessor's Parcels prior to the issuance of the first Building Permit with respect to such Final Map.

### **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 <sub>G</sub>	=	the Prepayment Amount calculated according to Section H
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 CFD No. 2004-2 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 the Backup Annual Special Tax 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 Annual Special Taxes that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.15 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 Board. Such determination shall include identifying all Assessor's Parcels that are expected to become Exempt Property.

#### **SECTION J TERMINATION OF SPECIAL TAX**

Annual Special Taxes shall be levied for a period of thirty-three (33) Fiscal Years after the last series of Bonds has been issued, as determined by the Board, provided that Annual Special Taxes shall not be levied after Fiscal Year 2045-46.

#### **SECTION K 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, and (vi) any other Assessor's Parcels at the reasonable discretion of the Boards provided that no such classification would reduce the sum of all Taxable Property in a given Zone to less than the Minimum Taxable Acreage as shown in Table 4. 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 in a given Zone to less than the Minimum Taxable Acreage for such Zone. 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 in a given Zone will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

**TABLE 4**

**MINIMUM TAXABLE ACREAGE**

<b>Zone</b>	<b>Minimum Taxable Acreage</b>
Zone 1	179.93 acres
Zone 2	18.94 acres

**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 Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. A representative(s) of CFD No. 2004-2 shall promptly review such 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) at the representative'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, provided, however, that CFD No. 2004-2 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

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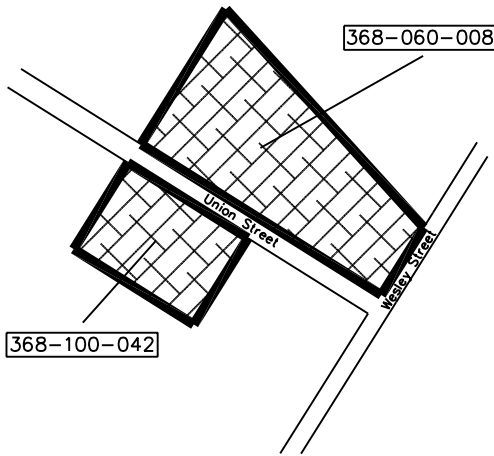
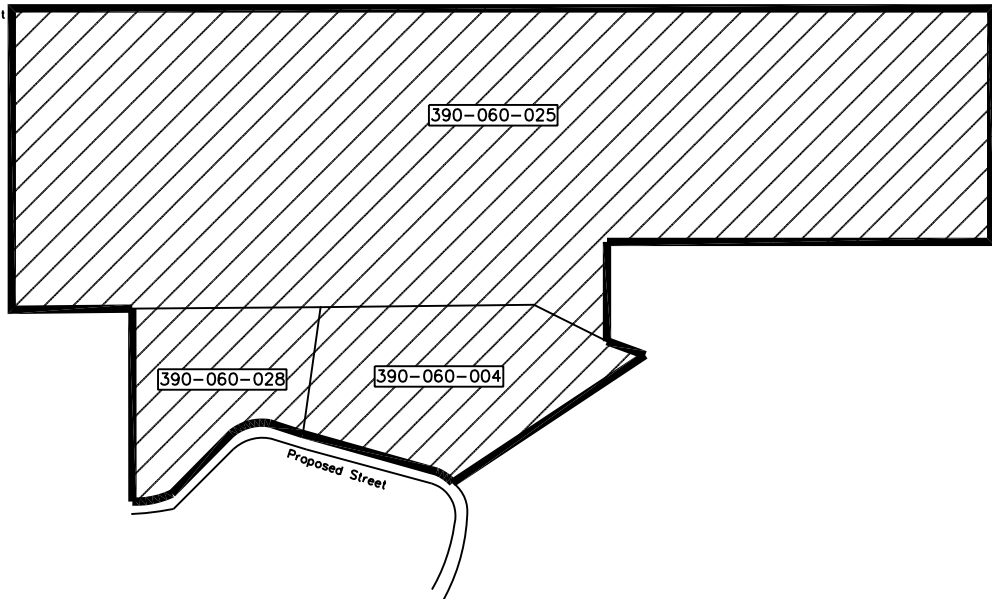
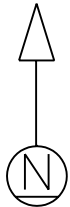
# EXHIBIT A

## LAKE ELSINORE UNIFIED SCHOOL DISTRICT

### COMMUNITY FACILITIES DISTRICT NO. 2004-2

### MAP OF ZONES

Perris Elementary School District  
Lake Elsinore Unified School District



#### LEGEND

	Boundaries of Community Facilities District No. 2004-2
	Assessor Parcel Line
	School District Boundaries
	Zone 1
	Zone 2
nnn- <u>nnn</u> -nnn	Riverside County Assessor Parcel Number

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 B**

**Debt Service Schedule**  
**Series 2005 Special Tax Bonds**  
Community Facilities District No. 2004-2

**Lake Elsinore Unified School District  
Community Facilities District No. 2004-2  
Series 2005 Special Tax Bonds  
Debt Service Schedule**

Period	Series 2005 Special Tax Bonds		
	Principal	Interest	Total Debt Service
9/1/2006	\$0.00	\$124,727.12	\$124,727.12
9/1/2007	60,000.00	175,397.50	\$235,397.50
9/1/2008	60,000.00	173,357.50	\$233,357.50
9/1/2009	60,000.00	171,107.50	\$231,107.50
9/1/2010	65,000.00	168,737.50	\$233,737.50
9/1/2011	65,000.00	166,072.50	\$231,072.50
9/1/2012	70,000.00	163,245.00	\$233,245.00
9/1/2013	75,000.00	160,095.00	\$235,095.00
9/1/2014	75,000.00	156,645.00	\$231,645.00
9/1/2015	80,000.00	153,120.00	\$233,120.00
9/1/2016	85,000.00	149,280.00	\$234,280.00
9/1/2017	90,000.00	145,115.00	\$235,115.00
9/1/2018	90,000.00	140,615.00	\$230,615.00
9/1/2019	95,000.00	136,025.00	\$231,025.00
9/1/2020	100,000.00	131,132.50	\$231,132.50
9/1/2021	105,000.00	125,932.50	\$230,932.50
9/1/2022	115,000.00	120,420.00	\$235,420.00
9/1/2023	120,000.00	114,382.50	\$234,382.50
9/1/2024	125,000.00	108,082.50	\$233,082.50
9/1/2025	130,000.00	101,520.00	\$231,520.00
9/1/2026	140,000.00	94,695.00	\$234,695.00
9/1/2027	145,000.00	87,205.00	\$232,205.00
9/1/2028	155,000.00	79,447.50	\$234,447.50
9/1/2029	160,000.00	71,155.00	\$231,155.00
9/1/2030	170,000.00	62,595.00	\$232,595.00
9/1/2031	180,000.00	53,500.00	\$233,500.00
9/1/2032	190,000.00	43,870.00	\$233,870.00
9/1/2033	200,000.00	33,705.00	\$233,705.00
9/1/2034	210,000.00	23,005.00	\$233,005.00
9/1/2035	220,000.00	11,770.00	\$231,770.00
<b>Total</b>	<b>\$3,435,000.00</b>	<b>\$3,445,957.12</b>	<b>\$6,880,957.12</b>

# Exhibit C

## **Overlapping Debt Report**

Community Facilities District No. 2004-2

**LAKE ELSINORE UNIFIED SCHOOL DISTRICT**  
**Community Facilities District No. 2004-2**  
 Special Tax Bonds

**Detailed Direct and Overlapping Debt**

Report Date: 12/23/2025  
 Report Time: 12:00:00 PM

**I. Assessed Value**

<b>2025-2026 Secured Roll Assessed Value</b>	<b>\$47,184,590</b>
--	---------------------

**II. Secured Property Taxes**

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy
Basic 1% Levy	PROP13	964,202	\$4,323,533,139.04	0.01085%	104	\$469,291.67
City of Wildomar CSA No. 142	CSA	516	\$39,020.80	7.66791%	39	\$2,992.08
City of Wildomar Special Park Parcel Tax	PARCEL TAX	13,232	\$373,346.00	0.29383%	39	\$1,097.00
City of Wildomar Waste and Recycling Services	TRASH	719	\$381,773.24	0.12287%	2	\$469.08
County of Riverside Change of Ownership Penalty	PENALTY	147	\$205,483.40	1.61823%	38	\$3,325.20
County of Riverside CSA No. 152 (Street Sweeping)	CSA	76,401	\$2,680,734.56	0.06550%	39	\$1,755.78
County of Riverside Delinquent Solid Waste Management Charge	DQ	4,563	\$2,991,825.96	0.02379%	1	\$711.86
Lake Elsinore Unified School District CFD No. 2004-2	CFD	104	\$209,761.12	100.00000%	104	\$209,761.12
Lake Elsinore Unified School District Debt Service	GOB	55,049	\$9,220,068.00	0.23923%	104	\$22,056.75
Metropolitan Water District of Southern California Debt Service	GOB	156	\$3,410.94	45.20425%	65	\$1,541.89
Metropolitan Water District of Southern California Debt Service	GOB	279,347	\$11,089,284.27	0.01572%	39	\$1,743.11
Metropolitan Water District of Southern California Standby Charge (West)	STANDBY	274,401	\$3,592,942.76	0.06149%	103	\$2,209.28
Mt. San Jacinto Community College District Debt Service	GOB	353,147	\$3,696,464.19	0.03225%	103	\$1,191.96
Riverside County Flood Control and Water Conservation District NPDES (Santa Ana River)	FLOOD	426,734	\$2,945,864.24	0.00356%	23	\$104.82
Riverside County Flood Control and Water Conservation District NPDES (Santa Margarita River)	FLOOD	99,120	\$619,772.96	0.02605%	39	\$161.42
WRCOG Hero Financing Program (County of Riverside) (1)	1915	3,802	\$9,941,834.96	0.02690%	1	\$2,674.62
<b>2025-2026 TOTAL PROPERTY TAX LIABILITY</b>						<b>\$721,087.64</b>
<b>TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2025-2026 ASSESSED VALUATION</b>						<b>1.53%</b>

**III. Land Secured Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Lake Elsinore Unified School District CFD No. 2004-2	CFD	\$3,435,000	\$1,770,000	100.00000%	104	\$1,770,000
<b>TOTAL LAND SECURED BOND INDEBTEDNESS (2)</b>						<b>\$1,770,000</b>
<b>TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (2)</b>						<b>\$1,770,000</b>

**IV. General Obligation Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Lake Elsinore Unified School District GOB 2016	GOB	\$68,915,000	\$58,845,000	0.23475%	104	\$138,140
Metropolitan Water District of Southern California GOB 1966	GOB	\$850,000,000	\$22,985,000	0.01511%	104	\$3,473
Mt. San Jacinto Community College District GOB 2014	GOB	\$295,000,000	\$233,100,000	0.03144%	103	\$73,283
<b>TOTAL GENERAL OBLIGATION BOND INDEBTEDNESS (2)</b>						<b>\$214,896</b>
<b>TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (2)</b>						<b>\$214,896</b>

<b>TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT</b>	<b>\$1,984,896.16</b>
<b>VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT</b>	<b>23.77:1</b>

(1) Does not include PACE program liens due to the variable nature of each lien.

(2) Additional bonded indebtedness or available bond authorization may exist but are not shown because a tax was not levied for the referenced fiscal year.

Source: California Tax Data

# **Exhibit D**

**California Debt and Investment  
Advisory Commission Report**  
Community Facilities District No. 2004-2



# MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,  
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-1797  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name:	Lake Elsinore Unified School District CFD No 2004-2
Issue Name:	2005 Special Tax Bonds
Project Name:	Zones 1 & 2 School Facs, Western & Elsinore Vly MWD
Actual Sale Date:	12/1/2005
Settlement Date:	12/15/2005
Original Principal Amount:	\$3,435,000.00
Date of Filing:	10/27/2025
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$234,695.00
Credit Rating from Report of Final Sale	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	



# MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,  
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-1797  
Status: Submitted  
10/30/2025

## Fund Balance

Principal Amount of Bonds Outstanding:	\$1,900,000.00
Bond Reserve Fund:	\$237,788.50
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$937,849.66

## Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$47,184,590.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$201,981.28
Total Amount of Unpaid Special Taxes Annually:	\$5,576.82
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	2
Total Amount of Special Taxes Due on Delinquent Parcels:	\$10,230.60

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	CFD 2004-2.pdf	10/30/2025

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
No data available to display.		



## MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall,  
Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2005-1797  
Status: Submitted  
10/30/2025

### Retired Issues

Indicate Reason for Retirement:

Not Retired

### Filing Contact

Filing Contact Name:

Justin Bjorgan

Agency/Organization Name:

KeyAnalytics (California Financial Services)

Address:

27201 Puerta Real

City:

Mission Viejo

State:

CA

Zip Code:

92691

Telephone:

949-2821077

Fax Number:

E-mail:

jbjorgan@calschools.com

### Comments

Issuer Comments:

Lake Elsinore Unified School District  
 Riverside County  
 Community Facilities District No. 2004-2  
 Fiscal Year 2024/2025 Tax Roll Delinquent Parcel Detail Report

<b>Assessor's Parcel Number</b>	<b>Tax Year</b>	<b>Total Delinquent</b>	<b>Total Special Tax Levied</b>	<b>Percentage Delinquent</b>
368-311-005	2022	\$969.05	\$2,861.14	33.87%
368-311-005	2023	\$969.05	\$2,861.14	33.87%
390-320-006	2023	\$2,715.68	\$2,715.68	100.00%
368-311-005	2024	\$2,861.14	\$2,861.14	100.00%
390-320-006	2024	\$2,715.68	\$2,715.68	100.00%