



Continuing Disclosure Annual Report

Fiscal Year Ending June 30, 2022

Submitted March 1, 2023

Moreno Valley Unified School District

Community Facilities District No. 2019-1
Series 2022 Special Tax Bonds

2021 / 2022



A division of California Financial Services

\$5,325,000
Moreno Valley Unified School District
Community Facilities District No. 2019-1
Series 2022 Special Tax Bonds

MATURITY DATE	CUSIP*
Serial Bonds	
09/01/2023	616874VD2
09/01/2024	616874VE0
09/01/2025	616874VF7
Term Bonds	
09/01/2028	616874VG5
09/01/2030	616874VH3
09/01/2032	616874VJ9
09/01/2034	616874VK6
09/01/2037	616874VL4
09/01/2042	616874VM2
09/01/2052	616874VN0

**CUSIP® is a registered trademark of the American Bankers Association.*

List of Participants

Issuer

Community Facilities District No. 2019-1
Moreno Valley Unified School District
25634 Alessandro Blvd
Moreno Valley, California 92553
www.mvusd.net

Bond Counsel

Atkinson, Andelson, Loya, Ruud & Romo
20 Pacifica, Suite 1100
Irvine, California 92618

Special Tax Administrator

KeyAnalytics
555 Corporate Drive, Suite 100
Ladera Ranch, California 92694

Fiscal Agent

U. S. Bank National Association
633 West Fifth Street, 24th Floor
Los Angeles, California 90071

Table of Contents

I.	Introduction	1
II.	Audited Financial Statements	2
III.	Special Taxes	3
	A. Changes to the Rate and Method of Apportionment	3
	B. Special Tax Prepayments	3
	C. Summary of Special Tax	4
	D. Special Tax Collections	5
	E. Foreclosure Update.....	5
IV.	Debt and Assessed Values	6
	A. Principal Outstanding	6
	B. Value-to-Lien Ratios.....	6
V.	Fiscal Agent Accounts	7
	A. Fiscal Agent Account Balances	7
	B. Reserve Requirement.....	8
VI.	Reports and Additional Information.....	9
	A. Reports to the California Debt and Investment Advisory Commission	9
	B. Listed Events	9
	C. Additional Information	10

Exhibit A – Rate and Method of Apportionment

Exhibit B – Overlapping Debt Report

Exhibit C – California Debt and Investment Advisory Commission Reports

I. Introduction

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

- Series 2022 Special Tax Bonds of Community Facilities District No. 2019-1 issued on June 9, 2022, in the par amount of \$5,325,000 (“Bonds”).

Under the Disclosure Agreement, the Moreno Valley Unified School District (“School District”) has agreed to annually provide certain information related to the security of the Bonds. This Report has been prepared by KeyAnalytics, a division of C. Financial Investments, Inc. (“KeyAnalytics”), at the direction of the School District to provide the required information.

Any information contained herein which involves estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representation of fact. The information set forth herein has been furnished by the School District, or other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Report nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the School District or Community Facilities District (“CFD”) No. 2019-1 since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given them in the respective financing documents.

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

II. Audited Financial Statements

CFD No. 2019-1 does not prepare annual audited financial statements, however, KeyAnalytics has received the School District's annual unaudited financial statements for Fiscal Year 2021/2022 ("Statements"). Copies of the Statements are available online at <http://emma.msrb.org>. At the time of posting, the audited financial statements have not been finalized. Once the audited financial statements are finalized, a copy will be posted and available online at <http://emma.msrb.org>.

III. Special Taxes

CFD No. 2019-1 have covenanted to annually levy the Special Tax in accordance with the Rate and Method of Apportionment (“RMA”), attached as Exhibit A, so long as the Bonds are outstanding. The items below summarize information required by the Disclosure Agreement.

A. Changes to the Rate and Method of Apportionment

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

B. Special Tax Prepayments

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

C. Summary of Special Tax

A summary of the Fiscal Year 2022/2023 Special Tax levy is outlined below.

Fiscal Year 2022/2023 Special Tax by Tax Rate Category

Tax Class/Land Use	Sq Footage	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1 - Residential Property	1,700 Sq. Ft. or Less	\$3,234.04 Per Unit	\$67,914.84
2 - Residential Property	1,701 Sq. Ft. to 1,900 Sq. Ft.	\$3,339.18 Per Unit	93,497.04
3 - Residential Property	1,901 Sq. Ft. to 2,100 Sq. Ft.	\$3,501.70 Per Unit	70,034.00
4 - Residential Property	Greater than 2,101 Sq. Ft.	\$3,578.16 Per Unit	100,188.48
Subtotal Residential Property			\$331,634.36
5 - Non-Residential Property ^[1]	N/A	\$0.00 Per Acre	0.00
Undeveloped Property ^[1]	N/A	\$0.00 Per Acre	0.00
Total			\$331,634.36

[1] Non-Residential Properties are levied at \$0.00 per Acre due to sufficient Special Tax Levy coverage from Residential Property. The Assigned Annual Special Tax Rate per the RMA is \$12,243.39 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 per the RMA is \$12,243.39 per Acre.

D. Special Tax Collections

Delinquent Special Taxes for CFD No. 2019-1, as of June 30, 2022, for Fiscal Year 2021/2022 and prior Fiscal Years are summarized in the table below. There are no property owners who delinquent Special Taxes represent more than 5% of the Special Tax levy.

Special Tax Levies and Collections

Fiscal Year	Subject Fiscal Year					June 30, 2022	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2019/2020	\$6,518.36	0	\$6,518.36	\$0.00	0.00%	\$0.00	0.00%
2020/2021	105,001.54	0	105,001.54	0.00	0.00%	0.00	0.00%
2021/2022	258,364.08	0	258,364.08	0.00	0.00%	0.00	0.00%

E. Foreclosure Update

No parcel has exceeded the foreclosure thresholds of CFD No. 2019-1, therefore, CFD No. 2019-1 does not have any outstanding foreclosures.

IV. Debt and Assessed Values

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

A. Principal Amount of Bonds Outstanding

The outstanding principal amount of the Bonds as of September 2, 2022, was \$5,325,000. No parity debt has been issued by CFD No. 2019-1.

B. Value to Lien Ratios

A summary of the value-to-lien ratios for CFD No. 2019-1 are found in the table below. The Overlapping Debt Report listing the Assessed Values and overlapping liens is attached as Exhibit B.

Fiscal Year 2022/2023
Assessed Valuation to Lien Ratios by Land Use Classification

Land Use Category	Number of Taxable Dwelling Units/Lots	Fiscal Year 2022/2023 Special Tax	Percentage of Fiscal Year 2022/2023 Special Tax	Bonds Outstanding ^[1]	Overlapping Debt ^[2]	Total Debt	Total Assessed Value ^[3]	Assessed Value-to-Lien Ratio ^[4]
1 - 1,700 Sq. Ft. or Less	21 Units	\$67,914.84	20.48%	\$1,090,497.75	\$122,045.46	\$1,212,543.21	\$9,752,287.00	8.04:1
2 - 1,701 Sq. Ft. to 1,900 Sq. Ft.	28 Units	93,497.04	28.19%	1,501,267.05	165,137.82	1,666,404.87	13,195,668.00	7.92:1
3 - 1,901 Sq. Ft. to 2,100 Sq. Ft.	20 Units	70,034.00	21.12%	1,124,524.76	125,634.21	1,250,158.97	10,039,053.00	8.03:1
4 - Greater than 2,101 Sq. Ft.	28 Units	100,188.48	30.21%	1,608,710.44	186,161.52	1,794,871.95	14,875,609.00	8.29:1
Developed Property Subtotal	97 Units	\$331,634.36	100.00%	\$5,325,000.00	\$598,979.00	\$5,923,979.00	\$47,862,617.00	8.08:1
5 - Non Residential	0.00 Acres	0.00	0.00%	0.00	0.00	0.00	0.00	NA
Taxable Property Subtotal	97 Lots	\$331,634.36	100.00%	\$5,325,000.00	\$598,979.00	\$5,923,979.00	\$47,862,617.00	8.08:1
6 - Undeveloped Property	0.00 Acres	0.00	0.00%	0.00	0.00	0.00	0.00	NA
Exempt Property	5 Lots	0.00	0.00%	0.00	0.00	0.00	72,571.00	NA
Total	102 Units/Lots	\$331,634.36	100.00%	\$5,325,000.00	\$598,979.00	\$5,923,979.00	\$47,862,617.00	8.08:1

[1] Reflects the Bonds outstanding as of September 2, 2022 and is allocated based on the Fiscal Year 2022/2023 Special Tax levy.

[2] Overlapping Debt Report is included as Exhibit B.

[3] Source: County of Riverside Assessor's Tax Roll dated July 1, 2022.

[4] Assessed value-to-lien ratio. Ratio calculated by dividing the Total Assessed Value by the sum of the Outstanding Bonds.

V. Fiscal Agent Accounts

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

A. Fiscal Agent Account Balances

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

Fiscal Agent Account Balances (as of December 1, 2022)

Account Name	Balance
Special Tax Fund	\$46.24
Prepayment Account	0.00
Administrative Expense Fund	33,513.07
Bond Fund	578.37
Interest Account	0.00
Principal Account	0.00
Reserve Fund	453,379.55
Redemption Fund	0.00
Optional Redemption Account	0.00
Sinking Fund Redemption Account	0.00
Mandatory Redemption Account	0.00
Construction Fund	0.00
School Facilities Account	1,844,636.37
EMWD Facilities Account	148,288.24
City Facilities Account	767,547.96
Cost of Issuance Account	79,754.92
Residual Fund	162,847.44
Total	\$3,490,592.16

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

B. Reserve Requirement

As of December 1, 2022, the Reserve Requirement for the Bonds and how it is funded is outlined in the table below.

Reserve Requirement

Bonds	Reserve Requirement	Funding Source	Amount on Deposit
Series 2022 Special Tax Bonds	\$450,894.01	Cash Deposit	\$453,379.55

VI. Reports and Additional Information

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

A. Report to the California Debt and Investment Advisory Commission

Copies of the Yearly Fiscal Status Report filed to the California Debt and Investment Advisory Commission (“CDIAC”) filed on or before October 30, 2022, and the Annual Debt and Transparency Report filed to CDIAC on or before January 31, 2023, are also attached as Exhibit C.

B. Listed Events

Pursuant to the Disclosure Agreement, CFD No. 2019-1 shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (iv) Substitution of credit or liquidity provider, or their failure to perform;
- (v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB);
- (vi) Defeasances;
- (vii) Tender offers;
- (vii) Rating changes;
- (ix) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation, any of which reflect financial difficulties;

- (x) Bankruptcy, insolvency, receivership or similar proceedings;
- (xi) The consummation of a merger, consolidation or acquisition involving an obligated person or sale of all or substantially all of the assets of the obligated persons or their person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its term;
- (xii) Appointment of a successor or additional fiscal agent or the change of the name of a fiscal agent;
- (xiii) Non payment related defaults;
- (xiv) Modification to the rights of Bondholders;
- (xv) Bonds calls;
- (xvi) Release, substitution, or sale of property securing repayment of the Bonds (including the release of any Letter of Credit);
- (xvii) Other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; and
- (xviii) Incurrence of a Financial Obligation, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation, any of which affect Bondowners.

None of these events occurred in Fiscal Year 2021/2022.

C. Additional Information

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

After a thorough review the School District has determined that no additional information is needed for Fiscal Year 2021/2022.

Exhibit A

Rate and Method of Apportionment of Special Taxes for

Community Facilities District No. 2019-1 of the
Moreno Valley Unified School District

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
FOR
MORENO VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2019-1

A Special Tax, as hereinafter defined, shall be levied on all Assessor's Parcels within Community Facilities District No. 2019-1 ("CFD No. 2019-1") of the Moreno Valley Unified School District ("School District") and collected in each Fiscal Year, commencing in Fiscal Year 2019/2020, in amount(s) as determined by the School District, on behalf of CFD No. 2019-1, through the application of this Rate and Method of Apportionment of Special Taxes as described below. All of the real property within the boundaries of CFD No. 2019-1, unless exempted by law or by the provisions hereof, shall be subject to the Special Tax 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.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, 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. 2019-1: 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. 2019-1 or any designee thereof of complying with arbitrage rebate requirements; the costs to the School District, CFD No. 2019-1 or any designee thereof of complying with School District's, CFD No. 2019-1'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 property owner and public inquiries regarding CFD No. 2019-1, including its Special Taxes; the cost associated with the computation of the Backup Special Tax; the costs of the School District, CFD No. 2019-1 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 and/or CFD No. 2019-1 for any other administrative purposes of CFD No. 2019-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

“Assessable Space” means for any Dwelling Unit, the square footage within the perimeter of the residential structure, but excluding any carport, walkways, garages, overhangs, enclosed patios, detached accessory structures or similar areas. For purposes of this determination, the School District, acting for CFD No. 2019-1, may rely on the square footage of assessable space contained on the initial and any subsequent building permit(s) issued by the applicable issuing agency prior to the initial occupancy. A property owner that adds square footage after initial occupancy of a Dwelling Unit is subject to the payment of applicable School Fees.

"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.

“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.

“Assistant Superintendent of Business Services” means the Assistant Superintendent of Business Services of the School District, the Chief Business Official, or equivalent School District officer, as appropriate, or his or her designee(s).

“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 or on behalf of CFD No. 2019-1, pursuant to the Act which are secured by a pledge of the Special Taxes.

“CFD No. 2019-1” means Community Facilities District No. 2019-1 of the Moreno Valley Unified School District.

“City” means the City of Moreno Valley, California.

“County” means the County of Riverside, California.

“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.

“Dwelling Unit” or “DU” means each residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

“Exempt Property” means all Assessor’s Parcels designated as being exempt from Special Taxes pursuant to Section E.

“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 66241 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 for each Assessor’s Parcel the Maximum Special Tax, determined in accordance with Section C, below, that shall be levied in a given Fiscal Year on such 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(s).

“Property Owner Association Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2019-1 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 provided, however, that no such classification shall reduce the sum of all Taxable Property to less than 27.06 Acres as described in Section E.

“Proportionately” means, for Developed Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessors’ 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 Assessors’ Parcels of Undeveloped Property.

“Public Property” means, for each Fiscal Year, any property within the boundaries of CFD No. 2019-1 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, 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 27.06 Acres as described in Section E 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.

“Rate and Method of Apportionment” means this “Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2019-1 of the Moreno Valley Unified School District.”

“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, a public school district organized and operating pursuant to the laws of the State.

“School Fees” means the then applicable authorized amount per Assessable Space being collected by the School District for residential and nonresidential development pursuant to the provisions of State law.

“Special Tax” or “Special Taxes” means the special tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property within the boundaries of CFD No. 2019-1 in accordance with this Rate and Method of Apportionment.

“Special Tax Requirement” means that amount required in any Fiscal Year for CFD No. 2019-1 to: (i) pay Administration Expenses of CFD No. 2019-1 as provided in this Rate and Method of Apportionment; (ii) pay debt service on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (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. 2019-1 under the Act as reasonably determined by the School District, on behalf of CFD No. 2019-1, 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. 2019-1, levied in the previous Fiscal Year if available or if not available, the lowest delinquency rate of all community facilities districts of the 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. 2019-1 which have not been prepaid pursuant to Section J hereof or, which are not exempt from the Special Tax pursuant to law or Section E below.

“Trustee” means the trustee or fiscal agent designated and serving under an Indenture(s).

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property which may consist of a portion of an Assessor’s Parcel if, as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year, subdivision has not occurred.

“Weighted Average Interest Rate” calculated as of the date the most recent series of Bonds were issued (including refunding Bonds) means the net interest cost of the Bonds derived by adding together all the interest payments for the term of the Bonds and dividing that sum by the sum of the amount of each Bond multiplied by the number of years such Bond is outstanding.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 2019-1 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 2018/2019

Land Use Category	Taxable Unit	Assessable Space	Assigned Special Tax Per Taxable Dwelling Unit
1 - Residential Property	DU	Less than 1,701 sq. ft.	\$2,987.76
2 - Residential Property	DU	1,701 sq. ft. to 1,900 sq. ft.	\$3,084.90
3 - Residential Property	DU	1,901 sq. ft. to 2,100 sq. ft.	\$3,235.03
4 - Residential Property	DU	Greater than 2,100 sq. ft.	\$3,305.67
5 – Non-Residential Property	Acre	N/A	\$11,311.00

c. Backup Special Tax

When a Final Map is recorded within CFD No. 2019-1 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 \$11,311.00 for Fiscal Year 2018/2019 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 2018/2019 for Tract 24203. The actual Backup Special Tax for Tract 24203 will be calculated at the time the Final Map is recorded, as described above.

TABLE 2

**Backup Special Taxes
Fiscal Year 2018/2019**

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	28.48	(\$11,311.00 times 28.48 divided by 97 lots) \$3,321.00	Projected	97

* 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 contained within the boundaries of CFD No. 2019-1 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 contained within the boundaries of CFD No. 2019-1 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 such changed or modified Final Map area, 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 contained within the boundaries of CFD No. 2019-1, 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 contained within the boundaries of CFD No. 2019-1 for all remaining Fiscal Years in which the Special Tax may be levied.

d. Escalation

Commencing on July 1, 2019, to be effective for Fiscal Year 2019/2020, the Assigned Special Tax 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 2019-1 shall be \$11,311.00 per Acre for Fiscal Year 2018/2019.

b. Escalation

Commencing on July 1, 2019, to be effective for Fiscal Year 2019/2020, 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 2019/2020 and for each following Fiscal Year, the School District, on behalf of CFD No. 2019-1, 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; and

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. 2019-1 that is owned or irrevocably dedicated to a public agency as of the date of the formation of CFD No. 2019-1 shall be classified as Exempt Property and 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 Non-Residential Property, Public Property or Property Owner Association Property provided however, that no such

classification shall reduce the sum of all Taxable Property to less than 27.06 Acres. Property that would, if designated as exempt, cause the sum of all Taxable Property to be less than 27.06 Acres shall be required to either (1) prepay the Special Tax on such property in full at the then applicable rate per Acre for Undeveloped Property pursuant to Section J.1 or (ii) be subject to taxation as Undeveloped Property pursuant to the second step of Section D. Assessor's Parcels, or portions thereof, developed as Non-Residential Property are also subject to the payment of applicable School Fees.

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. 2019-1 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. ASSIGNED SPECIAL TAX FROM DEVELOPED PROPERTY AFTER FUNDING PRINCIPAL, INTEREST AND ADMINISTRATIVE EXPENSES

In any Fiscal Year, when proceeds of the Assigned Special Tax for Developed Property are greater than the amount needed to (i) pay principal and interest on Bonds, (ii) pay Administrative Expenses, and (iii) replenish the reserve fund(s), such amount(s) shall be available for the School District for acquisition, construction or financing school facilities in accordance with the Act and other applicable law as determined by the School District.

I. PURPOSE OF THE SPECIAL TAXES

The proposed facilities to be financed include: A) elementary, middle and high school buildings, as well as central administration and support facilities and infrastructure as needed

and applicable, together with land and all necessary equipment of the School District; B) from proceeds of Bonds, Eastern Municipal Water District sewer and water facilities connection and facility capacity fees, as well as water and sewer facilities; and C) from proceeds of Bonds, City of Moreno Valley Street Improvements, all as required by the development of the properties within the District, each with an estimated useful life of five (5) years or longer, to serve the properties within the District. The foregoing is only by way of explanation and is not a limitation or change to any of the provisions of this RMA.

J. PREPAYMENT OF SPECIAL TAX

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, and 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. 2019-1 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 4.5% prior to the Issuance of Bonds or the Weighted Average Interest Rate after the issuance of Bonds and the remaining term for which the Special Tax may be levied pursuant to Section J. Special Taxes that have already been levied as of the date of the prepayment shall not be considered in the calculations made pursuant to this Section J.1.
- 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. 2019-1 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. (before calculating the present value) for purposes of calculating the prepayment amount.

Upon cash payment of the prepayment amount due pursuant to the above and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that all prior and current Fiscal Year's Special Taxes, including any delinquency penalties and interest 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. Prepayment in Part

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. 2019-1 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. 2019-1 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 from the first levy of Special Taxes on an applicable Assessor's Parcel.

Exhibit B

Overlapping Debt Report

Community Facilities District No. 2019-1

MORENO VALLEY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2019-1

2022-23 Local Secured Assessed Valuation: \$47,935,188 (Land and Improvements)

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 1/1/23</u>	
Metropolitan Water District General Obligation Bonds	0.001%	\$ 265	
Riverside County Flood Control and Water Conservation District, Zone No. 4	0.067	3,591	(1)
Riverside City Community College District General Obligation Bonds	0.034	100,091	
Moreno Valley Unified School District General Obligation Bonds	0.235	495,032	
Moreno Valley Unified School District Community Facilities District No. 2019-1	100.	<u>5,325,000</u>	
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$5,923,979	

<u>OVERLAPPING GENERAL FUND DEBT:</u>		
Riverside County General Fund Obligations	0.013%	\$ 91,258
Riverside County Pension Obligation Bonds	0.013	108,216
Moreno Valley Unified School District Certificates of Participation	0.235	14,068
City of Moreno Valley General Fund Obligations	0.229	<u>160,814</u>
TOTAL OVERLAPPING GENERAL FUND DEBT		\$374,356

COMBINED TOTAL DEBT \$6,298,335 (2)

- (1) 2015 Negotiable Promissory Notes secured by the District's share of 1% Ad Valorem property tax revenues collected on properties within Zone 4. The Notes are not secured by a direct property tax lien.
- (2) Excludes tax and revenue anticipation notes, enterprises revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2022-23 Assessed Valuation:

Direct Debt (\$5,325,000).....11.11%
Total Direct and Overlapping Tax and Assessment Debt..... 12.36%
Combined Total Debt..... 13.14%

KD:(\$500)

Exhibit C

**California Debt and Investment
Advisory Commission Reports**
Community Facilities District No. 2019-1



Information as of Reporting Year End: 06/30/2022

Issuance

Issuer Name:	Moreno Valley Unified School District CFD No 2019-1
Issue Name:	2022 Special Tax Bonds
Project Name:	School Facilities
Actual Sale Date:	05/18/2022
Settlement Date:	06/09/2022
Original Principal Amount:	\$5,325,000.00
Date of Filing:	10/27/2022
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$449,874.47

Credit Rating from Report of Final Sale

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	--
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	



Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	\$5,325,000.00
Bond Reserve Fund:	\$449,874.47
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$4,416,720.28

Assessed Value

Assessed or Appraised Value Reported as of:	03/08/2022
Use Appraised Value only in first year or before annual tax roll billing commences:	From Appraisal of Property
Total Assessed Value of All Parcels:	\$53,485,000.00

Tax Collection

Total Amount of Special Taxes Due Annually:	\$258,364.08
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	06/30/2022
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
-------------------------------	--	---

Retired Issues



MELLO ROOS REPORT

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

CDIAC # : 2022-0349
10/27/2022

Indicate Reason for Retirement:

Not Retired

Filing Contact

Filing Contact Name:

Justin Bjorgan

Agency/Organization Name:

KeyAnalytics (California Financial Services)

Address:

555 Corporate Drive, Suite 100

City:

Ladera Ranch

State:

CA

Zip Code:

92694

Telephone:

949-2821077

Fax Number:

E-mail:

jbjorgan@calschools.com

Comments

Issuer Comments:

Moreno Valley Unified School District
Riverside County
Community Facilities District No. 2019-1
Fiscal Year 2021/2022 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
No Parcels are Delinquent				