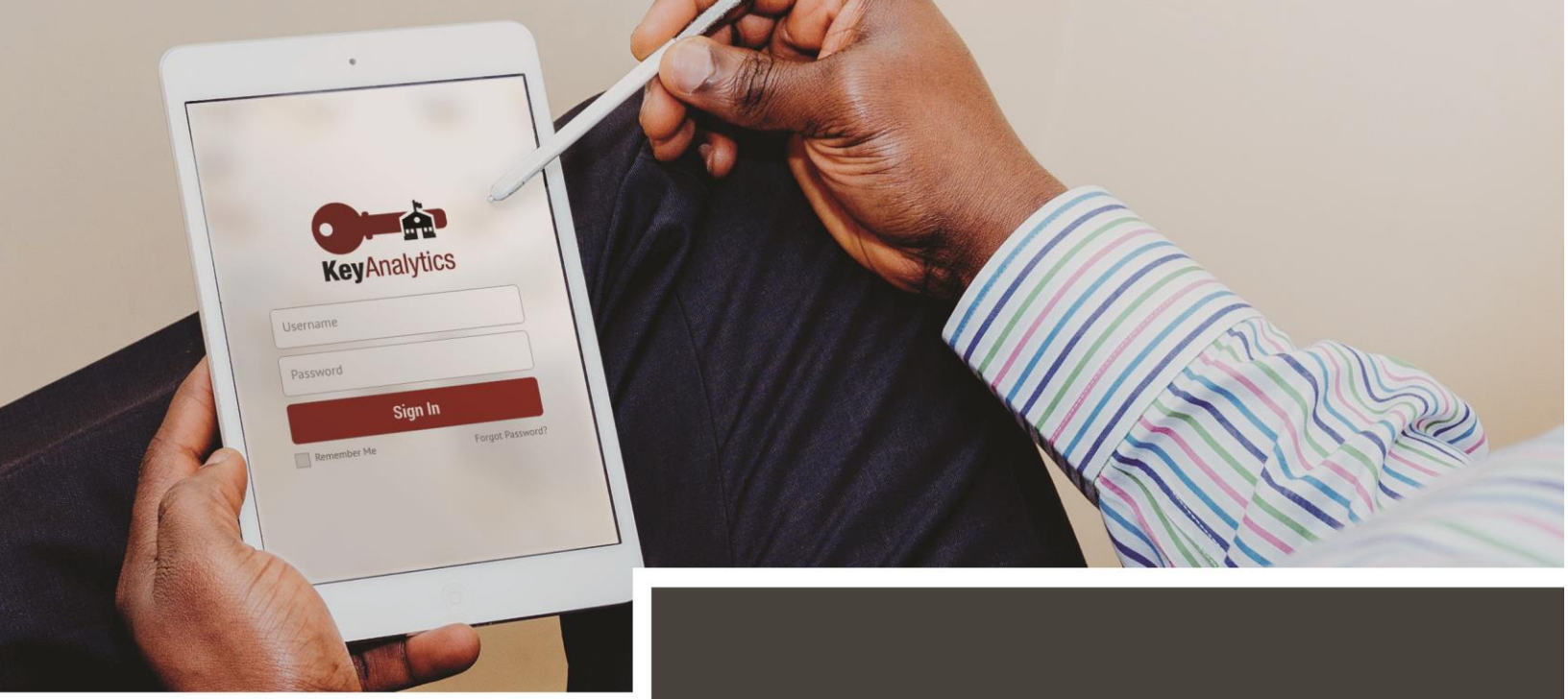




Community Facilities District No. 2005-3 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Moreno Valley Unified School District

2026 / 2027



KeyAnalytics

A division of California Financial Services

District Administration

Dr. Alejandro Ruvalcaba, Superintendent of Schools
Susana Lopez, Chief Business Official, Business Services
Moreno Valley Unified School District
25634 Alessandro Boulevard
Moreno Valley, CA 92553
T. (951) 571-7500

Fiscal Agent

U.S. Bank National Association
633 West Fifth Street, 24th Floor
Los Angeles, CA 90071
T. (213) 615-6002

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, Rudd & Romo
20 Pacifica, Suite 1100
Irvine, CA 92618
T. (949) 453-4260

Table of Contents

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

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

A. Location ---------- 3
B. Formation ---------- 3
C. Bonds ---------- 5

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

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

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

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

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

A. Authorized Facilities ---------- 10
B. 2007 Special Tax Bonds ---------- 11
C. Series 2018 Special Tax Refunding Bonds ---------- 12
D. Special Taxes ---------- 13

V. Special Tax Requirement ---------- 14

A. Special Tax Requirement ---------- 14
B. Administrative Expense Budget ---------- 15

VI. Special Tax Classification ---------- 16

A. Developed Property ---------- 16

VII. Fiscal Year 2026/2027 Special Tax Levy ---------- 18

Exhibit A – Rate and Method of Apportionment
Exhibit B – CFD Boundary Map
Exhibit C – Assessor's Parcel Maps
Exhibit D – Series 2018 Special Tax Refunding 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. 2005-3 ("CFD No. 2005-3") of the Moreno Valley 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. 2005-3 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. 2005-3 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 June 1, 2018 between the School District and U.S. Bank, NA 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. 2005-3 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. 2005-3.

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. 2005-3 for Fiscal Year 2025/2026.

Section V –Special Tax Requirement

Section V calculates the Special Tax Requirement based on the obligations of CFD No. 2005-3 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. 2005-3.

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 Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of CFD No. 2005-3 and the bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2005-3 is located south of State Highway 60, LaSalle Street to the west, Eucalyptus Avenue towards the south and Nason Street to the east. And is within the City of Moreno Valley (the "City"). CFD No. 2005-3 encompasses approximately 64.70 gross acres. For reference, the boundary map of CFD No. 2005-3 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2005-3 was formed and established by the School District on September 13 2005, 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. 2005-3, and a landowner election at which the qualified electors of CFD No. 2005-3 authorized CFD No. 2005-3 to incur bonded indebtedness in an amount not to exceed $15,000,000 and approved the levy of Annual Special Taxes.

CFD No. 2005-3 was also formed in connection with a School Facilities Funding and Mitigation Agreement, dated September 27, 2005 (the "Mitigation Agreement"), by and between the School District and MVGH 2004 LLC ("Developers") and the First Amendment thereto, dated December 12, 2006. In addition, CFD No. 2005-3 may finance the acquisition or construction of certain water and sewer facilities and improvements to be owned and operated by the Eastern Municipal Water District ("EMWD"), in accordance with a Joint Community Facilities Agreement dated as of September 27, 2005, by and among the School District, the Developer and EMWD.

The table below provides information related to the formation of CFD No. 2005-3.

Board Actions Related to Formation of CFD No. 2005-3

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	July 19, 2005	2005-06-09
Resolution to Incur Bonded Indebtedness	July 19, 2005	2005-06-10
Resolution of Formation	September 13, 2005	2005-06-44
Bond Authorization	September 27, 2005	2005-06-45
Resolution Calling Election	September 27, 2005	2005-06-46
Ordinance Levying Special Taxes	October 25, 2005	Ordnance No. 2005-06-47

A Notice of Special Tax Lien was recorded in the real property records of the County of Riverside ("County") on October 5, 2005, as Instrument No. 2005-0826487 on all property within CFD No. 2005-3.

C. Bonds

1. 2007 Special Tax Bonds

On March 22, 2007 the 2007 Special Tax Bonds of the Moreno Valley Unified School District Community Facilities District No. 2005-3 ("2007 Bonds") were issued in the amount of $11,235,000. The 2007 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated March 1, 2007, ("2007 FAA") and the Act. The 2007 Bonds were issued to fund the Authorized Facilities of CFD No. 2005-3, fund a reserve fund for the 2007 Bonds, pay certain administrative expense of CFD No. 2005-3, pay the costs of issuing the 2007 Bonds and fund capitalized interest on the 2007 Bonds for approximately 12 months. For more information regarding the use of the 2007 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

2. Series 2018 Special Tax Refunding Bonds

On June 20, 2018 the Series 2018 Special Tax Refunding Bonds of the Moreno Valley Unified School District Community Facilities District No. 2005-3 ("2018 Bonds") were issued in the amount of $8,940,000. The 2018 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement dated June 1, 2018, ("2018 FAA") and the Act. The 2018 Bonds were issued to refund all of the outstanding 2007 Bonds on September 1, 2018 for interest savings and pay the costs of issuing the 2018 Bonds. The 2018 Bonds are Local Obligation Bonds of the Moreno Valley Unified School District Financing Authority ("Authority") and are utilized, with the debt service payments from CFD Nos. 2004-1, 2004-3, 2004-5 and 2005-2, to pay the debt service of the 2018 Series A Special Tax Revenue Bonds. For more information regarding the use of the 2018 Bond proceeds and please see Section IV of this Report.

The 2018 Bonds are payable from the Net Special Tax Revenues levied on property within CFD No. 2005-3 according to the RMA. A copy of the debt service schedule of the 2018 Bonds is included as Exhibit D.

II. Fiscal Year 2025/2026 Annual Special Tax

Each Fiscal Year, CFD No. 2005-3 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

	Sq Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1 - Residential Property	2,650 Sq. Ft. or Less	12 Units	$3,291.36 Per Unit	$39,496.32
2 - Residential Property	2,651 Sq. Ft. to 2,950 Sq. Ft.	12 Units	$3,686.62 Per Unit	44,239.44
3 - Residential Property	2,951 Sq. Ft. to 3,250 Sq. Ft.	49 Units	$3,752.00 Per Unit	183,848.00
4 - Residential Property	3,251 Sq. Ft. to 3,550 Sq. Ft.	79 Units	$3,949.64 Per Unit	312,021.56
5 - Residential Property	3,551 Sq. Ft. to 3,850 Sq. Ft.	26 Units	$4,252.78 Per Unit	110,572.28
6 - Residential Property	Greater than 3,650 Sq. Ft.	56 Units	$4,437.02 Per Unit	248,473.12
7 - Non-Residential Property [1]	N/A	0.00 Acres	$0.00 Per Acre	0.00
Total		**234 Units**		**$938,650.72**

[1] Non-Residential Properties are levied at $0.00 per Acre due to sufficient Special Tax Levy coverage from Residential Property. The Assigned Annual Special Tax Rate per the RMA is $19,558.59 per Acre.

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2005-3, as of June 30, 2026, for Fiscal Year 2025/2026 and prior Fiscal Years are summarized in the table below. Based on the Foreclosure Covenant outlined in the 2018 FAA and the current delinquency rates, one (1) 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. 2005-3
Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$867,168.98	5	$853,357.43	$13,811.55	1.59%	$0.00	0.00%
2022/2023	884,512.96	3	878,051.28	6,461.68	0.73%	0.00	0.00%
2023/2024	902,202.54	4	891,540.69	10,661.85	1.18%	4,264.74	0.47%
2024/2025	920,246.28	2	911,546.24	8,700.04	0.95%	4,350.02	0.47%
2025/2026	938,650.72	4	926,011.28	12,639.44	1.35%	12,639.44	1.35%

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 2018 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 2005-3.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2018 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the 2018 FAA.

The balances, as of June 30, 2026, of the funds, accounts and subaccounts by the Fiscal Agent are listed in the following table. 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
Bond Fund	266908000	$178,968.28
Special Tax Prepayment Account	266908001	0.00
Special Tax Fund	266908002	562,349.19
Administrative Expense Fund	266908003	2,606.18
Improvement Fund	266908004	0.00
Special Tax Remainder	266908005	498,960.81
Total		**$1,242,884.46**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2005-3 are limited based on the restrictions as described within the 2018 FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2005-3 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	934,574.68
Investment Earnings	25,587.44
Total	**$960,162.12**
Uses	
Interest Payments	($652,025.00)
Principal Payments	0.00
Authorized Facilities	0.00
Administrative Expenses	(72,681.25)
Transfer for Undue Enrichment	(5.34)
Total	**($724,711.59)**

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

1. School Facilities

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 area and equipment), classrooms, recreational facilities, on-site office space at school, central support, and administrative facilities, on-site office space at school, central support and administrative facilities, interim housing and transportation facilities ("School Facilities") needed by the School District in order to accommodate the student population to be generated as a result of development of the property within CFD No. 2005-3.

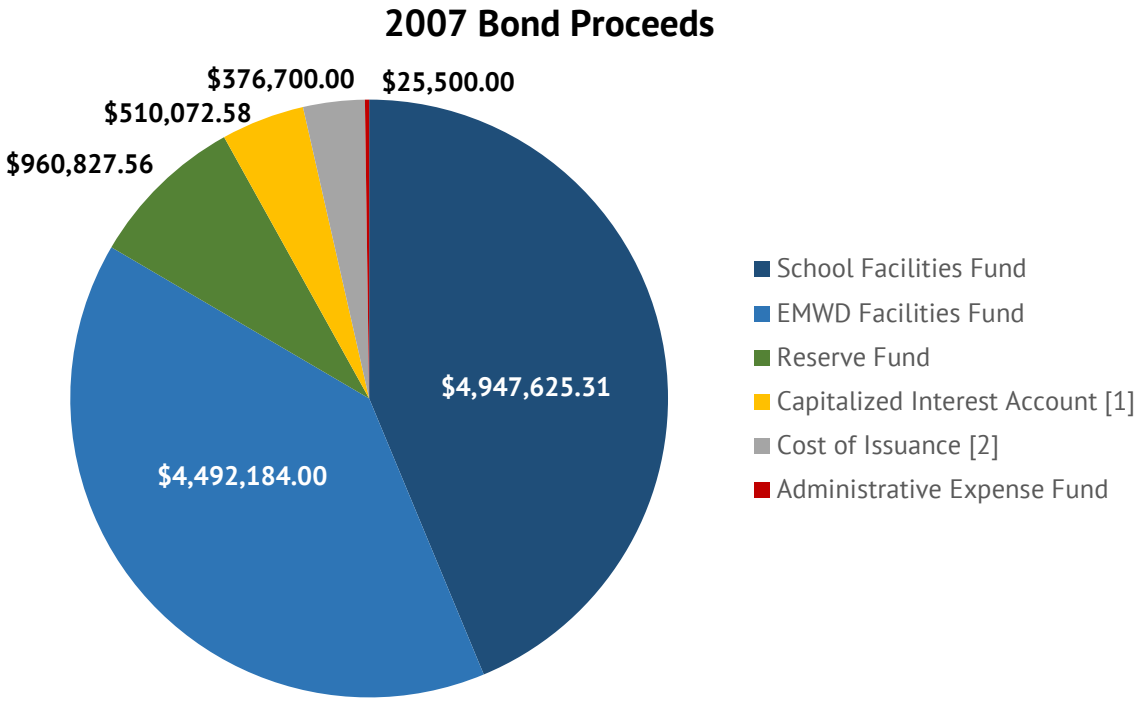
2. Water and Sewer Facilities

EMWD sewer and water facilities connection and capacity fees, and facilities, together with an estimated useful life of five (5) years or longer to serve properties within CFD No. 2005-3.

B. 2007 Special Tax Bonds Funds

1. Bond Proceeds

In accordance with the 2007 FAA, the total bond proceeds of $11,235,000 plus the Original Issue Premium of $77,909.45 were deposited into the funds and accounts as shown in the graph below.



[1] Represents interest on the 2007 Bonds for approximately 12 months.

[2] This amount includes the Underwriter's Discount of $224,700. The actual amount deposited into the Cost of Issuance Account was $152,000.00.

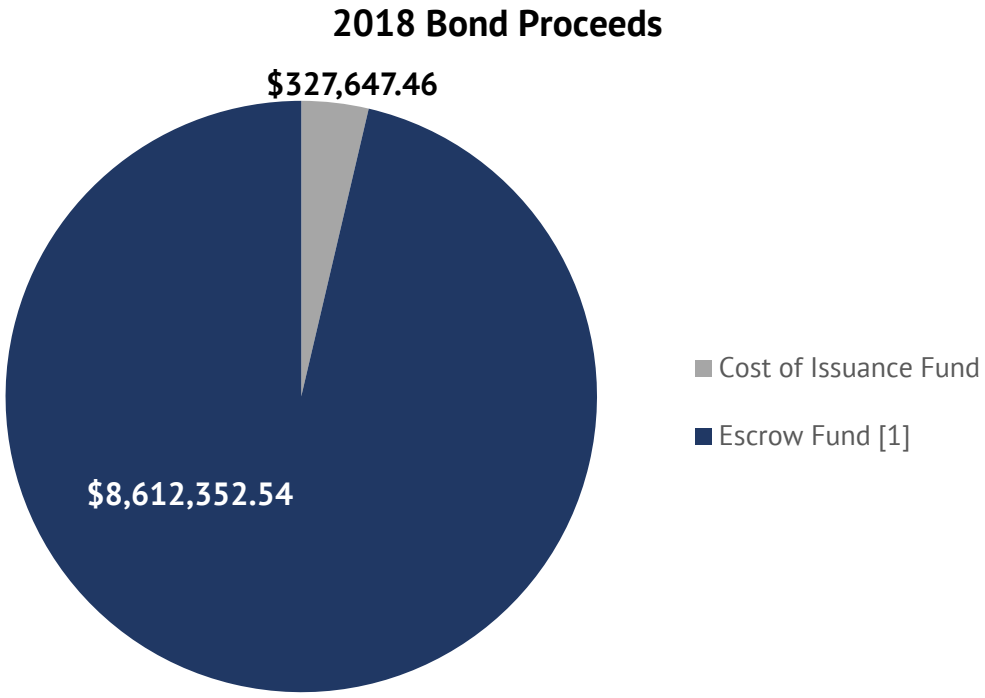
2. Construction Funds and Accounts

All construction funds generated from the issuance of the 2007 Bonds had been expended on the Authorized Facilities prior to July 1, 2018.

C. Series 2018 Special Tax Refunding Bonds

1. Bond Proceeds

In accordance with the 2018 FAA, the total bond proceeds of $8,940,000 were deposited into the funds and accounts as shown in the graph below.



[1] Funds used to redeem the 2007 Bonds in full on September 1, 2018.

2. Construction Funds and Accounts

No construction proceeds for Authorized Facilities was generated through the issuance of the 2018 Bonds.

D. Special Taxes

CFD No. 2005-3 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 2018 FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2005-3 within the Special Tax Fund created under the 2018 FAA.

Special Tax Fund (2018 Bonds)

Balance as of July 1, 2025		**$317,598.21**
Accruals		$938,714.06
Special Tax Deposits	$932,765.96	
Investment Earnings	5,948.10	
Expenditures		($693,963.08)
Transfer to the Bond Fund	($388,838.53)	
Transfer to Special Tax Remainder Account	(240,943.27)	
Transfer to Administrative Expense Account	(64,181.28)	
Balance as of June 30, 2026		**$562,349.19**

Pursuant to the FAA, any remaining funds in the Special Tax fund at the end of the Bond Year, which are not required to cure a delinquency in the payment of principal or interest on the Bonds, restore the Reserve Fund or pay current or pending Administrative Expenses shall be transferred to the Special Tax Remainder account. Funds within the Special Tax Remainder account may be used for Authorized Facilities of the School District.

Special Tax Remainder Account

Balance as of July 1, 2025		**$244,140.23**
Accruals		$254,825.92
Transfer from Special Tax Fund	$240,943.27	
Investment Earnings	13,882.65	
Expenditures		($5.34)
Transfer for Undue Enrichment	($5.34)	
Balance as of June 30, 2026		**$498,960.81**

V. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of CFD No. 2005-3 based on the financial obligations for Fiscal Year 2026/2027.

A. Special Tax Requirement

The Annual Special Taxes of CFD No. 2005-3 are calculated in accordance and pursuant to the RMA. Pursuant to the 2018 FAA, any amounts not required to pay Administrative Expenses and Debt Service on the 2018 Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 2005-3. The table below shows the calculation of the Special Tax Requirement for Fiscal Year 2026/2027.

Special Tax Requirement for CFD No. 2005-3

Fiscal Year 2025/2026 Remaining Sources		**$741,317.47**
Balance of Special Tax Fund	$562,349.19	
Balance of Bond Fund	178,968.28	
Anticipated Special Taxes	0.00	
Fiscal Year 2025/2026 Remaining Obligations		**($741,317.47)**
September 1, 2026 Interest Payment	($159,450.00)	
September 1, 2026 Principal Payment	(355,000.00)	
Direct Construction of Authorized Facilities	(226,867.47)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($957,424.12)**
Administrative Expense Budget	($37,891.65)	
Anticipated Special Tax Delinquencies [1]	(12,892.23)	
March 1, 2027 Interest Payment	(150,575.00)	
September 1, 2027 Interest Payment	(150,575.00)	
September 1, 2027 Principal Payment	(390,000.00)	
Direct Construction of Authorized Facilities	(215,490.23)	
Fiscal Year 2026/2027 Special Tax Requirement		**$957,424.12**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 1.35%.

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 finance 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	$20,616.24
Consultant/Trustee Expenses	12,000.00
County Tax Collection Fees	275.41
Contingency for Legal	5,000.00
Total Expenses	**$37,891.65**

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2005-3 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. 2005-3.

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 and is considered taxable for 35 years. The table below summarizes the number of parcels with Building Permits issued and the fiscal year those parcels were initially classified as Developed Property.

Summary of Parcels
Classified as Developed Property
Fiscal Year 2026/2027

Initial Tax Year	Land Use	Number of Units
2005/2006	Residential Property	5
2006/2007	Residential Property	92
2007/2008	Residential Property	33
2008/2009	Residential Property	21
2009/2010	Residential Property	0
2010/2011	Residential Property	0
2011/2012	Residential Property	0
2012/2013	Residential Property	0
2013/2014	Residential Property	0
2014/2015	Residential Property	0
2015/2016	Residential Property	15
2016/2017	Residential Property	22
2017/2018	Residential Property	38
2018/2019	Residential Property	8
Total		**234**

Building Permits have been issued for 234 Units by the City within CFD No. 2005-3. According to the County Assessor, all property zoned for residential development within CFD No. 2005-3 has been built and completed. The table below summarizes the Special Tax classification for the Units within CFD No. 2005-3.

Fiscal Year 2026/2027
Special Tax Classification

Tax Class	Land Use	Number of Units/Acres
1	Residential Property	12 Units
2	Residential Property	12 Units
3	Residential Property	49 Units
4	Residential Property	79 Units
5	Residential Property	26 Units
6	Residential Property	56 Units
Subtotal Residential Property		*234 Units*
7	Non-Residential Property	0.00 Acres
Subtotal Non- Residential Property		*0.00 Acres*
Total		**234 Units**

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 Special Tax Requirement.

Based on the Special Tax Requirement listed in Section V, CFD No. 2005-3 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 G.

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. 2005-3 can be found on the table on the below.

Fiscal Year 2026/2027
Annual Special Tax Levy

	Sq Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1 - Residential Property	2,650 Sq. Ft. or Less	12 Units	$3,357.20 Per Unit	$40,286.40
2 - Residential Property	2,651 Sq. Ft. to 2,950 Sq. Ft.	12 Units	$3,760.36 Per Unit	45,124.32
3 - Residential Property	2,951 Sq. Ft. to 3,250 Sq. Ft.	49 Units	$3,827.04 Per Unit	187,524.96
4 - Residential Property	3,251 Sq. Ft. to 3,550 Sq. Ft.	79 Units	$4,028.64 Per Unit	318,262.56
5 - Residential Property	3,551 Sq. Ft. to 3,850 Sq. Ft.	26 Units	$4,337.82 Per Unit	112,783.32
6 - Residential Property	Greater than 3,650 Sq. Ft.	56 Units	$4,525.76 Per Unit	253,442.56
7 - Non-Residential Property [1]	N/A	0.00 Acres	$0.00 Per Acre	0.00
Total		**234 Units**		**$957,424.12**

[1] Non-Residential Properties are levied at $0.00 per Acre due to sufficient Special Tax Levy coverage from Residential Property. The Assigned Annual Special Tax Rate per the RMA is $20,348.76 per Acre.

https://calschools.sharepoint.com/cfs/unregulated/moreno valley/developer revenue/cfd admin/cfd no. 2005-3/fy 2026-27/moreno valley usd_cfd2005-3_fy20262027_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT FOR
MORENO VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2005-3

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels within Community Facilities District No. 2005-3 ("CFD No. 2005-3") of the Moreno Valley Unified School District ("School District") and collected each Fiscal Year commencing in Fiscal Year 2005-2006, in an amount determined by the School District, through the application of this Rate and Method of Apportionment as described below. All of the real property within CFD No. 2005-3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the acreage of an Assessor's Parcel as shown on an Assessor's Parcel Map. If the acreage is not shown on an Assessor's Parcel Map, the acreage shown on the applicable Final Map, parcel map, condominium plan, or other recorded County map shall be used. If the acreage information supplied by these alternative sources is not available, or in conflict, the acreage used shall be determined by the Assistant Superintendent of Business Services or a designee.

"Act" means the Mello-Roos Community 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 the following actual or reasonably estimated costs directly related to the administration of CFD No. 2005-3: for the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the School District or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the School District, CFD No. 2005-3 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2005-3 or any designee thereof of complying with School District's, CFD No. 2005-3's or obligated persons' disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the cost associated with the computation of the Backup Special Tax; the costs of the School District, CFD No. 2005-3 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the School District's annual administration fees and third party expenses. Administrative Expenses shall also include amounts estimated or advanced by the School District or CFD No. 2005-3 for any other administrative purposes of CFD No. 2005-3, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's parcel number.

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

"Assistant Superintendent of Business Services" means the Assistant Superintendent of Business Services of the Moreno Valley Unified School District or his or her designee.

"Assigned Special Tax" means the Special Tax for each Assessor's Parcel of Developed Property, as determined in accordance with Section C below.

"Backup Special Tax" means the Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.c below.

"Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 2005-3, under the Act which are secured by the levy of Special Taxes of CFD No. 2005-3.

"CFD No. 2005-3" means the Moreno Valley Unified School District Community Facilities District No. 2005-3.

"City" means the City of Moreno Valley.

"County" means the County of Riverside.

"Developed Floor Area" means the total building square footage of the building(s) located on an Assessor's Parcel, measured from outside wall to outside wall, exclusive of overhangs, porches, patios, garages, carports, or similar spaces attached to the building. The determination of Developed Floor Area shall be made by reference to the building permit(s) issued for such Assessor's Parcel.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to May 1st of the prior Fiscal Year.

"Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*.), an applicable local ordinance or recordation of a condominium plan pursuant to California Civil Code 1352 that creates individual lots for which building permits may be issued without further subdivision.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

"**Land Use Category"** means any of the categories listed in Table 1.

"Maximum Special Tax" means the Maximum Special Tax, determined in accordance with Section C below, that shall be levied in any Fiscal Year on any Assessor's Parcel.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit was issued for any type of non-residential use.

"Outstanding Bonds" means all Bonds which are deemed to be outstanding under the Indenture.

"Property Owner Association Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 2005-3 that is owned by or irrevocably dedicated to a property owner association, including any master or sub-association as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year.

"Proportionately" means, for Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property whose Maximum Special Tax is derived by the application of the Backup Special Tax. For Undeveloped Property "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property.

"Public Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 2005-3 that is (i) used for rights-of-way or any other purpose and is owned by or irrevocably offered for dedication to the federal government, the State of California, the County, the City or any other public agency as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year or (ii) encumbered by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year, provided however that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified in a Land Use Category in accordance with its zoning or use whichever is greater.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units.

"School District" means the Moreno Valley Unified School District.

"Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property in accordance with Section D.

"Special Tax Requirement" means that amount required in any Fiscal Year for CFD No. 2005-3 to: (i) pay debt service on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay Administrative Expenses; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of school facilities to accommodate students from development in CFD No. 2005-3 eligible under the Act as reasonably determined by the District so long as the inclusion of such amount does not cause an increase in the Special Tax attributable to Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2005-3, levied in the previous Fiscal Year, less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the Assistant Superintendent of Business Services pursuant to the Indenture.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 2005-3 which have not been prepaid pursuant to Section J or, which are not exempt from the Special Tax pursuant to law or Section E below.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2005-3 shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Taxes in accordance with this Rate and Method of Apportionment determined pursuant to Sections C and D below.

Assessor's Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. An Assessor's Parcel of Residential Property shall further be classified to its appropriate Land Use Category based on the Developed Floor Area of such Assessor's Parcel.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

a. Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel of Residential Property that is classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

The Maximum Special Tax for each Assessor's Parcel of Non-Residential Property shall be the Assigned Special Tax described in Table 1.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor's Parcel of Developed Property is shown in Table 1 below.

TABLE 1

Assigned Special Taxes for Developed Property
Fiscal Year 2005/2006

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
1 - Residential Property	D/U	2,650 sq. ft. or Less	$2,215.00
2 - Residential Property	D/U	2,651 to 2,950 sq. ft.	$2,481.00
3 - Residential Property	D/U	2,951 to 3,250 sq. ft.	$2,525.00
4 - Residential Property	D/U	3,251 to 3,550 sq. ft.	$2,658.00
5 - Residential Property	D/U	3,551 to 3,850 sq. ft.	$2,862.00
6 – Residential Property	D/U	Greater than 3,850 sq. ft.	$2,986.00
7 - Non - Residential Property	Acre	N/A	$13,425.62

c. Backup Special Tax

When a Final Map is recorded within CFD No. 2005-3 the Backup Special Tax for the Assessor's Parcels of Residential Property within such Final Map area shall be determined. The owner of the property within the Final Map area shall provide the Assistant Superintendent of Business Services a copy of the recorded Final Map and a listing of the square footage of all lots within such Final Map prior to the first request for a certificate of compliance from the District.

The Backup Special Tax per Assessor's Parcel of Residential Property within a Final Map shall be determined by multiplying $13,425.62 for Fiscal Year 2005/2006 by the total Acreage of Taxable Property, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner's Association Property in such Final Map and dividing such amount by the number of Assessor's Parcels that are or are expected to be Residential Property (i.e., the number of residential lots) within such Final Map. Table 2 below provides the Backup Special Tax for Fiscal Year 2005/2006 for Tract 27593 and the projected Backup Special Tax for Fiscal Year 2005/2006 for Tracts 33256 and 31951. Tracts 33256 and 31951 will have the actual Backup Special Tax calculated at the time the Final Map is recorded as described above.

TABLE 2

Backup Special Taxes
Fiscal Year 2005/2006

Tract	Map Status	Actual / Projected Final Map Acreage of Taxable Property	Actual Backup Special Tax per Lot*	Projected Backup Special Tax per Lot*	Actual / Projected Number of Dwelling Units
27593	Final	21.91	$2,912.43		101
33256	Tentative	22.36		$3,001.97	100
31951	Tentative	6.85		$2,786.83	33
Total					234

* Note: The Backup Special Tax per Lot shown may be modified as described below.

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 Special Tax for each Assessor's Parcel of Residential 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 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 total Acreage of Taxable Property excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner Association Property which is ultimately expected to exist in such changed or modified Final Map area, as reasonably determined by the Assistant Superintendent of Business Services.

3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Special Tax per square foot of Acreage which shall be

applicable to Assessor's Parcels of Developed Property classified as Residential Property in such changed or modified Final Map area for all remaining Fiscal Years in which the Special Tax may be levied.

d. Escalation

Commencing in January of 2006 to be effective for Fiscal Year 2006/2007, the Assigned Special Taxes and the Backup Special Tax shall escalate by two percent (2%) annually and annually thereafter.

2. Undeveloped Property

a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property within CFD 2005-3 shall be $13,425.62 per Acre.

b. Escalation

Commencing in January of 2006 to be effective for Fiscal Year 2006/2007, the Maximum Special Tax for Undeveloped Property shall escalate by two percent (2%) annually and annually thereafter.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2005/2006 and for each following Fiscal Year, the School District shall levy the Special Tax as follows:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property at the applicable Assigned Special Tax;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property including Public Property and Property Owner Association Property which is not then exempt at up to 100% of the Maximum Special Tax for Undeveloped Property;

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax as to each such Assessor's Parcel.

E. EXEMPTIONS

Tax exempt status will be irrevocably assigned by the Assistant Superintendent of Business Services in the chronological order in which property becomes Public Property or Property Owner Association Property provided however, that no such classification shall reduce the sum of all Taxable Property to less than 46.01 Acres. Property that is not exempt from Special Taxes under this section shall be required to prepay the Special Tax in full at the then applicable rate per Acre for Undeveloped Property pursuant to Section J.1. In the event the prepayment is not made pursuant to the preceding sentence, the Assessor's Parcels will be subject to taxation as Undeveloped Property pursuant to the second step of Section D.

F. APPEAL

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 Assistant Superintendent of Business Services not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Assistant Superintendent of Business Services 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 Assistant Superintendent of Business Service'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).

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2005-3 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

H. EXCESS ASSIGNED ANNUAL SPECIAL TAX FROM DEVELOPED PROPERTY

In any Fiscal Year, when proceeds of Assigned Annual Special Tax for Developed Property are greater than principal, interest and Administrative Expenses such amount shall be available for the School District subject to any required reserve fund replenishment. The School District shall use proceeds for acquisition, construction or financing school facilities in accordance with the Act and other applicable law as determined by the School District.

I. PURPOSE OF THE SPECIAL TAXES

The proposed facilities to be financed include: A) elementary, middle, and high school buildings, as well as central administration and support facilities as needed and applicable, together with land and all necessary equipment of the School District; and B) Eastern Municipal Water District sewer and water facilities connection and facility capacity fees, as well as water and sewer facilities, together with an estimated useful life of five (5) years or longer to serve the properties within the District. The foregoing is only by way of explanation and is not a limitation or change to any of the provisions of this RMA.

J. PREPAYMENT OF SPECIAL TAX

The following definition applies to this Section J:

"Outstanding Bonds" means all previously issued bonds issued and secured by the levy of Special Taxes, which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding bonds to be redeemed at a later date with the proceeds of prior prepayments of Maximum Special Taxes.

1. Prepayment in Full

The Maximum Special Tax obligation may only be prepaid and permanently satisfied by an Assessor's Parcel of Developed Property, Undeveloped Property for which a building permit has been issued, Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E. The Maximum Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation of the Assessor's Parcel to pay the Special Tax permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Maximum Special Tax obligation shall provide the Assistant Superintendent of Business Services with written notice of intent to prepay, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2005-3 in calculating the proper amount of a prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the prepayment amount of such Assessor's Parcel.

a) The prepayment amount for an Assessor's Parcel will be equal to the present value of the Assigned Special Tax of such Assessor's Parcel and the amount determined pursuant to Section J.1.c., if applicable, using a discount rate equal to 6.0% prior to the Issuance of Bonds or the weighted average interest rate on the Outstanding Bonds and the remaining term for which the Special Tax may be levied pursuant to Section J.

b) A reasonable administrative fee (net of the non-refundable deposit) for determining such prepayment and the call premium, if any, as provided in the Indenture shall be added to the amount determined in Section J.1.a. to determine the total prepayment amount due. The total prepayment amount shall be distributed in accordance with the Indenture.

c) If at the date of the prepayment calculation all or a portion of the Backup Special Tax is being levied as a result of the total Residential Property units within CFD No. 2005-3 at buildout being less than the total estimated residential units that were assumed when the Bonds were issued as determined by the Assistant Superintendent of Business Services, that portion of the Backup Special Tax being levied in excess of the Assigned Special Tax for the Assessor's Parcel which is seeking the prepayment shall be added to the Assigned Special Tax in Section J.1.a. for purposes of calculating the prepayment amount.

Upon cash payment of the prepayment amount due pursuant to Section J.1.b. and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that the current Fiscal Year's Special Tax levy for such Assessor's Parcel has been paid, the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Taxes that may be levied on Taxable Property both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

2. <u>Prepayment in Part</u>

The Maximum Special Tax on 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 partially prepaid, provided an Assessor's Parcel of Developed Property may only be partially prepaid prior to or concurrent with the close of escrow of a sale to the initial homebuyer. The amount of the prepayment shall be calculated as in Section J.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + G$$

These terms have the following meaning:

PP = the partial prepayment amount

P_E = the prepayment amount calculated according to Section J.1.a., the call premium, if any, as determined by Section J.1.b.
F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax.
G = the administrative fee determined in Section J.1.b.

The owner of an Assessor's Parcel who desires to partially prepay the Maximum Special Tax shall notify the Assistant Superintendent of Business Services of (i) such owner's intent to partially prepay the Maximum Special Tax, and (ii) the percentage by which the Maximum Special Tax shall be prepaid, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2005-3 in calculating the proper amount of a partial prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the partial prepayment amount of such Assessor's Parcel.

With respect to any Assessor's Parcel that is partially prepaid, the Assistant Superintendent of Business Services shall (i) distribute the funds remitted to it according to the Indenture, and (ii) indicate in the records of CFD No. 2005-3 that there has been a partial prepayment of the Maximum Special Tax and that a portion of the Maximum Special Tax equal to the outstanding percentage (1.00 - F) of the remaining Maximum Special Tax shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section D.

K. TERM OF THE SPECIAL TAX

The Special Tax shall be levied annually on all Assessor's Parcels of Taxable Property for a maximum of thirty-five (35) years as Developed Property not to exceed Fiscal Year 2045-2046.

Exhibit B

CFD Boundary Map

City

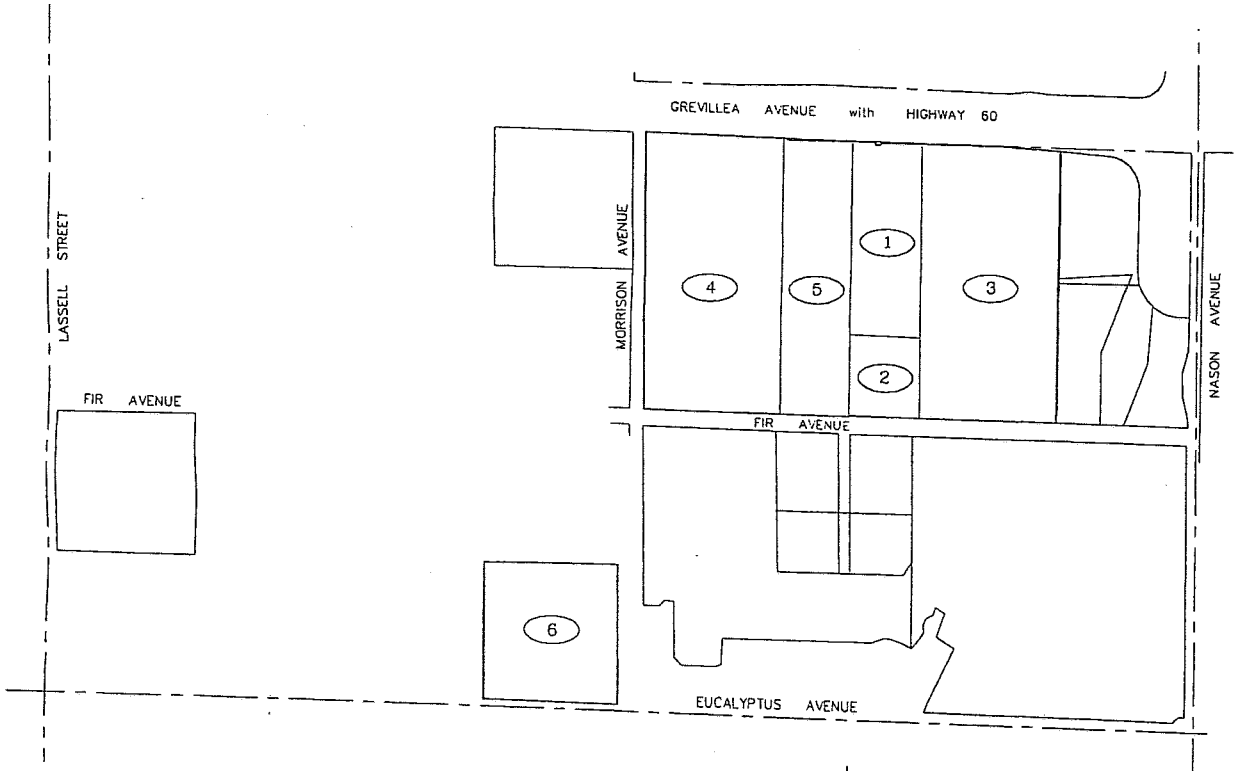
SHEET 1 OF 1

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2005-3

OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT

COUNTY OF RIVERSIDE

STATE OF CALIFORNIA



LOT NO.	TRACT NO.	ASSESSOR'S PARCEL NUMBER
1	33256	477-140-003
2	33256	477-140-004
3	33256	477-140-005
4	27593	477-140-011
5	27593	477-140-012
6	31591	477-150-018

LEGEND

CFD BOUNDARY

(1) LOT DESIGNATION

N

400 0 400 800 1200

Scale 1" = 400'

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF EDUCATION OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT THIS 5TH DAY OF July, 2005.

Rick Sayre
RICK SAYRE
CLERK OF THE BOARD OF EDUCATION
MORENO VALLEY UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2005-3, RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF EDUCATION OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT AT A REGULAR MEETING THEREOF, HELD ON THE 19TH DAY OF July, 2005, BY ITS RESOLUTION NO. 2005-06-11

Rick Sayre
RICK SAYRE
CLERK OF THE BOARD OF EDUCATION
MORENO VALLEY UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

FILED THIS 21ST DAY OF July, 2005, AT THE HOUR OF 8 O'CLOCK A M. IN BOOK 63 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICT AT PAGES 40 AND AS INSTRUMENT NO. 2005-0681151 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. Fee $7.-

LARRY W. WARD
Assessor Clerk COUNTY RECORDER OF RIVERSIDE COUNTY

M. Garcia
DEPUTY

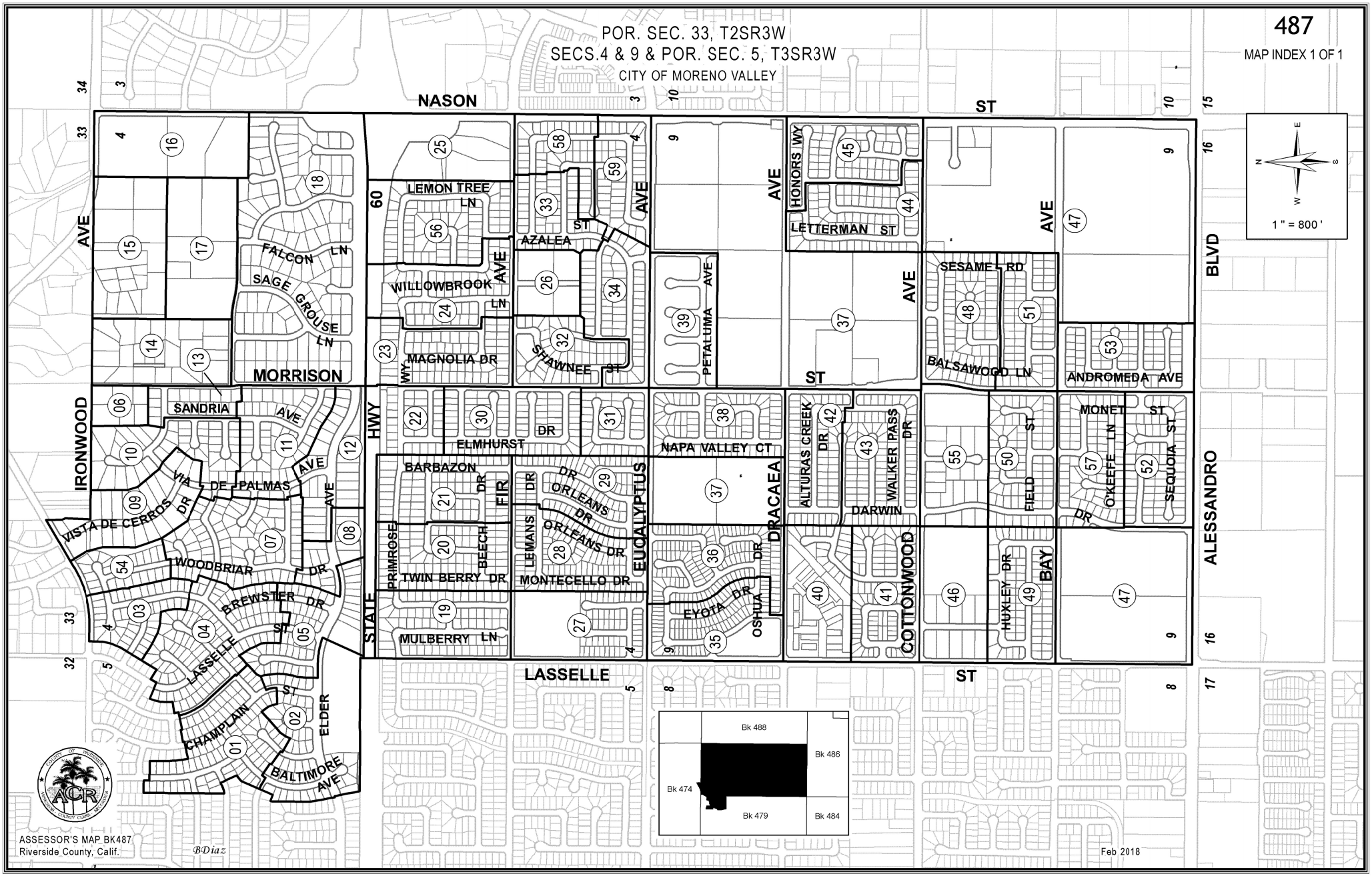
NOTE: FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE RIVERSIDE COUNTY ASSESSOR'S PARCEL MAPS.

Special District Financing & Administration
437 W. Grand Ave.
Escondido, California 92025
Tel: (760) 233-2630 Fax: (760) 233-2631

(05-007 JUNE 2005)

Exhibit C

Assessor's Parcel Maps


487
MAP INDEX 1 OF 1
POR. SEC. 33, T2SR3W
SECS.4 & 9 & POR. SEC. 5, T3SR3W
CITY OF MORENO VALLEY
1 " = 800 '
NASON
ST
AVE
HONORS WY
LETTERMAN ST
SESAME RD
BLVD
ALESSANDRO
LEMON TREE LN
AZALEA
WILLOWBROOK AVE LN
FALCON LN
SAGE GROUSE LN
MORRISON
MAGNOLIA DR
SHAWNEE ST
PETALUMA AVE
BALSAWOOD LN
ANDROMEDA AVE
MONET ST
O'KEEFE LN
SEQUOIA ST
IRONWOOD
SANDRIA AVE
VISTA DE CERROS DR
VIA DE PALMAS
WOODBRIAR DR
BREWSTER DR
LASSELLE ST
CHAMPLAIN
ELDER
BALTIMORE AVE
HWY 60
STATE
ELMHURST DR
BARBAZON DR
FIR DR
BEECH DR
PRIMROSE
TWIN BERRY DR
MULBERRY LN
LEMANS DR
ORLEANS DR
MONTECELLO DR
EUCALYPTUS
NAPA VALLEY CT
DRACAEA
EYOTA DR
OSHUA DR
ALTURAS CREEK DR
WALKER PASS DR
DARWIN
COTTONWOOD
FIELD ST
HUXLEY DR
BAY
LASSELLE ST
Bk 488
Bk 486
Bk 474
Bk 479
Bk 484
ASSESSOR'S MAP BK487
Riverside County, Calif.
BDiaz
Feb 2018

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.

MAR 01 20[illegible]

POR. SEC 4 T.3S., R.3W
CITY OF MORENO VALLEY

T.R.A. 021-430

487-23
477-84

1" = 100'
ANGLE = 90

TORREY PINE RD

MAPLE LEAF DR

MAGNOLIA DR

MORRISON ST

GREVILLEA AVE

PRIMROSE WAY

FIR AVE

LOT A

LOT B

LOT C

LOT D

LOT G

231

232

230

24

18

22

30

32

TR 27593

N89-32-59W

N00-26-05E

ASSESSOR'S MAP BK487 PG.23
Riverside County, Calif.

SCH

MB 380/23-30 TRACT MAP NO. 27593

Sep 2006

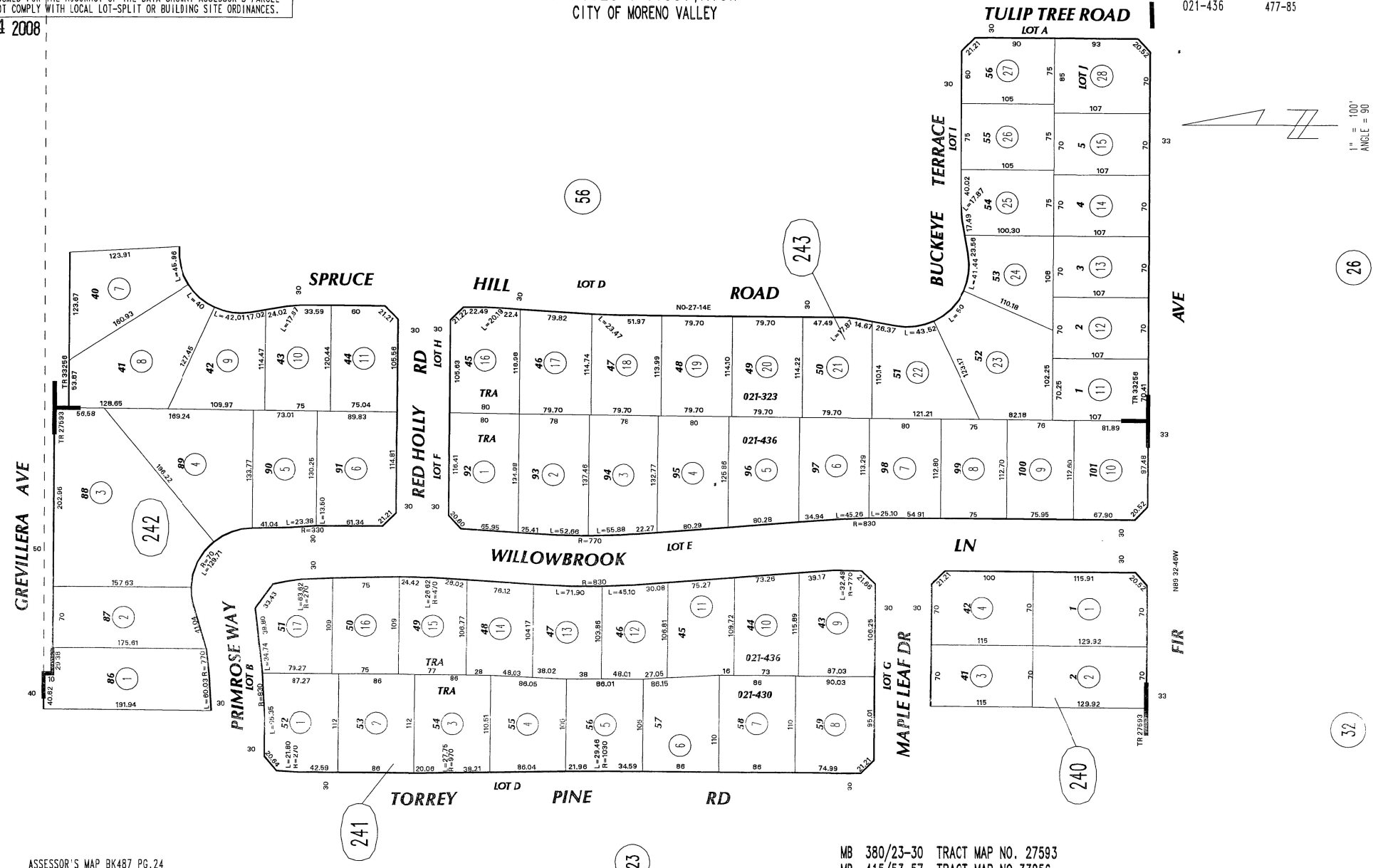
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

FEB 1 4 2008

POR. SEC 4 T.3S., R.3W
CITY OF MORENO VALLEY

TRA 021-323
021-430
021-436

487-24
477-85



ASSESSOR'S MAP BK487 PG.24
Riverside County, Calif.

MB 380/23-30 TRACT MAP NO. 27593
MB 415/53-57 TRACT MAP NO 33256

Feb 2008

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.

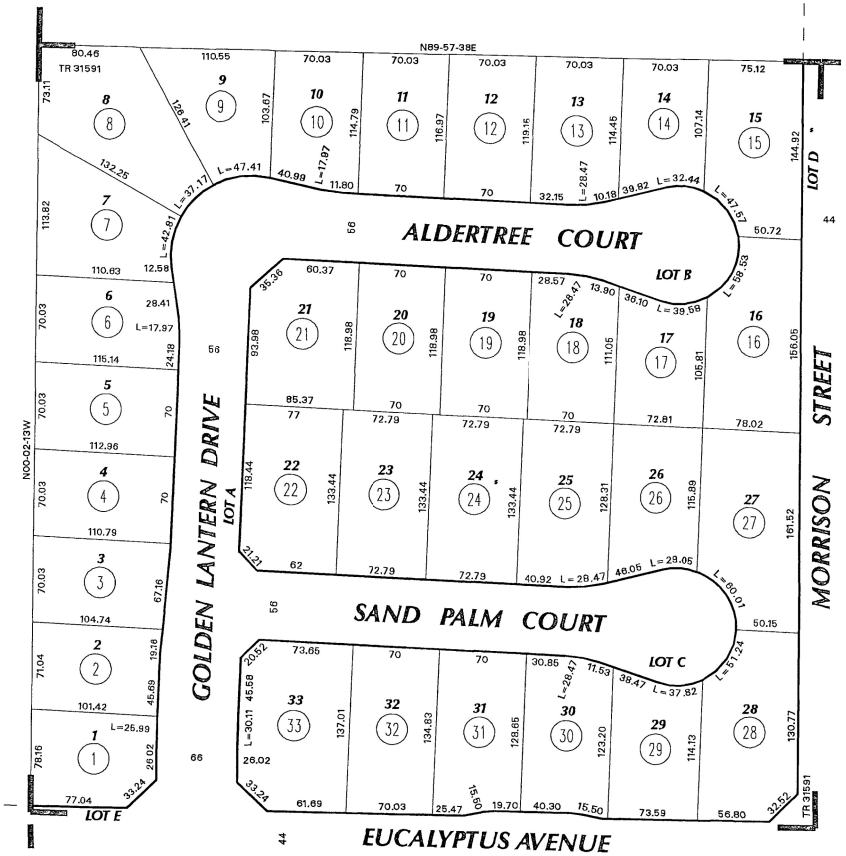
MAR 01 2007

POR. SEC 4 T.3S., R.3W
CITY OF MORENO VALLEY

T.R.A. 021-004

487-31
477-89

1" = 100'
ANGLE = 0



ASSESSOR'S MAP BK487 PG.31
Riverside County, Calif.

SCH

MB 402/27-29 TRACT MAP NO. 31591

Sep 2006

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.

FEB 1 4 2008

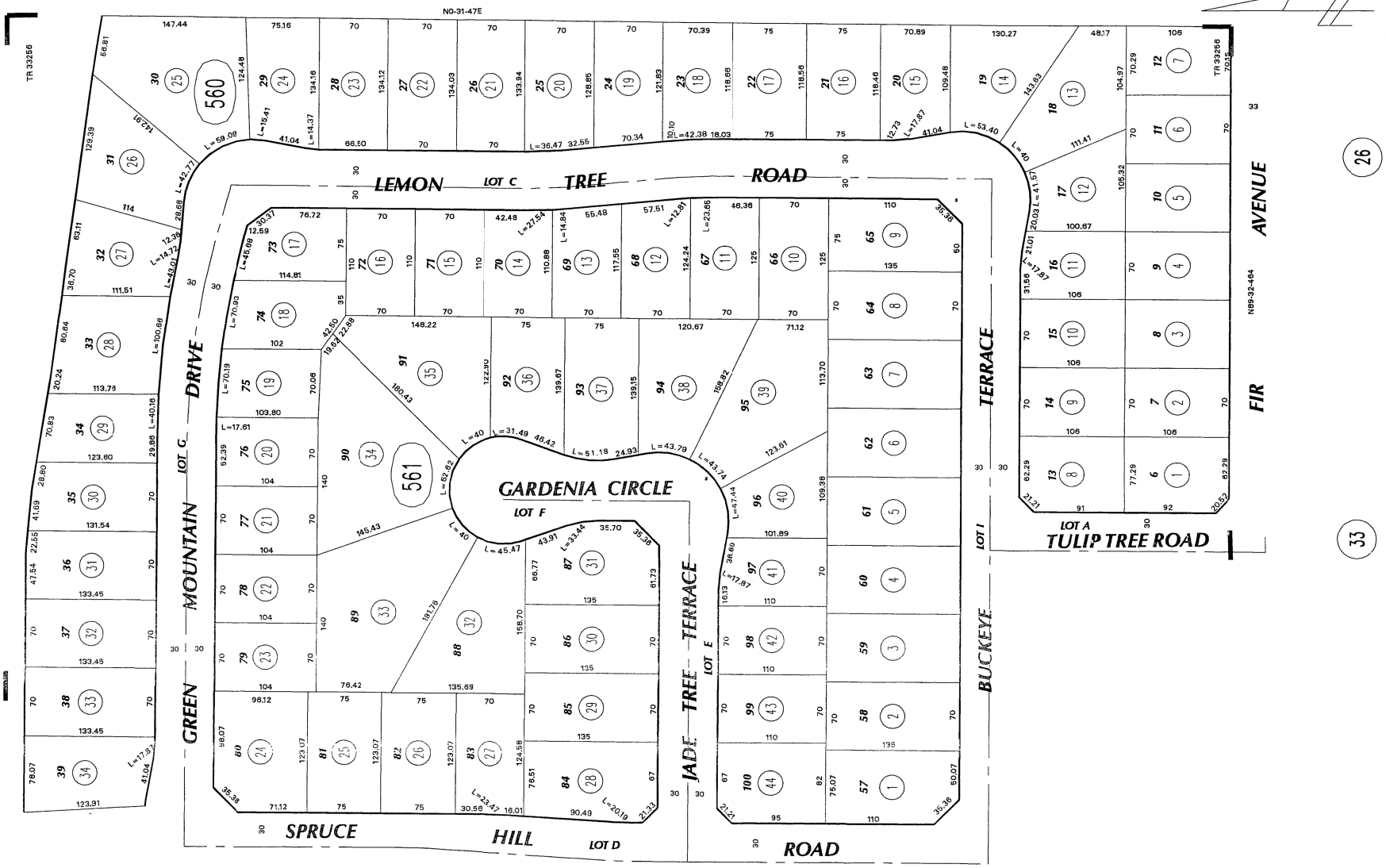
POR. SEC 4 T.3S., R.3W
CITY OF MORENO VALLEY

TRA 021-323

487-56

487-25

1" = 100'
ANGLE = 90



ASSESSOR'S MAP BK487 PG.56
Riverside County, Calif.

MB 415/53-57 TRACT MAP NO 33256

Feb 2008

Exhibit D

Series 2018 Special Tax Refunding Bonds

Debt Service Schedule

Moreno Valley Unified School District
Community Facilities District No. 2005-3
2018 Special Tax Refunding Bonds
Debt Service Schedule

Period	2018 Special Tax Refunding Bonds			
	Principal	Interest	Debt Service	Total Semi-Annual Debt Service
3/1/2018	$0.00	$0.00	*$0.00*	**$323,671.94**
9/1/2018	245,000.00	78,671.94	*323,671.94*	
3/1/2019	0.00	195,775.00	*195,775.00*	**591,550.00**
9/1/2019	200,000.00	195,775.00	*395,775.00*	
3/1/2020	0.00	192,775.00	*192,775.00*	**605,550.00**
9/1/2020	220,000.00	192,775.00	*412,775.00*	
3/1/2021	0.00	189,475.00	*189,475.00*	**618,950.00**
9/1/2021	240,000.00	189,475.00	*429,475.00*	
3/1/2022	0.00	184,675.00	*184,675.00*	**634,350.00**
9/1/2022	265,000.00	184,675.00	*449,675.00*	
3/1/2023	0.00	179,375.00	*179,375.00*	**643,750.00**
9/1/2023	285,000.00	179,375.00	*464,375.00*	
3/1/2024	0.00	173,675.00	*173,675.00*	**652,350.00**
9/1/2024	305,000.00	173,675.00	*478,675.00*	
3/1/2025	0.00	167,575.00	*167,575.00*	**660,150.00**
9/1/2025	325,000.00	167,575.00	*492,575.00*	
3/1/2026	0.00	159,450.00	*159,450.00*	**673,900.00**
9/1/2026	355,000.00	159,450.00	*514,450.00*	
3/1/2027	0.00	150,575.00	*150,575.00*	**691,150.00**
9/1/2027	390,000.00	150,575.00	*540,575.00*	
3/1/2028	0.00	140,825.00	*140,825.00*	**706,650.00**
9/1/2028	425,000.00	140,825.00	*565,825.00*	
3/1/2029	0.00	130,200.00	*130,200.00*	**720,400.00**
9/1/2029	460,000.00	130,200.00	*590,200.00*	
3/1/2030	0.00	118,700.00	*118,700.00*	**737,400.00**
9/1/2030	500,000.00	118,700.00	*618,700.00*	
3/1/2031	0.00	106,200.00	*106,200.00*	**752,400.00**
9/1/2031	540,000.00	106,200.00	*646,200.00*	
3/1/2032	0.00	92,700.00	*92,700.00*	**765,400.00**
9/1/2032	580,000.00	92,700.00	*672,700.00*	
3/1/2033	0.00	78,200.00	*78,200.00*	**781,400.00**
9/1/2033	625,000.00	78,200.00	*703,200.00*	
3/1/2034	0.00	62,575.00	*62,575.00*	**795,150.00**
9/1/2034	670,000.00	62,575.00	*732,575.00*	
3/1/2035	0.00	45,825.00	*45,825.00*	**811,650.00**
9/1/2035	720,000.00	45,825.00	*765,825.00*	
3/1/2036	0.00	27,825.00	*27,825.00*	**830,650.00**
9/1/2036	775,000.00	27,825.00	*802,825.00*	
3/1/2037	0.00	14,262.50	*14,262.50*	**843,525.00**
9/1/2037	815,000.00	14,262.50	*829,262.50*	
Total	**$8,940,000.00**	**$4,899,996.94**	**$13,839,996.94**	**$13,839,996.94**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

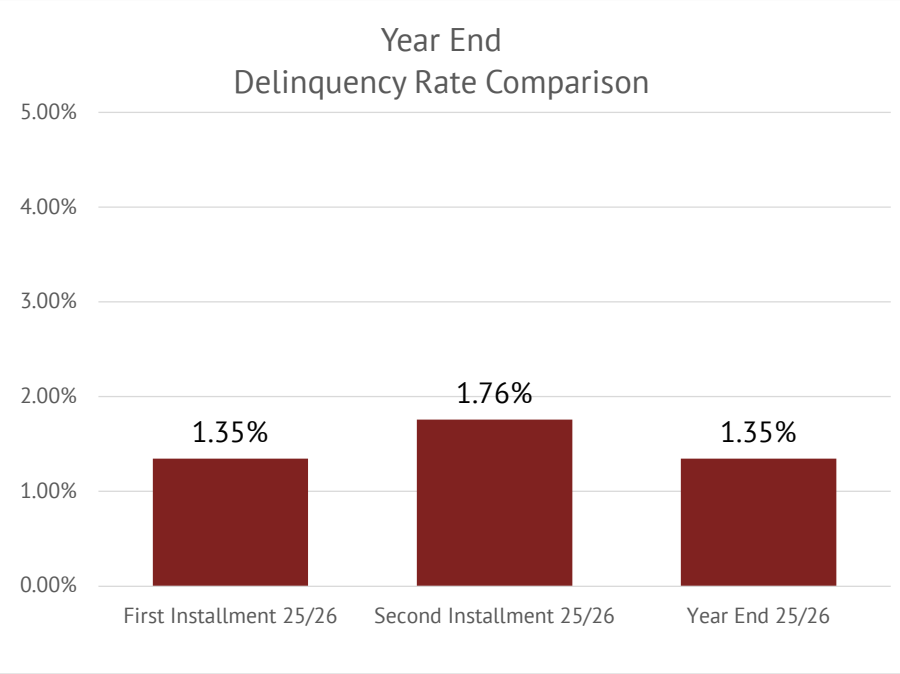
Year End Report for Fiscal Year 2025/2026

Moreno Valley Unified School District Community Facilities District No. 2005-3

Summary

Year End

Total Taxes Due June 30, 2026	**$938,650.72**
Amount Paid	**$926,011.28**
Amount Remaining to be Collected	**$12,639.44**
Number of Parcels Delinquent	**4**
Delinquency Rate	**1.35%**



Foreclosure

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

Foreclosure Qualification

Individual Parcel Delinquency	**N/A**
Individual Owner Multiple Parcels Delinquency	**$15,000**
Individual Parcels Semi-Annual Installments	**5**
Aggregate Delinquency Rate	**5.00%**

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshol	**1**
Parcels Exceeding CFD Aggregate	**0**

Pursuant to the Foreclosure Covenant in the Fiscal Agent Agreement there is no requirement to initiate Foreclosure Proceedings as long as the aggregate and indivudal delinquencies do not create a draw from the Reserve Fund that would bring the total fund balance below the Reserve Requirement.

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2025/2026

Moreno Valley Unified School District Community Facilities District No. 2005-3

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	$867,168.98	5	$853,357.43	$13,811.55	1.59%	$0.00	0.00%
2022/2023	884,512.96	3	878,051.28	6,461.68	0.73%	0.00	0.00%
2023/2024	902,202.54	4	891,540.69	10,661.85	1.18%	4,264.74	0.47%
2024/2025	920,246.28	2	911,546.24	8,700.04	0.95%	4,350.02	0.47%
2025/2026	938,650.72	4	926,011.28	12,639.44	1.35%	12,639.44	1.35%

Historical Delinquency Rate

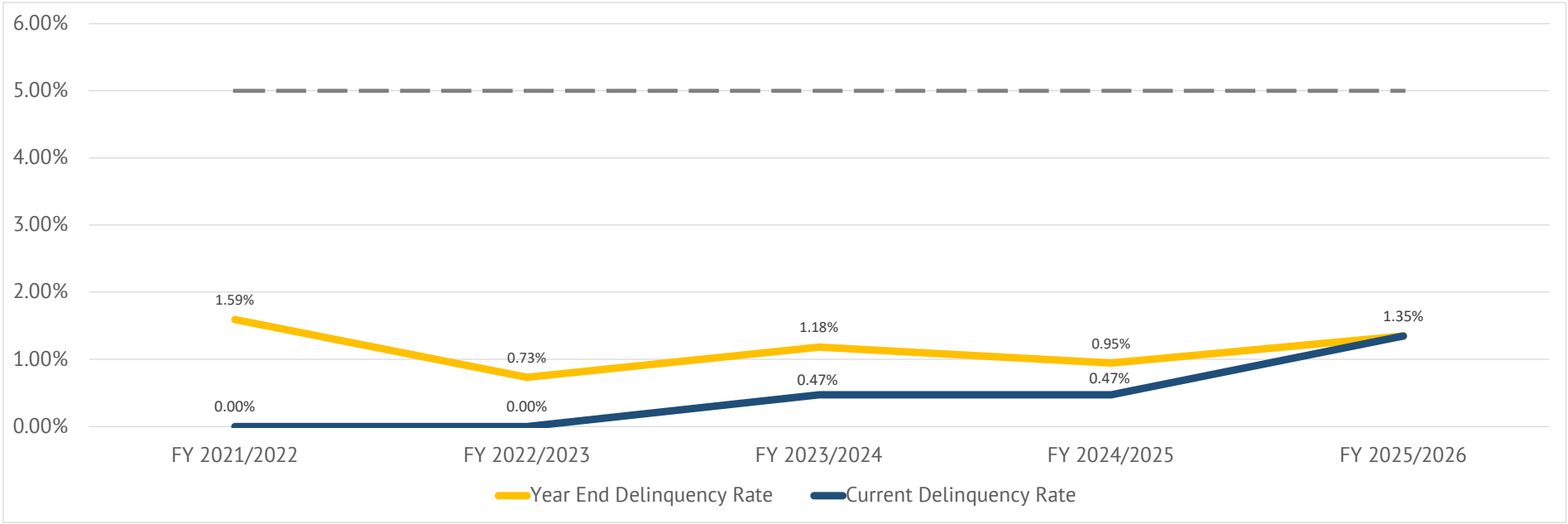


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Fund: CFD No. 2005-3 (Series 2018 Special Tax Refunding)

Subfund: 266908000 - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$2,909.02	$1,725,688.94	$3,957,911.20	($1,014,022.04)	($4,237,746.91)	$434,740.21			BEGINNING BALANCE
07-01-2025	$1,298.12					$436,038.33		Interest	Interest Earnings
08-01-2025	$1,393.77					$437,432.10		Interest	Interest Earnings
08-20-2025		$1,808.72				$439,240.82		Deposit	Special Tax Deposit
09-02-2025					($492,575.00)	($53,334.18)	Certificate Investors	Debt Service Interest	Debt Service Interest
09-02-2025	$1,399.95					($51,934.23)		Interest	Interest Earnings
09-03-2025			$51,934.23			$0.00		Transfer In	Transfer from 266908002 Special Tax Fund
10-01-2025	$45.18					$45.18		Interest	Interest Earnings
11-03-2025	$0.14					$45.32		Interest	Interest Earnings
12-01-2025	$0.13					$45.45		Interest	Interest Earnings
01-02-2026	$0.13					$45.58		Interest	Interest Earnings
02-02-2026	$0.12					$45.70		Interest	Interest Earnings
02-27-2026			$159,404.30			$159,450.00		Transfer In	Transfer from 266908002 Special Tax Fund
02-27-2026			$177,500.00			$336,950.00		Transfer In	Transfer from 266908002 Special Tax Fund
03-02-2026					($159,450.00)	$177,500.00	Certificate Investors	Debt Service Interest	Debt Service Interest
03-02-2026	$58.25					$177,558.25		Interest	Interest Earnings
04-01-2026	$485.63					$178,043.88		Interest	Interest Earnings
05-01-2026	$456.44					$178,500.32		Interest	Interest Earnings
06-01-2026	$467.96					$178,968.28		Interest	Interest Earnings
	$5,605.82	$1,808.72	$388,838.53	$0.00	($652,025.00)	($255,771.93)			DATE RANGE BALANCE
Subfund Total	**$8,514.84**	**$1,727,497.66**	**$4,346,749.73**	**($1,014,022.04)**	**($4,889,771.91)**	**$178,968.28**	**Total for 266908000 - Bond Fund**		

Subfund: 266908002 - Special Tax

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$43,185.75	$4,356,007.46	$876,036.56	($4,957,631.56)	$0.00	$317,598.21			BEGINNING BALANCE
07-01-2025	$981.21					$318,579.42		Interest	Interest Earnings
08-01-2025	$1,018.32					$319,597.74		Interest	Interest Earnings
08-18-2025				($27,701.46)		$291,896.28		Transfer Out	Transfer To 266908003 Adminstrative Expense Fund
09-02-2025	$981.22					$292,877.50		Interest	Interest Earnings
09-03-2025				($51,934.23)		$240,943.27		Transfer Out	Transfer to 266908000 Bond Fund
09-24-2025				($240,943.27)		$0.00		Transfer Out	Transfer To 266908005 Special Tax Remainder
10-01-2025	$576.18					$576.18		Interest	Interest Earnings
11-03-2025	$1.76					$577.94		Interest	Interest Earnings
12-01-2025	$1.63					$579.57		Interest	Interest Earnings
01-02-2026	$1.61					$581.18		Interest	Interest Earnings
02-02-2026	$1.56					$582.74		Interest	Interest Earnings
02-04-2026		$485,200.43				$485,783.17		Deposit	Special Tax Deposit
02-18-2026		$7,611.69				$493,394.86		Deposit	Special Tax Deposit
02-27-2026				($177,500.00)		$315,894.86		Transfer Out	Transfer to 266908000 Bond Fund
02-27-2026				($159,404.30)		$156,490.56		Transfer Out	Transfer to 266908000 Bond Fund
03-02-2026	$996.36					$157,486.92		Interest	Interest Earnings
04-01-2026	$418.45					$157,905.37		Interest	Interest Earnings
05-01-2026	$404.82					$158,310.19		Interest	Interest Earnings
05-27-2026		$439,953.84				$598,264.03		Deposit	Special Tax Deposit

Subfund: 266908002 - Special Tax

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
06-01-2026	$564.98					$598,829.01		Interest	Interest Earnings
06-24-2026				($36,479.82)		$562,349.19		Transfer Out	Transfer To 266908003 Admin Exp Fd
	$5,948.10	$932,765.96	$0.00	($693,963.08)	$0.00	$244,750.98			DATE RANGE BALANCE
Subfund Total	**$49,133.85**	**$5,288,773.42**	**$876,036.56**	**($5,651,594.64)**	**$0.00**	**$562,349.19**	**Total for 266908002 - Special Tax**		

Subfund: 266908003 - Administration Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$3,271.47	$0.00	$258,100.74	$0.00	($250,416.93)	$10,955.28			BEGINNING BALANCE
07-01-2025	$34.78					$10,990.06		Interest	Interest Earnings
07-10-2025					($2,271.25)	$8,718.81	KeyAnalytics	Professional Services	Req 56 Admin Exp Charges April June 30 2025
08-01-2025	$29.98					$8,748.79		Interest	Interest Earnings
08-15-2025					($1,325.00)	$7,423.79	US Bank	Professional Services	Trustee Fee Via Memo Payment Of Us Bank Annual Invoice Per Req 58
08-18-2025			$27,701.46			$35,125.25		Transfer In	Transfer From 266908002 Special Tax Fund
08-19-2025					($30,000.00)	$5,125.25	M.V.U.S.D.	Professional Services	Via Check Cfd Adminstration For Fiscal Year 2024/2025
09-02-2025	$22.31					$5,147.56		Interest	Interest Earnings
10-01-2025	$15.63					$5,163.19		Interest	Interest Earnings
11-03-2025	$15.75					$5,178.94		Interest	Interest Earnings
11-04-2025					($2,271.25)	$2,907.69	KeyAnalytics	Professional Services	Via Check Invoice No 2025-1131 Req No 59
12-01-2025	$8.87					$2,916.56		Interest	Interest Earnings
01-02-2026	$8.08					$2,924.64		Interest	Interest Earnings
01-07-2026					$2,271.25	$5,195.89	KeyAnalytics	Professional Services	Reversal of Cash Disbursement Via Check Per client request check not received
01-08-2026					($2,271.25)	$2,924.64	KeyAnalytics	Professional Services	Invoice No 2025-1131 Reissued Check Req No 59
02-02-2026	$7.87					$2,932.51		Interest	Interest Earnings
02-05-2026					($2,271.25)	$661.26	KeyAnalytics	Professional Services	Via Check Req No. 60
03-02-2026	$2.38					$663.64		Interest	Interest Earnings
04-01-2026	$1.76					$665.40		Interest	Interest Earnings
05-01-2026	$1.71					$667.11		Interest	Interest Earnings
06-01-2026	$1.75					$668.86		Interest	Interest Earnings
06-24-2026			$36,479.82			$37,148.68		Transfer In	Transfer From 266908002 Special Tax Fd
06-25-2026					($2,271.25)	$34,877.43	KeyAnalytics	Professional Services	Via Check Jan 1 To Mar 31 26 Admin Charges Per Req Dtd 6.24.26
06-25-2026					($30,000.00)	$4,877.43	M.V.U.S.D.	Professional Services	Via Check 2025-26 Cfd Admininstration Req 61
06-29-2026					($2,271.25)	$2,606.18	KeyAnalytics	Professional Services	Via Check Apr 1 To June 30 26 Admin Charges Per Req Dtd 6.24.26
	$150.87	$0.00	$64,181.28	$0.00	($72,681.25)	($8,349.10)			DATE RANGE BALANCE
Subfund Total	**$3,422.34**	**$0.00**	**$322,282.02**	**$0.00**	**($323,098.18)**	**$2,606.18**	**Total for 266908003 - Administration Expense Fund**		

Subfund: 266908005 - Special Tax Remainder

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$69,148.44	$0.00	$1,399,458.51	($79,709.58)	($1,144,757.14)	$244,140.23			BEGINNING BALANCE
07-01-2025	$754.26					$244,894.49		Interest	Interest Earnings
08-01-2025	$782.79					$245,677.28		Interest	Interest Earnings
09-02-2025	$785.01					$246,462.29		Interest	Interest Earnings
09-24-2025			$240,943.27			$487,405.56		Transfer In	Transfer From 266908002 Special Tax Fund
10-01-2025	$914.77					$488,320.33		Interest	Interest Earnings
10-01-2025				($5.34)		$488,314.99		Transfer Out	Transfer to 266908002 Special Tax Fund
11-03-2025	$1,489.99					$489,804.98		Interest	Interest Earnings

Subfund: 266908005 - Special Tax Remainder

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
12-01-2025	$1,383.55					$491,188.53		Interest	Interest Earnings
01-02-2026	$1,361.33					$492,549.86		Interest	Interest Earnings
02-02-2026	$1,325.45					$493,875.31		Interest	Interest Earnings
03-02-2026	$1,192.68					$495,067.99		Interest	Interest Earnings
04-01-2026	$1,315.59					$496,383.58		Interest	Interest Earnings
05-01-2026	$1,272.56					$497,656.14		Interest	Interest Earnings
06-01-2026	$1,304.67					$498,960.81		Interest	Interest Earnings
	$13,882.65	$0.00	$240,943.27	($5.34)	$0.00	$254,820.58			DATE RANGE BALANCE
Subfund Total	**$83,031.09**	**$0.00**	**$1,640,401.78**	**($79,714.92)**	**($1,144,757.14)**	**$498,960.81**	**Total for 266908005 - Special Tax Remainder**		
Fund Total	**$144,102.12**	**$7,016,271.08**	**$7,185,470.09**	**($6,745,331.60)**	**($6,357,627.23)**	**$1,242,884.46**	**Total for CFD No. 2005-3 (Series 2018 Special Tax Refunding)**		
Grand Total	**$144,102.12**	**$7,016,271.08**	**$7,185,470.09**	**($6,745,331.60)**	**($6,357,627.23)**	**$1,242,884.46**	**Grand Total for Selected Funds/SubFunds**		

Exhibit G

Annual Special Tax Roll for Fiscal Year 2026/2027

Moreno Valley Unified School District
Community Facilities District No. 2005-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
27593	3	487-230-001	$4,464.64	$4,028.64
27593	4	487-230-002	$4,464.64	$3,760.36
27593	5	487-230-003	$4,525.78	$4,525.76
27593	6	487-230-004	$4,464.64	$4,028.64
27593	7	487-230-005	$4,464.64	$4,028.64
27593	8	487-230-006	$4,464.64	$4,337.82
27593	9	487-230-007	$4,464.64	$3,827.04
27593	10	487-230-008	$4,464.64	$4,028.64
27593	11	487-230-009	$4,525.78	$4,525.76
27593	12	487-230-010	$4,464.64	$4,337.82
27593	13	487-230-011	$4,464.64	$4,028.64
27593	14	487-230-012	$4,464.64	$4,028.64
27593	15	487-230-013	$4,464.64	$3,827.04
27593	16	487-230-014	$4,464.64	$3,357.20
27593	17	487-230-015	$4,525.78	$4,525.76
27593	18	487-230-016	$4,464.64	$4,028.64
27593	19	487-230-017	$4,464.64	$4,028.64
27593	20	487-230-018	$4,464.64	$4,337.82
27593	21	487-230-019	$4,464.64	$3,827.04
27593	22	487-230-020	$4,464.64	$4,028.64
27593	23	487-230-021	$4,464.64	$4,028.64
27593	24	487-230-022	$4,464.64	$3,827.04
27593	25	487-230-023	$4,464.64	$3,827.04
27593	26	487-230-024	$4,525.78	$4,525.76
27593	27	487-230-025	$4,464.64	$4,028.64
27593	28	487-230-026	$4,464.64	$3,357.20
27593	29	487-230-027	$4,464.64	$3,827.04
27593	30	487-230-028	$4,525.78	$4,525.76
27593	31	487-230-029	$4,464.64	$4,028.64
27593	32	487-230-030	$4,464.64	$3,827.04
27593	33	487-230-031	$4,464.64	$4,028.64
27593	34	487-230-032	$4,525.78	$4,525.76
27593	35	487-230-033	$4,464.64	$4,028.64
27593	36	487-230-034	$4,464.64	$3,827.04
27593	37	487-230-035	$4,525.78	$4,525.76
27593	38	487-230-036	$4,464.64	$3,760.36
27593	39	487-230-037	$4,464.64	$4,028.64
27593	40	487-230-038	$4,464.64	$4,028.64
27593	60	487-231-001	$4,464.64	$4,337.82
27593	61	487-231-002	$4,464.64	$4,028.64
27593	62	487-231-003	$4,464.64	$3,357.20
27593	63	487-231-004	$4,525.78	$4,525.76

Moreno Valley Unified School District
Community Facilities District No. 2005-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
27593	64	487-231-005	$4,464.64	$3,827.04
27593	65	487-231-006	$4,464.64	$4,028.64
27593	66	487-231-007	$4,464.64	$4,337.82
27593	67	487-231-008	$4,464.64	$3,827.04
27593	68	487-231-009	$4,464.64	$4,337.82
27593	69	487-231-010	$4,464.64	$4,028.64
27593	70	487-231-011	$4,464.64	$3,827.04
27593	71	487-231-012	$4,464.64	$4,028.64
27593	72	487-231-013	$4,464.64	$4,337.82
27593	73	487-231-014	$4,464.64	$4,028.64
27593	74	487-231-015	$4,464.64	$3,827.04
27593	75	487-231-016	$4,464.64	$4,337.82
27593	76	487-231-017	$4,464.64	$4,028.64
27593	77	487-232-001	$4,464.64	$3,827.04
27593	78	487-232-002	$4,525.78	$4,525.76
27593	79	487-232-003	$4,464.64	$4,028.64
27593	80	487-232-004	$4,464.64	$3,357.20
27593	81	487-232-005	$4,464.64	$3,827.04
27593	82	487-232-006	$4,464.64	$4,337.82
27593	83	487-232-007	$4,464.64	$4,028.64
27593	84	487-232-008	$4,464.64	$3,827.04
27593	85	487-232-009	$4,525.78	$4,525.76
27593	1	487-240-001	$4,464.64	$4,337.82
27593	2	487-240-002	$4,464.64	$4,028.64
27593	41	487-240-003	$4,464.64	$4,337.82
27593	42	487-240-004	$4,464.64	$3,357.20
27593	52	487-241-001	$4,464.64	$4,028.64
27593	53	487-241-002	$4,525.78	$4,525.76
27593	54	487-241-003	$4,464.64	$3,827.04
27593	55	487-241-004	$4,464.64	$4,028.64
27593	56	487-241-005	$4,464.64	$4,028.64
27593	57	487-241-006	$4,464.64	$4,337.82
27593	58	487-241-007	$4,464.64	$4,028.64
27593	59	487-241-008	$4,464.64	$3,760.36
27593	43	487-241-009	$4,525.78	$4,525.76
27593	44	487-241-010	$4,464.64	$4,028.64
27593	45	487-241-011	$4,464.64	$3,827.04
27593	46	487-241-012	$4,464.64	$4,028.64
27593	47	487-241-013	$4,464.64	$4,337.82
27593	48	487-241-014	$4,464.64	$3,827.04
27593	49	487-241-015	$4,464.64	$4,028.64
27593	50	487-241-016	$4,464.64	$4,028.64

Moreno Valley Unified School District
Community Facilities District No. 2005-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
27593	51	487-241-017	$4,464.64	$4,337.82
27593	86	487-242-001	$4,464.64	$4,028.64
27593	87	487-242-002	$4,464.64	$4,028.64
27593	88	487-242-003	$4,464.64	$4,337.82
27593	89	487-242-004	$4,464.64	$4,028.64
27593	90	487-242-005	$4,464.64	$3,827.04
27593	91	487-242-006	$4,464.64	$3,827.04
33256	40	487-242-007	$4,457.38	$3,760.36
33256	41	487-242-008	$4,525.78	$4,525.76
33256	42	487-242-009	$4,457.38	$4,028.64
33256	43	487-242-010	$4,457.38	$3,827.04
33256	44	487-242-011	$4,457.38	$3,760.36
27593	92	487-243-001	$4,525.78	$4,525.76
27593	93	487-243-002	$4,464.64	$4,028.64
27593	94	487-243-003	$4,464.64	$3,827.04
27593	95	487-243-004	$4,464.64	$4,337.82
27593	96	487-243-005	$4,464.64	$3,827.04
27593	97	487-243-006	$4,464.64	$3,827.04
27593	98	487-243-007	$4,464.64	$4,028.64
27593	99	487-243-008	$4,464.64	$4,028.64
27593	100	487-243-009	$4,464.64	$4,337.82
27593	101	487-243-010	$4,464.64	$3,357.20
33256	1	487-243-011	$4,525.78	$4,525.76
33256	2	487-243-012	$4,457.38	$4,028.64
33256	3	487-243-013	$4,457.38	$4,028.64
33256	4	487-243-014	$4,525.78	$4,525.76
33256	5	487-243-015	$4,457.38	$3,357.20
33256	45	487-243-016	$4,525.78	$4,525.76
33256	46	487-243-017	$4,525.78	$4,525.76
33256	47	487-243-018	$4,457.38	$4,028.64
33256	48	487-243-019	$4,457.38	$3,827.04
33256	49	487-243-020	$4,525.78	$4,525.76
33256	50	487-243-021	$4,457.38	$4,028.64
33256	51	487-243-022	$4,525.78	$4,525.76
33256	52	487-243-023	$4,457.38	$4,337.82
33256	53	487-243-024	$4,457.38	$4,028.64
33256	54	487-243-025	$4,457.38	$4,028.64
33256	55	487-243-026	$4,457.38	$3,357.20
33256	56	487-243-027	$4,525.78	$4,525.76
31591	1	487-310-001	$4,199.24	$4,028.64
31591	2	487-310-002	$4,337.84	$4,337.82
31591	3	487-310-003	$4,199.24	$3,827.04

Moreno Valley Unified School District
Community Facilities District No. 2005-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31591	4	487-310-004	$4,199.24	$4,028.64
31591	5	487-310-005	$4,525.78	$4,525.76
31591	6	487-310-006	$4,199.24	$3,357.20
31591	7	487-310-007	$4,337.84	$4,337.82
31591	8	487-310-008	$4,199.24	$4,028.64
31591	9	487-310-009	$4,199.24	$4,028.64
31591	10	487-310-010	$4,199.24	$4,028.64
31591	11	487-310-011	$4,199.24	$4,028.64
31591	12	487-310-012	$4,525.78	$4,525.76
31591	13	487-310-013	$4,199.24	$3,357.20
31591	14	487-310-014	$4,199.24	$3,827.04
31591	15	487-310-015	$4,337.84	$4,337.82
31591	16	487-310-016	$4,199.24	$4,028.64
31591	17	487-310-017	$4,199.24	$4,028.64
31591	18	487-310-018	$4,525.78	$4,525.76
31591	19	487-310-019	$4,199.24	$3,827.04
31591	20	487-310-020	$4,199.24	$4,028.64
31591	21	487-310-021	$4,337.84	$4,337.82
31591	22	487-310-022	$4,525.78	$4,525.76
31591	23	487-310-023	$4,199.24	$4,028.64
31591	24	487-310-024	$4,199.24	$4,028.64
31591	25	487-310-025	$4,337.84	$4,337.82
31591	26	487-310-026	$4,199.24	$4,028.64
31591	27	487-310-027	$4,199.24	$4,028.64
31591	28	487-310-028	$4,337.84	$4,337.82
31591	29	487-310-029	$4,199.24	$3,827.04
31591	30	487-310-030	$4,199.24	$4,028.64
31591	31	487-310-031	$4,525.78	$4,525.76
31591	32	487-310-032	$4,199.24	$4,028.64
31591	33	487-310-033	$4,199.24	$3,357.20
33256	6	487-560-001	$4,525.78	$4,525.76
33256	7	487-560-002	$4,457.38	$4,028.64
33256	8	487-560-003	$4,457.38	$3,827.04
33256	9	487-560-004	$4,525.78	$4,525.76
33256	10	487-560-005	$4,457.38	$4,337.82
33256	11	487-560-006	$4,457.38	$3,357.20
33256	12	487-560-007	$4,525.78	$4,525.76
33256	13	487-560-008	$4,457.38	$3,827.04
33256	14	487-560-009	$4,525.78	$4,525.76
33256	15	487-560-010	$4,457.38	$3,827.04
33256	16	487-560-011	$4,525.78	$4,525.76
33256	17	487-560-012	$4,457.38	$4,028.64

Moreno Valley Unified School District
Community Facilities District No. 2005-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
33256	18	487-560-013	$4,525.78	$4,525.76
33256	19	487-560-014	$4,457.38	$3,827.04
33256	20	487-560-015	$4,457.38	$4,028.64
33256	21	487-560-016	$4,525.78	$4,525.76
33256	22	487-560-017	$4,457.38	$3,827.04
33256	23	487-560-018	$4,457.38	$4,028.64
33256	24	487-560-019	$4,525.78	$4,525.76
33256	25	487-560-020	$4,525.78	$4,525.76
33256	26	487-560-021	$4,457.38	$4,028.64
33256	27	487-560-022	$4,525.78	$4,525.76
33256	28	487-560-023	$4,457.38	$3,827.04
33256	29	487-560-024	$4,525.78	$4,525.76
33256	30	487-560-025	$4,525.78	$4,525.76
33256	31	487-560-026	$4,457.38	$4,028.64
33256	32	487-560-027	$4,457.38	$4,028.64
33256	33	487-560-028	$4,525.78	$4,525.76
33256	34	487-560-029	$4,457.38	$3,827.04
33256	35	487-560-030	$4,457.38	$3,760.36
33256	36	487-560-031	$4,525.78	$4,525.76
33256	37	487-560-032	$4,457.38	$3,827.04
33256	38	487-560-033	$4,525.78	$4,525.76
33256	39	487-560-034	$4,457.38	$4,028.64
33256	57	487-561-001	$4,457.38	$4,337.82
33256	58	487-561-002	$4,457.38	$4,028.64
33256	59	487-561-003	$4,457.38	$4,028.64
33256	60	487-561-004	$4,525.78	$4,525.76
33256	61	487-561-005	$4,457.38	$3,760.36
33256	62	487-561-006	$4,457.38	$4,028.64
33256	63	487-561-007	$4,457.38	$3,827.04
33256	64	487-561-008	$4,525.78	$4,525.76
33256	65	487-561-009	$4,457.38	$3,827.04
33256	66	487-561-010	$4,525.78	$4,525.76
33256	67	487-561-011	$4,457.38	$3,827.04
33256	68	487-561-012	$4,457.38	$3,760.36
33256	69	487-561-013	$4,457.38	$3,827.04
33256	70	487-561-014	$4,525.78	$4,525.76
33256	71	487-561-015	$4,457.38	$4,028.64
33256	72	487-561-016	$4,525.78	$4,525.76
33256	73	487-561-017	$4,457.38	$3,760.36
33256	74	487-561-018	$4,525.78	$4,525.76
33256	75	487-561-019	$4,457.38	$3,827.04
33256	76	487-561-020	$4,525.78	$4,525.76

Moreno Valley Unified School District
Community Facilities District No. 2005-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
33256	77	487-561-021	$4,457.38	$4,028.64
33256	78	487-561-022	$4,525.78	$4,525.76
33256	79	487-561-023	$4,457.38	$4,028.64
33256	80	487-561-024	$4,525.78	$4,525.76
33256	81	487-561-025	$4,457.38	$4,028.64
33256	82	487-561-026	$4,457.38	$4,028.64
33256	83	487-561-027	$4,457.38	$3,760.36
33256	84	487-561-028	$4,457.38	$3,827.04
33256	85	487-561-029	$4,525.78	$4,525.76
33256	86	487-561-030	$4,457.38	$3,827.04
33256	87	487-561-031	$4,525.78	$4,525.76
33256	88	487-561-032	$4,457.38	$3,827.04
33256	89	487-561-033	$4,525.78	$4,525.76
33256	90	487-561-034	$4,525.78	$4,525.76
33256	91	487-561-035	$4,457.38	$3,827.04
33256	92	487-561-036	$4,457.38	$4,028.64
33256	93	487-561-037	$4,457.38	$3,827.04
33256	94	487-561-038	$4,457.38	$3,827.04
33256	95	487-561-039	$4,525.78	$4,525.76
33256	96	487-561-040	$4,457.38	$3,760.36
33256	97	487-561-041	$4,457.38	$4,028.64
33256	98	487-561-042	$4,525.78	$4,525.76
33256	99	487-561-043	$4,457.38	$3,827.04
33256	100	487-561-044	$4,457.38	$3,760.36

Total Parcels	**234**
Total Taxable Parcels	**234**
Total Maximum Annual Special Tax	**$1,041,100.04**
Total Assigned Special Tax	**$957,424.12**