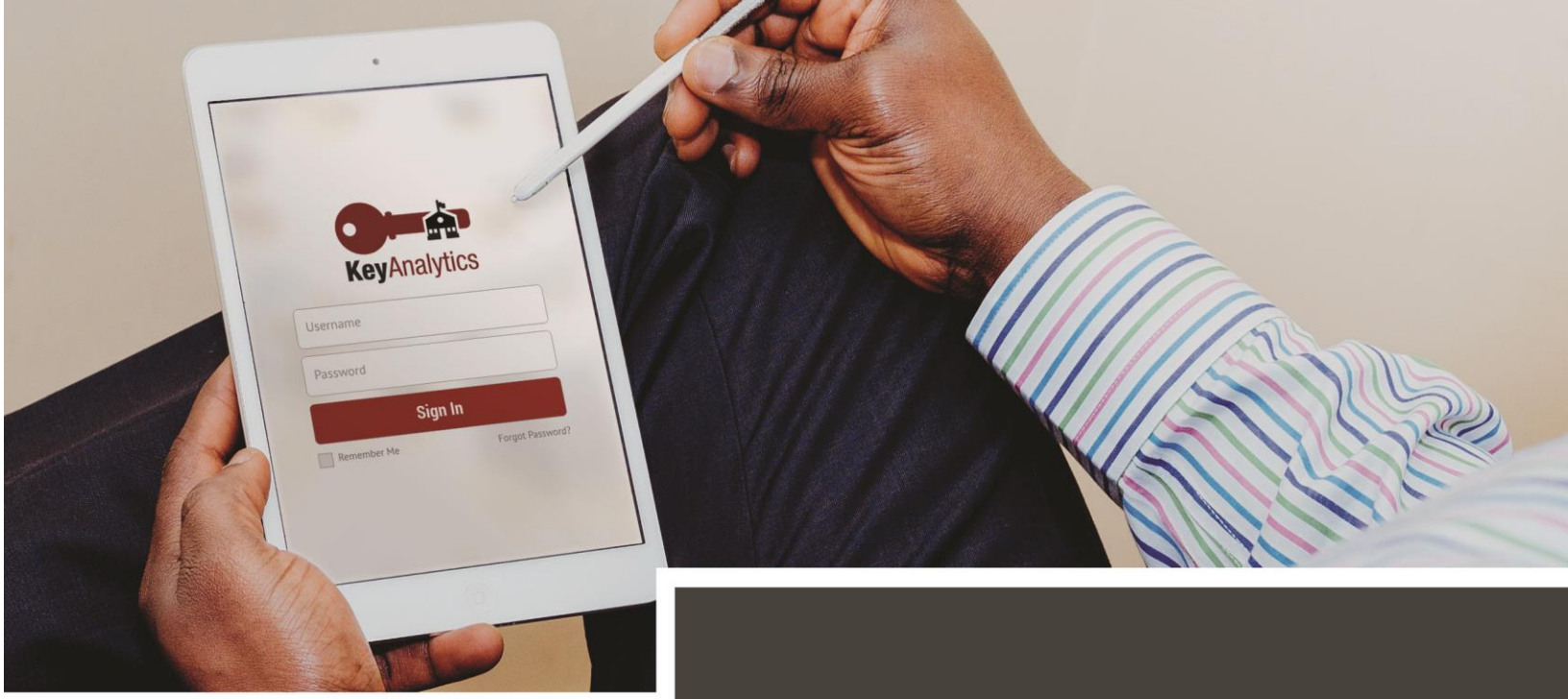




Community Facilities District No. 2016-1 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Moreno Valley Unified School District

2026 / 2027



KeyAnalytics

A division of California Financial Services

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Introduction

Community Facilities District No. 2016-1 ("CFD No. 2016-1") 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. 2016-1 is authorized under the Act to finance certain facilities (the "Authorized Facilities") as established at the time of formation.

This Annual Special Tax Report (the "Report") summarizes certain general and administrative information and analyzes the financial obligations of CFD No. 2016-1 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2026/2027. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the "RMA") which is attached to this Report as Exhibit A. All capitalized terms not defined herein are used as defined in the RMA.

All capitalized terms not defined herein are used as defined in the RMA and/or Fiscal Agent Agreement ("FAA"), dated February 1, 2020 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. 2016-1 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2025/2026 Special Tax Levy

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

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with CFD No. 2016-1.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 ("SB 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. 2016-1 for Fiscal Year 2025/2026.

Section V –Special Tax Requirement

Section V calculates the Special Tax Requirement based on the obligations of CFD No. 2016-1 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. 2016-1.

Section VII – Fiscal Year 2026/2027 Special Tax Levy

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

I. CFD Background

This Section provides background information regarding the formation of CFD No. 2016-1 and the bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2016-1 is located is located east of Perris Boulevard and north of Pico Vista Way in the City of Moreno Valley (the "City"). For reference, the boundary map of CFD No. 2016-1 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2016-1 was formed and established by the School District on July 19, 2016, 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. 2016-1, and a landowner election at which the qualified electors of CFD No. 2016-1 authorized CFD No. 2016-1 to incur bonded indebtedness in an amount not to exceed $10,000,000 and approved the levy of Annual Special Taxes.

CFD No. 2016-1 was also formed in connection with a School Facilities Funding and Mitigation Agreement, dated June 14, 2016 the "Mitigation Agreement"), by and between the School District and Covey Ranch 1 Inv., LLC ("Developer"). In addition, CFD No. 2016-1 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 Facilities Agreement dated as of June 14, 2016 by and among the School District, the Developer and EMWD.

The table below provides information related to the formation of CFD No. 2016-1.

Board Actions Related to Formation of CFD No. 2016-1

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	June 14, 2016	2015-16-77
Resolution to Incur Bonded Indebtedness	June 14, 2016	2015-16-78
Resolution of Formation	July 19, 2016	2016-17-08
Resolution Calling Election	July 19, 2016	2016-17-06
Ordinance Levying Special Taxes	August 2, 2016	Ordinance No. 2016-17-07

A Notice of Special Tax Lien was recorded in the real property records of the County of Riverside ("County") on August 17, 2016, as Instrument No. 2016-0353316 on all property within CFD No. 2016-1.

C. Bonds

Series 2020 Special Tax Bonds

On February 13, 2020, the Series 2020 Special Tax Bonds of the Moreno Valley Unified School District Community Facilities District No. 2016-1 ("2020 Bonds") were issued in the amount of $5,245,000. The 2020 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated February 1, 2020 ("FAA"), and the Act. The 2020 Bonds were issued to fund the Authorized Facilities of CFD No. 2016-1, fund a reserve fund for the 2020 Bonds, and pay the costs of issuing the 2020 Bonds. For more information regarding the use of the 2020 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

II. Fiscal Year 2025/2026 Annual Special Tax

Each Fiscal Year, CFD No. 2016-1 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2025/2026.

A. Special Tax Levy

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

Fiscal Year 2025/2026
Annual Special Tax Levy

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1 - Residential Property	2,300 Sq. Ft. or Less	35 Units	$2,625.70 Per Unit	$91,899.50
2 - Residential Property	2,301 Sq. Ft. to 2,500 Sq. Ft.	21 Units	$2,748.82 Per Unit	57,725.22
3 - Residential Property	2,501 Sq. Ft. to 2,700 Sq. Ft.	18 Units	$2,871.94 Per Unit	51,694.92
4 - Residential Property	2,701 Sq. Ft. to 2,900 Sq. Ft.	3 Units	$2,995.06 Per Unit	8,985.18
5 - Residential Property	2,901 Sq. Ft. to 3,100 Sq. Ft.	36 Units	$3,118.18 Per Unit	112,254.48
6 - Residential Property	3,101 Sq. Ft. to 3,300 Sq. Ft.	1 Unit	$3,146.22 Per Unit	3,146.22
7 - Residential Property	3,301 Sq. Ft. to 3,500 Sq. Ft.	0 Units	$3,269.34 Per Unit	0.00
8 - Residential Property	3,501 Sq. Ft. to 3,700 Sq. Ft.	0 Units	$3,393.68 Per Unit	0.00
9 - Residential Property	Greater than 3,701 Sq. Ft.	0 Units	$3,516.78 Per Unit	0.00
10 - Non-Residential Property [1]	N/A	0.00 Acres	$0.00 Per Acre	0.00
Undeveloped Property [2]	N/A	0.00 Acres	$0.00 Per Acre	0.00
Total		**114 Units**		**$325,705.52**

[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 for Non-Residential Property per the RMA is $12,426.57 per Acre.
[2] Undeveloped Properties are levied at $0.00 per Acre due to sufficient Special Tax Levy coverage from Residential Property. The Assigned Annual Special Tax Rate for Undeveloped Property per the RMA is $12,426.57 per Acre.

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2016-1, as of June 30, 2026, for Fiscal Year 2025/2026 is summarized in the table below. Based on the Foreclosure Covenant outlined in the 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. 2016-1
Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$300,901.42	4	$291,558.26	$9,343.16	3.11%	$229.06	0.08%
2022/2023	306,919.60	1	304,329.32	2,590.28	0.84%	2,590.28	0.84%
2023/2024	313,058.06	2	307,892.24	5,165.82	1.65%	2,642.08	0.84%
2024/2025	319,319.16	2	317,647.55	3,982.03	1.25%	3,982.03	1.25%
2025/2026	325,705.52	2	320,331.00	5,374.52	1.65%	5,374.52	1.65%

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 2020 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 2016-1.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2020 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the FAA.

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

Fund and Account Balances
as of June 30, 2026

Account Name	Account Number	Balance
Special Tax Fund	246039000	$207,983.92
Bond Fund	246039001	37,919.56
Reserve Fund	246039002	414,111.49
Administrative Expense Fund	246039003	18,209.31
Residual Fund	246039007	169,507.33
School Facilities Account	246039004	7,454.25
EMWD Facilities Account	246039005	0.00
Total		**$855,185.86**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2016-1 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2016-1 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	318,751.15
Investment Earnings	28,715.33
Total	**$347,466.48**
Uses	
Interest Payments	($250,575.00)
Principal Payments	0.00
Authorized Facilities	(917,000.00)
Administrative Expenses	(49,446.25)
Total	**($1,217,021.25)**

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 facilities to be owned and operated by the School District including, without limitation, classrooms, multi-purpose, recreational facilities, on-site office space, central support, School District administration facilities and auxiliary space, interim housing, and transportation including transportation center improvements, and special education facilities together with furniture, equipment and technology, together with all land or interest in land required for the construction of school facilities including sites and site improvements, and all land or interest in land required to be provided by the School District as mitigation of environmental impacts associated with the development of such school facilities (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment), needed by the School District in order to mitigate the impact on school facilities of the student population to be generated as a result of the development within the School District including the Property.

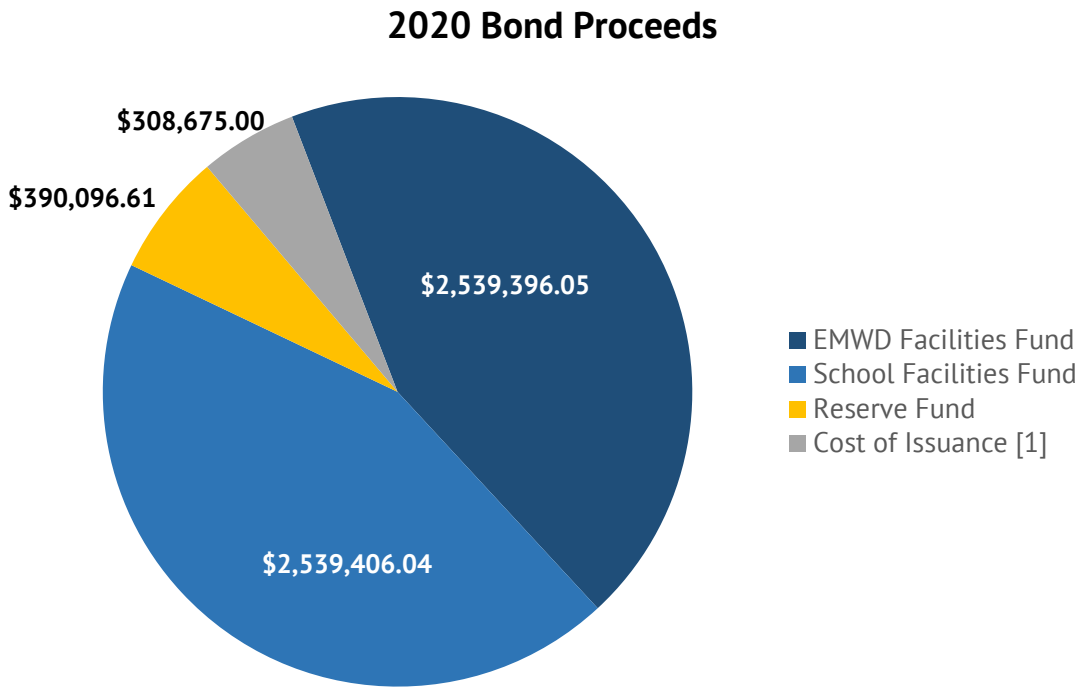
2. Water and Sewer Facilities

Public water and sewer improvements, and facilities connection and capacity fees to be owned, and operated and maintained by the EMWD including such facilities to be included in EMWD fee programs

B. Series 2020 Special Tax Bonds

1. Bond Proceeds

In accordance with the FAA, the total bond proceeds of $5,245,000 plus the $532,573.70 in Net Original Issue Premium were deposited into the funds and accounts as shown in the graph below.



[1] This amount includes the Underwriter's Discount of $78,675.00. The actual amount deposited into the Cost of Issuance account was $230,000.00.

2. Construction Funds and Accounts

The construction funds generated for school facilities from the issuance of the 2020 Bonds have been deposited into the School Facilities Account of the Construction Fund. The table below summarizes the accruals and expenditures within the School Facilities Account of the 2020 Bonds.

School Facilities Account of the Construction Fund

Balance as of July 1, 2025		**$919,969.32**
Accruals		$4,484.93
Investment Earnings	$4,484.93	
Expenditures		($917,000.00)
Authorized School Facilities	($917,000.00)	
Balance as of June 30, 2026		**$7,454.25**

The construction funds generated for EMWD facilities from the issuance of the 2020 Bonds have been expended on the Authorized Facilities of CFD No. 2016-1 and the EMWD Facilities Account has been closed. For an accounting of the accruals and expenditures within this account, refer to the Administration Reports of CFD No. 2016-1 for prior years.

C. Special Taxes

CFD No. 2016-1 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2016-1 within the Special Tax Fund created under the FAA.

Special Tax Fund

Balance as of July 1, 2025		**$203,747.64**
Accruals		$321,402.53
Special Tax Deposits	$318,751.15	
Investment Earnings	2,651.38	
Expenditures		($317,166.25)
Transfer to the Residual Fund	($15,034.46)	
Transfer to the Bond Fund	(243,137.47)	
Transfer to the Administration Expense Fund	(58,994.32)	
Balance as of June 30, 2026		**$207,983.92**

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 Residual Fund. Funds within the Residual Fund may be used for Authorized Facilities.

Residual Fund

Balance as of July 1, 2025		**$148,969.34**
Accruals		$20,537.99
Transfer from Special Tax Fund	$15,034.46	
Investment Earnings	5,503.53	
Expenditures		$0.00
Balance as of June 30, 2026		**$169,507.33**

V. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of CFD No. 2016-1 based on the financial obligations for Fiscal Year 2026/2027.

A. Special Tax Requirement

The Annual Special Taxes of CFD No. 2016-1 are calculated in accordance and pursuant to the RMA. Any amounts not required to pay Administrative Expenses and Debt Service on Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 2016-1. The table below shows the calculation of the Special Tax Requirement for Fiscal Year 2026/2027.

Special Tax Requirement for CFD No. 2016-1

Fiscal Year 2025/2026 Remaining Sources		**$249,002.94**
Balance of Special Tax Fund	$207,983.92	
Balance of Bond Fund	37,919.56	
Anticipated Special Taxes	3,099.46	
Fiscal Year 2025/2026 Remaining Obligations		**($249,002.94)**
September 1, 2026 Interest Payment	($92,137.50)	
September 1, 2026 Principal Payment	(75,000.00)	
Direct Construction of Authorized Facilities	(81,865.44)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($332,219.80)**
Administrative Expense Budget	($37,047.87)	
Anticipated Special Tax Delinquencies [1]	(5,482.01)	
March 1, 2027 Interest Payment	(90,637.50)	
September 1, 2027 Interest Payment	(90,637.50)	
September 1, 2027 Principal Payment	(80,000.00)	
Direct Construction of Authorized Facilities	(28,414.92)	
Fiscal Year 2026/2027 Special Tax Requirement		**$332,219.80**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 1.65%.

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	$19,915.66
Consultant/Trustee Expenses	12,000.00
County Tax Collection Fees	132.21
Contingency for Legal	5,000.00
Total Expenses	**$37,047.87**

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2016-1 are assigned an Annual Special Tax classification based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within CFD No. 2016-1.

A. Developed Property

Pursuant to the RMA, a parcel is considered to be classified as Developed Property once a Building Permit is issued on or prior to May 1st of the prior Fiscal Year. 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
2018/2019	Residential Property	17
2019/2020	Residential Property	55
2020/2021	Residential Property	42
Total		**114**

Building Permits have been issued for 114 Units by the City within CFD No. 2016-1. According to the County Assessor, all property zoned for residential development within CFD No. 2016-1 has been built and completed. The table below summarizes the Special Tax classification for the Units within CFD No. 2016-1.

Fiscal Year 2026/2027
Special Tax Classification

Tax Class	Land Use	Number of Units/Acres
1	Residential Property	35 Units
2	Residential Property	21 Units
3	Residential Property	18 Units
4	Residential Property	3 Units
5	Residential Property	36 Units
6	Residential Property	1 Unit
7	Residential Property	0 Units
8	Residential Property	0 Units
9	Residential Property	0 Units
Subtotal Residential Property		*114 Units*
10	Non-Residential Property	0.00 Acres
N/A	Undeveloped Property	0.00 Acres
Subtotal Non- Residential Property		*0.00 Acres*
Total		**114 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 IV, CFD No. 2016-1 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. 2016-1 can be found in the table below.

Fiscal Year 2026/2027
Annual Special Tax Levy

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1 - Residential Property	2,300 Sq. Ft. or Less	35 Units	$2,678.22 Per Unit	$93,737.70
2 - Residential Property	2,301 Sq. Ft. to 2,500 Sq. Ft.	21 Units	$2,803.80 Per Unit	58,879.80
3 - Residential Property	2,501 Sq. Ft. to 2,700 Sq. Ft.	18 Units	$2,929.38 Per Unit	52,728.84
4 - Residential Property	2,701 Sq. Ft. to 2,900 Sq. Ft.	3 Units	$3,054.96 Per Unit	9,164.88
5 - Residential Property	2,901 Sq. Ft. to 3,100 Sq. Ft.	36 Units	$3,180.54 Per Unit	114,499.44
6 - Residential Property	3,101 Sq. Ft. to 3,300 Sq. Ft.	1 Unit	$3,209.14 Per Unit	3,209.14
7 - Residential Property	3,301 Sq. Ft. to 3,500 Sq. Ft.	0 Units	$3,334.72 Per Unit	0.00
8 - Residential Property	3,501 Sq. Ft. to 3,700 Sq. Ft.	0 Units	$3,461.54 Per Unit	0.00
9 - Residential Property	Greater than 3,701 Sq. Ft.	0 Units	$3,587.12 Per Unit	0.00
10 - Non-Residential Property [1]	N/A	0.00 Acres	$0.00 Per Acre	0.00
Undeveloped Property [2]	N/A	0.00 Acres	$0.00 Per Acre	0.00
Total		**114 Units**		**$332,219.80**

[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 for Non-Residential Property per the RMA is $12,928.61 per Acre.
[2] Undeveloped Properties are levied at $0.00 per Acre due to sufficient Special Tax Levy coverage from Residential Property. The Assigned Annual Special Tax Rate for Undeveloped Property per the RMA is $12,928.61 per Acre.

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Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT FOR
MORENO VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2016-1

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels within Community Facilities District No. 2016-1 ("CFD No. 2016-1") of the Moreno Valley Unified School District ("School District") and collected each Fiscal Year commencing in Fiscal Year 2016/2017, 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. 2016-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

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. 2016-1: 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. 2016-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2016-1 or any designee thereof of complying with School District's, CFD No. 2016-1'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. 2016-1 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. 2016-1 for any other administrative purposes of CFD No. 2016-1, 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.1.b 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. 2016-1, under the Act which are secured by the levy of Special Taxes of CFD No. 2016-1.

"CFD No. 2016-1" means the Moreno Valley Unified School District Community Facilities District No. 2016-1.

"City" means the City of Moreno Valley.

"County" means the County of Riverside.

"Developed Floor Area" means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area.

"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 Section 6624 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. 2016-1 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. 2016-1 that is (i) used for rights-of-way or any other purpose and is owned by or irrevocably dedicated 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 no such classification shall reduce the sum of all Taxable Property to less than 28.76 Acres and provided 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. 2016-1 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 facilities that are eligible to be financed through CFD No. 2016-1 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 the Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2016-1, levied in the previous Fiscal Year if available or if not available, the lowest delinquency rate of all community facilities districts of the Moreno Valley Unified School District, 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. 2016-1 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. 2016-1 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.

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 2015/2016

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
1 - Residential Property	DU	2,300 sq. ft. or Less	$2,154
2 - Residential Property	DU	2,301 sq. ft. to 2,500 sq. ft.	$2,255
3 - Residential Property	DU	2,501 sq. ft. to 2,700 sq. ft.	$2,356
4 – Residential Property	DU	2,701 sq. ft. to 2,900 sq. ft.	$2,457
5 – Residential Property	DU	2,901 sq. ft. to 3,100 sq. ft.	$2,558
6 – Residential Property	DU	3,101 sq. ft. to 3,300 sq. ft.	$2,581
7 – Residential Property	DU	3,301 sq. ft. to 3,500 sq. ft.	$2,682
8 – Residential Property	DU	3,501 sq. ft. to 3,700 sq. ft.	$2,784
9 – Residential Property	DU	3,701 or Greater sq. ft.	$2,885
10 – Nonresidential Property	Acre	N/A	$10,398

c. Backup Special Tax

When a Final Map is recorded within CFD No. 2016-1 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 School District.

The Backup Special Tax per Assessor's Parcel of Residential Property within a Final Map shall be determined by multiplying $10,398 for Fiscal Year 2015/2016 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 or dwelling units) within the Final Map. Table 2 below provides the projected Backup Special Tax for Fiscal Year 2015/2016 for Tract 31592. The actual Backup Special Tax for Tract 31592 will be calculated as described above at the time the Final Map is recorded.

TABLE 2
Backup Special Taxes
Fiscal Year 2015/2016

Map Status	Projected Final Map Acreage of Taxable Property	Projected Backup Special Tax per Lot or Dwelling Unit*	Status of Backup Tax*	Projected Number of Dwelling Units
Tentative Map	31.96	($10,398.00 times 31.96 divided by 114 lots) $2,915.09.	Projected	114

* Note: The Backup Special Tax per lot or dwelling unit 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 within the tract, 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 on January 1, 2016 to be effective for Fiscal Year 2016/2017, 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 2016-1 shall be $10,398 per Acre.

b. Escalation

Commencing on January 1, 2016 to be effective for Fiscal Year 2016/2017, 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 2016/2017 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

Any property within the Boundaries of CFD No. 2016-1 that is owned or irrevocably dedicated to a public agency as of the date of formation of CFD No. 2016-1 shall be exempt from the special tax in accordance with Section 53340 of the Act.

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 28.77 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. 2016-1 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. PUBLIC FACILITIES TO BE FINANCED

The proposed facilities to be financed include: i) 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 ii) 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 as provided for in the Joint Community Facilities Agreement by and between the School District, Developer, and Eastern Municipal Water District, dated _____, 2016. The foregoing is only by way of explanation and is

not a limitation or change to any of the provisions of this Rate and Method of Apportionment.

J. PREPAYMENT OF SPECIAL TAX

The following definition applies to this Section J:

"Outstanding Bonds" means all previously issued bonds 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. 2016-1 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. 2016-1 at build out 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. 2016-1 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. 2016-1 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 2056/2057.

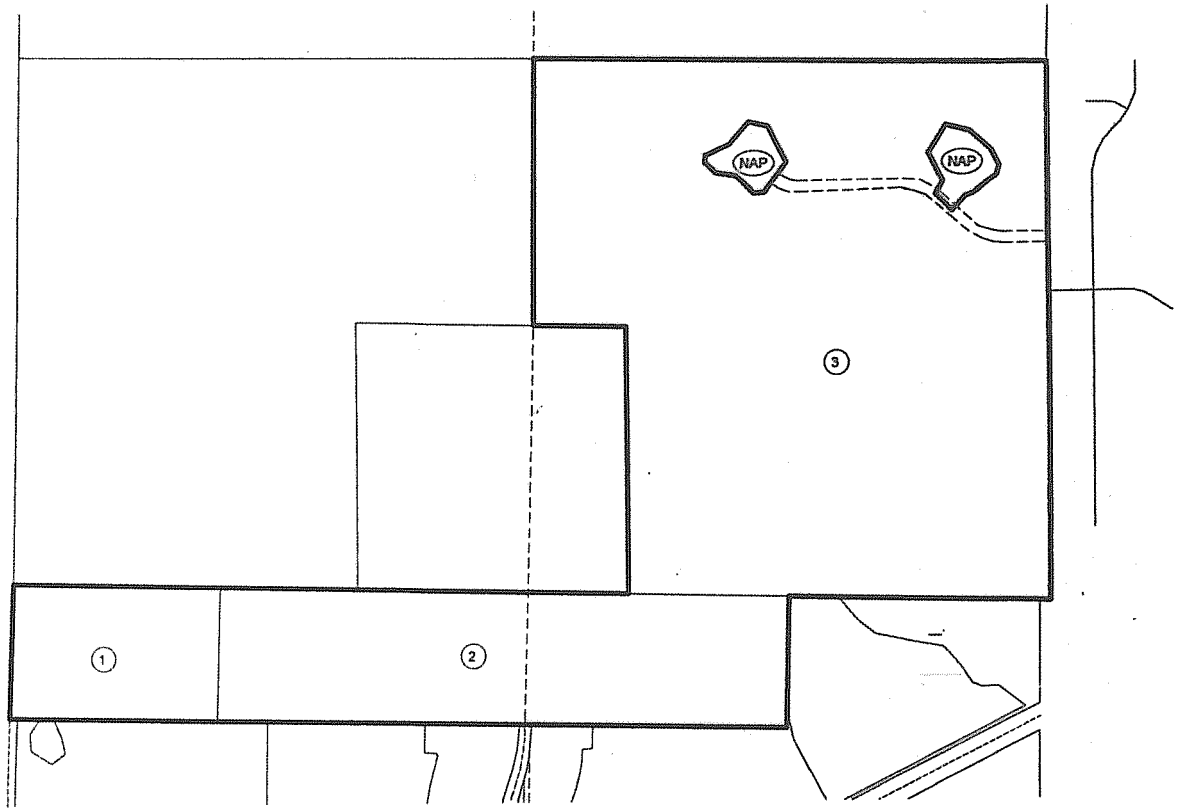
Exhibit B

CFD Boundary Map

Copy 79/83

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2016-1

OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



LOT DESIGNATION	
LOT NO.	ASSESSOR'S PARCEL NO.
1	474-490-024
2	474-490-025
3	474-040-032

LEGEND:

(1) LOT NUMBER

(NAP) NOT A PART

COMMUNITY FACILITIES DISTRICT BOUNDARY

400 0 400 800
Scale in Feet

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF EDUCATION OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT THIS 2nd DAY OF June, 2016.

CLEVELAND JOHNSON
CLERK OF THE BOARD OF EDUCATION
MORENO VALLEY UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-1, 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 14th DAY OF June, 2016, BY ITS RESOLUTION NO. 2015-16-39

CLEVELAND JOHNSON
CLERK OF THE BOARD OF EDUCATION
MORENO VALLEY UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

FILED THIS 21st DAY OF June, 2016, AT THE HOUR OF 4:15 O'CLOCK P.M. IN BOOK 79 OF MAPS ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 83, AND AS INSTRUMENT NO. 2016-0254012, IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

FEE: $10.00

COUNTY RECORDER OF RIVERSIDE COUNTY

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

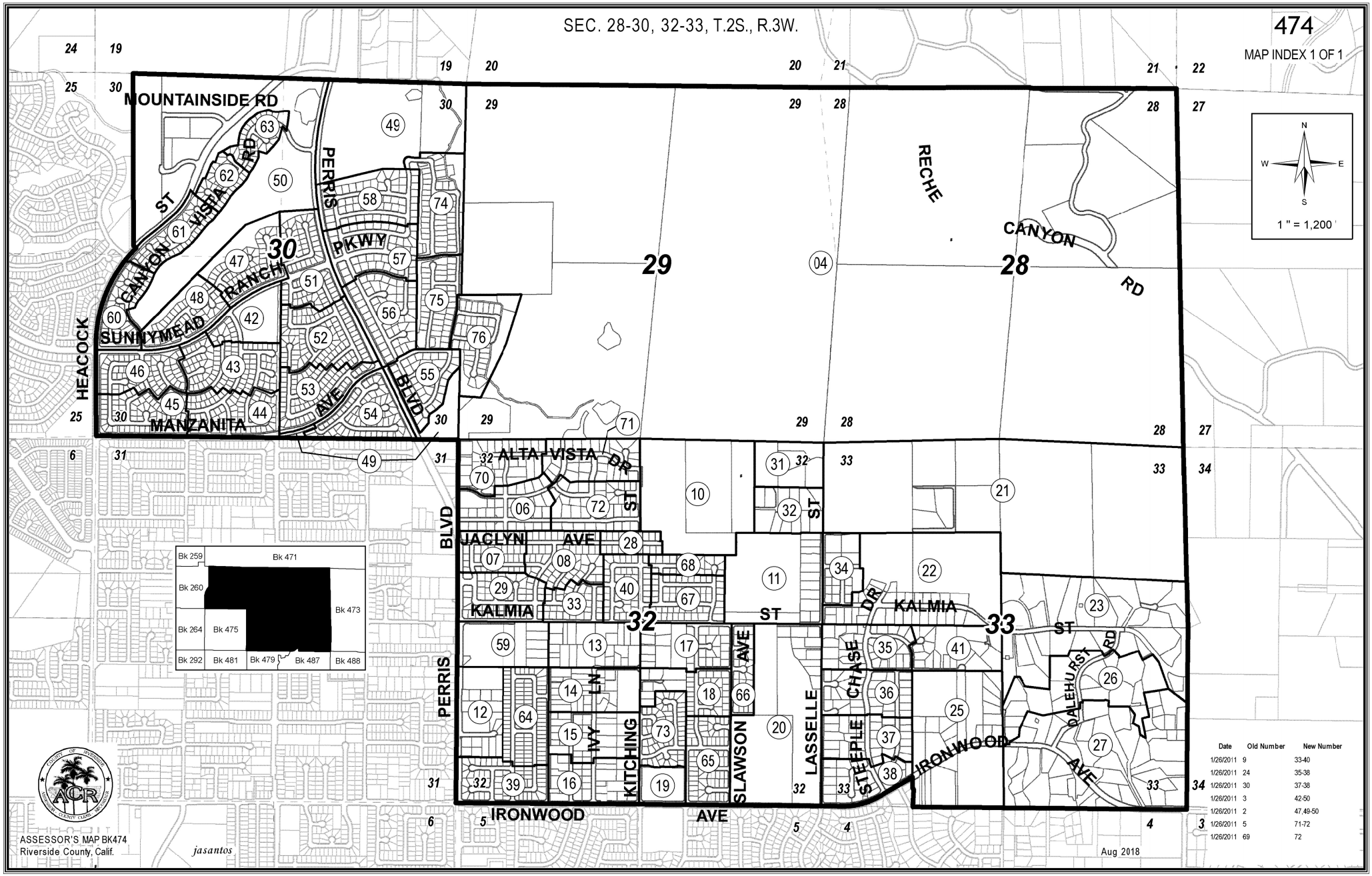
SDFA
SPECIAL DISTRICT FINANCING & ADMINISTRATION

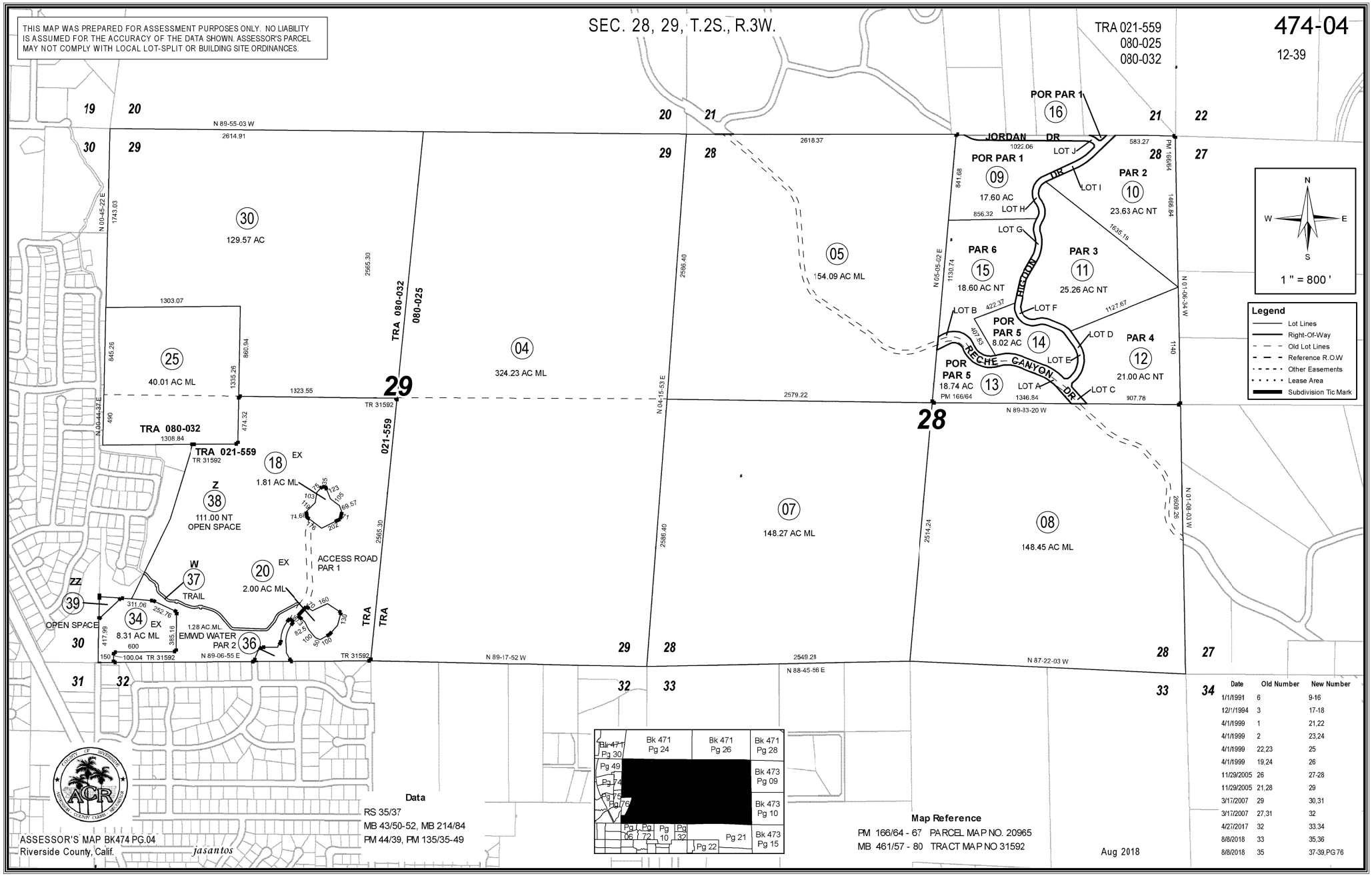
437 WEST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025
TELEPHONE: (760)233-2630
FAX: (760)233-2631

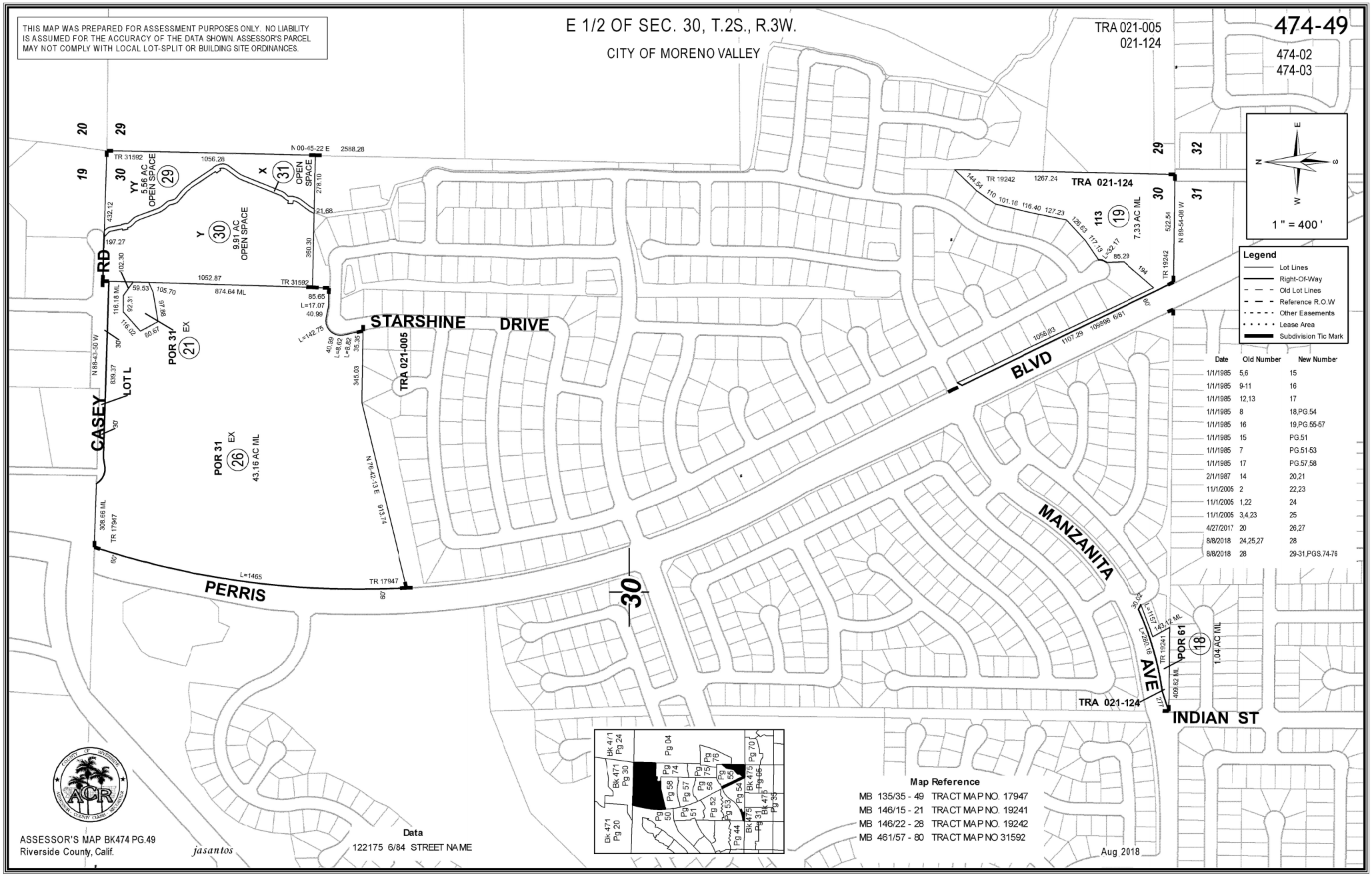
SHEET	1 OF 1
DATE	APRIL 2016
JOB NO.	CFD2016-1

Exhibit C

Assessor's Parcel Maps


SEC. 28-30, 32-33, T.2S., R.3W.
474
MAP INDEX 1 OF 1
MOUNTAINSIDE RD
CANYON VISTA RD
CANYON RANCH
SUNNYMEAD
MANZANITA
HEACOCK
PERRIS BLVD
PERRIS PKWY
RECHE CANYON RD
ALTA VISTA DR
JACLYN AVE
KALMIA ST
KALMIA DR
IRONWOOD AVE
LASSELLE ST
SLAWSON AVE
KITCHING LN
CHASE ST
STEEPLE DR
DALEHURST RD
29
30
28
32
33
1 " = 1,200 '
Bk 259
Bk 471
Bk 260
Bk 473
Bk 264
Bk 475
Bk 292
Bk 481
Bk 479
Bk 487
Bk 488
Date
Old Number
New Number
1/26/2011 9 33-40
1/26/2011 24 35-38
1/26/2011 30 37-38
1/26/2011 3 42-50
1/26/2011 2 47,49-50
1/26/2011 5 71-72
1/26/2011 69 72
ASSESSOR'S MAP BK474
Riverside County, Calif.
jasantos
Aug 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.
SEC. 28, 29, T.2S., R.3W.
TRA 021-559
080-025
080-032
474-04
12-39
30 129.57 AC
25 40.01 AC ML
04 324.23 AC ML
05 154.09 AC ML
07 148.27 AC ML
08 148.45 AC ML
09 17.60 AC
10 23.63 AC NT
11 25.26 AC NT
12 21.00 AC NT
13 18.74 AC
14 8.02 AC
15 18.60 AC NT
16 POR PAR 1
18 EX 1.81 AC ML
20 EX 2.00 AC ML
34 EX 8.31 AC ML
36 1.28 AC ML EMWD WATER PAR 2
38 Z 111.00 NT OPEN SPACE
39 ZZ OPEN SPACE
37 W TRAIL
ACCESS ROAD PAR 1
JORDAN DR
RICHDON DR
RECHE CANYON DR
POR PAR 1
PAR 2
PAR 3
PAR 4
PAR 6
POR PAR 5
LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT I
LOT J
TRA 080-032
TRA 021-559
TR 31592
PM 166/64
1 " = 800 '
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tic Mark
Data
RS 35/37
MB 43/50-52, MB 214/84
PM 44/39, PM 135/35-49
Map Reference
PM 166/64 - 67 PARCEL MAP NO. 20965
MB 461/57 - 80 TRACT MAP NO 31592
Aug 2018
ASSESSOR'S MAP BK474 PG.04
Riverside County, Calif.
jasantos
Date Old Number New Number
1/1/1991 6 9-16
12/1/1994 3 17-18
4/1/1999 1 21,22
4/1/1999 2 23,24
4/1/1999 22,23 25
4/1/1999 19,24 26
11/29/2005 26 27-28
11/29/2005 21,28 29
3/17/2007 29 30,31
3/17/2007 27,31 32
4/27/2017 32 33,34
8/8/2018 33 35,36
8/8/2018 35 37-39,PG76


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.
E 1/2 OF SEC. 30, T.2S., R.3W.
CITY OF MORENO VALLEY
TRA 021-005
021-124
474-49
474-02
474-03
1 " = 400 '
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tic Mark
Date Old Number New Number
1/1/1985 5,6 15
1/1/1985 9-11 16
1/1/1985 12,13 17
1/1/1985 8 18,PG.54
1/1/1985 16 19,PG.55-57
1/1/1985 15 PG.51
1/1/1985 7 PG.51-53
1/1/1985 17 PG.57,58
2/1/1987 14 20,21
11/1/2005 2 22,23
11/1/2005 1,22 24
11/1/2005 3,4,23 25
4/27/2017 20 26,27
8/8/2018 24,25,27 28
8/8/2018 28 29-31,PGS.74-76
STARSHINE DRIVE
CASEY RD
PERRIS BLVD
MANZANITA AVE
INDIAN ST
TRA 021-005
TRA 021-124
LOT L
POR 31
POR 61
30
TR 31592
TR 17947
TR 19242
TR 19241
N 00-45-22 E 2588.28
N 88-43-50 W
N 79-42-13 E 913.74
L=1465
L=142.75
1056.28
874.64 ML
1052.87
1267.24
1056.83
1107.29
522.54
N 89-54-08 W
308.65 ML
839.37
345.03
360.30
278.10
21.68
197.27
432.12
1.04 AC ML
408.82 ML
143.12 ML
7.33 AC ML
43.16 AC ML
8.91 AC OPEN SPACE
5.56 AC OPEN SPACE
Map Reference
MB 135/35 - 49 TRACT MAP NO. 17947
MB 146/15 - 21 TRACT MAP NO. 19241
MB 146/22 - 28 TRACT MAP NO. 19242
MB 461/57 - 80 TRACT MAP NO 31592
Data
122175 6/84 STREET NAME
ASSESSOR'S MAP BK474 PG.49
Riverside County, Calif.
jasantos
Aug 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.

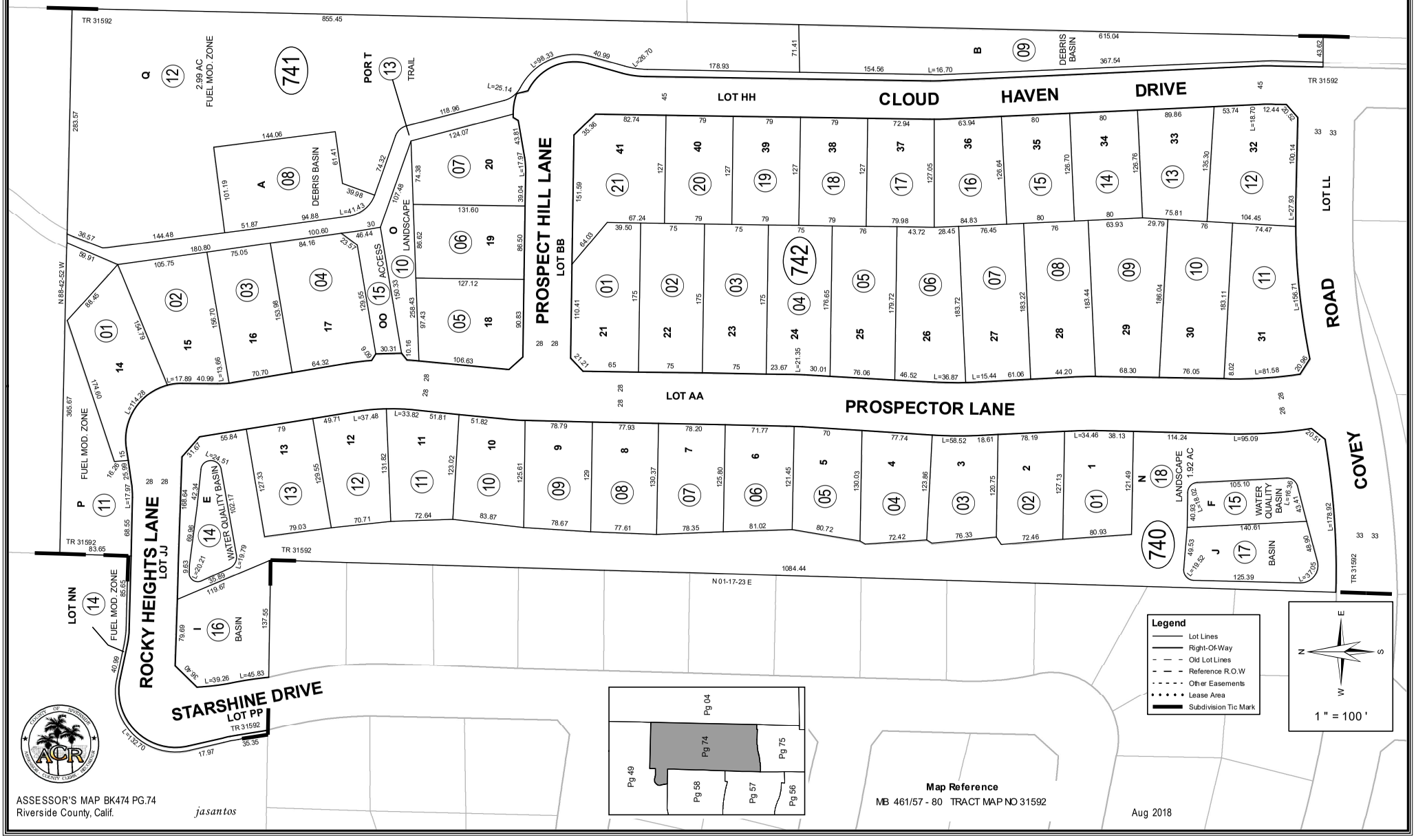
NE 1/4 OF SEC 30 T.2S R.3W

CITY OF MORENO VALLEY

TRA 021-005

474-74

474-49



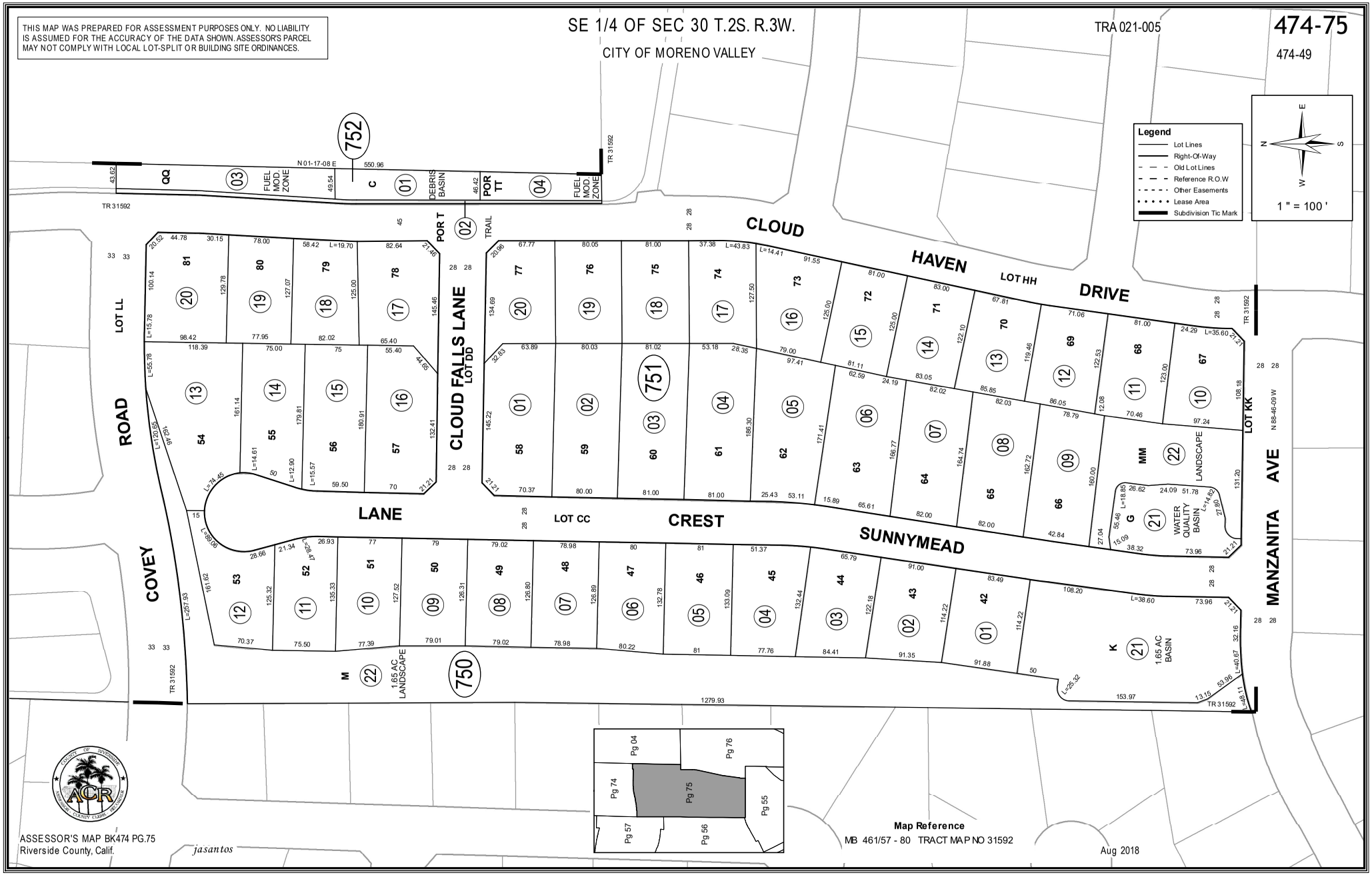
Map Reference

MB 461/57 - 80 TRACT MAP NO 31592

ASSESSOR'S MAP BK474 PG.74
Riverside County, Calif.

jasantos

Aug 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.
SE 1/4 OF SEC 30 T.2S. R.3W.
CITY OF MORENO VALLEY
TRA 021-005
474-75
474-49
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tic Mark
1 " = 100 '
CLOUD HAVEN DRIVE
LOT HH
CLOUD FALLS LANE
LOT DD
LOT LL
ROAD
COVEY
LANE
CREST
SUNNYMEAD
LOT CC
LOT KK
MANZANITA AVE
N 88-46-09 W
TRAIL
POR T
POR TT
FUEL MOD. ZONE
DEBRIS BASIN
WATER QUALITY BASIN
LANDSCAPE
1.65 AC LANDSCAPE
1.65 AC BASIN
752
751
750
TR 31592
N 01-17-08 E
550.96
1279.93
Pg 04
Pg 76
Pg 74
Pg 75
Pg 55
Pg 57
Pg 56
Map Reference
MB 461/57 - 80 TRACT MAP NO 31592
ASSESSOR'S MAP BK474 PG.75
Riverside County, Calif.
jasantos
Aug 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.

SE 1/4 OF SEC 30 & SW 1/4 OF SEC 29 T.2S. R.3W

CITY OF MORENO VALLEY

TRA 021-005
021-559

474-76

474-04
474-49



Map Reference
MB 461/57 - 80 TRACT MAP NO 31592

ASSESSOR'S MAP BK474 PG.76
Riverside County, Calif.

jasantos

Aug 2018

Exhibit D

Series 2020 Special Tax Bonds

Debt Service Schedule

Moreno Valley Unified School District
Community Facilities District No. 2016-1

Period	Series 2020 Special Tax Bonds			
	Principal	Interest	Debt Service	Total Semi-Annual Debt Service
9/1/2020	$30,000.00	$107,346.25	*$137,346.25*	**$137,346.25**
3/1/2021	0.00	97,137.50	*97,137.50*	**234,275.00**
9/1/2021	40,000.00	97,137.50	*137,137.50*	
3/1/2022	0.00	96,537.50	*96,537.50*	**238,075.00**
9/1/2022	45,000.00	96,537.50	*141,537.50*	
3/1/2023	0.00	95,637.50	*95,637.50*	**241,275.00**
9/1/2023	50,000.00	95,637.50	*145,637.50*	
3/1/2024	0.00	94,637.50	*94,637.50*	**249,275.00**
9/1/2024	60,000.00	94,637.50	*154,637.50*	
3/1/2025	0.00	93,437.50	*93,437.50*	**251,875.00**
9/1/2025	65,000.00	93,437.50	*158,437.50*	
3/1/2026	0.00	92,137.50	*92,137.50*	**259,275.00**
9/1/2026	75,000.00	92,137.50	*167,137.50*	
3/1/2027	0.00	90,637.50	*90,637.50*	**261,275.00**
9/1/2027	80,000.00	90,637.50	*170,637.50*	
3/1/2028	0.00	89,037.50	*89,037.50*	**268,075.00**
9/1/2028	90,000.00	89,037.50	*179,037.50*	
3/1/2029	0.00	87,237.50	*87,237.50*	**274,475.00**
9/1/2029	100,000.00	87,237.50	*187,237.50*	
3/1/2030	0.00	85,237.50	*85,237.50*	**280,475.00**
9/1/2030	110,000.00	85,237.50	*195,237.50*	
3/1/2031	0.00	83,037.50	*83,037.50*	**286,075.00**
9/1/2031	120,000.00	83,037.50	*203,037.50*	
3/1/2032	0.00	80,637.50	*80,637.50*	**291,275.00**
9/1/2032	130,000.00	80,637.50	*210,637.50*	
3/1/2033	0.00	78,037.50	*78,037.50*	**296,075.00**
9/1/2033	140,000.00	78,037.50	*218,037.50*	
3/1/2034	0.00	75,237.50	*75,237.50*	**300,475.00**
9/1/2034	150,000.00	75,237.50	*225,237.50*	
3/1/2035	0.00	72,237.50	*72,237.50*	**309,475.00**
9/1/2035	165,000.00	72,237.50	*237,237.50*	

Moreno Valley Unified School District
Community Facilities District No. 2016-1
Series 2020 Special Tax Bonds Debt Service Schedule

Period	Series 2020 Special Tax Bonds			
	Principal	Interest	Debt Service	Total Semi-Annual Debt Service
3/1/2036	$0.00	$68,937.50	*$68,937.50*	**$312,875.00**
9/1/2036	175,000.00	68,937.50	*243,937.50*	
3/1/2037	0.00	66,750.00	*66,750.00*	**323,500.00**
9/1/2037	190,000.00	66,750.00	*256,750.00*	
3/1/2038	0.00	64,375.00	*64,375.00*	**328,750.00**
9/1/2038	200,000.00	64,375.00	*264,375.00*	
3/1/2039	0.00	61,750.00	*61,750.00*	**333,500.00**
9/1/2039	210,000.00	61,750.00	*271,750.00*	
3/1/2040	0.00	58,993.75	*58,993.75*	**342,987.50**
9/1/2040	225,000.00	58,993.75	*283,993.75*	
3/1/2041	0.00	55,900.00	*55,900.00*	**346,800.00**
9/1/2041	235,000.00	55,900.00	*290,900.00*	
3/1/2042	0.00	51,200.00	*51,200.00*	**357,400.00**
9/1/2042	255,000.00	51,200.00	*306,200.00*	
3/1/2043	0.00	46,100.00	*46,100.00*	**362,200.00**
9/1/2043	270,000.00	46,100.00	*316,100.00*	
3/1/2044	0.00	40,700.00	*40,700.00*	**371,400.00**
9/1/2044	290,000.00	40,700.00	*330,700.00*	
3/1/2045	0.00	34,900.00	*34,900.00*	**374,800.00**
9/1/2045	305,000.00	34,900.00	*339,900.00*	
3/1/2046	0.00	28,800.00	*28,800.00*	**382,600.00**
9/1/2046	325,000.00	28,800.00	*353,800.00*	
3/1/2047	0.00	22,300.00	*22,300.00*	**394,600.00**
9/1/2047	350,000.00	22,300.00	*372,300.00*	
3/1/2048	0.00	15,300.00	*15,300.00*	**400,600.00**
9/1/2048	370,000.00	15,300.00	*385,300.00*	
3/1/2049	0.00	7,900.00	*7,900.00*	**410,800.00**
9/1/2049	395,000.00	7,900.00	*402,900.00*	
Total	**$5,245,000.00**	**$3,976,883.75**	**$9,221,883.75**	**$9,221,883.75**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

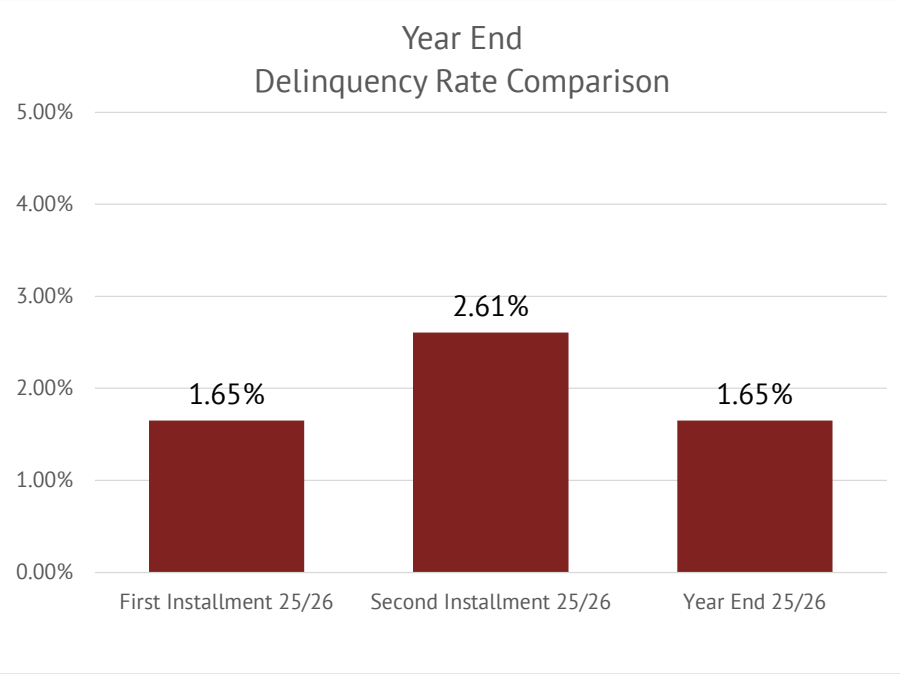
Year End Report for Fiscal Year 2025/2026

Moreno Valley Unified School District Community Facilities District No. 2016-1

Summary

Year End

Total Taxes Due June 30, 2026	**$325,705.52**
Amount Paid	**$320,331.00**
Amount Remaining to be Collected	**$5,374.52**
Number of Parcels Delinquent	**2**
Delinquency Rate	**1.65%**



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:	**August 1st**
Foreclosure Notification Date 2nd Installment:	**September 15th**
Foreclosure Commencement Date:	**October 30th**

Foreclosure Qualification

Individual Parcel Delinquency	**N/A**
Individual Owner Multiple Parcels Delinquency	**N/A**
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 individual 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. 2016-1

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$300,901.42	4	$291,558.26	$9,343.16	3.11%	$229.06	0.08%
2022/2023	306,919.60	1	304,329.32	2,590.28	0.84%	2,590.28	0.84%
2023/2024	313,058.06	2	307,892.24	5,165.82	1.65%	2,642.08	0.84%
2024/2025	319,319.16	2	317,647.55	3,982.03	1.25%	3,982.03	1.25%
2025/2026	325,705.52	2	320,331.00	5,374.52	1.65%	5,374.52	1.65%

Historical Delinquency Rate

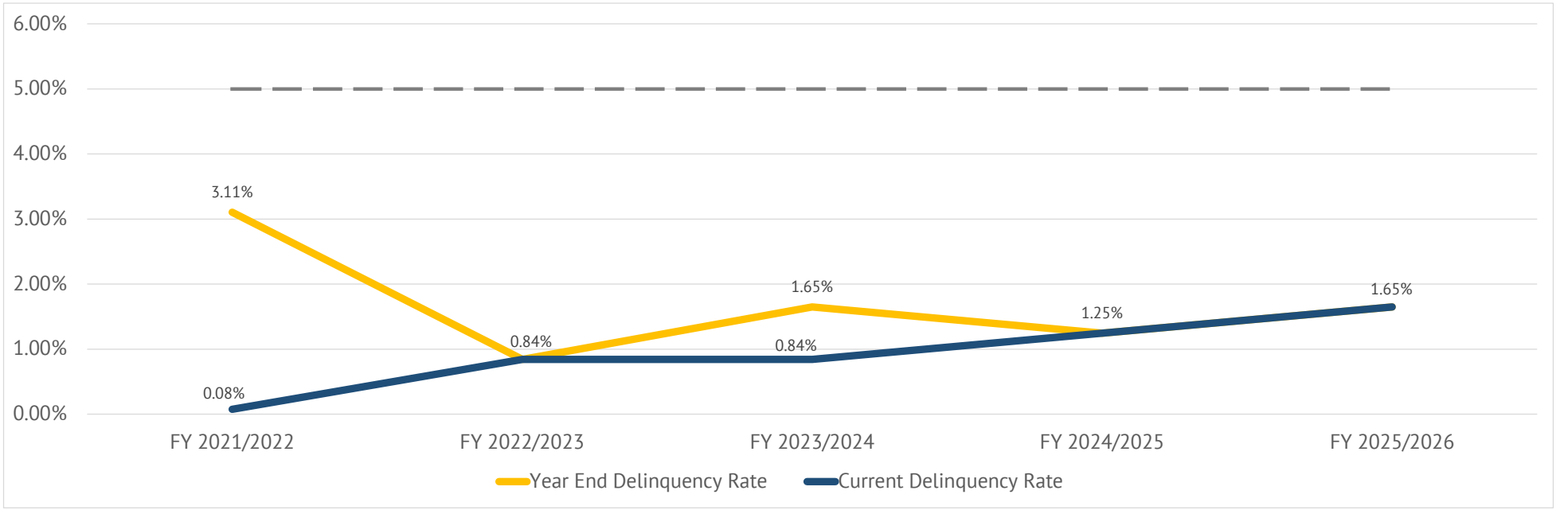


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Report - Detail

Fund: CFD No. 2016-1 (Series 2020 Special Tax Bonds)

Subfund: 246039000 - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$6,463.91	$1,682,735.18	$0.00	($1,485,451.45)	$0.00	$203,747.64			BEGINNING BALANCE
07-01-2025	$475.75					$204,223.39		Interest	Interest Earnings
08-01-2025	$652.79					$204,876.18		Interest	Interest Earnings
08-18-2025				($33,465.74)		$171,410.44		Transfer Out	Transfer To 246039003 Adminstrative Expense Fund
08-26-2025		$1,519.61				$172,930.05		Deposit	Special Tax Deposit
08-28-2025				($158,437.50)		$14,492.55		Transfer Out	Transfer To 246039001 Bond Fund
09-02-2025	$541.91					$15,034.46		Interest	Interest Earnings
09-22-2025				($15,034.46)		$0.00		Transfer Out	Transfer to 246039007 Residual Fund
10-01-2025	$32.29					$32.29		Interest	Interest Earnings
11-03-2025	$0.10					$32.39		Interest	Interest Earnings
12-01-2025	$0.09					$32.48		Interest	Interest Earnings
01-02-2026	$0.09					$32.57		Interest	Interest Earnings
02-02-2026	$0.09					$32.66		Interest	Interest Earnings
02-04-2026		$166,174.34				$166,207.00		Deposit	Special Tax Deposit
02-27-2026				($47,199.97)		$119,007.03		Transfer Out	Transfer to 246039001 Bond Fund
02-27-2026				($37,500.00)		$81,507.03		Transfer Out	Transfer to 246039001 Bond Fund
03-02-2026	$343.65					$81,850.68		Interest	Interest Earnings
04-01-2026	$217.50					$82,068.18		Interest	Interest Earnings
04-15-2026				($22,639.91)		$59,428.27		Transfer Out	Transfer To 246039003 Admin Expense Account
05-01-2026	$179.37					$59,607.64		Interest	Interest Earnings
05-27-2026		$151,057.20				$210,664.84		Deposit	Special Tax Deposit
06-01-2026	$207.75					$210,872.59		Interest	Interest Earnings
06-24-2026				($2,888.67)		$207,983.92		Transfer Out	Transfer To 246039003 Admin Exp Fd
	$2,651.38	$318,751.15	$0.00	($317,166.25)	$0.00	$4,236.28			DATE RANGE BALANCE
Subfund Total	**$9,115.29**	**$2,001,486.33**	**$0.00**	**($1,802,617.70)**	**$0.00**	**$207,983.92**	**Total for 246039000 - Special Tax Fund**		

Subfund: 246039001 - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$1,839.72	$0.00	$1,224,682.71	$0.00	($1,193,683.76)	$32,838.67			BEGINNING BALANCE
07-01-2025	$101.45					$32,940.12		Interest	Interest Earnings
08-01-2025	$105.29					$33,045.41		Interest	Interest Earnings
08-28-2025			$7,702.27			$40,747.68		Transfer In	Transfer From 246039002 Reserve Fund
08-28-2025			$158,437.50			$199,185.18		Transfer In	Transfer From 246039000 Special Tax Fund
09-02-2025					($158,437.50)	$40,747.68	Certificate Investors	Debt Service Interest	Debt Service Interest
09-02-2025	$173.96					$40,921.64		Interest	Interest Earnings
10-01-2025	$140.57					$41,062.21		Interest	Interest Earnings
11-03-2025	$125.29					$41,187.50		Interest	Interest Earnings
12-01-2025	$116.34					$41,303.84		Interest	Interest Earnings
01-02-2026	$114.47					$41,418.31		Interest	Interest Earnings
02-02-2026	$111.46					$41,529.77		Interest	Interest Earnings
02-26-2026			$3,407.76			$44,937.53		Transfer In	Transfer From 246039002 Reserve Fund
02-27-2026			$47,199.97			$92,137.50		Transfer In	Transfer from 246039000 Special Tax Fund
02-27-2026			$37,500.00			$129,637.50		Transfer In	Transfer from 246039000 Special Tax Fund
03-02-2026					($92,137.50)	$37,500.00	Certificate Investors	Debt Service Interest	Debt Service Interest

Subfund: 246039001 - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
03-02-2026	$115.79					$37,615.79		Interest	Interest Earnings
04-01-2026	$107.91					$37,723.70		Interest	Interest Earnings
05-01-2026	$96.71					$37,820.41		Interest	Interest Earnings
06-01-2026	$99.15					$37,919.56		Interest	Interest Earnings
	$1,408.39	$0.00	$254,247.50	$0.00	($250,575.00)	$5,080.89			DATE RANGE BALANCE
Subfund Total	**$3,248.11**	**$0.00**	**$1,478,930.21**	**$0.00**	**($1,444,258.76)**	**$37,919.56**	**Total for 246039001 - Bond Fund**		

Subfund: 246039002 - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$48,212.97	$390,096.61	$4,978.92	($32,093.16)	$0.00	$411,195.34			BEGINNING BALANCE
07-01-2025	$1,270.38					$412,465.72		Interest	Interest Earnings
08-01-2025	$1,318.42					$413,784.14		Interest	Interest Earnings
08-28-2025				($7,702.27)		$406,081.87		Transfer Out	Transfer To 246039001 Interest Fund
09-02-2025	$1,318.99					$407,400.86		Interest	Interest Earnings
10-01-2025	$1,237.31					$408,638.17		Interest	Interest Earnings
11-03-2025	$1,246.87					$409,885.04		Interest	Interest Earnings
12-01-2025	$1,157.80					$411,042.84		Interest	Interest Earnings
01-02-2026	$1,139.20					$412,182.04		Interest	Interest Earnings
02-02-2026	$1,109.18					$413,291.22		Interest	Interest Earnings
02-26-2026				($3,407.76)		$409,883.46		Transfer Out	Transfer To 246039001 Interest Fund
03-02-2026	$997.19					$410,880.65		Interest	Interest Earnings
04-01-2026	$1,091.87					$411,972.52		Interest	Interest Earnings
05-01-2026	$1,056.16					$413,028.68		Interest	Interest Earnings
06-01-2026	$1,082.81					$414,111.49		Interest	Interest Earnings
	$14,026.18	$0.00	$0.00	($11,110.03)	$0.00	$2,916.15			DATE RANGE BALANCE
Subfund Total	**$62,239.15**	**$390,096.61**	**$4,978.92**	**($43,203.19)**	**$0.00**	**$414,111.49**	**Total for 246039002 - Reserve Fund**		

Subfund: 246039003 - Administration Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$3,082.72	$0.00	$149,373.85	$0.00	($144,436.25)	$8,020.32			BEGINNING BALANCE
07-01-2025	$25.69					$8,046.01		Interest	Interest Earnings
07-10-2025					($2,196.25)	$5,849.76	KeyAnalytics	Professional Services	Req 30 Admin Exp Charges April June 30 2025
08-01-2025	$20.74					$5,870.50		Interest	Interest Earnings
08-18-2025			$33,465.74			$39,336.24		Transfer In	Transfer From 246039000 Special Tax Fund
08-19-2025					($17,500.00)	$21,836.24	M.V.U.S.D.	Professional Services	Via Check Adminstrative Charges For Fiscal Year 2024/2025
09-02-2025	$41.80					$21,878.04		Interest	Interest Earnings
10-01-2025	$66.45					$21,944.49		Interest	Interest Earnings
11-03-2025	$66.96					$22,011.45		Interest	Interest Earnings
11-04-2025					$2,196.25	$24,207.70	KeyAnalytics	Professional Services	Reversal of Cash Disbursement Via Check per client request - check not received
11-04-2025					($2,196.25)	$22,011.45	KeyAnalytics	Professional Services	Via Check Invoice No 2025-1137 Req No 32
12-01-2025	$56.61					$22,068.06		Interest	Interest Earnings
01-02-2026	$55.07					$22,123.13		Interest	Interest Earnings
01-08-2026					($2,196.25)	$19,926.88	KeyAnalytics	Professional Services	Invoice No 2025-1137 Reissued Check Req No 32
02-02-2026	$53.62					$19,980.50		Interest	Interest Earnings
02-05-2026					($2,196.25)	$17,784.25	KeyAnalytics	Professional Services	Via Check Req No. 33
03-02-2026	$43.71					$17,827.96		Interest	Interest Earnings

Subfund: 246039003 - Administration Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
03-24-2026					($3,465.00)	$14,362.96	US Bank	Professional Services	Trustee Fee Us Bank Annual Fee Invioce Per Req 34 Dated 3/19/2026
04-01-2026	$45.00					$14,407.96		Interest	Interest Earnings
04-15-2026			$22,639.91			$37,047.87		Transfer In	Transfer From 246039000 Admin Expense Account
05-01-2026	$67.97					$37,115.84		Interest	Interest Earnings
06-01-2026	$97.30					$37,213.14		Interest	Interest Earnings
06-24-2026			$2,888.67			$40,101.81		Transfer In	Transfer From 246039000 Special Tax Fd
06-25-2026					($2,196.25)	$37,905.56	KeyAnalytics	Professional Services	Via Check Jan 1 To Mar 31 26 Admin Charges Per Req Dtd 6.24.26
06-25-2026					($17,500.00)	$20,405.56	M.V.U.S.D.	Professional Services	Via Check 2025-26 Admin Fees Req 35
06-29-2026					($2,196.25)	$18,209.31	KeyAnalytics	Professional Services	Via Check Apr 1 To June 30 26 Admin Charges Per Req Dtd 6.24.26
	$640.92	$0.00	$58,994.32	$0.00	($49,446.25)	$10,188.99			DATE RANGE BALANCE
Subfund Total	**$3,723.64**	**$0.00**	**$208,368.17**	**$0.00**	**($193,882.50)**	**$18,209.31**	**Total for 246039003 - Administration Expense Fund**		

Subfund: 246039004 - Construction FD/School Facilities Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$64,211.79	$2,539,406.04	$764,100.49	$0.00	($2,447,749.00)	$919,969.32			BEGINNING BALANCE
07-01-2025	$2,842.22					$922,811.54		Interest	Interest Earnings
07-16-2025					($917,000.00)	$5,811.54	M.V.U.S.D.	Construction Costs	Via Check Request No 7 Project Cost Midland Innovation Center Cfd 2016-1
08-01-2025	$1,438.41					$7,249.95		Interest	Interest Earnings
09-02-2025	$23.17					$7,273.12		Interest	Interest Earnings
10-01-2025	$22.09					$7,295.21		Interest	Interest Earnings
11-03-2025	$22.26					$7,317.47		Interest	Interest Earnings
12-01-2025	$20.67					$7,338.14		Interest	Interest Earnings
01-02-2026	$20.34					$7,358.48		Interest	Interest Earnings
02-02-2026	$19.80					$7,378.28		Interest	Interest Earnings
03-02-2026	$17.82					$7,396.10		Interest	Interest Earnings
04-01-2026	$19.65					$7,415.75		Interest	Interest Earnings
05-01-2026	$19.01					$7,434.76		Interest	Interest Earnings
06-01-2026	$19.49					$7,454.25		Interest	Interest Earnings
	$4,484.93	$0.00	$0.00	$0.00	($917,000.00)	($912,515.07)			DATE RANGE BALANCE
Subfund Total	**$68,696.72**	**$2,539,406.04**	**$764,100.49**	**$0.00**	**($3,364,749.00)**	**$7,454.25**	**Total for 246039004 - Construction FD/School Facilities Fund**		

Subfund: 246039005 - Construction FD/EMWD Facilities Account-CLOSED

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$54,116.05	$2,539,396.05	$64,681.48	($764,100.49)	($1,894,093.09)	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$54,116.05**	**$2,539,396.05**	**$64,681.48**	**($764,100.49)**	**($1,894,093.09)**	**$0.00**	**Total for 246039005 - Construction FD/EMWD Facilities Account-CLOSED**		

Subfund: 246039007 - Residual Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$10,460.21	$0.00	$164,577.47	($26,068.34)	$0.00	$148,969.34			BEGINNING BALANCE
07-01-2025	$460.24					$149,429.58		Interest	Interest Earnings
08-01-2025	$477.64					$149,907.22		Interest	Interest Earnings
09-02-2025	$479.00					$150,386.22		Interest	Interest Earnings
09-22-2025			$15,034.46			$165,420.68		Transfer In	Transfer from 246039000 Special Tax Fund
10-01-2025	$470.06					$165,890.74		Interest	Interest Earnings
11-03-2025	$506.18					$166,396.92		Interest	Interest Earnings

Subfund: 246039007 - Residual Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
12-01-2025	$470.02					$166,866.94		Interest	Interest Earnings
01-02-2026	$462.47					$167,329.41		Interest	Interest Earnings
02-02-2026	$450.28					$167,779.69		Interest	Interest Earnings
03-02-2026	$405.18					$168,184.87		Interest	Interest Earnings
04-01-2026	$446.93					$168,631.80		Interest	Interest Earnings
05-01-2026	$432.31					$169,064.11		Interest	Interest Earnings
06-01-2026	$443.22					$169,507.33		Interest	Interest Earnings
	$5,503.53	$0.00	$15,034.46	$0.00	$0.00	$20,537.99			DATE RANGE BALANCE
Subfund Total	**$15,963.74**	**$0.00**	**$179,611.93**	**($26,068.34)**	**$0.00**	**$169,507.33**	**Total for 246039007 - Residual Fund**		

Subfund: 246039008 - Cost of Issuance Fund (Closed)

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$84.55	$230,000.00	$0.00	($64,681.48)	($165,403.07)	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$84.55**	**$230,000.00**	**$0.00**	**($64,681.48)**	**($165,403.07)**	**$0.00**	**Total for 246039008 - Cost of Issuance Fund (Closed)**		
Fund Total	**$217,187.25**	**$7,700,385.03**	**$2,700,671.20**	**($2,700,671.20)**	**($7,062,386.42)**	**$855,185.86**	**Total for CFD No. 2016-1 (Series 2020 Special Tax Bonds)**		
Grand Total	**$217,187.25**	**$7,700,385.03**	**$2,700,671.20**	**($2,700,671.20)**	**($7,062,386.42)**	**$855,185.86**	**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. 2016-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31592	66	474-751-009	$3,624.55	$3,180.54
NA	NA	474-040-034	$0.00	$0.00
31592	PAR 2	474-040-036	$0.00	$0.00
31592	W	474-040-037	$0.00	$0.00
31592	Z	474-040-038	$0.00	$0.00
31592	ZZ	474-040-039	$0.00	$0.00
31592	YY	474-490-029	$0.00	$0.00
31592	Y	474-490-030	$0.00	$0.00
31592	X	474-490-031	$0.00	$0.00
31592	1	474-740-001	$3,624.55	$3,180.54
31592	2	474-740-002	$3,624.55	$2,929.38
31592	3	474-740-003	$3,624.55	$3,180.54
31592	4	474-740-004	$3,624.55	$2,678.22
31592	5	474-740-005	$3,624.55	$3,180.54
31592	6	474-740-006	$3,624.55	$2,803.80
31592	7	474-740-007	$3,624.55	$2,929.38
31592	8	474-740-008	$3,624.55	$3,180.54
31592	9	474-740-009	$3,624.55	$2,929.38
31592	10	474-740-010	$3,624.55	$2,678.22
31592	11	474-740-011	$3,624.55	$2,803.80
31592	12	474-740-012	$3,624.55	$2,678.22
31592	13	474-740-013	$3,624.55	$3,180.54
31592	E	474-740-014	$0.00	$0.00
31592	F	474-740-015	$0.00	$0.00
31592	I	474-740-016	$0.00	$0.00
31592	J	474-740-017	$0.00	$0.00
31592	N	474-740-018	$0.00	$0.00
31592	14	474-741-001	$3,624.55	$3,180.54
31592	15	474-741-002	$3,624.55	$3,054.96
31592	16	474-741-003	$3,624.55	$2,803.80
31592	17	474-741-004	$3,624.55	$3,180.54
31592	18	474-741-005	$3,624.55	$3,054.96
31592	19	474-741-006	$3,624.55	$2,803.80
31592	20	474-741-007	$3,624.55	$3,180.54
31592	A	474-741-008	$0.00	$0.00
31592	B	474-741-009	$0.00	$0.00
31592	O	474-741-010	$0.00	$0.00
31592	P	474-741-011	$0.00	$0.00
31592	Q	474-741-012	$0.00	$0.00
31592	POR T	474-741-013	$0.00	$0.00
31592	NN	474-741-014	$0.00	$0.00
31592	OO	474-741-015	$0.00	$0.00

Moreno Valley Unified School District
Community Facilities District No. 2016-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31592	21	474-742-001	$3,624.55	$2,803.80
31592	22	474-742-002	$3,624.55	$2,929.38
31592	23	474-742-003	$3,624.55	$3,180.54
31592	24	474-742-004	$3,624.55	$2,678.22
31592	25	474-742-005	$3,624.55	$2,678.22
31592	26	474-742-006	$3,624.55	$3,180.54
31592	27	474-742-007	$3,624.55	$2,678.22
31592	28	474-742-008	$3,624.55	$2,678.22
31592	29	474-742-009	$3,624.55	$2,803.80
31592	30	474-742-010	$3,624.55	$2,678.22
31592	31	474-742-011	$3,624.55	$2,929.38
31592	32	474-742-012	$3,624.55	$3,180.54
31592	33	474-742-013	$3,624.55	$2,678.22
31592	34	474-742-014	$3,624.55	$3,180.54
31592	35	474-742-015	$3,624.55	$3,054.96
31592	36	474-742-016	$3,624.55	$3,180.54
31592	37	474-742-017	$3,624.55	$2,803.80
31592	38	474-742-018	$3,624.55	$2,929.38
31592	39	474-742-019	$3,624.55	$3,180.54
31592	40	474-742-020	$3,624.55	$2,803.80
31592	41	474-742-021	$3,624.55	$3,180.54
31592	42	474-750-001	$3,624.55	$3,180.54
31592	43	474-750-002	$3,624.55	$2,803.80
31592	44	474-750-003	$3,624.55	$3,180.54
31592	45	474-750-004	$3,624.55	$2,678.22
31592	46	474-750-005	$3,624.55	$3,180.54
31592	47	474-750-006	$3,624.55	$2,803.80
31592	48	474-750-007	$3,624.55	$2,929.38
31592	49	474-750-008	$3,624.55	$3,180.54
31592	50	474-750-009	$3,624.55	$2,678.22
31592	51	474-750-010	$3,624.55	$3,180.54
31592	52	474-750-011	$3,624.55	$2,929.38
31592	53	474-750-012	$3,624.55	$3,180.54
31592	54	474-750-013	$3,624.55	$2,929.38
31592	55	474-750-014	$3,624.55	$2,678.22
31592	56	474-750-015	$3,624.55	$2,803.80
31592	57	474-750-016	$3,624.55	$2,929.38
31592	78	474-750-017	$3,624.55	$2,929.38
31592	79	474-750-018	$3,624.55	$3,180.54
31592	80	474-750-019	$3,624.55	$2,678.22
31592	81	474-750-020	$3,624.55	$2,803.80
31592	K	474-750-021	$0.00	$0.00

Moreno Valley Unified School District
Community Facilities District No. 2016-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31592	M	474-750-022	$0.00	$0.00
31592	58	474-751-001	$3,624.55	$2,678.22
31592	59	474-751-002	$3,624.55	$3,180.54
31592	60	474-751-003	$3,624.55	$2,929.38
31592	61	474-751-004	$3,624.55	$2,678.22
31592	62	474-751-005	$3,624.55	$3,180.54
31592	63	474-751-006	$3,624.55	$2,803.80
31592	64	474-751-007	$3,624.55	$3,180.54
31592	65	474-751-008	$3,624.55	$2,678.22
31592	67	474-751-010	$3,624.55	$3,180.54
31592	68	474-751-011	$3,624.55	$2,803.80
31592	69	474-751-012	$3,624.55	$2,929.38
31592	70	474-751-013	$3,624.55	$3,180.54
31592	71	474-751-014	$3,624.55	$2,678.22
31592	72	474-751-015	$3,624.55	$2,929.38
31592	73	474-751-016	$3,624.55	$3,180.54
31592	74	474-751-017	$3,624.55	$2,803.80
31592	75	474-751-018	$3,624.55	$2,929.38
31592	76	474-751-019	$3,624.55	$3,209.14
31592	77	474-751-020	$3,624.55	$2,803.80
31592	G	474-751-021	$0.00	$0.00
31592	MM	474-751-022	$0.00	$0.00
31592	C	474-752-001	$0.00	$0.00
31592	POR T	474-752-002	$0.00	$0.00
31592	QQ	474-752-003	$0.00	$0.00
31592	POR TT	474-752-004	$0.00	$0.00
31592	101	474-760-001	$3,624.55	$2,678.22
31592	82	474-760-002	$3,624.55	$2,678.22
31592	83	474-760-003	$3,624.55	$2,678.22
31592	84	474-760-004	$3,624.55	$2,803.80
31592	85	474-760-005	$3,624.55	$2,678.22
31592	86	474-760-006	$3,624.55	$2,803.80
31592	87	474-760-007	$3,624.55	$2,678.22
31592	88	474-760-008	$3,624.55	$3,180.54
31592	102	474-760-009	$3,624.55	$2,678.22
31592	103	474-760-010	$3,624.55	$2,678.22
31592	104	474-760-011	$3,624.55	$2,678.22
31592	105	474-760-012	$3,624.55	$2,678.22
31592	106	474-760-013	$3,624.55	$2,678.22
31592	107	474-760-014	$3,624.55	$2,929.38
31592	108	474-760-015	$3,624.55	$2,678.22
31592	109	474-760-016	$3,624.55	$2,803.80

Moreno Valley Unified School District
Community Facilities District No. 2016-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31592	110	474-760-017	$3,624.55	$3,180.54
31592	111	474-760-018	$3,624.55	$2,678.22
31592	112	474-760-019	$3,624.55	$2,803.80
31592	113	474-760-020	$3,624.55	$2,929.38
31592	114	474-760-021	$3,624.55	$3,180.54
31592	D	474-760-022	$0.00	$0.00
31592	H	474-760-023	$0.00	$0.00
31592	L	474-760-024	$0.00	$0.00
31592	R	474-760-025	$0.00	$0.00
31592	S	474-760-026	$0.00	$0.00
31592	POR T	474-760-027	$0.00	$0.00
31592	U	474-760-028	$0.00	$0.00
31592	V	474-76-0029	$0.00	$0.00
31592	RR	474-760-030	$0.00	$0.00
31592	POR TT	474-760-031	$0.00	$0.00
31592	94	474-761-001	$3,624.55	$3,180.54
31592	95	474-761-002	$3,624.55	$2,678.22
31592	89	474-761-003	$3,624.55	$2,678.22
31592	90	474-761-004	$3,624.55	$3,180.54
31592	91	474-761-005	$3,624.55	$2,678.22
31592	92	474-761-006	$3,624.55	$3,180.54
31592	93	474-761-007	$3,624.55	$2,678.22
31592	96	474-761-008	$3,624.55	$2,929.38
31592	97	474-761-009	$3,624.55	$2,803.80
31592	98	474-761-010	$3,624.55	$2,678.22
31592	99	474-761-011	$3,624.55	$2,678.22
31592	100	474-761-012	$3,624.55	$3,180.54

Total Parcels	**153**
Total Taxable Parcels	**114**
Total Maximum Annual Special Tax	**$413,198.90**
Total Assigned Special Tax	**$332,219.80**