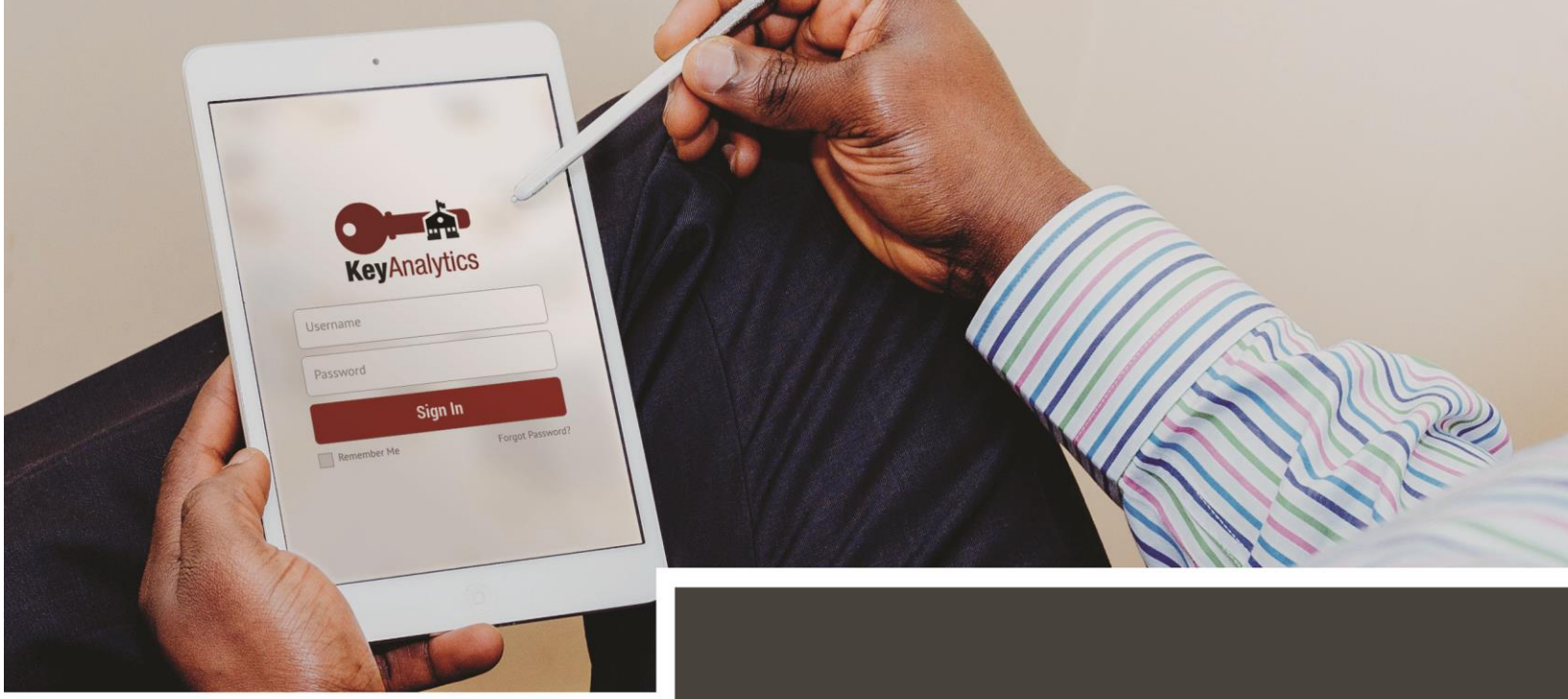




Community Facilities District No. 2023-3 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Moreno Valley Unified School District

2026 / 2027



KeyAnalytics

A division of California Financial Services

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Introduction

Community Facilities District No. 2023-3 ("CFD No. 2023-3") 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. 2023-3 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. 2023-3 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.

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of CFD No. 2023-3 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– Senate Bill 165

Section III 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. 2023-3 for Fiscal Year 2025/2026.

Section IV –Special Tax Requirement

Section IV calculates the Special Tax Requirement based on the obligations of CFD No. 2023-3 for Fiscal Year 2026/2027.

Section V – Special Tax Classification

Section V provides updated information regarding the Special Tax classification of parcels within CFD No. 2023-3.

Section VI – Fiscal Year 2026/2027 Special Tax Levy

Section VI 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. 2023-3 and the Bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2023-3 is located within the City of Moreno Valley (the "City), south of Alessandro Boulevard and north of Brodiaea Avenue on both sides of Oliver Street. CFD No. 2023-3 encompasses approximately 17.53 gross acres. For reference, the boundary map of CFD No. 2023-3 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2023-3 was formed and established by the School District on October 10, 2023, 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. 2023-3, and a landowner election at which the qualified electors of CFD No. 2023-3 authorized CFD No. 2023-3 to incur bonded indebtedness in an amount not to exceed $14,500,000 and approved the levy of Annual Special Taxes.

CFD No. 2023-3 was also formed in connection with the Joint Community Facilities Agreement, dated March 12, 2024 (the "JCFA"), by and between the School District, the City of Moreno Valley (the "City") and D.R. Horton Loa Angeles Holding Company, Inc. ("Developer") to fund City facilities to be owned and operated by the City. Additionally, CFD No. CFD No. 2023-3 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 by and among the School District, the Developer and EMWD.

The table below provides information related to the formation of CFD No. 2023-3.

Board Actions Related to Formation of CFD No. 2023-3

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	August 22, 2023	2023-24-06
Resolution to Incur Bonded Indebtedness	August 22, 2023	2023-24-07
Resolution of Formation	October 10, 2023	2023-24-25
Resolution of Necessity to Incur Bond Indebtedness	October 10, 2023	2023-24-26
Resolution Canvassing Election Results	October 10, 2023	2023-24-27
Ordinance Levying Special Taxes	October 24, 2023	Ordinance No. 2023-24-28

A Notice of Special Tax Lien was recorded in the real property records of the County of Riverside ("County") on October 17, 2023, as Instrument No. 2023-0305468 on all property within CFD No. 2023-3.

II. Fiscal Year 2025/2026 Annual Special Tax

Each Fiscal Year, CFD No. 2023-3 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

Tax Class/Land Use	Sq Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1 - Residential Property	Less than 1,650 Sq. Ft.	33 Units	$2,551.98 Per Unit	$84,215.34
2 - Residential Property	1,650 Sq. Ft. to 1,850 Sq. Ft.	62 Units	$2,647.80 Per Unit	164,163.60
3 - Residential Property	1,851 Sq. Ft. to 2,050 Sq. Ft.	34 Units	$2,787.32 Per Unit	94,768.88
4 - Residential Property	2,051 Sq. Ft. to 2,250 Sq. Ft.	23 Units	$3,005.18 Per Unit	69,119.14
5 - Residential Property	Greater than 2,250 Sq. Ft.	25 Units	$3,161.98 Per Unit	79,049.50
Subtotal Residential Property		**177 Units**		**$491,316.46**
Undeveloped Property [1]	N/A	6.855 Acres	$0.00 Per Acre	0.00
Total		**177 Units**		**$491,316.46**

[1] Undeveloped Properties and Provisional 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 per the RMA is $38,830.38 per Acre.

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2023-3, as of June 30, 2026, for Fiscal Year 2025/2026 are summarized in the table below. 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. 2023-3
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
2024/2025	$36,881.18	0	$36,881.18	$0.00	0.00%	$0.00	0.00%
2025/2026	491,316.46	1	488,764.48	2,551.98	0.52%	2,551.98	0.52%

III. 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 includes, but not by way of limitation, facilities of the School District consisting of the planning, engineering, design, acquisition, construction, lease, improvement, and/or financing of interim and permanent facilities, including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities as reasonably determined from time to time by the School District to be necessary to accommodate the student population to be generated as a result of development, including the property within CFD No. 2023-3, during the term of the special taxes as follows:

a) TK-12 school sites and facilities, including lease rental payments therefore related to the acquisition of land, or interests in land required for the construction of such on-site or off-site facilities, including, but not limited to, buildings, appurtenances, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, as well as portable or relocatable buildings or interim additions to existing buildings at such school facilities.

b) Modernization, rehabilitation, relocation and expansion of existing school facilities and related infrastructure.
c) Central support, administrative facilities, special education facilities and transportation facilities, including, but not by way of limitation, buses and vehicles.
d) Furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such school facilities.
e) The costs attributable to planning, engineering, designing, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of school facilities (including, without limitation, construction management, inspection, materials testing, and construction staking); any "debt," as defined in Government Code Section 53317(d), the costs to issue and sell any such debt (including, without limitation, underwriters discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond trustee or fiscal agent, bond and official statement printing, and administrative expenses of the School District and/or CFD No. 2023-3), and all other incidental expenses.

The School Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and/or specifications approved by the School District. The School Facilities described are representative of the types of improvements to be funded or financed by CFD No. 2023-3. Addition, deletion or modification of School Facilities may be made consistent with the requirements of the School District, CFD No. 2023-3, and the Mello-Roos Act.

2. Water and Sewer Facilities

"EMWD Facilities" consist of water and sewer facilities which may include water and sewer facilities to be owned and operated by EMWD (collectively, the "EMWD Facilities"). EMWD Facilities consist of water and

sewer facilities including the acquisition of capacity in the sewer system and/or water system of Eastern Municipal Water District, and all appurtenances and appurtenant work in connection with the foregoing, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such EMWD Facilities and any other expense incidental to the construction, acquisition, modification, expansion or rehabilitation of such EMWD facilities. The EMWD Facilities listed herein are representative of the types of improvements authorized to be financed by CFD No. 2023-3. Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the Eastern Municipal Water District. Addition, deletion, or modification of descriptions of the EMWD Facilities may be made consistent with the requirements of the Board of Directors of Eastern Municipal Water District, the CFD No. 2023-3 and the Act.

3. City Facilities

City Facilities may include facilities owned and operated by the City consisting of the acquisition, purchase, construction, expansion, improvement or rehabilitation of public improvements authorized to be financed with City development impact fees, including but not limited to Police facilities, arterial street and park improvements and public improvements that are constructed by the Developer but are owned, operated or maintained by the City, including, without limitation, improvements to storm drain, street and traffic signal and all direct and incidental expenses related thereto such as site acquisition, planning, design, engineering, City legal services, materials testing, coordination, surveying, construction staking, construction management, consulting services, inspection and any and all appurtenant facilities and appurtenant work related to the foregoing ("City Facilities"). The City Facilities shall be constructed, whether or not acquired in their complete states, pursuant to plans and specifications approved by the City or any other governmental entity that will own and operate the same.

B. Special Taxes

As of June 30, 2026, no Special Bonds have been issued by CFD No. 2023-3.

IV. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of CFD No. 2023-3 based on the financial obligations for Fiscal Year 2026/2027.

A. Special Tax Requirement

The Annual Special Taxes of CFD No. 2023-3 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. 2023-3. The table below shows the calculation of the Special Tax Requirement for Fiscal Year 2026/2027.

Special Tax Requirement for CFD No. 2023-3

Fiscal Year 2026/2027 Obligations		**($746,113.16)**
Administrative Expense Budget	($42,846.79)	
Anticipated Special Tax Delinquencies [1]	(3,879.79)	
Direct Construction of Authorized Facilities	(699,386.58)	
Fiscal Year 2026/2027 Special Tax Requirement		**$746,113.16**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 0.52%.

B. Administrative Expense Budget

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

Fiscal Year 2026/2027 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	$25,732.22
Consultant/Trustee Expenses	12,000.00
County Tax Collection Fees	114.57
Contingency for Legal	5,000.00
Total Expenses	**$42,846.79**

V. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2023-3 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. 2023-3.

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. 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
2024/2025	Residential Property	14
2025/2026	Residential Property	163
2026/2027	Residential Property	87
Total		**264**

Building Permits have been issued for 264 Units by the City within CFD No. 2023-3. At build out, CFD No. 2023-3 is expected to include 269 residential Units. The table below summarizes the Special Tax classification for the Units within CFD No. 2023-3.

Fiscal Year 2026/2027
Special Tax Classification

Tax Class	Land Use	Number of Units/Acres
1	Residential Property	53 Units
2	Residential Property	89 Units
3	Residential Property	53 Units
4	Residential Property	34 Units
5	Residential Property	35 Units
Subtotal Residential Property		*264 Units*
Non-Residential Property		N/A
Subtotal Non- Residential Property		*0.00 Acres*
Undeveloped Property		N/A
Subtotal Undeveloped Property		*0.46 Acres*
Total		**264 Units**

VI. 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. 2023-3 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel's Assigned Special Tax and Maximum Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit D.

A summary of the Annual Special Tax levy for Fiscal Year 2026/2027 by Special Tax classification as determined by the RMA for CFD No. 2023-3 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	Less than 1,650 Sq. Ft.	53 Units	$2,603.02 Per Unit	$137,960.06
2 - Residential Property	1,650 Sq. Ft. to 1,850 Sq. Ft.	89 Units	$2,700.76 Per Unit	240,367.64
3 - Residential Property	1,851 Sq. Ft. to 2,050 Sq. Ft.	53 Units	$2,843.08 Per Unit	150,683.24
4 - Residential Property	2,051 Sq. Ft. to 2,250 Sq. Ft.	34 Units	$3,065.28 Per Unit	104,219.52
5 - Residential Property	Greater than 2,250 Sq. Ft.	35 Units	$3,225.22 Per Unit	112,882.70
Subtotal Residential Property		**264 Units**		**$746,113.16**
Undeveloped Property [1]	N/A	0.462 Acres	$0.00 Per Acre	0.00
Total		**264 Units**		**$746,113.16**

[1] Undeveloped Properties and Provisional 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 per the RMA is $40,399.13 per Acre.

https://calschools.sharepoint.com/cfs/unregulated/moreno valley/developer revenue/cfd admin/cfd no. 2023-3/fy 2026-27/moreno valley usd_cfd2023-3fy20262027_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF COMMUNITY FACILITIES DISTRICT NO. 2023-3 OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT

A Special Tax, as defined herein, shall be levied on and collected from all Assessor's Parcels in Community Facilities District No. 2023-3 of the Moreno Valley Unified School District each Fiscal Year, as defined herein, commencing in Fiscal Year 2023/2024, in an amount determined by the Board through the application of the Rate and Method of Apportionment of Special Taxes ("RMA"), as defined herein, described below. All the real property within the District, unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

SECTION A
DEFINITIONS

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

"Acreage" means the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Administrator may rely on the land area shown on the applicable Final Map.

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

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

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

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

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

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

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

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

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

"Board" means the Governing Board (Board of Education) of the School District, or its designee(s), acting as the Legislative Body of the District.

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

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

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which the Special Taxes have been pledged for repayment.

"Building Square Footage" or **"BSF"** means the square footage of assessable internal living space of a Unit, exclusive of any carports, walkways, garages, overhangs, patios, enclosed patios, detached accessory structure, other structures not used as living space, or any other square footage excluded under Government Code Section 65995 as determined by reference to the building permit(s) for such Unit.

"County" means the County of Riverside, California.

"Developed Property" means all Assessor's Parcels of Taxable Property for which building permit(s) were issued on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels were created on or before January 1 of the prior Fiscal Year, as reasonably determined by the Administrator**.**

"District" means Community Facilities District No. 2023-3 of the School District.

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

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

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

"Goals and Policies" means the "Local Goals and Policies" for Community Facilities Districts established by the School District approved by the Board by Resolution No. 2001-02-41 on January 15, 2002, as amended from time to time.

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

"Lot" means an individual legal lot created by a Final Map for which a building permit for residential construction has been or could be issued.

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

"Mitigation Agreement" means the School Facilities Funding and Mitigation Agreement made and entered into as of August 22, 2023 by and among the School District and D.R. Horton Los Angeles Holding Company, Inc.

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

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

"Prepayment Administrative Fees" means any fees or expenses of the School District or the District associated with the prepayment of the Special Tax obligation of an Assessor's Parcel. Prepayment Administrative Fees shall include, among other things, the cost of computing the Prepayment Amount, redeeming Bonds, and recording or filing of any notices to evidence such prepayment and any associated or resulting redemption of Bonds.

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

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

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

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

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

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

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

"Special Tax Requirement" means the amount required in any Fiscal Year to pay (i) the debt service or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account or accounts established in association with the Bonds, (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of school facilities and certain costs associated with the maintenance and operations of school facilities authorized by the District provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Undeveloped Property or Provisional Undeveloped Property as set forth in Steps Two through Four of Section G, less (vi) any amount(s) available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement, or equivalent agreement or document. In arriving at the Special Tax Requirement, the Administrator shall take into account the reasonably anticipated delinquent Special Taxes, provided that the amount included cannot cause the Annual Special Tax of an Assessor Parcel of Developed Property to increase by greater than ten percent (10%) of what would have otherwise been levied.

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

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

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

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2023/2024, all Assessor's Parcels shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Undeveloped Property or Provisional Undeveloped Property. Developed Property shall be assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of each Unit.

Table 1
Land Use Classification

Land Use Class	Building Square Footage
1	< 1,650 sq.ft
2	1,650 - 1,850 sq.ft
3	1,851 - 2,050 sq.ft
4	2,051 – 2,250 sq.ft
5	> 2,250 sq.ft

SECTION C
MAXIMUM SPECIAL TAX

1. Developed Property

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

2. Undeveloped Property and Provisional Undeveloped Property

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

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax for each Assessor's Parcel of Developed Property will be determined in accordance with Table 2 below, subject to increases as described below.

Table 2
Fiscal Year 2023/2024
Assigned Annual Special Taxes

Land Use Class	Building Square Footage	Assigned Annual Special Tax
1	< 1,650 sq.ft	$2,452.90 per Unit
2	1,650 - 1,850 sq.ft	$2,545.00 per Unit
3	1,851 - 2,050 sq.ft	$2,679.10 per Unit
4	2,051 – 2,250 sq.ft	$2,888.50 per Unit
5	> 2,250 sq.ft	$3,039.20 per Unit

2. Undeveloped Property and Provisional Undeveloped Property

The Assigned Annual Special Tax for each Assessor's Parcel of Undeveloped Property or Provisional Undeveloped Property in Fiscal Year 2023/2024 shall be $38,069.00 per acre of Acreage.

3. Increases in the Assigned Annual Special Tax

a. Developed Property

On each July 1, commencing July 1, 2024, the Assigned Annual Special Tax applicable to Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

b. Undeveloped Property and Provisional Undeveloped Property

On each July 1, commencing July 1, 2024, the Assigned Annual Special Tax per acre of Acreage for Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION E
BACKUP ANNUAL SPECIAL TAX

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

1. Calculation of the Backup Annual Special Tax

The Backup Annual Special Tax for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2023/2024 or such later Fiscal Year in which such Final Map is created, subject to increases as described below:

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

The terms above have the following meanings:

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

2. Changes to a Final Map

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

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

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

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

3. Increase in the Backup Annual Special Tax

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

SECTION F
REDUCTION OF THE SPECIAL TAX PRIOR TO BOND SALE

Prior to the issuance of the first series of Bonds, the Maximum Special Tax and Assigned Annual Special Tax on Taxable Property may be reduced in accordance with, and subject to, the conditions set forth in this Section F and the terms of the Mitigation Agreement without the need for any proceedings to make changes as permitted or required under the Act.

Prior to the issuance of the first series of Bonds the Administrator may review information regarding the current and expected value of residential units within the District and prepare an analysis estimating the total property tax burden of completed homes within the District. The Maximum Special Tax and Assigned Annual Special Tax on Taxable Property may be reduced with the written consent of the Administrator to a level such that the resulting estimated total property tax rate complies with the School District's Goals and Policies and the terms of the Mitigation Agreement.

With respect to any Assessor's Parcel for which the Special Tax is reduced, the Board shall indicate in the records of the District that there has been a reduction of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the reduction of the Special Tax obligation by executing a certificate in substantially the form attached herein as Exhibit A.

SECTION G
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2023/2024 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes on all Taxable Property in accordance with the following steps:

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

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

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

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

SECTION H
PREPAYMENT OF SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

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

2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

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

3. Special Tax Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the

applicable account or fund established under the trust agreement, indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the District.

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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, net of Administrative Expenses and excluding Provisional Undeveloped Property, after such prepayment shall be at least 1.10 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

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

SECTION I
PARTIAL PREPAYMENT OF SPECIAL TAXES

1. Partial Prepayment Times and Conditions

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

2. Partial Prepayment Calculation

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

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

The terms above have the following meanings:

PP	=	the Partial Prepayment Amount
PVT	=	Present Value of Taxes
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. Partial Prepayment Procedures and Limitations

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

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Board shall indicate in the records of the District that there has been a partial prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Special Tax obligation and the partial release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped Property, after such partial prepayment, and net of Administrative Expenses, shall be at least 1.10 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

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

SECTION J
TERMINATION OF SPECIAL TAX

The Special Tax shall be levied for a term of five (5) Fiscal Years after the final maturity of the last series of Bonds, provided that the Special Tax shall not be levied later than Fiscal Year 2065/2066. However, the Special Tax may cease to be levied in an earlier Fiscal Year if the Board has determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the District have been acquired and all reimbursements have been paid, and (iii) all other obligations of the District have been satisfied.

SECTION K
EXEMPTIONS

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

Minimum Taxable Acreage
18.8518

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

SECTION L
APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator to be received by the Administrator not later than six (6) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decision shall indicate.

SECTION M
MANNER OF COLLECTION

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

EXHIBIT A

CERTIFICATE TO AMEND SPECIAL TAX DISTRICT CERTIFICATE

1. Pursuant to Section F of the Rate and Method of Apportionment of Community Facilities District No. 2023-3 of the Moreno Valley Unified School District ("District") hereby approves a reduction in the Assigned Annual Special Tax for Developed Property, Provisional Undeveloped Property and Undeveloped Property within the District.

    a. The information in Table 1 relating to the Fiscal Year 2023/2024 Assigned Annual Special Tax for Developed Property within the District shall be modified as follows:

Table 2

Fiscal Year 2023/2024
Assigned Annual Special Taxes
for Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax
1	< 1,650 sq.ft	$_,___.__ per Unit
2	1,650 - 1,850 sq.ft	$_,___.__ per Unit
3	1,851 - 2,050 sq.ft	$_,___.__ per Unit
4	2,051 – 2,250 sq.ft	$_,___.__ per Unit
5	> 2,250 sq.ft	$_,___.__ per Unit

    b. The Fiscal Year 2023/2024 Assigned Annual Special Tax for each Assessor's Parcel of Provisional Undeveloped Property and Undeveloped Property, as adjusted annually pursuant to Section D.2 of the RMA shall be $[_____] per acre. The Backup Annual Special Tax for Developed Property shall be recalculated pursuant to Section E of the RMA based on the foregoing adjusted Assigned Annual Special Tax per Acre for Undeveloped Property.

Date: _____, 20___ By: _____
Administrator

Exhibit B

CFD Boundary Map

COPY

91/79

SHEET 1 OF 1

PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2023-3 OF THE MORENO VALLEY UNIFIED SCHOOL DISTRICT RIVERSIDE COUNTY STATE OF CALIFORNIA



LEGEND

☐	Boundaries of Community Facilities District
☐	Boundaries of Assessor's Parcel
###-###-###	Assessor's Parcel Number

(1) Filed in the office of the Clerk of the Board of Education of the Moreno Valley Unified School District this 22 day of August, 2023

Ruth Self-Williams, Clerk of the Board of Education
Moreno Valley Unified School District

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2023-3 of the Moreno Valley Unified School District, Riverside County, State of California, was approved by the Board of Education of the Moreno Valley Unified School District at the regular meeting thereof, held on this 22nd day of August 2023 by its Resolution No. 2023-29-08.

Ruth Self-Williams Clerk of the Board of Education
Moreno Valley School District

(3) Filed this 31st day of August, 2023, at the hour of 10:35 o'clock A.M. in Book 91 of Maps Assessments and Community Facilities Districts at Pages 79 and as Instrument No. 2023-0258328 In the offices of the County Recorder of Riverside County, State of California.

Fee: $ 9

By: _____
County Recorder of Riverside County
Assessor-Clerk-Recorder Peter Aldana

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

Prepared by: KeyAnalytics

Exhibit C

Assessor's Parcel Maps

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. 15 T.3S, R.3W

CITY OF MORENO VALLEY

TRA 021-011

486-60

486-26

TR 38236

LOT Z

59

OPEN SPACE / LANDSCAPE

ALESSANDRO BLVD

LOT A

POR. LOT AA

25

OPEN SPACE/LANDSCAPE

TR 38236

LOT LL

63

OPEN SPACE/LANDSCAPE

LOT KK

62

OPEN SPACE/LANDSCAPE

ASTER AVE

(PRIVATE ST)

600

LOT J

LOT EE

60

OPEN SPACE / LANDSCAPE

LOT D

LOT GG

26

OPEN SPACE / LANDSCAPE

601

DANICA AVE

LOT N

(PRIVATE ST)

POR LOT OO

28

OPEN SPACE/ LANDSCAPE

LOT M

STREET

STREET

STREET

STREET

(PRIVATE STREET) LOT I

(PRIVATE ST) LOT K

LARISSA

CARINA

KAY

LOT H

LOT FF

61

OPEN SPACE / LANDSCAPE

SELENE

AVE (PRIVATE ST)

LOTG

STARLENE

LOT WW

29

WATER QUALITY BASIN

AURORA

LOT L

66

(PRIVATE ST)

N 89-33-7 W

AVENUE

GRACE AVE

LOT E

LOT HH

27

OPEN SPACE / LANDSCAPE

LOT MM

64

OPEN SPACE

LOT NN

65

OPEN SPACE/LANDSCAPE

TR 38236

Map Reference

MB 493/29 - 50 TRACT MAP NO. 38236

N

W E

S

1 " = 80 '

Legend

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

Bk 488
Pg 21

Pg 26 | Pg 60 | Pg 61 | Pg 62

COUNTY OF RIVERSIDE ASSESSOR-COUNTY CLERK-RECORDER ACR

ASSESSOR'S MAP BK486 PG.60
Riverside County, Calif.

JShwaiko

Apr 2024

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SEC. 15 T.3S, R.3W

CITY OF MORENO VALLEY

TRA 021-410

486-61

486-26

TR 38236

ALESSANDRO

POR LOT AA

80

OPEN SPACE/LANDSCAPE

BOULEVARD

LOT A

TR 38236

N

W E

S

1 " = 80 '

Legend

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

LOT O

LOT Q

LOT S

ST

LOT B

LOT BB

81

OPEN SPACE/ LANDSCAPE

OLIVER

POR LOT OO

82

OPEN SPACE/ LANDSCAPE

88

1.53 AC ML

DANICA

LOT N

AVE (PRIVATE ST)

LOT QQ

84

OPEN SPACE/ LANDSCAPE

LOT PP

83

OPEN SPACE/ LANDSCAPE

STREET

STREET

STREET

89

90

SHAYNA

LOT P (PRIVATE ST)

CORDELIA

LOT R (PRIVATE ST)

PANDORA

LOT S (PRIVATE ST)

MIRANDA

LOT T (PRIVATE ST)

AVE

LOT SS

86

LOT U

OPEN SPACE/LANDSCAPE

LOT RR

85

OPEN SPACE/LANDSCAPE

TR 38236

TR 38236

Bk 488 Pg 21	Bk 488 Pg 22
Pg 60	Pg 61
	Pg 24
Pg 26	Pg 62

Map Reference

MB 493/29 - 50 TRACT MAP NO. 38236

Date	Old Number	New Number
4/15/2026	87	88-90

ASSESSOR'S MAP BK486 PG.61
Riverside County, Calif.

ANavarrete

May 2026

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. 15 T.3S, R.3W

TRA 021-011

486-62

486-26

CITY OF MORENO VALLEY

TR 38236

OLIVER STREET

LOT TTT (55) OPEN SPACE/ LANDSCAPE

LOT CC (44) OPEN SPACE/ LANDSCAPE

LOT BBB (54) OPEN SPACE/ LANDSCAPE

LOT XX (50) WATER QUALITY BASIN

LOT YY (51) WATER QUALITY BASIN

LOT U

PANDORA STREET (PRIVATE STREET)

LOT S

LOT UU (48) OPEN SPACE/ LANDSCAPE

LOT DD (45) OPEN SPACE/ LANDSCAPE

LOT T (PRIVATE ST)

MIRANDA AVE

LOT AAA (53) 1.80 AC M/L OPEN SPACE / PARK

ASTRID AVE

LOT V (PRIVATE STREET)

LOT Y (PRIVATE STREET)

RAYLENE AVE

CELESTE LOT W

LOT VV (49) OPEN SPACE/ LANDSCAPE

(PRIVATE STREET) LOT X

LOT II (46) OPEN SPACE/ LANDSCAPE

BRODIAEA AVE

LOT C N 89-32-57 W

JESSE

LOT F

LOT JJ (47) OPEN SPACE/ LANDSCAPE

N 0-26-22 E STREET

TR 38236

1 " = 80 '

Legend

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

Pg 24 | Pg 25 | Pg 61 | Pg 62 | Pg 29 | Pg 60 | Pg 26

Map Reference

MB 493/29 - 50 TRACT MAP NO. 38236

ASSESSOR'S MAP BK486 PG.62
Riverside County, Calif.

JShwaiko

Apr 2024

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.

SW 1/4, NW 1/4, NE 1/4 OF SEC. 15, T.3S., R.3W.

CITY OF MORENO VALLEY

T.R.A. 021-011

486-63

486-24

N 89-33-24 W
610.23

TR 38237

LOT L 72 OPEN SPACE/LANDSCAPE

LOT P 76 OPEN SPACE/LANDSCAPE/DRAINAGE

N 00-26-17 E

CONSTANCE AVE

LOT E PRIVATE ST

LOT F PRIVATE ST

LOT M 73 OPEN SPACE/ LANDSCAPE

LOT N 74 OPEN SPACE LANDSCAPE

LUNA AVE

LOT C PRIVATE ST

LOT D PRIVATE ST

ASTRA ST

LOT B PRIVATE ST

CIELO ST

BELICA ST

ARCELI WY

LOT G

OLIVER ST

LOT J 70 OPEN SPACE/ LANDSCAPE

LOT K 71 OPEN SPACE/ LANDSCAPE

LOT I 69 OPEN SPACE/ LANDSCAPE

LOT Q 77 WATER QUALITY BASIN

LOT O 75 OPEN SPACE/ LANDSCAPE

LOT R 78 OPEN SPACE/ LANDSCAPE/ WATER QUALITY BASIN

79 1.59 AC ML

BRODIAEA

LOT A

LOT H 68 OPEN SPACE /LANDSCAPE

AVE

N
W E
S

1 " = 80 '

Legend

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

Pg 61	Pg 24	Pg 58
Pg 62	Pg 63	Pg 59
Pg 29	Pg 25	Pg 54

Map Reference *
MB 494/77 - 86 TRACT MAP NO. 38237

ASSESSOR'S MAP BK.486 PG.63
Riverside County, Calif.

JHernandez

Jun 2025

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. 15 T.3S, R.3W

CITY OF MORENO VALLEY

TRA 021-011

486-60

486-26

TR 38236

LOT Z

59

OPEN SPACE / LANDSCAPE

ALESSANDRO BLVD

LOT A

POR. LOT AA

25

OPEN SPACE/LANDSCAPE

TR 38236

LOT LL

63

OPEN SPACE/LANDSCAPE

LOT KK

62

OPEN SPACE/LANDSCAPE

ASTER AVE

(PRIVATE ST)

600

LOT J

LOT EE

60

OPEN SPACE / LANDSCAPE

LOT D

LOT GG

26

OPEN SPACE / LANDSCAPE

601

DANICA AVE

LOT N

(PRIVATE ST)

POR LOT OO

28

OPEN SPACE/ LANDSCAPE

LOT M

STREET

STREET

STREET

STREET

(PRIVATE STREET) LOT I

(PRIVATE ST) LOT K

LARISSA

CARINA

KAY

LOT H

LOT FF

61

OPEN SPACE / LANDSCAPE

SELENE

AVE (PRIVATE ST)

LOTG

STARLENE

LOT WW

29

WATER QUALITY BASIN

AURORA

LOT L

66

(PRIVATE ST)

N 89-33-7 W

AVENUE

GRACE AVE

LOT E

LOT HH

27

OPEN SPACE / LANDSCAPE

LOT MM

64

OPEN SPACE

LOT NN

65

OPEN SPACE/LANDSCAPE

TR 38236

Map Reference

MB 493/29 - 50 TRACT MAP NO. 38236

N

W E

S

1 " = 80 '

Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
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Bk 488
Pg 21

Pg 26 | Pg 60 | Pg 61 | Pg 62

COUNTY OF RIVERSIDE ASSESSOR-COUNTY CLERK-RECORDER ACR

ASSESSOR'S MAP BK486 PG.60
Riverside County, Calif.

JShwaiko

Apr 2024

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. 15 T.3S, R.3W

CITY OF MORENO VALLEY

TRA 021-011

486-61

486-26

TR 38236

TR 38236

ALESSANDRO

POR LOT AA

80

OPEN SPACE/LANDSCAPE

BOULEVARD

LOT A

N

W E

S

1 " = 80 '

Legend

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

POR LOT OO

82

OPEN SPACE/ LANDSCAPE

87 DANICA LOT N

AVE (PRIVATE ST)

LOT QQ 84 OPEN SPACE/ LANDSCAPE

LOT PP 83 OPEN SPACE/ LANDSCAPE

STREET

STREET

STREET

ST

LOT O

LOT Q

LOT S

LOT B

LOT P (PRIVATE ST)

LOT R (PRIVATE ST)

LOT S (PRIVATE ST)

SHAYNA

CORDELIA

PANDORA

OLIVER

LOT BB 81 OPEN SPACE/ LANDSCAPE

MIRANDA AVE

LOT T (PRIVATE ST)

LOT SS 86 OPEN SPACE/LANDSCAPE

LOT U

LOT RR 85 OPEN SPACE/LANDSCAPE

TR 38236

TR 38236

Bk 488 Pg 21 | Bk 488 Pg 22

Pg 60 | Pg 61 | Pg 24

Pg 26 | Pg 62

Map Reference

MB 493/29 - 50 TRACT MAP NO. 38236

ASSESSOR'S MAP BK486 PG.61
Riverside County, Calif.

JShwaiko

Apr 2024

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. 15 T.3S, R.3W

TRA 021-011

486-62

486-26

CITY OF MORENO VALLEY

TR 38236

OLIVER STREET

LOT TTT (55) OPEN SPACE/ LANDSCAPE

LOT CC (44) OPEN SPACE/ LANDSCAPE

LOT BBB (54) OPEN SPACE/ LANDSCAPE

LOT XX (50) WATER QUALITY BASIN

LOT YY (51) WATER QUALITY BASIN

LOT U

PANDORA STREET (PRIVATE STREET)

LOT S

LOT UU (48) OPEN SPACE/ LANDSCAPE

LOT DD (45) OPEN SPACE/ LANDSCAPE

LOT T (PRIVATE ST)

MIRANDA AVE

LOT AAA (53) 1.80 AC M/L OPEN SPACE / PARK

ASTRID AVE

LOT V (PRIVATE STREET)

LOT Y (PRIVATE STREET)

RAYLENE AVE

CELESTE LOT W

LOT VV (49) OPEN SPACE/ LANDSCAPE

(PRIVATE STREET) LOT X

LOT II (46) OPEN SPACE/ LANDSCAPE

BRODIAEA AVE

LOT C N 89-32-57 W

JESSE

LOT F

LOT JJ (47) OPEN SPACE/ LANDSCAPE

N 0-26-22 E STREET

TR 38236

1 " = 80 '

Legend

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

Pg 24 | Pg 25 | Pg 61 | Pg 62 | Pg 29 | Pg 60 | Pg 26

Map Reference

MB 493/29 - 50 TRACT MAP NO. 38236

ASSESSOR'S MAP BK486 PG.62
Riverside County, Calif.

JShwaiko

Apr 2024

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.

SW 1/4, NW 1/4, NE 1/4 OF SEC. 15, T.3S., R.3W.

CITY OF MORENO VALLEY

T.R.A. 021-011

486-63

486-24

N 89-33-24 W
610.23

TR 38237

LOT L 72 OPEN SPACE/LANDSCAPE

LOT P 76 OPEN SPACE/LANDSCAPE/DRAINAGE

N 00-26-17 E

CONSTANCE AVE

LOT E PRIVATE ST

LOT F PRIVATE ST

LOT M 73 OPEN SPACE/ LANDSCAPE

LOT N 74 OPEN SPACE LANDSCAPE

LUNA AVE

LOT C PRIVATE ST

LOT D PRIVATE ST

ASTRA ST

LOT B PRIVATE ST

CIELO ST

BELICA ST

ARCELI WY

LOT G

OLIVER ST

LOT J 70 OPEN SPACE/ LANDSCAPE

LOT K 71 OPEN SPACE/ LANDSCAPE

LOT I 69 OPEN SPACE/ LANDSCAPE

LOT Q 77 WATER QUALITY BASIN

LOT O 75 OPEN SPACE/ LANDSCAPE

LOT R 78 OPEN SPACE/ LANDSCAPE/ WATER QUALITY BASIN

79 1.59 AC ML

BRODIAEA

LOT A

LOT H 68 OPEN SPACE /LANDSCAPE

AVE

N
W E
S

1 " = 80 '

Legend

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

Pg 61	Pg 24	Pg 58
Pg 62	Pg 63	Pg 59
Pg 29	Pg 25	Pg 54

Map Reference *
MB 494/77 - 86 TRACT MAP NO. 38237

ASSESSOR'S MAP BK.486 PG.63
Riverside County, Calif.

JHernandez

Jun 2025

Exhibit D

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

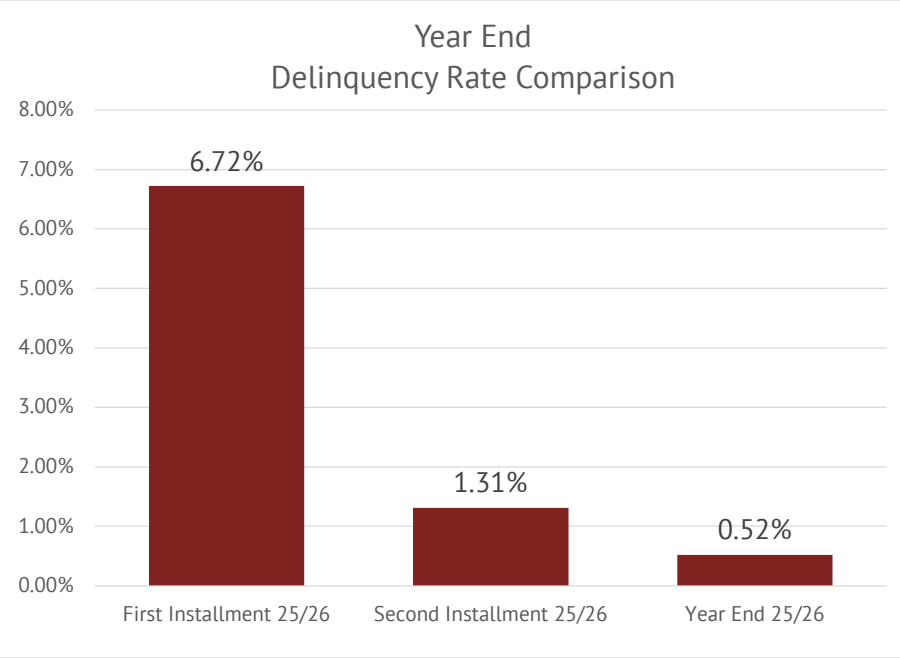
Year End Report for Fiscal Year 2025/2026

Moreno Valley Unified School District Community Facilities District No. 2023-3

Summary

Year End

Total Taxes Due June 30, 2026	**$491,316.46**
Amount Paid	**$488,764.48**
Amount Remaining to be Collected	**$2,551.98**
Number of Parcels Delinquent	**1**
Delinquency Rate	**0.52%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**No**
Foreclosure Determination Date:	**N/A**

Foreclosure Qualification

Individual Parcel Delinquency	**N/A**
Individual Owner Multiple Parcels Delinquency	**N/A**
Individual Parcels Semi-Annual Installments	**N/A**
Aggregate Delinquency Rate	**N/A**

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	**N/A**
Parcels Exceeding CFD Aggregate	**N/A**

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2025/2026

Moreno Valley Unified School District Community Facilities District No. 2023-3

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	No Special Tax Levy						
2022/2023							
2023/2024							
2024/2025	$36,881.18	0	$36,881.18	$0.00	0.00%	$0.00	0.00%
2025/2026	491,316.46	1	488,764.48	2,551.98	0.52%	2,551.98	0.52%

Exhibit E

Annual Special Tax Roll for Fiscal Year 2026/2027

Moreno Valley Unified School District
Community Facilities District No. 2023-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
38236	1	486-600-001	$2,940.64	$0.00
38236	2	486-600-002	$2,940.64	$0.00
38236	3	486-600-003	$2,940.64	$2,700.76
38236	4	486-600-004	$2,940.64	$2,603.02
38236	5	486-600-005	$2,940.64	$2,700.76
38236	6	486-600-006	$2,940.64	$2,843.08
38236	7	486-600-007	$2,940.64	$2,603.02
38236	8	486-600-008	$2,940.64	$2,843.08
38236	9	486-600-009	$2,940.64	$2,700.76
38236	10	486-600-010	$2,940.64	$2,843.08
38236	11	486-600-011	$2,940.64	$2,603.02
38236	12	486-600-012	$2,940.64	$2,843.08
38236	13	486-600-013	$2,940.64	$2,700.76
38236	14	486-600-014	$2,940.64	$2,603.02
38236	15	486-600-015	$2,940.64	$2,843.08
38236	16	486-600-016	$2,940.64	$2,603.02
38236	17	486-600-017	$2,940.64	$2,700.76
38236	18	486-600-018	$2,940.64	$2,603.02
38236	19	486-600-019	$2,940.64	$2,700.76
38236	20	486-600-020	$2,940.64	$2,843.08
38236	21	486-600-021	$2,940.64	$2,603.02
38236	22	486-600-022	$2,940.64	$2,843.08
38236	23	486-600-023	$2,940.64	$2,603.02
38236	24	486-600-024	$2,940.64	$2,700.76
38236	25	486-600-025	$2,940.64	$2,603.02
38236	26	486-600-026	$2,940.64	$2,843.08
38236	27	486-600-027	$2,940.64	$2,603.02
38236	28	486-600-028	$2,940.64	$2,700.76
38236	29	486-600-029	$2,940.64	$2,843.08
38236	30	486-600-030	$2,940.64	$2,700.76
38236	31	486-600-031	$2,940.64	$2,603.02
38236	32	486-600-032	$2,940.64	$2,843.08
38236	33	486-600-033	$2,940.64	$2,603.02
38236	34	486-600-034	$2,940.64	$2,700.76
38236	35	486-600-035	$2,940.64	$2,603.02
38236	36	486-600-036	$2,940.64	$2,843.08
38236	37	486-600-037	$2,940.64	$2,700.76
38236	38	486-600-038	$2,940.64	$2,843.08
38236	39	486-600-039	$2,940.64	$2,700.76
38236	40	486-600-040	$2,940.64	$2,843.08
38236	41	486-600-041	$2,940.64	$2,603.02
38236	42	486-600-042	$2,940.64	$2,843.08
38236	43	486-600-043	$2,940.64	$2,603.02
38236	44	486-600-044	$2,940.64	$2,700.76
38236	45	486-600-045	$2,940.64	$2,843.08
38236	46	486-600-046	$2,940.64	$2,700.76
38236	47	486-600-047	$2,940.64	$2,843.08
38236	48	486-600-048	$2,940.64	$2,700.76
38236	49	486-600-049	$2,940.64	$2,603.02
38236	50	486-600-050	$2,940.64	$2,603.02
38236	51	486-600-051	$2,940.64	$2,700.76
38236	52	486-600-052	$2,940.64	$2,843.08
38236	53	486-600-053	$2,940.64	$2,603.02
38236	54	486-600-054	$2,940.64	$2,700.76
38236	55	486-600-055	$2,940.64	$2,843.08
38236	56	486-600-056	$2,940.64	$2,700.76
38236	57	486-600-057	$2,940.64	$2,843.08
38236	58	486-600-058	$2,940.64	$2,603.02
38236	59	486-601-001	$2,940.64	$2,700.76
38236	60	486-601-002	$2,940.64	$2,603.02

Moreno Valley Unified School District
Community Facilities District No. 2023-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
38236	61	486-601-003	$2,940.64	$2,843.08
38236	62	486-601-004	$2,940.64	$2,700.76
38236	63	486-601-005	$2,940.64	$2,843.08
38236	64	486-601-006	$2,940.64	$2,700.76
38236	65	486-601-007	$2,940.64	$2,603.02
38236	66	486-601-008	$2,940.64	$2,843.08
38236	67	486-601-009	$2,940.64	$2,700.76
38236	68	486-601-010	$2,940.64	$2,603.02
38236	69	486-601-011	$2,940.64	$2,843.08
38236	70	486-601-012	$2,940.64	$2,700.76
38236	71	486-601-013	$2,940.64	$2,843.08
38236	72	486-601-014	$2,940.64	$2,603.02
38236	73	486-601-015	$2,940.64	$2,700.76
38236	74	486-601-016	$2,940.64	$2,843.08
38236	75	486-601-017	$2,940.64	$2,700.76
38236	76	486-601-018	$2,940.64	$2,603.02
38236	77	486-601-019	$2,940.64	$2,700.76
38236	78	486-601-020	$2,940.64	$2,843.08
38236	79	486-601-021	$2,940.64	$2,603.02
38236	80	486-601-022	$2,940.64	$2,700.76
38236	81	486-601-023	$2,940.64	$2,843.08
38236	82	486-601-024	$2,940.64	$2,603.02
38236	83	486-610-001	$2,940.64	$2,843.08
38236	84	486-610-002	$2,940.64	$2,700.76
38236	85	486-610-003	$2,940.64	$2,603.02
38236	86	486-610-004	$2,940.64	$2,843.08
38236	87	486-610-005	$2,940.64	$2,700.76
38236	88	486-610-006	$2,940.64	$2,603.02
38236	89	486-610-007	$2,940.64	$2,843.08
38236	90	486-610-008	$2,940.64	$2,603.02
38236	91	486-610-009	$2,940.64	$2,700.76
38236	92	486-610-010	$2,940.64	$2,603.02
38236	93	486-610-011	$2,940.64	$2,843.08
38236	94	486-610-012	$2,940.64	$2,700.76
38236	95	486-610-013	$2,940.64	$2,603.02
38236	96	486-610-014	$2,940.64	$2,843.08
38236	97	486-610-015	$2,940.64	$2,603.02
38236	98	486-610-016	$2,940.64	$2,700.76
38236	99	486-610-017	$2,940.64	$2,603.02
38236	100	486-610-018	$2,940.64	$2,843.08
38236	101	486-610-019	$2,940.64	$2,700.76
38236	102	486-610-020	$2,940.64	$2,843.08
38236	103	486-610-021	$2,940.64	$2,700.76
38236	104	486-610-022	$2,940.64	$2,843.08
38236	105	486-610-023	$2,940.64	$2,603.02
38236	106	486-610-024	$2,940.64	$2,843.08
38236	107	486-610-025	$2,940.64	$2,700.76
38236	108	486-610-026	$2,940.64	$2,700.76
38236	109	486-610-027	$2,940.64	$2,603.02
38236	110	486-610-028	$2,940.64	$2,700.76
38236	111	486-610-029	$2,940.64	$2,700.76
38236	112	486-610-030	$2,940.64	$2,843.08
38236	113	486-610-031	$2,940.64	$2,603.02
38236	114	486-610-032	$2,940.64	$2,603.02
38236	115	486-610-033	$2,940.64	$2,700.76
38236	116	486-610-034	$2,940.64	$2,843.08
38236	117	486-610-035	$2,940.64	$2,603.02
38236	118	486-610-036	$2,940.64	$2,700.76
38236	119	486-610-037	$2,940.64	$2,603.02
38236	120	486-610-038	$2,940.64	$2,843.08

Moreno Valley Unified School District
Community Facilities District No. 2023-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
38236	121	486-610-039	$2,940.64	$2,700.76
38236	122	486-610-040	$2,940.64	$2,843.08
38236	123	486-610-041	$2,940.64	$2,603.02
38236	124	486-610-042	$2,940.64	$2,700.76
38236	125	486-610-043	$2,940.64	$2,843.08
38236	126	486-610-044	$2,940.64	$2,700.76
38236	127	486-610-045	$2,940.64	$2,603.02
38236	128	486-610-046	$2,940.64	$2,843.08
38236	129	486-610-047	$2,940.64	$2,700.76
38236	130	486-610-048	$2,940.64	$2,843.08
38236	131	486-610-049	$2,940.64	$2,603.02
38236	132	486-610-050	$2,940.64	$2,843.08
38236	133	486-610-051	$2,940.64	$2,700.76
38236	134	486-610-052	$2,940.64	$2,843.08
38236	135	486-610-053	$2,940.64	$2,603.02
38236	136	486-610-054	$2,940.64	$2,843.08
38236	137	486-610-055	$2,940.64	$2,700.76
38236	138	486-610-056	$2,940.64	$2,843.08
38236	139	486-610-057	$2,940.64	$2,603.02
38236	140	486-610-058	$2,940.64	$2,843.08
38236	141	486-610-059	$2,940.64	$2,603.02
38236	142	486-610-060	$2,940.64	$2,700.76
38236	143	486-610-061	$2,940.64	$2,843.08
38236	144	486-610-062	$2,940.64	$2,603.02
38236	145	486-610-063	$2,940.64	$2,700.76
38236	146	486-610-064	$2,940.64	$2,843.08
38236	147	486-610-065	$2,940.64	$2,700.76
38236	148	486-610-066	$2,940.64	$2,603.02
38236	149	486-610-067	$2,940.64	$2,700.76
38236	150	486-610-068	$2,940.64	$2,603.02
38236	151	486-610-069	$2,940.64	$2,843.08
38236	152	486-610-070	$2,940.64	$2,700.76
38236	153	486-610-071	$2,940.64	$2,603.02
38236	154	486-610-072	$2,940.64	$2,700.76
38236	155	486-610-073	$2,940.64	$2,603.02
38236	156	486-610-074	$2,940.64	$2,843.08
38236	157	486-610-075	$2,940.64	$2,700.76
38236	158	486-610-076	$2,940.64	$2,603.02
38236	159	486-610-077	$2,940.64	$2,843.08
38236	160	486-610-078	$2,940.64	$2,603.02
38236	161	486-610-079	$2,940.64	$2,700.76
38236	162	486-620-001	$3,065.30	$3,065.28
38236	163	486-620-002	$3,225.22	$3,225.22
38236	164	486-620-003	$2,940.64	$2,700.76
38236	165	486-620-004	$3,225.22	$3,225.22
38236	166	486-620-005	$3,312.73	$0.00
38236	167	486-620-006	$3,353.13	$0.00
38236	168	486-620-007	$3,231.93	$0.00
38236	169	486-620-008	$3,231.93	$0.00
38236	170	486-620-009	$3,225.22	$3,225.22
38236	171	486-620-010	$2,940.64	$2,700.76
38236	172	486-620-011	$3,225.22	$3,225.22
38236	173	486-620-012	$3,065.30	$3,065.28
38236	174	486-620-013	$2,940.64	$2,700.76
38236	175	486-620-014	$3,065.30	$3,065.28
38236	176	486-620-015	$2,940.64	$2,700.76
38236	177	486-620-016	$3,225.22	$3,225.22
38236	178	486-620-017	$3,065.30	$3,065.28
38236	179	486-620-018	$3,225.22	$3,225.22
38236	180	486-620-019	$3,225.22	$3,225.22

Moreno Valley Unified School District
Community Facilities District No. 2023-3
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
38236	181	486-620-020	$3,065.30	$3,065.28
38236	182	486-620-021	$4,039.91	$0.00
38236	183	486-620-022	$2,940.64	$2,603.02
38236	184	486-620-023	$2,940.64	$2,700.76
38236	185	486-620-024	$2,940.64	$2,700.76
38236	186	486-620-025	$3,225.22	$3,225.22
38236	187	486-620-026	$2,940.64	$2,700.76
38236	188	486-620-027	$3,065.30	$3,065.28
38236	189	486-620-028	$3,065.30	$3,065.28
38236	190	486-620-029	$2,940.64	$2,700.76
38236	191	486-620-030	$3,225.22	$3,225.22
38236	192	486-620-031	$3,065.30	$3,065.28
38236	193	486-620-032	$3,225.22	$3,225.22
38236	194	486-620-033	$3,065.30	$3,065.28
38236	195	486-620-034	$2,940.64	$2,700.76
38236	196	486-620-035	$3,225.22	$3,225.22
38236	197	486-620-036	$2,940.64	$2,700.76
38236	198	486-620-037	$3,225.22	$3,225.22
38236	199	486-620-038	$2,940.64	$2,700.76
38236	200	486-620-039	$3,065.30	$3,065.28
38236	201	486-620-040	$2,940.64	$2,700.76
38236	202	486-620-041	$3,065.30	$3,065.28
38236	203	486-620-042	$3,225.22	$3,225.22
38236	204	486-620-043	$2,940.64	$2,700.76
38236	Lot AA	486-601-025	$0.00	$0.00
38236	Lot AAA	486-620-053	$0.00	$0.00
38236	Lot BB	486-610-081	$0.00	$0.00
38236	Lot BBB	486-620-054	$0.00	$0.00
38236	Lot CC	486-620-044	$0.00	$0.00
38236	Lot DD	486-620-045	$0.00	$0.00
38236	Lot EE	486-600-060	$0.00	$0.00
38236	Lot FF	486-600-061	$0.00	$0.00
38236	Lot G	486-601-030	$0.00	$0.00
38236	Lot GG	486-601-026	$0.00	$0.00
38236	Lot HH	486-601-027	$0.00	$0.00
38236	Lot II	486-620-046	$0.00	$0.00
38236	Lot JJ	486-620-047	$0.00	$0.00
38236	Lot KK	486-600-062	$0.00	$0.00
38236	Lot L	486-600-066	$0.00	$0.00
38236	Lot LL	486-600-063	$0.00	$0.00
38236	Lot MM	486-600-064	$0.00	$0.00
38236	Lot N	486-610-087	$0.00	$0.00
38236	Lot NN	486-600-065	$0.00	$0.00
38236	Lot PP	486-610-083	$0.00	$0.00
38236	Lot QQ	486-610-084	$0.00	$0.00
38236	Lot RR	486-610-085	$0.00	$0.00
38236	Lot SS	486-610-086	$0.00	$0.00
38236	Lot TTT	486-620-055	$0.00	$0.00
38236	Lot UU	486-620-048	$0.00	$0.00
38236	Lot VV	486-620-049	$0.00	$0.00
38236	Lot WW	486-601-029	$0.00	$0.00
38236	Lot XX	486-620-050	$0.00	$0.00
38236	Lot YY	486-620-051	$0.00	$0.00
38236	Lot YY	486-620-056	$0.00	$0.00
38236	Lot Z	486-600-059	$0.00	$0.00
38236	Lot ZZ	486-620-052	$0.00	$0.00
38236	Por Lot AA	486-610-080	$0.00	$0.00
38236	Por Lot OO	486-601-028	$0.00	$0.00
38236	Por Lot OO	486-610-082	$0.00	$0.00
38237	1	486-630-001	$3,225.22	$3,225.22

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
38237	2	486-630-002	$3,065.30	$3,065.28
38237	3	486-630-003	$3,225.22	$3,225.22
38237	4	486-630-004	$2,940.64	$2,700.76
38237	5	486-630-005	$3,065.30	$3,065.28
38237	6	486-630-006	$2,940.64	$2,700.76
38237	7	486-630-007	$3,065.30	$3,065.28
38237	8	486-630-008	$3,225.22	$3,225.22
38237	9	486-630-009	$2,940.64	$2,700.76
38237	10	486-630-010	$3,065.30	$3,065.28
38237	11	486-630-011	$2,940.64	$2,700.76
38237	12	486-630-012	$3,637.86	$3,065.28
38237	13	486-630-013	$3,637.86	$3,225.22
38237	14	486-630-014	$3,637.86	$2,700.76
38237	15	486-630-015	$3,637.86	$3,065.28
38237	16	486-630-016	$3,637.86	$3,225.22
38237	17	486-630-017	$3,637.86	$3,065.28
38237	18	486-630-018	$3,637.86	$2,700.76
38237	19	486-630-019	$3,637.86	$3,225.22
38237	20	486-630-020	$3,637.86	$3,065.28
38237	21	486-630-021	$3,637.86	$3,225.22
38237	22	486-630-022	$3,637.86	$3,065.28
38237	23	486-630-023	$3,637.86	$2,700.76
38237	24	486-630-024	$3,637.86	$3,065.28
38237	25	486-630-025	$3,637.86	$3,225.22
38237	26	486-630-026	$3,637.86	$2,700.76
38237	27	486-630-027	$3,637.86	$3,065.28
38237	28	486-630-028	$3,637.86	$3,225.22
38237	29	486-630-029	$3,637.86	$3,065.28
38237	30	486-630-030	$3,637.86	$2,700.76
38237	31	486-630-031	$3,637.86	$3,225.22
38237	32	486-630-032	$3,637.86	$3,065.28
38237	33	486-630-033	$3,637.86	$2,700.76
38237	34	486-630-034	$3,637.86	$3,225.22
38237	35	486-630-035	$3,637.86	$2,700.76
38237	36	486-630-036	$3,637.86	$3,065.28
38237	37	486-630-037	$3,637.86	$3,225.22
38237	38	486-630-038	$3,637.86	$2,700.76
38237	39	486-630-039	$3,637.86	$3,065.28
38237	40	486-630-040	$3,637.86	$2,700.76
38237	41	486-630-041	$3,637.86	$3,225.22
38237	42	486-630-042	$3,637.86	$2,700.76
38237	43	486-630-043	$3,637.86	$3,225.22
38237	44	486-630-044	$3,637.86	$3,065.28
38237	45	486-630-045	$3,637.86	$3,225.22
38237	46	486-630-046	$3,637.86	$2,700.76
38237	47	486-630-047	$3,637.86	$3,225.22
38237	48	486-630-048	$3,637.86	$2,700.76
38237	49	486-630-049	$3,637.86	$3,065.28
38237	50	486-630-050	$3,637.86	$3,225.22
38237	51	486-630-051	$3,637.86	$2,700.76
38237	52	486-630-052	$3,637.86	$3,065.28
38237	53	486-630-053	$3,637.86	$3,225.22
38237	54	486-630-054	$3,637.86	$2,700.76
38237	55	486-630-055	$3,637.86	$3,065.28
38237	56	486-630-056	$3,637.86	$3,225.22
38237	57	486-630-057	$3,637.86	$3,065.28
38237	58	486-630-058	$3,637.86	$3,225.22
38237	59	486-630-059	$3,637.86	$2,700.76
38237	60	486-630-060	$3,637.86	$3,065.28
38237	61	486-630-061	$3,637.86	$2,700.76

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
38237	62	486-630-062	$3,637.86	$3,225.22
38237	63	486-630-063	$3,637.86	$3,065.28
38237	64	486-630-064	$3,637.86	$2,700.76
38237	65	486-630-065	$3,637.86	$3,225.22
38237	66	486-630-066	$3,637.86	$2,700.76
38237	67	486-630-067	$3,637.86	$3,065.28
38237	Lot B	486-630-079	$0.00	$0.00
38237	Lot H	486-630-068	$0.00	$0.00
38237	Lot I	486-630-069	$0.00	$0.00
38237	Lot J	486-630-070	$0.00	$0.00
38237	Lot K	486-630-071	$0.00	$0.00
38237	Lot L	486-630-072	$0.00	$0.00
38237	Lot M	486-630-073	$0.00	$0.00
38237	Lot N	486-630-074	$0.00	$0.00
38237	Lot O	486-630-075	$0.00	$0.00
38237	Lot P	486-630-076	$0.00	$0.00
38237	Lot Q	486-630-077	$0.00	$0.00
38237	Lot R	486-630-078	$0.00	$0.00

Total Parcels	**318**
Total Taxable Parcels	**264**
Total Maximum Annual Special Tax	**$844,847.41**
Total Assigned Special Tax	**$746,113.16**