



## 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 # : 2018-0739  
Status: Submitted  
02/27/2026

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

### Issuance

|                                                                |                                                     |
|----------------------------------------------------------------|-----------------------------------------------------|
| Issuer Name:                                                   | Moreno Valley Unified School District CFD No 2004-5 |
| Issue Name:                                                    | 2018 Ref Special Tax Bonds                          |
| Project Name:                                                  | School & EMWD Facilities                            |
| Actual Sale Date:                                              | 5/23/2018                                           |
| Settlement Date:                                               | 6/20/2018                                           |
| Original Principal Amount:                                     | \$3,900,000.00                                      |
| Date of Filing:                                                | 2/27/2026                                           |
| Reserve Fund Minimum Balance:                                  | No                                                  |
| Reserve Fund Minimum Balance Amount:                           | \$0.00                                              |
| Credit Rating from Report of Final Sale                        |                                                     |
| Credit Rating:                                                 | Not Rated                                           |
| Standard & Poor:                                               |                                                     |
| Fitch:                                                         |                                                     |
| Moody's:                                                       |                                                     |
| Other:                                                         |                                                     |
| Credit Rating from Mello-Roos Last Yearly Fiscal Status Report |                                                     |
| Credit Rating:                                                 | Not Rated                                           |
| Standard & Poor:                                               |                                                     |
| Fitch:                                                         |                                                     |
| Moody's:                                                       |                                                     |
| Other:                                                         |                                                     |
| Credit Rating for This Reporting Period                        |                                                     |
| Credit Rating:                                                 | Not Rated                                           |
| Standard & Poor:                                               |                                                     |
| Fitch:                                                         |                                                     |
| Moody's:                                                       |                                                     |
| Other:                                                         |                                                     |



## Fund Balance

|                                        |                |
|----------------------------------------|----------------|
| Principal Amount of Bonds Outstanding: | \$3,060,000.00 |
| Bond Reserve Fund:                     | \$0.00         |
| Capitalized Interest Fund:             | \$0.00         |
| Construction Fund(s):                  | \$0.00         |

## Assessed Value

|                                                                                     |                         |
|-------------------------------------------------------------------------------------|-------------------------|
| Assessed or Appraised Value Reported as of:                                         | 1/1/2025                |
| Use Appraised Value only in first year or before annual tax roll billing commences: | From Equalized Tax Roll |
| Total Assessed Value of All Parcels:                                                | \$73,124,363.00         |

## Tax Collection

|                                                           |              |
|-----------------------------------------------------------|--------------|
| Total Amount of Special Taxes Due Annually:               | \$498,521.68 |
| Total Amount of Unpaid Special Taxes Annually:            | \$5,717.85   |
| Does this agency participate in the County's Teeter Plan? | No           |

## Delinquent Reporting

|                                                                     |             |
|---------------------------------------------------------------------|-------------|
| Delinquent Parcel Information Reported as of Equalized Tax Roll of: | 7/1/2025    |
| Total Number of Delinquent Parcels:                                 | 4           |
| Total Amount of Special Taxes Due on Delinquent Parcels:            | \$17,596.91 |

## Delinquency Parcel Reporting

| Document Type                   | Document Name                              | File Upload Date |
|---------------------------------|--------------------------------------------|------------------|
| Delinquent Parcel Detail Report | MVUSD_CFD 2004-5_Delinquency_2018-0739.pdf | 2/27/2026        |

## Foreclosure

| Date Foreclosure Commenced | Total Number of Foreclosure Parcels | Total Amount of Tax on Foreclosure Parcels |
|----------------------------|-------------------------------------|--------------------------------------------|
| 12/3/2012                  | 1                                   | \$3,051.62                                 |
| 12/3/2012                  | 1                                   | \$2,991.78                                 |



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|            |   |            |
|------------|---|------------|
| 12/11/2017 | 1 | \$2,946.72 |
| 12/11/2017 | 1 | \$2,888.94 |

### Retired Issues

Indicate Reason for Retirement: Not Retired

### Filing Contact

Filing Contact Name: Justin Bjorgan

Agency/Organization Name: KeyAnalytics (California Financial Services)

Address: 27201 Puerta Real

City: Mission Viejo

State: CA

Zip Code: 92691

Telephone: 949-2821077

Fax Number:

E-mail: jbjorgan@calschools.com

### Comments

Issuer Comments:

Moreno Valley Unified School District  
Riverside County  
Community Facilities District No. 2004-5  
Fiscal Year 2024/2025 Tax Roll Delinquent Parcel Detail Report

| Assessor's Parcel Number | Tax Year | Total Delinquent | Total Special Tax Levied | Percentage Delinquent |
|--------------------------|----------|------------------|--------------------------|-----------------------|
| 478-381-015              | 2010     | \$2,888.94       | \$2,888.94               | 100.00%               |
| 478-381-015              | 2011     | \$2,946.72       | \$2,946.72               | 100.00%               |
| 478-382-004              | 2015     | \$2,991.78       | \$2,991.78               | 100.00%               |
| 478-382-004              | 2016     | \$3,051.62       | \$3,051.62               | 100.00%               |
| 478-391-010              | 2024     | \$3,811.90       | \$3,811.90               | 100.00%               |
| 478-392-007              | 2024     | \$1,905.95       | \$3,811.90               | 50.00%                |