



Improvement Area C of Community Facilities District No. 15 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Poway Unified School District

2026 / 2027



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Introduction

Improvement Area ("IA") C of Community Facilities District ("CFD") No. 15 of the Poway 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. IA C of CFD No. 15 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 IA C of CFD No. 15 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2026/2027. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the "RMA") which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA and/or Bond Indenture, dated April 1, 2016, between the School District and Zion Bancorporation, National Association acting as Fiscal Agent (the "Fiscal Agent").

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of IA C of CFD No. 15 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2025/2026 Special Tax Levy

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

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with IA C of CFD No. 15.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of IA C of CFD No. 15 for Fiscal Year 2025/2026.

Section V –Minimum Annual Special Tax Requirement

Section V calculates the Minimum Annual Special Tax Requirement based on the obligations of IA C of CFD No. 15 for Fiscal Year 2026/2027.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within IA C of CFD No. 15.

Section VII – Fiscal Year 2026/2027 Special Tax Levy

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

I. CFD Background

This Section provides background information regarding the formation of IA C of CFD No. 15 and the bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 15 is located at the northerly end of the City of San Diego and west of Interstate 15, approximately 2.5 miles west of Interstate 15, 8 miles inland from the Pacific Ocean, and 20 miles north of downtown San Diego. CFD No. 15 is contiguous and is generally located south of Camino Del Sur and west of 4S Ranch Parkway. IA C of CFD No. 15 is located within CFD No. 15 in the east central part of Del Sur, southwest of the intersection of Nighthawk Lane and Camino San Bernardo. For reference, the boundary map of IA C of CFD No. 15 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 15 was formed and established by the School District on December 17, 2012, 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. 15, and a landowner election at which the qualified electors of CFD No. 15 authorized IA C of CFD No. 15 to incur bonded indebtedness in an amount not to exceed $15,000,000 and approved the levy of Annual Special Taxes.

CFD No. 15 was formed pursuant to a Second Supplement to Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement ("Mitigation Agreement") dated November 1, 2012, by and between the School District and Black Mountain Ranch LLC ("Owner"), which supplements the Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement, dated as of July 1, 1998, by and between the School District and Black Mountain Ranch Limited Partnership ("BMR LP"), as amended by a First Amendment to Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement, dated January 1, 2006, by and between the School District and

BMR LP. Additionally, IA C of CFD No. 15 was formed pursuant to the Joint Community Facilities Agreement, by and among the School District, the City of San Diego, and Black Mountain Rachn, LLC, dated September 10, 2013.

The table below provides information related to the formation of CFD No. 15.

Board Actions Related to Formation of CFD No. 15

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	November 13, 2012	18-2013
Resolution to Incur Bonded Indebtedness	November 13, 2012	19-2013
Resolution of Formation	December 17, 2012	30-2013
Ordinance Levying Special Taxes	January 22, 2013	2013-1

A Notice of Special Tax Lien was recorded in the real property records of the County on December 27, 2012, on all property within IA C of CFD No. 15 as Document No. 2012-0818724.

C. Bonds

1. 2016 Special Tax Bonds

On April 13, 2016, the 2016 Special Tax Bonds ("Bonds") of the School District were issued in the amount of $15,000,000. The Bonds were issued under and subject to the terms of the Bond Indenture dated April 1, 2016 ("Bond Indenture"), and the Act. The proceeds of the Bonds are used to (i) finance, either directly or indirectly, the acquisition and construction of certain infrastructure improvements of benefit to IA C, (ii) pay the costs of issuing the Bonds, and (iii) fund the deposit to the Reserve Fund to the Reserve Requirement applicable to the Bonds. For more information regarding the use of the Bonds proceeds, please refer to Section IV of this Report.

A copy of the debt service schedule of the Bonds is included as Exhibit D.

II. Fiscal Year 2025/2026 Special Tax Levy

Each Fiscal Year, IA C of CFD No. 15 levies and collects 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 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

Land Use	Tax Class	Sq. Footage	Number of Units	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Detached Unit	1	≤ 1,550 Sq. Ft.	0 Units	$2,469.96 Per Unit	$0.00
Detached Unit	2	1,551 Sq. Ft. to 1,750 Sq. Ft.	0 Units	$2,601.54 Per Unit	0.00
Detached Unit	3	1,751 Sq. Ft. to 1,950 Sq. Ft.	0 Units	$2,703.22 Per Unit	0.00
Detached Unit	4	1,951 Sq. Ft. to 2,150 Sq. Ft.	0 Units	$3,008.22 Per Unit	0.00
Detached Unit	5	2,151 Sq. Ft. to 2,350 Sq. Ft.	0 Units	$3,139.80 Per Unit	0.00
Detached Unit	6	2,351 Sq. Ft. to 2,550 Sq. Ft.	25 Units	$3,367.06 Per Unit	84,176.50
Detached Unit	7	2,551 Sq. Ft. to 2,750 Sq. Ft.	24 Units	$3,642.16 Per Unit	87,411.84
Detached Unit	8	2,751 Sq. Ft. to 2,950 Sq. Ft.	32 Units	$3,773.74 Per Unit	120,759.68
Detached Unit	9	2,951 Sq. Ft. to 3,150 Sq. Ft.	56 Units	$3,977.08 Per Unit	222,716.48
Detached Unit	10	3,151 Sq. Ft. to 3,350 Sq. Ft.	29 Units	$4,126.60 Per Unit	119,671.40
Detached Unit	11	3,351 Sq. Ft. to 3,550 Sq. Ft.	0 Units	$4,204.34 Per Unit	0.00
Detached Unit	12	3,551 Sq. Ft. to 3,750 Sq. Ft.	0 Units	$4,347.88 Per Unit	0.00
Detached Unit	13	3,750 Sq. Ft. to 3,950 Sq. Ft.	19 Units	$4,461.50 Per Unit	84,768.50
Detached Unit	14	3,951 Sq. Ft. to 4,150 Sq. Ft.	0 Units	$4,652.90 Per Unit	0.00
Detached Unit	15	> 4,150 Sq. Ft.	94 Units	$4,844.28 Per Unit	455,362.32
Attached Unit	16	≤ 1,200 Sq. Ft.	0 Units	$2,045.34 Per Unit	0.00
Attached Unit	17	1,201 Sq. Ft. to 1,350 Sq. Ft.	0 Units	$2,200.82 Per Unit	0.00
Attached Unit	18	1,351 Sq. Ft. to 1,500 Sq. Ft.	0 Units	$2,314.48 Per Unit	0.00
Attached Unit	19	1,501 Sq. Ft. to 1,650 Sq. Ft.	0 Units	$2,469.96 Per Unit	0.00
Attached Unit	20	1,651 Sq. Ft. to 1,800 Sq. Ft.	0 Units	$2,598.54 Per Unit	0.00
Attached Unit	21	> 1,800 Sq. Ft.	0 Units	$2,703.22 Per Unit	0.00
Affordable Unit	22	NA	0 Units	$0.00 Per Unit	0.00
Senior Citizen Unit	23	≤ 1,400 Sq. Ft.	0 Units	$2,480.54 Per Unit	0.00
Senior Citizen Unit	24	1,401 Sq. Ft. to 1,800 Sq. Ft.	0 Units	$2,730.14 Per Unit	0.00
Senior Citizen Unit	25	1,801 Sq. Ft. to 2,200 Sq. Ft.	0 Units	$3,186.72 Per Unit	0.00
Senior Citizen Unit	26	> 2,200 Sq. Ft.	0 Units	$3,710.28 Per Unit	0.00
Developed Property			***279 Units***	***NA***	***$1,174,866.72***
Undeveloped Property			***0.00 Acres***	***$0.00 per Acre***	***$0.00***
Total			**279 Units**		**$1,174,866.72**

B. Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for IA C of CFD No. 15, as of June 30, 2026, for Fiscal Year 2025/2026 is summarized in the table below. Based on the Foreclosure Covenant outlined in the Bond Indenture and the current delinquency rates, no parcels exceed the foreclosure threshold. A detailed listing of the Fiscal Year 2025/2026 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenant is provided as Exhibit E.

IA C of CFD No. 15
Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent [1]	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$1,085,388.00	N/A	$1,069,619.00	$15,769.00	1.45%	$0.00	0.00%
2022/2023	1,107,094.16	2	1,102,867.47	4,226.69	0.38%	0.00	0.00%
2023/2024	1,129,246.30	2	1,120,623.76	8,622.54	0.76%	0.00	0.00%
2024/2025	1,151,828.94	2	1,143,033.98	8,794.96	0.76%	0.00	0.00%
2025/2026	1,174,866.72	3	1,162,756.02	12,110.70	1.03%	12,110.70	1.03%

[1] Information not provided by previous administrator for Fiscal Year 2021/2022.

III. Fund and Account Activity and Balances

Special Taxes are collected by the County Tax Collector as part of the regular property tax bills. Once received by the County Tax Collector the Special Taxes are transferred to the School District where they are then deposited into the Special Tax Fund held with the Fiscal Agent. Special Taxes are periodically transferred to make debt service payments on the Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with IA C of CFD No. 15.

A. Fiscal Agent Accounts

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

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

Fund and Account Balances
as of June 30, 2026

Account Name	Account Number	Balance
Special Tax Fund	7150920A	$3,618,078.11
Interest Account	7150920B	80,472.58
Principal Account	7150920C	0.00
Reserve Fund	7150920D	1,323,343.95
Improvement Fund	7150920E	0.00
Administrative Expense Fund	7150920I	47,923.88
Redemption Fund	7150920R	724.32
Total		**$5,070,542.84**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by IA C of CFD No. 15 are limited based on the restrictions as described within the Bond Indenture. The table below presents the sources and uses of all funds and accounts for IA C of CFD No. 15 from July 1, 2025, through June 30, 2026. For a more detailed description of the sources and uses of funds please refer to Section III of the Bond Indenture.

Fiscal Year 2025/2026
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	1,194,938.38
Investment Earnings	161,968.86
Total	**$1,356,907.24**
Uses	
Interest Payments	($640,512.52)
Principal Payments	(220,000.00)
Authorized Facilities	0.00
Administrative Expenses	(14,500.00)
Total	**($875,012.52)**

IV. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act ("SB 165"), requires any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the Special Tax, require that the proceeds of the Special Tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. SB 165 only applies to CFDs authorized on or after January 1, 2001, in accordance with Sections 50075.1 and 53410 of the California Government Code.

A. Authorized Facilities

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended ("Act"), CFD No. 15 can only be used to fund the "Authorized Facilities" as outlined at the time of formation. The following is an excerpt which describes the Authorized Facilities of CFD No. 15:

> **School Facilities -** School Facilities shall include acquisition, planning, construction and/or financing of those school facilities, including classrooms, multi-purpose, administration and auxiliary space at each school, central support and administrative facilities, interim housing, transportation and special education facilities, together with furniture, equipment, and technology, needed by School District in order to serve directly or indirectly the student population to be generated as a result of the development of the property within the CFD No. 15, together with all land or interests in land required for the construction of such facilities and all land or interests in land required to be provided by the School District as mitigation of environmental impacts associated with the development of such school facilities as well as all that portion of the related incidental expenses and the costs to the School District related to the negotiation, execution and implementation of the Mitigation Agreement. School Facilities shall also mean the acquisition, planning, construction, and/or financing of other additional school facilities including classrooms, multi-purpose, administration, and

auxiliary space at each school, central support and administrative facilities, interim housing, transportation, and special education facilities, together with furniture, equipment, and technology needed by the School District to serve the student population of the School District and which are financed in whole or in part from the revenues of special taxes levied in any fiscal year on Developed Property within any Improvement Area in excess of that required to satisfy the Minimum Annual Minimum Annual Special Tax Requirements for such Improvement Area for such fiscal year provided that: (a) all of the Taxable Property in such Improvement Area is Developed Property; (b) Improvement Area Bonds have been issued in the Maximum principal amount authorized to be issued for such Improvement Area and Owner and the School District have agreed to additional Improvement Area Bonds shall be issued for such Improvement Area; and (c) such Improvement Area has funded the Purchase Price of City Improvements from all moneys deposited in the improvement Fund established pursuant to the Indenture related to each Series of Improvement Area Bonds issued for such Improvement Area.

The School facilities shall also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking, and construction, together with the expenses related to the issuance and sale of any debt as defined in Section 53317(d) of the Act, including but not limited to, underwriters' discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond and official statement printing, administrative expenses of the School District, CFD No. 15, and bond trustee or fiscal agent related to the CFD No. 15 and any such debt and all the other incidental expenses.

The School Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the School District. The School Facilities listed are representative of all types of improvements authorized to be financed by CFD No. 15.

Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the School District. Addition, deletion, or modification of descriptions of School Facilities may be made consistent with the requirements of the Board of Education of the School District, CFD No. 15, and the Act.

City Improvements - City Improvements shall include the acquisition, planning, construction and/or financing of those improvements to be owned by the City of San Diego (the "City"), including the following:

A. Transportation Improvements.
B. Park Improvements.
C. Fire Station Improvements.
D. Library Improvements.
E. Water/Sewer Improvements.
F. City Approved Construction Plans and Drawings for Camino Del Sur paid for by Owner.
G. Non – FBA Streets and Arterials to Support School Facilities.

The City Improvements shall also include the attributable costs of right of way acquisition, grading and site preparation, slope and erosion control, sanitary sewers, storm drainage, water distribution facilities, traffic signals, street lighting, street paving, curb, gutter, sidewalk, median landscaping, dry utilities, engineering, design, planning, materials testing, coordination, construction staking and construction, construction management and supervision together with the expenses related to the issuance and sale of any debt as defined in Section 53317(d) of the Act including, but not limited to, underwriters' discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond and official statement printing, administrative expenses of the School District allocated to the City Improvements, CFD No. 15 and bond trustee or fiscal agent related to IA A of CFD No. 15 and any such debt and all other incidental expenses.

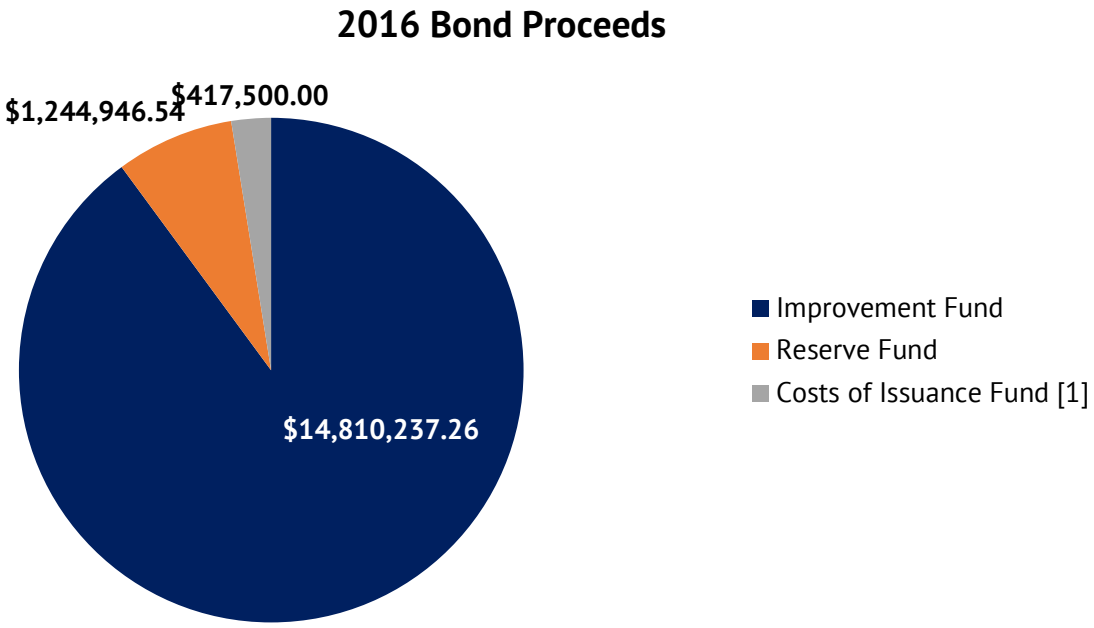
The City Improvements shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the City of San Diego.

The City Improvements listed are representative of the types of improvements that are to be owned, operated, and maintained by the City of San Diego and to be financed by CFD No. 15. Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the City of San Diego. Addition, deletion, or modification of descriptions of the City Improvements may be made consistent with the requirements of the City of San Diego subject to the approval by the Board of Education of the School District, CFD No. 15, and the Act.

B. 2016 Special Tax Bonds

1. Bond Proceeds

In accordance with the Bond Indenture by and between IA C of CFD No. 15 and the Fiscal Agent, the proceeds of the Bonds were deposited in the amount $15,000,000, plus $1,472,683.80 in Original Issue Premium, into the funds and accounts shown in the graph below.



[1] Costs of Issuance includes Underwriter's Discount, Bond Counsel fees, Disclosure Counsel fees, Special Tax Consultant fees, Municipal Advisor fees, Trustee fees, Printing Costs, and other issuance costs. The actual amount deposited into the Costs of Issuance Fund was $200,000.00.

2. Construction Funds and Accounts

All construction funds generated from the issuance of the Bonds for Authorized Facilities have been expended on the Authorized Facilities of IA C of CFD No. 15 and all construction accounts have been closed. For information on the expenditures of these accounts, please refer to prior years' Reports.

C. Special Taxes

IA C of CFD No. 15 has covenanted to levy the Special Taxes in accordance with the RMA. The Special Taxes collected can only be used for the purposes as outlined in the Bond Indenture. The table below presents a detailed accounting of the Special Taxes collected and expended by IA C of CFD No. 15 within the Special Tax Fund created under the Bond Indenture.

Special Tax Fund

Balance as of July 1, 2025		**$3,196,932.10**
Accruals		$1,305,913.65
Special Tax Deposits	$1,194,938.38	
Investment Earnings	110,975.27	
Expenditures		($884,767.64)
Transfer to the Administrative Expense Fund	($24,255.12)	
Transfer to the Interest Fund	(640,512.52)	
Transfer to the Principal Fund	(220,000.00)	
Balance as of June 30, 2026		**$3,618,078.11**

The table below presents a detailed listing of the Annual Special Taxes collected and expended within the Custodial Account of IA C of CFD No. 15.

IA C of CFD No. 15 Custodial Account

Balance as of July 1, 2025		**$173,710.93**
Accruals		$6,435.44
Investment Earnings	$6,335.44	
Special Tax Deposit [1]	100.00	
Expenditures		$0.00
Balance as of June 30, 2026		**$180,146.37**

[1] Represents the fee for a prepayment calculation.

V. Minimum Annual Special Tax

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of IA C of CFD No. 15 based on the financial obligations for Fiscal Year 2026/2027.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of IA C of CFD No. 15 are calculated in accordance and pursuant to the RMA. Pursuant to the Bond Indenture, any amounts not required to pay Administrative Expenses and Debt Service on the Bonds may be used to purchase/construct the Authorized Facilities of IA C of CFD No. 15. The table below shows the calculation of the Minimum Annual Special Tax Requirement for Fiscal Year 2026/2027.

Minimum Annual Special Tax Requirement for IA C of CFD No. 15

Fiscal Year 2025/2026 Remaining Sources		**$3,698,550.69**
Balance of Special Tax Fund	$3,618,078.11	
Balance of Interest Fund	80,472.58	
Balance of Principal Fund	0.00	
Anticipated Special Taxes	0.00	
Fiscal Year 2025/2026 Remaining Obligations		**($3,698,550.69)**
September 1, 2026 Interest Payment	(317,506.26)	
September 1, 2026 Principal Payment	(250,000.00)	
Direct Construction of Authorized Facilities	(3,131,044.43)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($1,198,363.34)**
Administrative Expense Budget	($24,740.07)	
Anticipated Special Tax Delinquencies [1]	(12,352.91)	
March 1, 2027 Interest Payment	(311,256.26)	
September 1, 2027 Interest Payment	(311,256.26)	
September 1, 2027 Principal Payment	(280,000.00)	
Direct Construction of Authorized Facilities	(258,757.84)	
Fiscal Year 2026/2027 Minimum Annual Special Tax Requirement		**$1,198,363.34**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 1.03%.

B. Administrative Expense Budget

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

Fiscal Year 2026/2027 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	$10,712.17
Consultant/Trustee Expenses	9,000.00
County Tax Collection Fees	27.90
Contingency for Legal	5,000.00
Total Expenses	**$24,740.07**

VI. Special Tax Classification

Each Fiscal Year, parcels within IA C of CFD No. 15 are assigned a 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 IA C of CFD No. 15.

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. Building Permits have been issued for 279 Units by the City within IA C of CFD No. 15. According to the County Assessor, all property zoned for residential development within IA C of CFD No. 15 has been built and completed. As of the date of this Report, no Units have prepaid their Special Tax obligation and are no longer considered taxable property and are no longer subject to the Special Tax. The table below summarizes the Special Tax classification for the Units within IA C of CFD No. 15.

Fiscal Year 2026/2027
Special Tax Classification

Initial Tax Year	Land Use	Number of Units
2014/2015	Developed Property	16
2015/2016	Developed Property	129
2016/2017	Developed Property	134
Total		**279**

VII. Fiscal Year 2026/2027 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the Maximum Special Tax rate, as determined by the provisions of the RMA, in the amount needed to satisfy the Minimum Annual Special Tax Requirement.

Based on the Minimum Annual Special Tax Requirement listed in Section V, IA C of CFD No. 15 will levy at the applied Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel's applied Special Tax and Maximum Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit G.

A summary of the Special Tax levy for Fiscal Year 2026/2027 by Special Tax classification as determined by the RMA for IA C of CFD No. 15 can be found in the table on the following page.

Fiscal Year 2026/2027
Annual Special Tax Levy

Land Use	Tax Class	Sq. Footage	Number of Units	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Detached Unit	1	≤ 1,550 Sq. Ft.	0 Units	$2,519.36 Per Unit	$0.00
Detached Unit	2	1,551 Sq. Ft. to 1,750 Sq. Ft.	0 Units	$2,653.56 Per Unit	0.00
Detached Unit	3	1,751 Sq. Ft. to 1,950 Sq. Ft.	0 Units	$2,757.28 Per Unit	0.00
Detached Unit	4	1,951 Sq. Ft. to 2,150 Sq. Ft.	0 Units	$3,068.38 Per Unit	0.00
Detached Unit	5	2,151 Sq. Ft. to 2,350 Sq. Ft.	0 Units	$3,202.58 Per Unit	0.00
Detached Unit	6	2,351 Sq. Ft. to 2,550 Sq. Ft.	25 Units	$3,434.40 Per Unit	85,860.00
Detached Unit	7	2,551 Sq. Ft. to 2,750 Sq. Ft.	24 Units	$3,715.00 Per Unit	89,160.00
Detached Unit	8	2,751 Sq. Ft. to 2,950 Sq. Ft.	32 Units	$3,849.22 Per Unit	123,175.04
Detached Unit	9	2,951 Sq. Ft. to 3,150 Sq. Ft.	56 Units	$4,056.62 Per Unit	227,170.72
Detached Unit	10	3,151 Sq. Ft. to 3,350 Sq. Ft.	29 Units	$4,209.12 Per Unit	122,064.48
Detached Unit	11	3,351 Sq. Ft. to 3,550 Sq. Ft.	0 Units	$4,288.42 Per Unit	0.00
Detached Unit	12	3,551 Sq. Ft. to 3,750 Sq. Ft.	0 Units	$4,434.84 Per Unit	0.00
Detached Unit	13	3,750 Sq. Ft. to 3,950 Sq. Ft.	19 Units	$4,550.74 Per Unit	86,464.06
Detached Unit	14	3,951 Sq. Ft. to 4,150 Sq. Ft.	0 Units	$4,745.96 Per Unit	0.00
Detached Unit	15	> 4,150 Sq. Ft.	94 Units	$4,941.16 Per Unit	464,469.04
Attached Unit	16	≤ 1,200 Sq. Ft.	0 Units	$2,086.24 Per Unit	0.00
Attached Unit	17	1,201 Sq. Ft. to 1,350 Sq. Ft.	0 Units	$2,244.84 Per Unit	0.00
Attached Unit	18	1,351 Sq. Ft. to 1,500 Sq. Ft.	0 Units	$2,360.76 Per Unit	0.00
Attached Unit	19	1,501 Sq. Ft. to 1,650 Sq. Ft.	0 Units	$2,519.36 Per Unit	0.00
Attached Unit	20	1,651 Sq. Ft. to 1,800 Sq. Ft.	0 Units	$2,650.52 Per Unit	0.00
Attached Unit	21	> 1,800 Sq. Ft.	0 Units	$2,757.28 Per Unit	0.00
Affordable Unit	22	NA	0 Units	$0.00 Per Unit	0.00
Senior Citizen Unit	23	≤ 1,400 Sq. Ft.	0 Units	$2,530.16 Per Unit	0.00
Senior Citizen Unit	24	1,401 Sq. Ft. to 1,800 Sq. Ft.	0 Units	$2,784.74 Per Unit	0.00
Senior Citizen Unit	25	1,801 Sq. Ft. to 2,200 Sq. Ft.	0 Units	$3,250.46 Per Unit	0.00
Senior Citizen Unit	26	> 2,200 Sq. Ft.	0 Units	$3,784.48 Per Unit	0.00
Developed Property			***279 Units***	***NA***	***$1,198,363.34***
Undeveloped Property			***0.00 Acres***	***$0.00 per Acre***	***$0.00***
Total			**279 Units**		**$1,198,363.34**

https://calschools.sharepoint.com/cfs/unregulated/poway unified/developer revenue/cfd admin/cfd no. 15 ia c/fy 2026-27/poway usd_cfd 15 ia c_fy2026-27_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT FOR
IMPROVEMENT AREA C OF
COMMUNITY FACILITIES DISTRICT NO. 15
OF POWAY UNIFIED SCHOOL DISTRICT

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes ("Rate and Method of Apportionment") of Improvement Area C ("IA C") of Community Facilities District No. 15 ("CFD No. 15") of the Poway Unified School District ("School District"). An Annual Special Tax shall be levied on and collected from Taxable Property (defined below) located within the boundaries of IA C of CFD No. 15 each Fiscal Year in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property in IA C of CFD No. 15, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

SECTION A
DEFINITIONS

For purposes of this Rate and Method of Apportionment 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 Board may rely on the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel 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.

"Actual Costs" shall have the meaning given such term in the Second Supplement.

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of IA C of CFD No. 15 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including 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 IA C of CFD No. 15, and reasonable costs otherwise incurred in order to carry out the authorized purposes of IA C of CFD No. 15.

"Affordable Unit" means an Attached Unit that is subject to affordable housing restrictions under any applicable law.

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

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of IA C of CFD No. 15.

"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.

"Attached Unit" means a Unit that is located or shall be located within a building in which each of the individual Units has or shall have at least one common wall with another Unit.

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

"Board" means the Board of Education of Poway Unified School District, or its designee, in certain cases acting as the Legislative Body of CFD No. 15.

"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 year with an average rating equivalent to Moody's A1 and/or S&P's A+, as reasonably 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 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 Permit" means a permit for the construction of one or more Units issued by the City, or another public agency in the event the City no longer issues said permits for the construction of Units within IA C of CFD No. 15. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation or commercial/industrial use.

"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 structures, 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 for such Unit.

"City" means the City of San Diego.

"City Improvements" shall have the meaning given such term in the Second Supplement.

"County" means the County of San Diego.

"Developed Property" means all Assessor's Parcels of Taxable Property for which Building Permits 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 and that each such Assessor's Parcel is associated with a Lot, as determined reasonably by the Board.

"Detached Unit" means a Unit which is not an Attached Unit.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes in Section K each Fiscal Year as determined May 1st of the previous Fiscal Year.

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

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

"Homeowner" means any owner of a completed Unit constructed and sold within IA C of CFD No. 15.

"Lot" means an individual legal lot created by a Final Subdivision Map for which a Building Permit for residential construction has been or could be issued. Notwithstanding the foregoing, in the case of an individual legal lot created by such a Final Subdivision Map upon which condominium units are entitled to be developed but for which a condominium plan has not been recorded, the number of Lots allocable to such legal lot for purposes of calculating the Backup Special Tax applicable to such Final Subdivision Map shall equal the number of condominium units which are permitted to be constructed on such legal lot as shown on such Final Subdivision Map.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by IA C of CFD No. 15 in any Fiscal Year on any Assessor's Parcel.

"Minimum Annual 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 of IA C of CFD No. 15, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, and (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, less (v) 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 Minimum Annual Special Tax requirement the Board shall take into account the reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

"Minimum Taxable Acreage" means the applicable Acreage listed in Table 3 set forth in Section K.

"Net Taxable Acreage" means the total Acreage of all Taxable Property expected to exist in IA C of CFD No. 15 after all Final Subdivision Maps are recorded.

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

"Prepayment Administrative Fees" means any fees or expenses of the School District or IA C of CFD No. 15 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 any notices to evidence the prepayment and redemption of Bonds.

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

"Present Value of Taxes" means for any Assessor's Parcel the present value of (i) the unpaid portion, if any, of the Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the Annual Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Board, until the termination date specified in Section J. The discount rate used for this calculation shall be equal to the (i) Bond Yield after Bond issuance or (ii) 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 or Maximum Annual Special Tax is equal for all applicable Assessor's Parcels.

"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) 10% of the amount of Bonds which will be redeemed. In the event that 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.

"Second Supplement" shall mean that Second Supplement to Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement made and entered into as of October 1, 2012 by and between the School District and Black Mountain Ranch LLC.

"Senior Citizen Unit" means a Unit designated as senior citizen housing, part of a residential care facility for the elderly, or part of a multilevel care facility for the elderly as referred to in California Government Code Section 65995.1. For the purpose hereof it shall be sufficient to designate a Unit as a Senior Citizen Unit if Senior Citizen Restrictions have been affected with respect to such Unit.

"Senior Citizen Restriction" means (i) a restriction limiting the use of Units to senior citizen housing under a specific plan, a final map or other governmental entitlements, or a declaration of covenants, conditions and restrictions or any similar recorded instrument or (ii) licensing from appropriate agencies received for residential care facilities for the elderly or multilevel care facilities as those terms are defied in Health and Safety Code Section 1569.23 and Government Code Section 15432(d)(8), respectively.

"Special Tax" means any of the special taxes authorized to be levied by IA C of CFD No. 15 pursuant to the Act.

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

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

"Unit" means each separate residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units. Each Unit shall be classified as an Attached Unit or a Detached Unit.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

For each Fiscal Year, beginning with Fiscal Year 2012/2013, each Assessor's Parcel within IA C of CFD No. 15 shall be classified as Taxable Property or Exempt Property taking into consideration the Minimum Net Taxable Acreage as set forth in Section K. Furthermore, each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property and Developed Property shall be assigned to a special tax classification according to Table 1 below.

TABLE 1

SPECIAL TAX CLASSIFICATION FOR DEVELOPED PROPERTY

Tax Classification	Unit Type	Building Square Footage
1	Detached Unit	≤ 1,550
2	Detached Unit	1,551 – 1,750

TABLE 1 (CONTINUED)

SPECIAL TAX CLASSIFICATION FOR DEVELOPED PROPERTY

Tax Classification	Unit Type	Building Square Footage
3	Detached Unit	1,751 – 1,950
4	Detached Unit	1,951 – 2,150
5	Detached Unit	2,151 – 2,350
6	Detached Unit	2,351 – 2,550
7	Detached Unit	2,551 – 2,750
8	Detached Unit	2,751 – 2,950
9	Detached Unit	2,951 – 3,150
10	Detached Unit	3,151 – 3,350
11	Detached Unit	3,351 – 3,550
12	Detached Unit	3,551 – 3,750
13	Detached Unit	3,751 – 3,950
14	Detached Unit	3,951 – 4,150
15	Detached Unit	> 4,150
16	Attached Unit	≤ 1,200
17	Attached Unit	1,201 – 1,350
18	Attached Unit	1,351 – 1,500
19	Attached Unit	1,501 – 1,650
20	Attached Unit	1,651 – 1,800
21	Attached Unit	> 1,800
22	Affordable Unit	NA
23	Senior Citizen Unit	≤ 1,400
24	Senior Citizen Unit	1,401 – 1,800
25	Senior Citizen Unit	1,801 – 2,200
26	Senior Citizen Unit	> 2,200

SECTION C
MAXIMUM SPECIAL TAXES

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property for any Fiscal Year shall be the amount determined by the greater of (a) the application of the Assigned Annual Special Tax or (b) the application of the Backup Annual Special Tax for a given Final Subdivision Map.

2. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property for any Fiscal Year shall be the amount determined by the application of the Assigned Annual Special Tax.

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax in Fiscal Year 2012/2013 for each Assessor's Parcel of Developed Property shall be the amount determined by reference to Table 2 subject to increases as described below.

TABLE 2

ASSIGNED ANNUAL SPECIAL TAX FOR DEVELOPED PROPERTY FISCAL YEAR 2012/2013

Tax Classification	Unit Type	Building Square Footage	Assigned Annual Special Tax
1	Detached Unit	< 1,550	$1,909.37 per Unit
2	Detached Unit	1,550 – 1,750	$2,011.08 per Unit
3	Detached Unit	1,751 – 1,950	$2,089.68 per Unit
4	Detached Unit	1,951 – 2,150	$2,325.46 per Unit
5	Detached Unit	2,151 – 2,350	$2,427.17 per Unit
6	Detached Unit	2,351 – 2,550	$2,602.85 per Unit
7	Detached Unit	2,551 – 2,750	$2,815.52 per Unit
8	Detached Unit	2,751 – 2,950	$2,917.23 per Unit
9	Detached Unit	2,951 – 3,150	$3,074.42 per Unit

TABLE 2 (CONTINUED)

ASSIGNED ANNUAL SPECIAL TAX FOR DEVELOPED PROPERTY FISCAL YEAR 2012/2013

Tax Classification	Unit Type	Building Square Footage	Assigned Annual Special Tax
10	Detached Unit	3,151 – 3,350	$3,190.00 per Unit
11	Detached Unit	3,351 – 3,550	$3,250.10 per Unit
12	Detached Unit	3,551 – 3,750	$3,361.06 per Unit
13	Detached Unit	3,751 – 3,950	$3,448.90 per Unit
14	Detached Unit	3,951 – 4,150	$3,596.85 per Unit
15	Detached Unit	> 4,150	$3,744.79 per Unit
16	Attached Unit	< 1,200	$1,581.12 per Unit
17	Attached Unit	1,200 – 1,350	$1,701.32 per Unit
18	Attached Unit	1,351 – 1,500	$1,789.17 per Unit
19	Attached Unit	1,501 – 1,650	$1,909.37 per Unit
20	Attached Unit	1,651 – 1,800	$2,008.77 per Unit
21	Attached Unit	> 1,800	$2,089.68 per Unit
22	Affordable Unit	NA	$0.00 per Unit
23	Senior Citizen Unit	≤ 1,400	$1,917.55 per Unit
24	Senior Citizen Unit	1,401 – 1,800	$2,110.50 per Unit
25	Senior Citizen Unit	1,801 – 2,200	$2,463.45 per Unit
26	Senior Citizen Unit	> 2,200	$2,868.17 per Unit

Each July 1, commencing July 1, 2013, the Assigned Annual Special Tax for each Assessor's Parcel of Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

2. Undeveloped Property

The Assigned Annual Special Tax rate in Fiscal Year 2012/2013 for an Assessor's Parcel classified as Undeveloped Property shall be $14,545.32 per acre of Acreage.

Each July 1, commencing July 1, 2013, the Assigned Annual Special Tax per acre of Acreage for each Assessor's Parcel of Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION E
BACKUP ANNUAL SPECIAL TAXES

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. The Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final Subdivision Map in Fiscal Year 2012/2013 or such later Fiscal Year in which such Final Subdivision Map is created shall be the rate per Lot calculated according to the following formula:

$$B = \frac{U \times A}{L}$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot
U	=	Assigned Annual Special Tax per acre of Acreage for Undeveloped Property in the Fiscal Year which the calculation is performed
A	=	Acreage of Taxable Property in such Final Subdivision Map at time of calculation, as determined by the Board pursuant to Section K
L	=	Lots in the Final Subdivision Map at the time of calculation

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

Notwithstanding the foregoing, if all or any portion of the Final Subdivision Map(s) described in the preceding paragraph is subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property in such Final Subdivision Map that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Annual Special Taxes anticipated to apply to the changed or modified area in the Final Subdivision Map prior to the change or modification in the current Fiscal Year.

2. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property which is ultimately expected to exist in such changed or modified area in the Final Subdivision Map, as reasonably determined by the Board.

3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property in such changed or modified area of the Final Subdivision Map. Each July 1, commencing the July 1 first following the change or modification to be Final Subdivision Map the amount determined by this Section shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2012/2013, and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes as follows:

Step One: The Board shall levy an Annual Special Tax on each Assessor's Parcel of Developed Property in an amount equal to the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If the sum of the amounts collected in step one is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall Proportionately levy an Annual Special Tax on each Assessor's Parcel of Undeveloped Property up to the Assigned Annual Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

Step Three: If the sum of the amounts collected in steps one and two is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall Proportionately levy an Annual Special Tax on each Assessor's Parcel of Developed Property up to the Maximum Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

SECTION G
PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of 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 prepaid in full provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid.

An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide IA C of CFD No. 15 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Superintendent of the School District or his or her designee, acting in his or her

absolution and sole discretion for and on behalf of CFD No. 15, without notice to the owners of property within IA C for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by IA C of CFD No. 15 to assist in the efficient preparation of the required bond market disclosure. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

1. Prior to the Issuance of Bonds

Prior to the issuance of Bonds, the Prepayment Amount shall be determined by reference to Table 3, subject to increase as described below.

TABLE 3

PREPAYMENT AMOUNT
PRIOR TO THE ISSUANCE OF BONDS
FISCAL YEAR 2012/2013

Tax Classification	Unit Type	Building Square Footage	Prepayment Amount
1	Detached Unit	< 1,550	$24,390.27 per Unit
2	Detached Unit	1,550 – 1,750	$25,689.52 per Unit
3	Detached Unit	1,751 – 1,950	$26,693.49 per Unit
4	Detached Unit	1,951 – 2,150	$29,705.40 per Unit
5	Detached Unit	2,151 – 2,350	$31,004.65 per Unit
6	Detached Unit	2,351 – 2,550	$33,248.82 per Unit
7	Detached Unit	2,551 – 2,750	$35,965.45 per Unit
8	Detached Unit	2,751 – 2,950	$37,264.70 per Unit
9	Detached Unit	2,951 – 3,150	$39,272.64 per Unit
10	Detached Unit	3,151 – 3,350	$40,749.07 per Unit
11	Detached Unit	3,351 – 3,550	$41,516.81 per Unit
12	Detached Unit	3,551 – 3,750	$42,934.18 per Unit
13	Detached Unit	3,751 – 3,950	$44,056.26 per Unit
14	Detached Unit	3,951 – 4,150	$45,946.09 per Unit
15	Detached Unit	> 4,150	$47,835.91 per Unit
16	Attached Unit	< 1,200	$20,197.22 per Unit
17	Attached Unit	1,200 – 1,350	$21,732.70 per Unit
18	Attached Unit	1,351 – 1,500	$22,854.78 per Unit
19	Attached Unit	1,501 – 1,650	$24,390.27 per Unit

TABLE 3 (CONTINUED)

PREPAYMENT AMOUNT
PRIOR TO THE ISSUANCE OF BONDS
FISCAL YEAR 2012/2013

Tax Classification	Unit Type	Building Square Footage	Prepayment Amount
20	Attached Unit	1,651 – 1,800	$25,659.99 per Unit
21	Attached Unit	> 1,800	$26,693.49 per Unit
22	Affordable Unit	NA	$0.00 per Unit
23	Senior Citizen Unit	< 1,400	$24,494.82 per Unit
24	Senior Citizen Unit	1,400 – 1,800	$26,959.51 per Unit
25	Senior Citizen Unit	1,801 – 2,200	$31,468.08 per Unit
26	Senior Citizen Unit	> 2,200	$36,637.92 per Unit

Each July 1, commencing July 1, 2013, the Prepayment Amount for each Assessor's Parcel of Developed Property prior to the issuance of Bonds shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

2. Subsequent to the Issuance of Bonds

Subsequent to the issuance of Bonds 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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property, net of Administrative Expenses, shall be at least 1.1 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 Board. Such determination shall include identifying all Assessor's Parcels that are expected to become Exempt Property.

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records of IA C of CFD No. 15 that there has been a prepayment of the Annual Special

Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Annual Special Tax obligation and the release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Annual Special Tax shall cease.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel may be partially prepaid at the times and under the conditions set forth in this Section, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid.

1. Partial Prepayment Times and Conditions

Prior to the conveyance of the first production Unit on a Lot within a Final Subdivision Map to a Homeowner, the owner of no less than all the Taxable Property within such Final Subdivision Map may elect in writing to the Board to prepay a portion of the Annual Special Tax obligations for all the Assessor's Parcels within such Final Subdivision Map, as calculated in Section H.2. below. The partial prepayment of each Annual Special Tax obligation shall be collected for all Assessor's Parcels prior to the conveyance of the first production Unit to a Homeowner with respect to such Final Subdivision Map.

2. Partial Prepayment Amount

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

$$PP = P_G \times F$$

The terms above have the following meanings:

PP = the Partial Prepayment Amount
P_G = the Prepayment Amount calculated according to Section G
F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax obligation

3. Partial Prepayment Procedures and Limitations

With respect to any Assessor's Parcel that is partially prepaid, the Board shall indicate in the records of IA C of CFD No. 15 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual 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 Annual Special Taxes that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 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 Board. Such determination shall include identifying all Assessor's Parcels that are expected to become Exempt Property.

SECTION I
ANNUAL SPECIAL TAX REMAINDER

In any Fiscal Year prior to the issuance of Bonds which the Annual Special Taxes collected from Developed Property, pursuant to Step 1 of Section F, exceeds the Minimum Annual Special Tax Requirement such amount shall be used to pay Actual Costs of City Improvements. After the issuance of Bonds, the School District shall use such amounts for acquisition, construction or financing of school facilities in accordance with the Act, IA C of CFD No. 15 proceedings and other applicable laws as determined by the Board.

SECTION J
TERMINATION OF SPECIAL TAX

Annual Special Taxes shall be levied for a period of thirty-three (33) Fiscal Years after the last series of Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2055-2056.

SECTION K
EXEMPTIONS

The Board shall classify as Exempt Property (i) Assessor's Parcels owned by the State of California, Federal or other local governments, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels owned by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels developed or expected to be developed exclusively for non-residential use, including any use directly servicing any non-residential property, such as parking, as reasonably determined by the Board, and (vi) 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 Minimum Net Taxable Acreage listed in Table 4 below. Notwithstanding the above, the Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Minimum Net 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 continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

TABLE 4

MINIMUM NET TAXABLE ACREAGE

Taxable Acres
67.45 Acres

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 Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. 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. A representative(s) of IA C of CFD No. 15 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 Annual 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 Annual 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 IA C of CFD No. 15 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 if so collected, a delinquent penalty of 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 B

CFD Boundary Map

PROPOSED BOUNDARIES OF
POWAY UNIFIED SCHOOL DISTRICT
IMPROVEMENT AREA NO. C OF
COMMUNITY FACILITIES DISTRICT NO. 15
(Del Sur East)
SAN DIEGO COUNTY
STATE OF CALIFORNIA

(1) Filed in the office of the Secretary to the Board of Education this 26th day of November, 2012.

John S. Collins
Secretary to the Board of Education

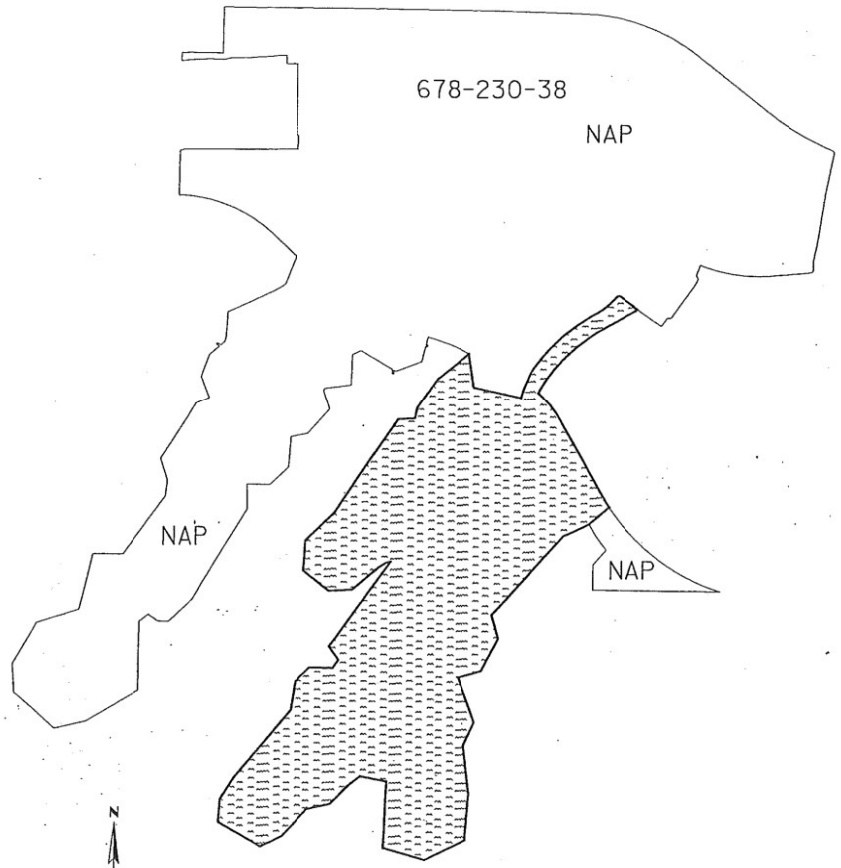
(2) I hereby certify that the within map showing the boundaries of IA No. C of Community Facilities District No. 15 (DelSur East), San Diego County, State of California, was approved by the Board of Education of the Poway Unified School District at a regular meeting thereof, held on this 13th day of November, 2012, by its Resolution No. 18-2013

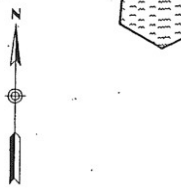
John S. Collins
Secretary to the Board of Education

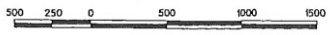
(3) Filed this 26th day of NOV., 2012 at the hour of 3:49 o'clock P. m, in Book 43 of Maps of Assessment and Community Facilities Districts at page 94 and as Instrument No. 12-0734514 in the office of the County Recorder of San Diego County, State of California.

Joseph L. Figueroa
County Recorder of San Diego County
Ernest J. Dronenburg, Jr.

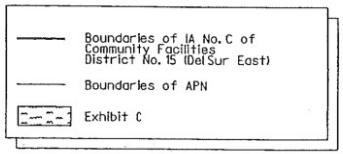
Reference is hereby made to the Assessor maps of the County of San Diego for an exact description of the lines and dimensions of each lot and parcel.







GRAPHIC SCALE 1" = 500'



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San Diego Riverside Sacramento Orange Phoenix Tucson

J. 16757

BOOK 43 PAGE 94

2012-0734514

2011-0734514

BOOK 43 PAGE 94

LEGAL DESCRIPTION

IA NO. C OF COMMUNITY FACILITIES DISTRICT NO. 15 (DEL SUR EAST)

A PORTION OF PARCEL 1 OF PARCEL MAP NO. 20146 IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 17, 2006, TOGETHER WITH A PORTION OF PARCEL 4 OF PARCEL MAP NO. 21002 RECORDED IN SAID COUNTY RECORDER'S OFFICE SEPTEMBER 21, 2012 AS FILE NUMBER 2012-572878, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 1 OF PARCEL MAP NO. 20146; THENCE ALONG THE BOUNDARY OF SAID PARCEL MAP NO. 20146 THENCE NORTH 74°08'48" WEST 283.93 FEET; THENCE NORTH 02°29'33" EAST 438.63 FEET; THENCE NORTH 79°11'11" WEST 174.17 FEET; THENCE SOUTH 51°33'25" WEST 101.80 FEET; THENCE SOUTH 45°14'04" WEST 171.62 FEET; THENCE SOUTH 77°12'49" WEST 155.08 FEET; THENCE SOUTH 42°50'35" WEST 240.48 FEET; THENCE SOUTH 63°54'32" WEST 161.24 FEET; THENCE NORTH 59°55'00" WEST 320.66 FEET; THENCE NORTH 04°30'51" EAST 147.48 FEET; THENCE NORTH 31°38'43" EAST 176.59 FEET; THENCE NORTH 39°58'13" EAST 578.44 FEET; THENCE NORTH 08°21'22" EAST 189.92 FEET; THENCE NORTH 44°59'21" EAST 132.13 FEET; THENCE SOUTH 89°31'45" EAST 154.34 FEET; THENCE NORTH 34°43'34" EAST 629.91 FEET; THENCE NORTH 34°39'15" WEST 109.32 FEET; THENCE NORTH 35°52'32" EAST 688.19 FEET; THENCE SOUTH 75°01'08" WEST 31.72 FEET; THENCE SOUTH 57°07'30" WEST 53.88 FEET; THENCE SOUTH 49°55'35" WEST 230.72 FEET; THENCE SOUTH 87°29'35" WEST 157.27 FEET; THENCE NORTH 51°40'30" WEST 211.09 FEET; THENCE NORTH 02°59'12" EAST 197.29 FEET; THENCE NORTH 46°28'14" EAST 259.93 FEET; THENCE NORTH 33°58'09" EAST 750.10 FEET; THENCE NORTH 41°00'25" EAST 109.15 FEET; THENCE NORTH 12°21'44" EAST 71.92 FEET; THENCE NORTH 35°04'44" EAST 237.49 FEET; THENCE NORTH 52°49'59" EAST 267.51 FEET TO AN ANGLE POINT IN SAID BOUNDARY OF PARCEL 1 OF PARCEL MAP NO. 20146, BEING THE NORTHWESTERLY TERMINUS OF THAT COURSE IN THE BOUNDARY OF SAID PARCEL 4 OF PARCEL MAP NO. 21002 BEARING NORTH 08°38'32" WEST A DISTANCE OF 165.55 FEET; THENCE ALONG SAID COURSE AND THE SOUTHEASTERLY PROLONGATION THEREOF SOUTH 08°38'32" EAST 225.55 FEET; THENCE SOUTH 77°28'09" EAST 60.00 FEET TO THE NORTHWESTERLY TERMINUS OF THAT COURSE IN THE BOUNDARY OF SAID PARCEL 4 WHICH BEARS NORTH 77°28'10" EAST WEST A DISTANCE OF 188.06 FEET; THENCE ALONG SAID COURSE AND THE SOUTHEASTERLY PROLONGATION THEREOF SOUTH 77°28'10" EAST 258.07 FEET TO THE BEGINNING OF A NON-TANGENT 430.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS NORTH 77°27'59" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°22'09" A DISTANCE OF 70.31 FEET; THENCE NON-TANGENT TO SAID CURVE NORTH 23°19'30" EAST 109.42 FEET TO THE BEGINNING OF A NON-TANGENT 1150.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY TO WHICH A RADIAL LINE BEARS NORTH 56°52'22" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°06'38" A DISTANCE OF 564.12 FEET; THENCE NORTH 61°14'16" EAST 13.52 FEET TO THE BEGINNING OF A TANGENT 480.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°36'17" A DISTANCE OF 172.62 FEET TO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY TO WHICH A RADIAL LINE BEARS NORTH 51°49'42" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'31" A DISTANCE OF 30.93 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 55°00'00" EAST 77.63 FEET TO THE BEGINNING OF A TANGENT 195.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°06'35" A DISTANCE OF 27.60 FEET TO THE BEGINNING OF A REVERSE 205.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°06'35" A DISTANCE OF 29.02 FEET; THENCE SOUTH 55°00'00" EAST 8.85 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 20146, BEING A POINT IN THE BOUNDARY OF SAID PARCEL 4 OF PARCEL MAP NO. 21002, ALSO BEING THE BEGINNING OF A NON-TANGENT 105.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY TO WHICH A RADIAL LINE BEARS SOUTH 41°36'49" EAST; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY OF PARCEL 4 OF PARCEL MAP NO. 21002 THROUGH A CENTRAL ANGLE OF 12°51'05" A DISTANCE OF 23.55 FEET; THENCE SOUTH 61°14'16" WEST 243.10 FEET TO THE BEGINNING OF A TANGENT 1053.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°05'49" A DISTANCE OF 534.75 FEET; THENCE LEAVING SAID PARCEL 4 BOUNDARY AND CONTINUING NON-TANGENT TO SAID CURVE SOUTH 30°00'35" WEST 66.96 FEET TO THE BEGINNING OF A NON-TANGENT 610.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL LINE BEARS NORTH 40°08'33" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°53'23" A DISTANCE OF 222.40 FEET; THENCE SOUTH 28°58'04" EAST 555.40 FEET TO THE BEGINNING OF A TANGENT 1329.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°55'19" A DISTANCE OF 114.17 FEET; THENCE NON-TANGENT TO SAID CURVE SOUTH 49°52'40" WEST 171.18 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID PARCEL 1 OF PARCEL MAP NO. 20146; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 SOUTH 64°50'19" WEST 186.67 FEET; THENCE SOUTH 41°58'31" WEST 695.03 FEET; THENCE SOUTH 15°57'37" EAST 159.80 FEET; THENCE SOUTH 27°03'09" WEST 842.43 FEET; THENCE SOUTH 74°08'29" WEST 159.53 FEET; THENCE SOUTH 20°14'14" EAST 314.82 FEET; THENCE SOUTH 25°16'30" WEST 169.75 FEET; THENCE SOUTH 06°53'22" EAST 322.51 FEET; THENCE SOUTH 04°45'50" WEST 304.76 FEET; THENCE SOUTH 63°33'19" WEST 298.76 FEET; TO THE POINT OF BEGINNING.

CONTAINING 90.216 ACRES, MORE OR LESS.

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J. 10757

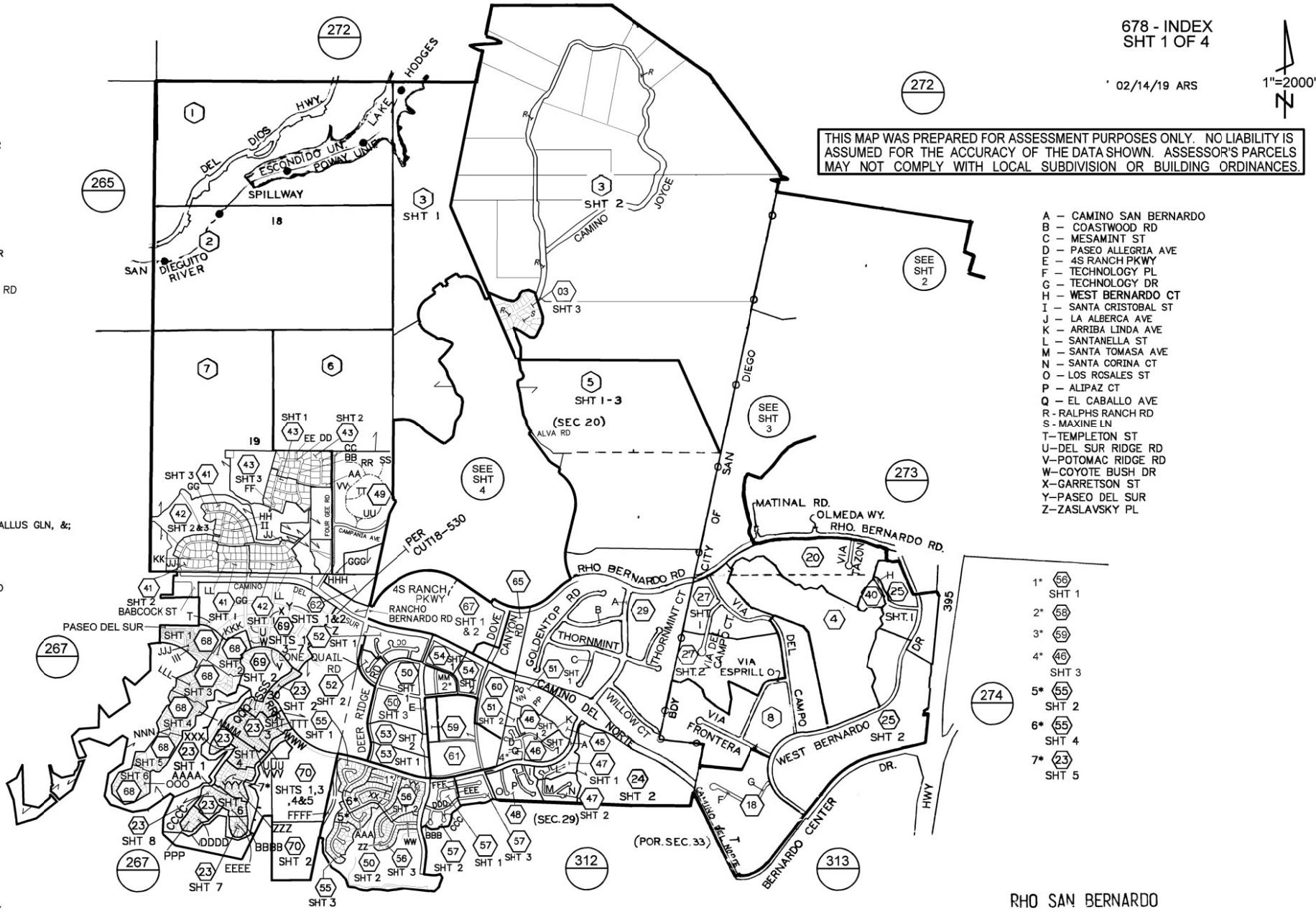
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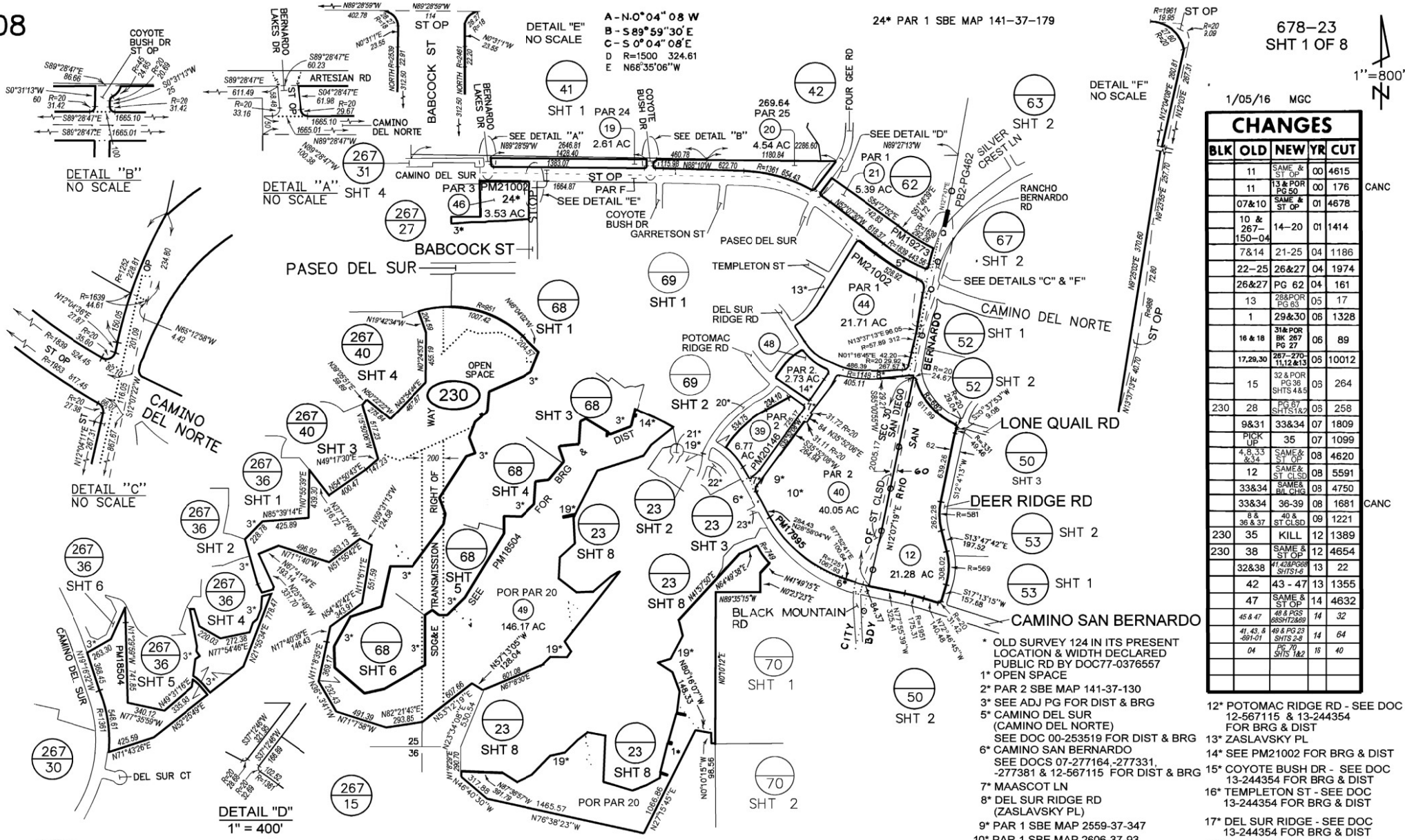
2012-0734514

Exhibit C

Assessor's Parcel Maps

08


678 - INDEX
SHT 1 OF 4
02/14/19 ARS
1"=2000'
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.
AA LAVENDER STAR DR
BB SILVER GUM WAY
CC HOLLY LEAF CT
DD TEA TREE LN
EE PURPLE LEAF WAY
FF TALLOW TREE LN
GG COYOTE BUSH DR
HH SAW LEAF LN
II ISLAND PINE WAY
JJ BERNARDO LAKES DR
KK WHITE ALDER CT
LL FOSTORIA CT
MM PRAIRIE SPRINGS RD
NN ABUNDANTE ST
OO FALCON BLUFF ST
PP ARRIBA LINDA AVE
QQ CLASICO CT
RR SANGALLO LN
SS MURANO LN
TT LARIO LN
UU CASTELLO CIR
VV PIEZA PL
WW DEER TRAIL DR
XX FOX VALLEY DR
YY PINTO RIDGE DR
ZZ DEER TRAIL CT
AAA DEER RIDGE RD
BBB LONE BLUFF CT
CCC LONE BLUFF WAY
DDD LONE BLUFF DR
EEE LONE HAWK DR
FFF LONE DOVE ST
GGG ARTESIAN RD
HHH SAINTSBURY GLN, TALLUS GLN, &; – WILD HORSE GLN
III ATKINS PL
JJJ LESAR PL
KKK BABCOCK ST
LLL TANNER RIDGE RD
MMM POTOMAC RIDGE RD
NNN TANNER RIDGE CT
OOO TANNER RIDGE CIR
PPP NICOLE RIDEG RD
QQQ NEWCOMB ST
RRR DYER LN
SSS BASS LN
TTT TRENT PL
UUU SIMONS LN
VVV WILKES LN
WWW EDGEHILL RD
XXX WAKEFIELD LN
YYY ANGELINE PL
ZZZ SINCLAIR ST
AAAA HOPPER LN
BBBB KENNICOTT LN
CCCC WADSWORTH PL
DDDD THOREAU PL
EEEE SHERWIN PL
FFFF BLACK MTN RD
A – CAMINO SAN BERNARDO
B – COASTWOOD RD
C – MESAMINT ST
D – PASEO ALLEGRIA AVE
E – 4S RANCH PKWY
F – TECHNOLOGY PL
G – TECHNOLOGY DR
H – WEST BERNARDO CT
I – SANTA CRISTOBAL ST
J – LA ALBERCA AVE
K – ARRIBA LINDA AVE
L – SANTANELLA ST
M – SANTA TOMASA AVE
N – SANTA CORINA CT
O – LOS ROSALES ST
P – ALIPAZ CT
Q – EL CABALLO AVE
R - RALPHS RANCH RD
S - MAXINE LN
T–TEMPLETON ST
U–DEL SUR RIDGE RD
V–POTOMAC RIDGE RD
W–COYOTE BUSH DR
X–GARRETSON ST
Y–PASEO DEL SUR
Z–ZASLAVSKY PL
1* SHT 1
2* SHT 2
3* SHT 3
4* SHT 4
5* SHT 5
6* SHT 2
7* SHT 2
272
265
267
273
274
312
313
395
HODGES
DEL DIOS HWY
LAKE ESCONDIDO UNIT
POWAY UNIT
SPILLWAY
SAN DIEGUITO RIVER
JOYCE
CAMINO
SEE SHT 2
SEE SHT 3
SEE SHT 4
SHT 1-3
(SEC 20)
ALVA RD
SAN DIEGO
CITY OF
MATINAL RD.
OLMEDA WY.
RHO. BERNARDO RD.
RHO BERNARDO RD
4S RANCH PKWY
RANCHO BERNARDO RD
PER CUT18-530
PASEO DEL SUR
BABCOCK ST
CAMINO DEL SUR
QUAIL RD
DEER RIDGE
CANYON RD
GOLDENTOP RD
THORNMINT
THORNMINT CT
VIA DEL CAMPO CT
VIA ESPRILLO
CAMINO DEL NORTE
WILLOW CT
VIA FRONTERA
BOY
DEL CAMPO DR.
WEST BERNARDO DR.
BERNARDO CENTER
CAMINO DEL LAGO
(SEC. 29)
(POR. SEC. 33)
RHO SAN BERNARDO
T13S-R2W
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 678 PG INDEX SHT 1 OF 4



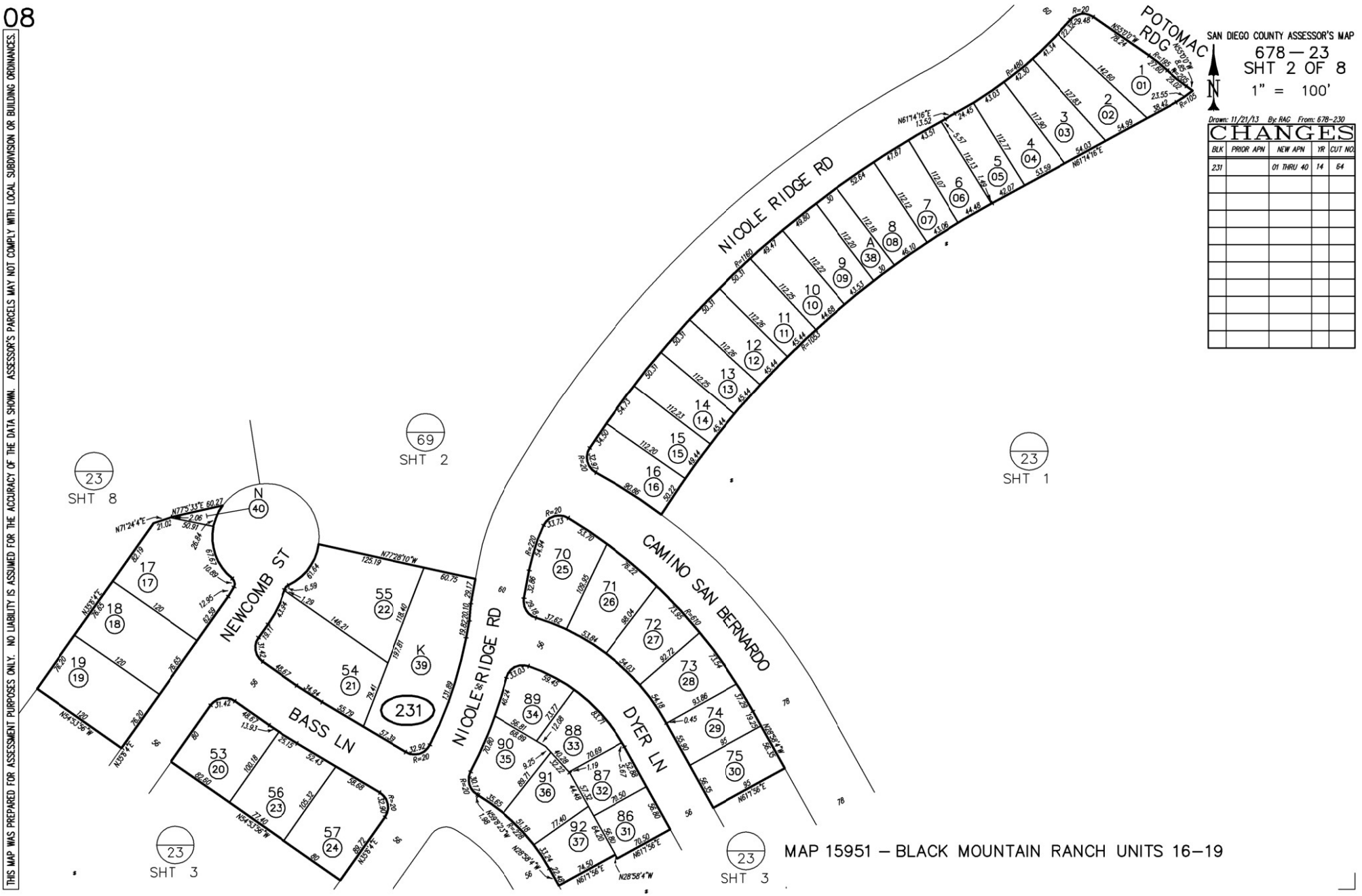
CHANGES

BLK	OLD	NEW	YR	CUT	
	11	SAME & ST OP	00	4615	
	11	13 & POR PG 50	00	176	CANC
	07&10	SAME & ST OP	01	4678	
	10 & 267-150-04	14-20	01	1414	
	7&14	21-25	04	1186	
	22-25	26&27	04	1974	
	26&27	PG 62	04	161	
	13	28&POR PG 63	05	17	
	1	29&30	06	1328	
	16 & 18	31& POR BK 267 PG 27	06	89	
	17,29,30	267-270-11,12 &13	06	10012	
	15	32 & POR PG 36 SHTS 4&5	06	264	
230	28	PG 67 SHTS 1&2	06	258	
	9&31	33&34	07	1809	
	PICK UP	35	07	1099	
	4,8,33 & 34	SAME & ST OP	08	4620	
	12	SAME & ST CLSD	08	5591	
	33&34	SAME & B/L CHG	08	4750	
	33&34	36-39	08	1681	CANC
	8 & 36 & 37	40 & ST CLSD	09	1221	
230	35	KILL	12	1389	
230	38	SAME & ST OP	12	4654	
	32&38	41,42&PG68 SHTS1-6	13	22	
	42	43 - 47	13	1355	
	47	SAME & ST OP	14	4632	
	45 & 47	48 & PGS 68SHT2&69	14	32	
	41, 43, & -69-01	49 & PG 23 SHTS 2-8	14	64	
	04	PG 70 SHTS 1&2	15	40	

* OLD SURVEY 124 IN ITS PRESENT LOCATION & WIDTH DECLARED PUBLIC RD BY DOC77-0376557
1* OPEN SPACE
2* PAR 2 SBE MAP 141-37-130
3* SEE ADJ PG FOR DIST & BRG
5* CAMINO DEL SUR (CAMINO DEL NORTE) SEE DOC 00-253519 FOR DIST & BRG
6* CAMINO SAN BERNARDO SEE DOCS 07-277164,-277331, -277381 & 12-567115 FOR DIST & BRG
7* MAASCOT LN
8* DEL SUR RIDGE RD (ZASLAVSKY PL)
9* PAR 1 SBE MAP 2559-37-347
10* PAR 1 SBE MAP 2606-37-93
11* PEDESTRIAN ACCESS ESMT
12* POTOMAC RIDGE RD - SEE DOC 12-567115 & 13-244354 FOR BRG & DIST
13* ZASLAVSKY PL
14* SEE PM21002 FOR BRG & DIST
15* COYOTE BUSH DR - SEE DOC 13-244354 FOR BRG & DIST
16* TEMPLETON ST - SEE DOC 13-244354 FOR BRG & DIST
17* DEL SUR RIDGE - SEE DOC 13-244354 FOR BRG & DIST
18* CTRL # 10,448 TPM PTS NO. 326705
19* SEE M15951 FOR BRG & DIST
20* NICOLE RIDGE RD
21* NEWCOMB ST
22* DYER LN
23* EDGEHILL RD

08

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



SAN DIEGO COUNTY ASSESSOR'S MAP
678 – 23
SHT 2 OF 8
1" = 100'

Drawn: 11/21/13 By: RAG From: 678-230

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
231		01 THRU 40	14	64

MAP 15951 – BLACK MOUNTAIN RANCH UNITS 16–19

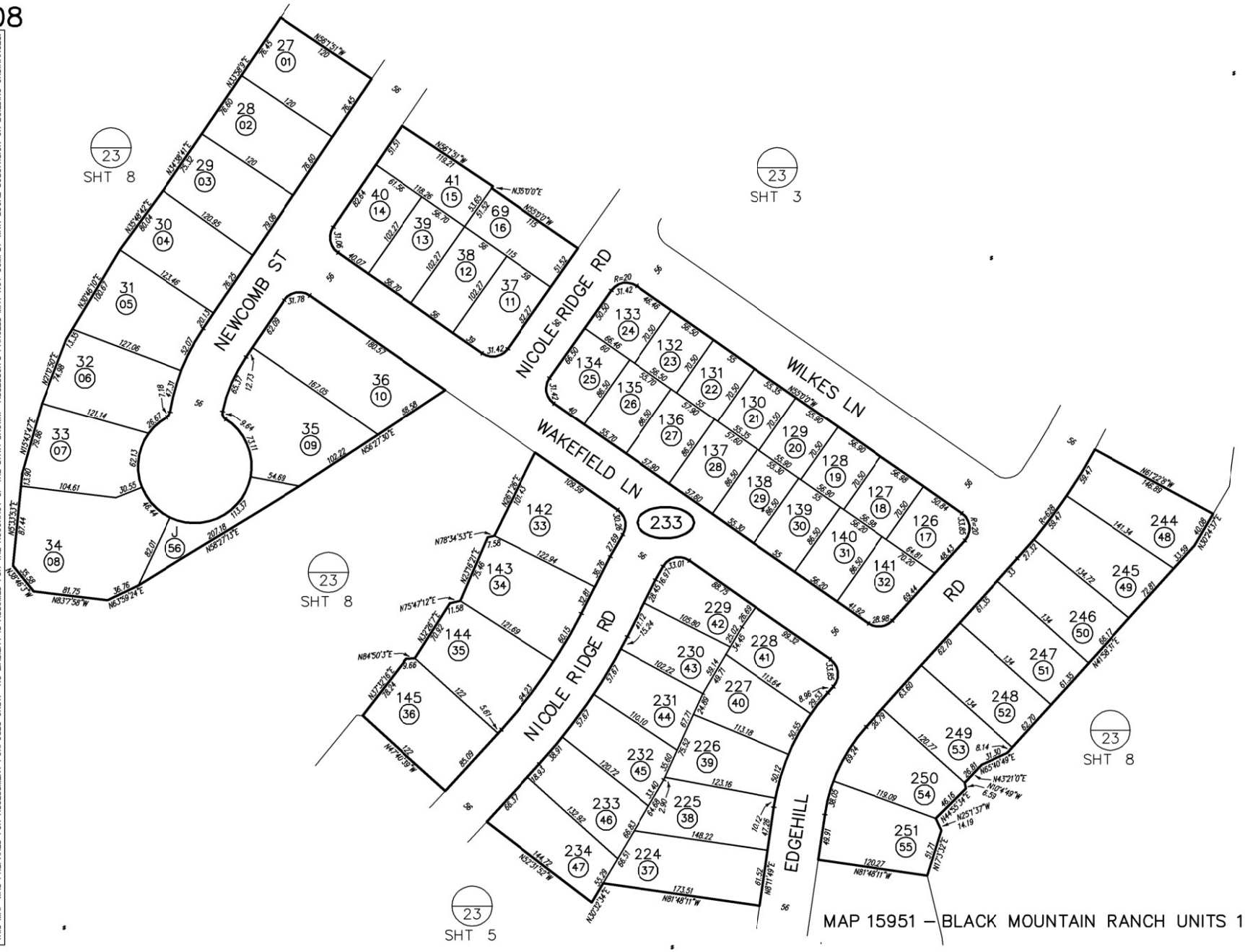
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MAP 15951 – BLACK MOUNTAIN RANCH UNITS 16–19

08



SAN DIEGO COUNTY ASSESSOR'S MAP
678 – 23
SHT 4 OF 8
1" = 100'

Drawn: 11/26/13 By: RAG From: 678-230

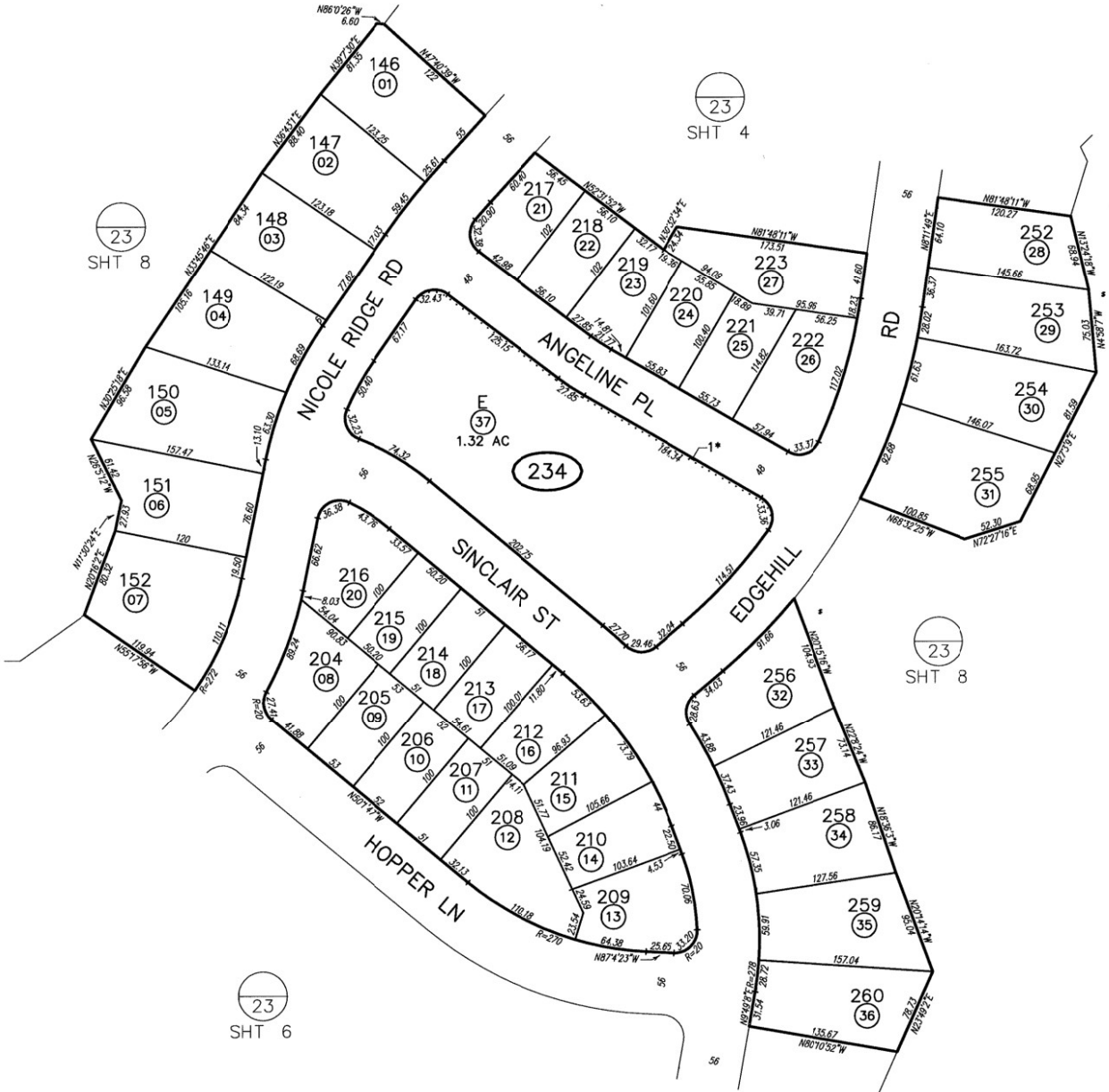
CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
233		01 THRU 56	14	64

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

08

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SAN DIEGO COUNTY ASSESSOR'S MAP
678 – 23
SHT 5 OF 8
N
1" = 100'
02/07/2015 JGD
Drawn: 11/26/13 By: RAG From: 678-230

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
234		01 THRU 37	14	64
	37	SAME & B/L CHG	15	5569

1* PEDESTRIAN & NON-MOTOR VEHICULAR RIGHT OF WAY

MAP 15951 – BLACK MOUNTAIN RANCH UNITS 16–19

08

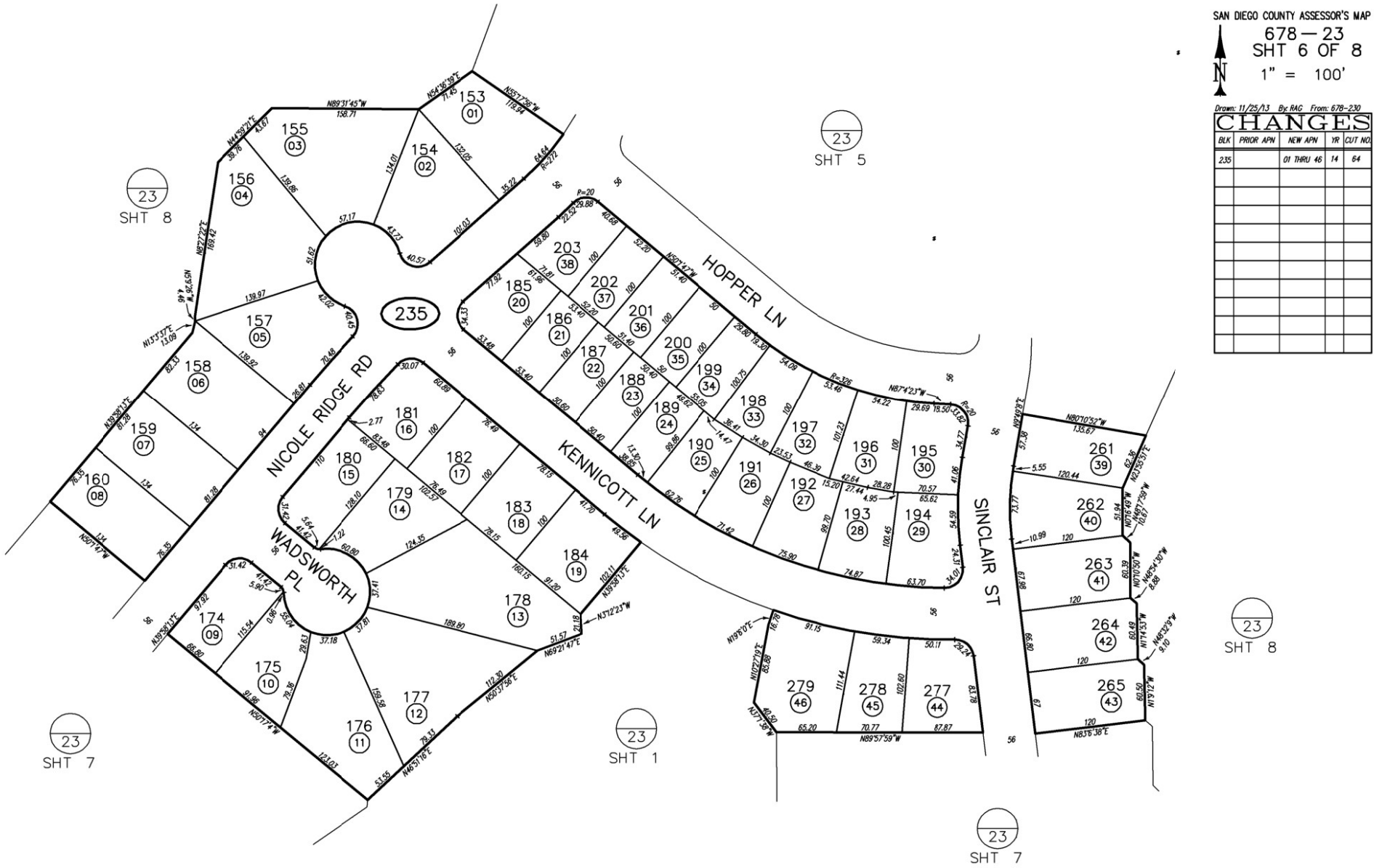
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SAN DIEGO COUNTY ASSESSOR'S MAP
678 – 23
SHT 6 OF 8
1" = 100'

Drawn: 11/25/13 By: RAC From: 678-230

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
235		01 THRU 46	14	64



MAP 15951 – BLACK MOUNTAIN RANCH UNITS 16–19

08

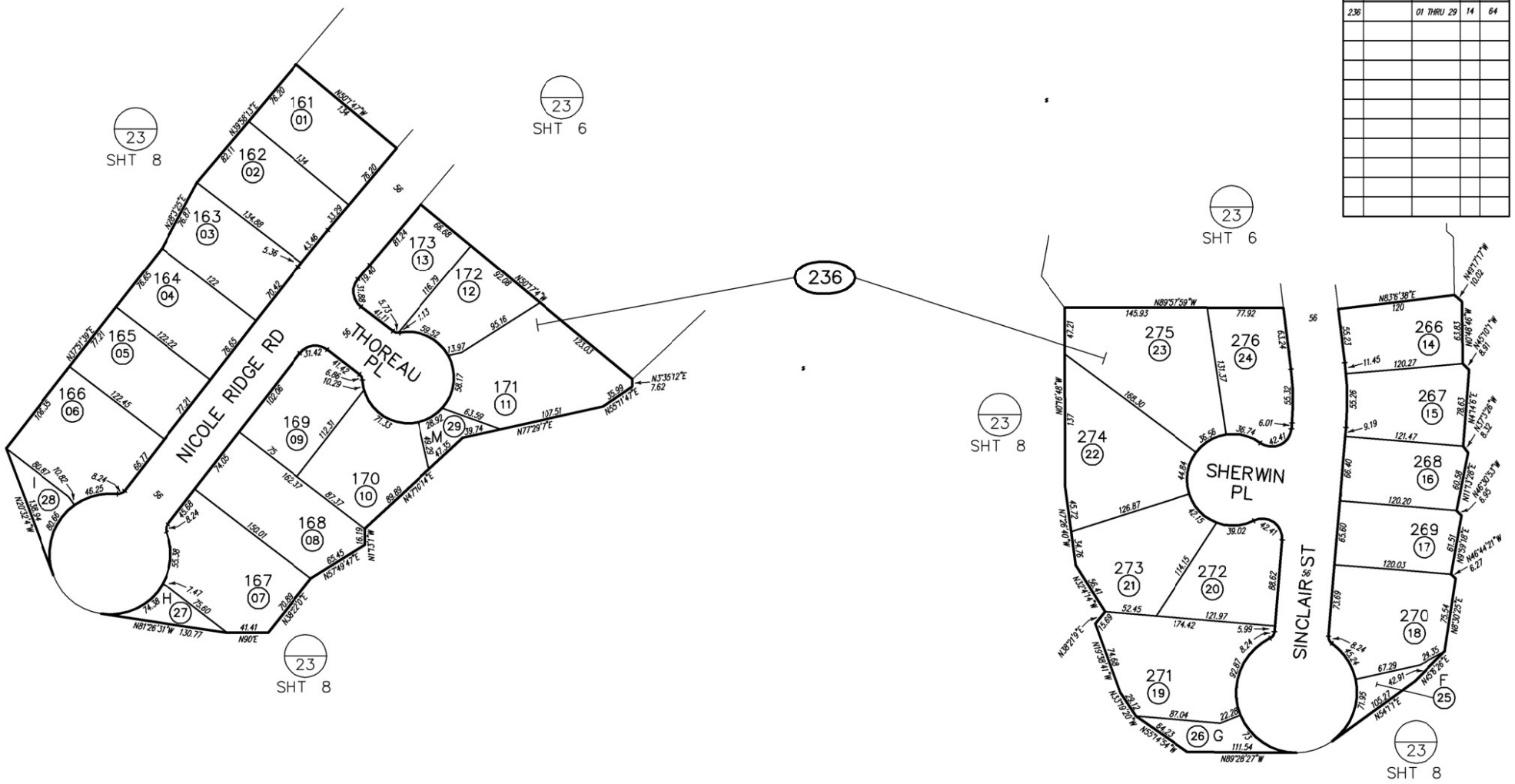
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SAN DIEGO COUNTY ASSESSOR'S MAP
678 – 23
SHT 7 OF 8
N
1" = 100'

Drawn: 11/25/13 By: RAG From: 678-230

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO.
236		01 THRU 29	14	64



MAP 15951 – BLACK MOUNTAIN RANCH UNITS 16–19

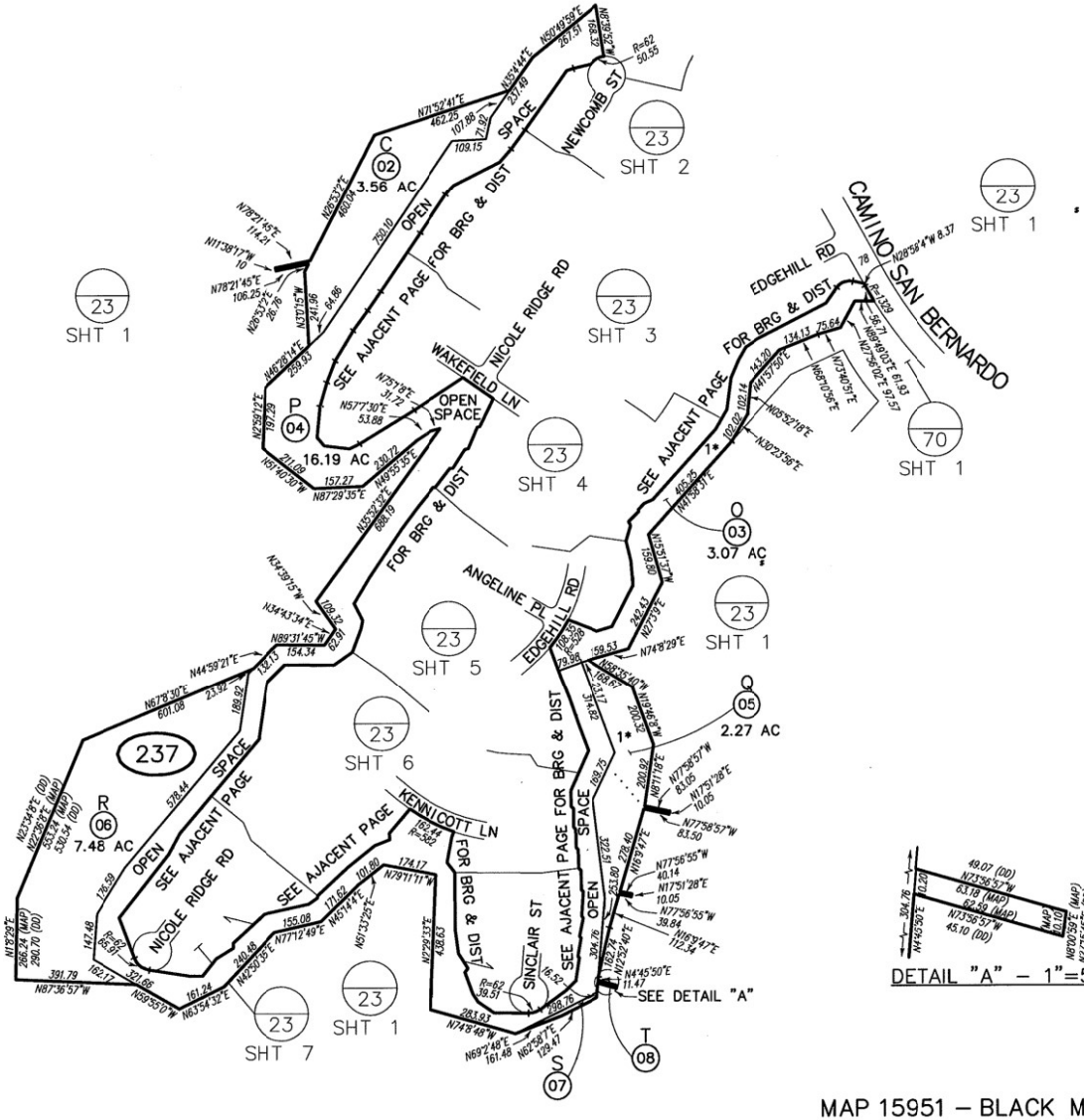
08

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SAN DIEGO COUNTY ASSESSOR'S MAP
678 – 23
SHT 8 OF 8
1" = 400'
12/30/15 MGC
Drawn: 11/27/13 By: RAG From: 678–230

CHANGES				
BLK	PRIOR APN	NEW APN	YR	CUT NO
237		01 THRU 08	14	64
	01	PG 70 SHT 1	16	40

1* OPEN SPACE



MAP 15951 – BLACK MOUNTAIN RANCH UNITS 16–19

Exhibit D

2016 Special Tax Bonds

Debt Service Schedule

Poway Unified School District
Improvement Area C of Community Facilities District No. 15
Series 2016 Special Tax Bonds
Debt Service Schedule

Period Ending	Series 2016 Special Tax Bonds		Annual Debt Service Payment
	Principal	Interest	
9/1/2026	$250,000.00	$635,012.52	$885,012.52
9/1/2027	280,000.00	622,512.52	902,512.52
9/1/2028	310,000.00	608,512.52	918,512.52
9/1/2029	345,000.00	593,012.52	938,012.52
9/1/2030	380,000.00	575,762.52	955,762.52
9/1/2031	415,000.00	560,562.52	975,562.52
9/1/2032	450,000.00	547,593.76	997,593.76
9/1/2033	485,000.00	532,968.76	1,017,968.76
9/1/2034	520,000.00	517,206.26	1,037,206.26
9/1/2035	555,000.00	500,306.26	1,055,306.26
9/1/2036	595,000.00	481,575.00	1,076,575.00
9/1/2037	640,000.00	460,750.00	1,100,750.00
9/1/2038	690,000.00	428,750.00	1,118,750.00
9/1/2039	750,000.00	394,250.00	1,144,250.00
9/1/2040	810,000.00	356,750.00	1,166,750.00
9/1/2041	875,000.00	316,250.00	1,191,250.00
9/1/2042	940,000.00	272,500.00	1,212,500.00
9/1/2043	1,010,000.00	225,500.00	1,235,500.00
9/1/2044	1,085,000.00	175,000.00	1,260,000.00
9/1/2045	1,165,000.00	120,750.00	1,285,750.00
9/1/2046	1,250,000.00	62,500.00	1,312,500.00
Total	**$13,800,000.00**	**$8,988,025.16**	**$22,788,025.16**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

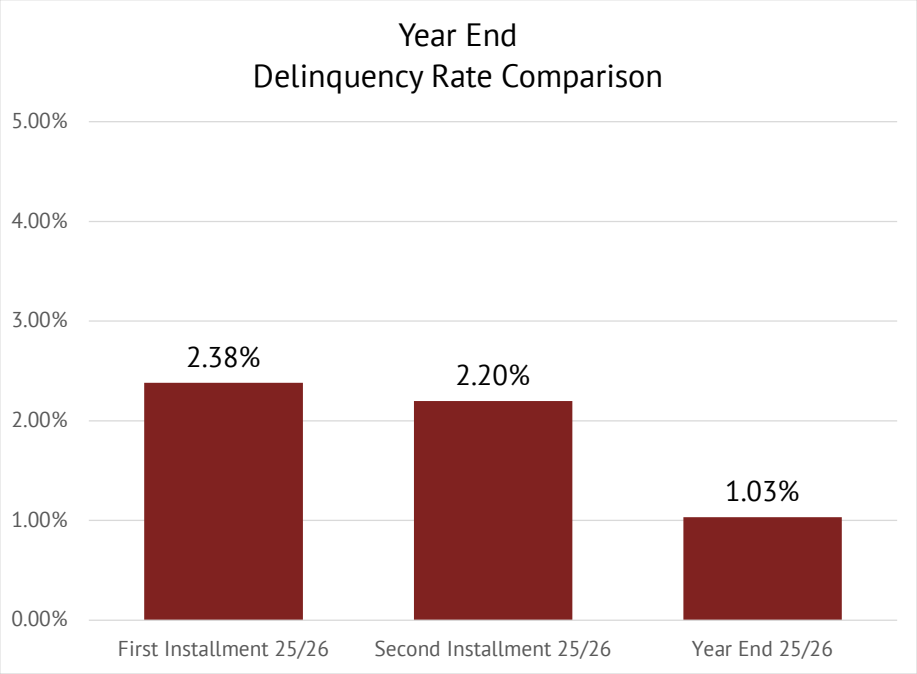
Year End Report for Fiscal Year 2025/2026

Improvement Area C of Poway Unified School District Community Facilities District No. 15

Summary

Year End

Total Taxes Due June 30, 2026	**$1,174,866.72**
Amount Paid	**$1,162,756.02**
Amount Remaining to be Collected	**$12,110.70**
Number of Parcels Delinquent	**3**
Delinquency Rate	**1.03%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Notification Date	**June 1st**
Foreclosure Determination Date	**July 16th**
Foreclosure Commencement Date	**August 30th**

Foreclosure Qualification

Individual Parcel Delinquency	**$7,500**
Individual Owner Multiple Parcels Delinquency	**$15,000**
Individual Parcels Semi-Annual Installments	**N/A**
Aggregate Delinquency Rate	**5%**

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	**0**
Parcels Exceeding CFD Aggregate	**0**

Pursuant to the Foreclosure Covenant in the Bond Indenture, there is no requirement to initiate Foreclosure Proceedings for aggregate delinquencies if such delinquences do not create a draw on the Reserve Fund that would bring it below the Reserve Requirement.

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2025/2026

Improvement Area C of Poway Unified School District Community Facilities District No. 15

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent [1]	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	$1,085,388.00	N/A	$1,069,619.00	$15,769.00	1.45%	$0.00	0.00%
2022/2023	1,107,094.16	2	1,102,867.47	4,226.69	0.38%	0.00	0.00%
2023/2024	1,129,246.30	2	1,120,623.76	8,622.54	0.76%	0.00	0.00%
2024/2025	1,151,828.94	2	1,143,033.98	8,794.96	0.76%	0.00	0.00%
2025/2026	1,174,866.72	3	1,162,756.02	12,110.70	1.03%	12,110.70	1.03%

[1] Information not provided by previous administrator for Fiscal Year 2021/2022.

Historical Delinquency Rate

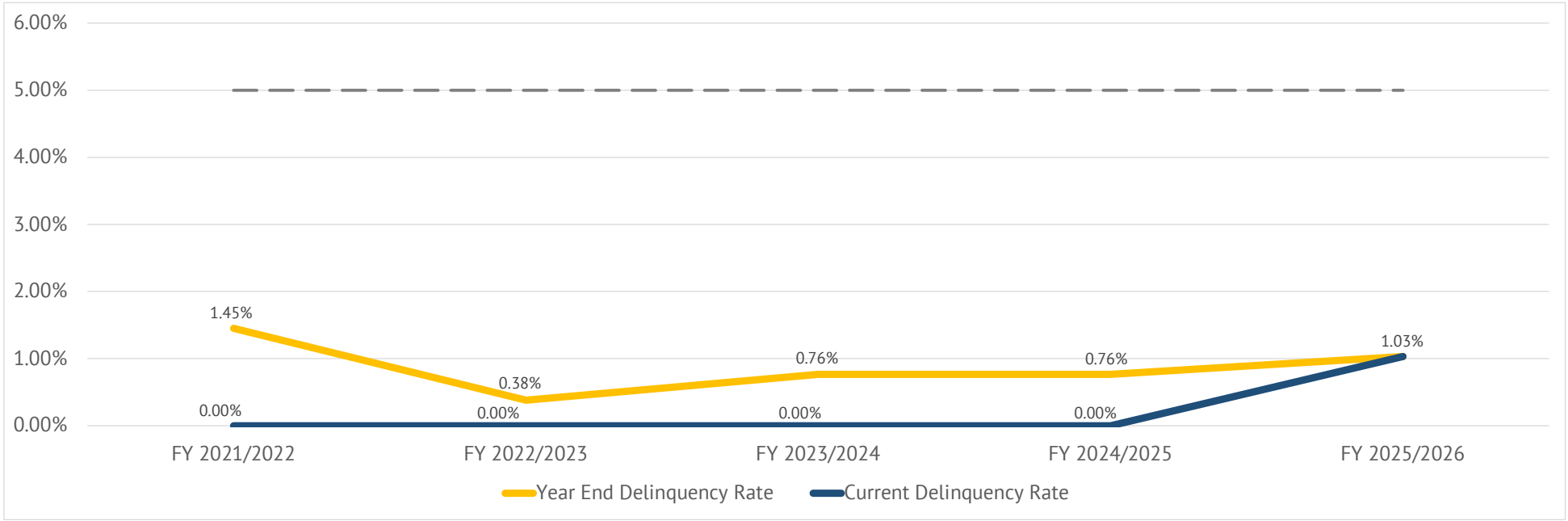


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Fund: CFD No. 15 Improvement Area C

Subfund: 7150920A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$296,939.36	$7,750,061.06	$3.02	($4,850,071.34)	$0.00	$3,196,932.10			BEGINNING BALANCE
07-01-2025	$10,340.39					$3,207,272.49		Interest	Interest Earnings
07-21-2025		$10,912.96				$3,218,185.45		Deposit	Special Tax Deposit
08-01-2025	$10,786.07					$3,228,971.52		Interest	Interest Earnings
09-02-2025	$10,846.21					$3,239,817.73		Interest	Interest Earnings
09-02-2025				($220,000.00)		$3,019,817.73		Transfer Out	Transfer To 7150920C Principal Account
09-02-2025				($323,006.26)		$2,696,811.47		Transfer Out	Transfer To 7150920B Interest Account
09-17-2025		$5,366.67				$2,702,178.14		Deposit	Special Tax Deposit
10-01-2025	$8,692.29					$2,710,870.43		Interest	Interest Earnings
10-08-2025		$3,886.38				$2,714,756.81		Deposit	Special Tax Deposit
11-03-2025	$8,690.00					$2,723,446.81		Interest	Interest Earnings
11-19-2025		$128,560.27				$2,852,007.08		Deposit	Special Tax Deposit
12-01-2025	$8,224.64					$2,860,231.72		Interest	Interest Earnings
12-12-2025		$1,983.18				$2,862,214.90		Deposit	Special Tax Deposit
12-16-2025		$164,199.74				$3,026,414.64		Deposit	Special Tax Deposit
01-02-2026	$8,649.49					$3,035,064.13		Interest	Interest Earnings
01-12-2026				($24,255.12)		$3,010,809.01		Transfer Out	Transfer To 7150920I Adminstrative Expense Fund
01-21-2026		$339,397.76				$3,350,206.77		Deposit	Special Tax Deposit
02-02-2026	$8,914.97					$3,359,121.74		Interest	Interest Earnings
02-24-2026		$52,336.08				$3,411,457.82		Deposit	Special Tax Deposit
02-27-2026				($317,506.26)		$3,093,951.56		Transfer Out	Transfer To 7150920B Interest Account
03-02-2026	$8,491.83					$3,102,443.39		Interest	Interest Earnings
03-18-2026		$26,487.96				$3,128,931.35		Deposit	Special Tax Deposit
04-01-2026	$8,688.80					$3,137,620.15		Interest	Interest Earnings
04-22-2026		$413,983.99				$3,551,604.14		Deposit	Special Tax Deposit
05-01-2026	$8,783.98					$3,560,388.12		Interest	Interest Earnings
05-13-2026		$33,700.90				$3,594,089.02		Deposit	Special Tax Deposit
06-01-2026	$9,866.60					$3,603,955.62		Interest	Interest Earnings
06-24-2026		$14,122.49				$3,618,078.11		Deposit	Special Tax Deposit
	$110,975.27	$1,194,938.38	$0.00	($884,767.64)	$0.00	$421,146.01			DATE RANGE BALANCE
Subfund Total	**$407,914.63**	**$8,944,999.44**	**$3.02**	**($5,734,838.98)**	**$0.00**	**$3,618,078.11**	**Total for 7150920A - Special Tax Fund**		

Subfund: 7150920B - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$3,712.71	$0.01	$4,014,851.37	$0.00	($3,989,875.12)	$28,688.97			BEGINNING BALANCE
07-01-2025	$92.84					$28,781.81		Interest	Interest Earnings
08-01-2025	$96.68					$28,878.49		Interest	Interest Earnings
09-02-2025					($323,006.26)	($294,127.77)	Cede & Company	Debt Service Interest	Debt Service Interest
09-02-2025			$26,391.58			($267,736.19)		Transfer In	Transfer From 7150920D Reserve Fund
09-02-2025			$323,006.26			$55,270.07		Transfer In	Transfer From 7150920A Special Tax Fund
09-02-2025	$97.00					$55,367.07		Interest	Interest Earnings
10-01-2025	$174.25					$55,541.32		Interest	Interest Earnings
11-03-2025	$177.85					$55,719.17		Interest	Interest Earnings
12-01-2025	$165.16					$55,884.33		Interest	Interest Earnings
01-02-2026	$164.14					$56,048.47		Interest	Interest Earnings
02-02-2026	$159.17					$56,207.64		Interest	Interest Earnings
02-27-2026			$317,506.26			$373,713.90		Transfer In	Transfer From 7150920A Special Tax Fund

Subfund: 7150920B - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
03-02-2026					($317,506.26)	$56,207.64	Cede & Company	Debt Service Interest	Debt Service Interest
03-02-2026			$23,379.00			$79,586.64		Transfer In	Transfer From 7150920D Reserve Fund
03-02-2026	$200.11					$79,786.75		Interest	Interest Earnings
04-01-2026	$249.21					$80,035.96		Interest	Interest Earnings
05-01-2026	$215.51					$80,251.47		Interest	Interest Earnings
06-01-2026	$221.11					$80,472.58		Interest	Interest Earnings
	$2,013.03	$0.00	$690,283.10	$0.00	($640,512.52)	$51,783.61			DATE RANGE BALANCE
Subfund Total	**$5,725.74**	**$0.01**	**$4,705,134.47**	**$0.00**	**($4,630,387.64)**	**$80,472.58**	**Total for 7150920B - Interest Account**		

Subfund: 7150920C - Principal Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$0.00	$845,000.00	$0.00	($845,000.00)	$0.00			BEGINNING BALANCE
09-02-2025					($220,000.00)	($220,000.00)	Cede & Company	Debt Service Principal	Debt Service Principal
09-02-2025			$220,000.00			$0.00		Transfer In	Transfer From 7150920A Special Tax Fund
	$0.00	$0.00	$220,000.00	$0.00	($220,000.00)	$0.00			DATE RANGE BALANCE
Subfund Total	**$0.00**	**$0.00**	**$1,065,000.00**	**$0.00**	**($1,065,000.00)**	**$0.00**	**Total for 7150920C - Principal Account**		

Subfund: 7150920D - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$180,282.84	$1,291,012.84	$14,556.18	($160,199.62)	$0.00	$1,325,652.24			BEGINNING BALANCE
07-01-2025	$4,289.81					$1,329,942.05		Interest	Interest Earnings
08-01-2025	$4,467.21					$1,334,409.26		Interest	Interest Earnings
09-02-2025	$4,482.32					$1,338,891.58		Interest	Interest Earnings
09-02-2025				($26,391.58)		$1,312,500.00		Transfer Out	Transfer To 7150920B Interest Account
10-01-2025	$4,200.95					$1,316,700.95		Interest	Interest Earnings
11-03-2025	$4,216.16					$1,320,917.11		Interest	Interest Earnings
12-01-2025	$3,915.50					$1,324,832.61		Interest	Interest Earnings
01-02-2026	$3,891.10					$1,328,723.71		Interest	Interest Earnings
02-02-2026	$3,773.38					$1,332,497.09		Interest	Interest Earnings
03-02-2026	$3,381.91					$1,335,879.00		Interest	Interest Earnings
03-02-2026				($23,379.00)		$1,312,500.00		Transfer Out	Transfer To 7150920B Interest Account
04-01-2026	$3,663.88					$1,316,163.88		Interest	Interest Earnings
05-01-2026	$3,543.98					$1,319,707.86		Interest	Interest Earnings
06-01-2026	$3,636.09					$1,323,343.95		Interest	Interest Earnings
	$47,462.29	$0.00	$0.00	($49,770.58)	$0.00	($2,308.29)			DATE RANGE BALANCE
Subfund Total	**$227,745.13**	**$1,291,012.84**	**$14,556.18**	**($209,970.20)**	**$0.00**	**$1,323,343.95**	**Total for 7150920D - Reserve Fund**		

Subfund: 7150920E - Improvement Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$3.02	$0.00	($3.02)	$0.00	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$0.00**	**$3.02**	**$0.00**	**($3.02)**	**$0.00**	**$0.00**	**Total for 7150920E - Improvement Fund**		

Subfund: 7150920I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$5,623.78	$22,791.95	$135,863.41	$0.00	($127,603.17)	$36,675.97			BEGINNING BALANCE
07-01-2025	$118.68					$36,794.65		Interest	Interest Earnings
07-17-2025					($1,000.00)	$35,794.65	Zions First National	Professional Services	Req. No. 920I-2526-0001 Annual Admin Fee June 2025 - May 2026 Invoice No. 13234
08-01-2025	$121.97					$35,916.62		Interest	Interest Earnings

Subfund: 7150920I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
09-02-2025	$120.64					$36,037.26		Interest	Interest Earnings
09-19-2025					($3,500.00)	$32,537.26	BondLogistix LLC	Professional Services	Req#920I-2526-0002 Inv#091225 dtd 09-12-25-Interim Arbitrage Rebate Rpt
10-01-2025	$110.91					$32,648.17		Interest	Interest Earnings
11-03-2025	$104.54					$32,752.71		Interest	Interest Earnings
12-01-2025	$97.09					$32,849.80		Interest	Interest Earnings
01-02-2026	$96.48					$32,946.28		Interest	Interest Earnings
01-12-2026			$24,255.12			$57,201.40		Transfer In	Transfer From 7150920A Special Tax Fund
02-02-2026	$137.78					$57,339.18		Interest	Interest Earnings
03-02-2026	$145.53					$57,484.71		Interest	Interest Earnings
04-01-2026	$160.38					$57,645.09		Interest	Interest Earnings
04-22-2026					($10,000.00)	$47,645.09	Poway Unified School District	Professional Services	Req#920I-2526-0003 Inv#25/26 Reimburse dtd 04-15-26-Planning General Fund
05-01-2026	$147.12					$47,792.21		Interest	Interest Earnings
06-01-2026	$131.67					$47,923.88		Interest	Interest Earnings
	$1,492.79	$0.00	$24,255.12	$0.00	($14,500.00)	$11,247.91			DATE RANGE BALANCE
Subfund Total	**$7,116.57**	**$22,791.95**	**$160,118.53**	**$0.00**	**($142,103.17)**	**$47,923.88**	**Total for 7150920I - Administrative Expense Fund**		

Subfund: 7150920R - Redemption Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$88.98	$609.86	$0.00	$0.00	$0.00	$698.84			BEGINNING BALANCE
07-01-2025	$2.26					$701.10		Interest	Interest Earnings
08-01-2025	$2.35					$703.45		Interest	Interest Earnings
09-02-2025	$2.36					$705.81		Interest	Interest Earnings
10-01-2025	$2.26					$708.07		Interest	Interest Earnings
11-03-2025	$2.27					$710.34		Interest	Interest Earnings
12-01-2025	$2.11					$712.45		Interest	Interest Earnings
01-02-2026	$2.09					$714.54		Interest	Interest Earnings
02-02-2026	$2.03					$716.57		Interest	Interest Earnings
03-02-2026	$1.82					$718.39		Interest	Interest Earnings
04-01-2026	$2.00					$720.39		Interest	Interest Earnings
05-01-2026	$1.94					$722.33		Interest	Interest Earnings
06-01-2026	$1.99					$724.32		Interest	Interest Earnings
	$25.48	$0.00	$0.00	$0.00	$0.00	$25.48			DATE RANGE BALANCE
Subfund Total	**$114.46**	**$609.86**	**$0.00**	**$0.00**	**$0.00**	**$724.32**	**Total for 7150920R - Redemption Fund**		
Fund Total	**$648,616.53**	**$10,259,417.12**	**$5,944,812.20**	**($5,944,812.20)**	**($5,837,490.81)**	**$5,070,542.84**	**Total for CFD No. 15 Improvement Area C**		
Grand Total	**$648,616.53**	**$10,259,417.12**	**$5,944,812.20**	**($5,944,812.20)**	**($5,837,490.81)**	**$5,070,542.84**	**Grand Total for Selected Funds/SubFunds**		

Exhibit G

Annual Special Tax Roll for Fiscal Year 2026/2027

Poway Unified School District
Community Facilities District No. 15 Improvement Area C
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	1	678-231-01-00	$3,849.22	$3,849.22
15951	2	678-231-02-00	$3,849.22	$3,849.22
15951	3	678-231-03-00	$3,849.22	$3,849.22
15951	4	678-231-04-00	$3,434.40	$3,434.40
15951	5	678-231-05-00	$3,849.22	$3,849.22
15951	6	678-231-06-00	$3,434.40	$3,434.40
15951	7	678-231-07-00	$3,849.22	$3,849.22
15951	8	678-231-08-00	$3,849.22	$3,849.22
15951	9	678-231-09-00	$3,849.22	$3,849.22
15951	10	678-231-10-00	$3,434.40	$3,434.40
15951	11	678-231-11-00	$3,849.22	$3,849.22
15951	12	678-231-12-00	$3,434.40	$3,434.40
15951	13	678-231-13-00	$3,849.22	$3,849.22
15951	14	678-231-14-00	$3,849.22	$3,849.22
15951	15	678-231-15-00	$3,849.22	$3,849.22
15951	16	678-231-16-00	$3,434.40	$3,434.40
15951	17	678-231-17-00	$4,941.16	$4,941.16
15951	18	678-231-18-00	$4,941.16	$4,941.16
15951	19	678-231-19-00	$4,941.16	$4,941.16
15951	53	678-231-20-00	$4,941.16	$4,941.16
15951	54	678-231-21-00	$4,941.16	$4,941.16
15951	55	678-231-22-00	$4,941.16	$4,941.16
15951	56	678-231-23-00	$4,941.16	$4,941.16
15951	57	678-231-24-00	$4,941.16	$4,941.16
15951	70	678-231-25-00	$4,056.62	$4,056.62
15951	71	678-231-26-00	$3,715.00	$3,715.00
15951	72	678-231-27-00	$4,056.62	$4,056.62
15951	73	678-231-28-00	$3,715.00	$3,715.00
15951	74	678-231-29-00	$4,056.62	$4,056.62
15951	75	678-231-30-00	$3,434.40	$3,434.40
15951	86	678-231-31-00	$3,715.00	$3,715.00
15951	87	678-231-32-00	$3,434.40	$3,434.40
15951	88	678-231-33-00	$4,056.62	$4,056.62
15951	89	678-231-34-00	$3,434.40	$3,434.40
15951	90	678-231-35-00	$4,056.62	$4,056.62
15951	91	678-231-36-00	$3,434.40	$3,434.40
15951	92	678-231-37-00	$4,056.62	$4,056.62
15951	A	678-231-38-00	$0.00	$0.00
15951	K	678-231-39-00	$0.00	$0.00
15951	N	678-231-40-00	$0.00	$0.00
15951	20	678-232-01-00	$4,941.16	$4,941.16
15951	21	678-232-02-00	$4,941.16	$4,941.16

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	22	678-232-03-00	$4,941.16	$4,941.16
15951	23	678-232-04-00	$4,941.16	$4,941.16
15951	24	678-232-05-00	$4,941.16	$4,941.16
15951	25	678-232-06-00	$4,941.16	$4,941.16
15951	26	678-232-07-00	$4,941.16	$4,941.16
15951	42	678-232-08-00	$4,209.12	$4,209.12
15951	43	678-232-09-00	$4,056.62	$4,056.62
15951	44	678-232-10-00	$4,209.12	$4,209.12
15951	45	678-232-11-00	$4,056.62	$4,056.62
15951	46	678-232-12-00	$4,209.12	$4,209.12
15951	47	678-232-13-00	$3,849.22	$3,849.22
15951	48	678-232-14-00	$4,209.12	$4,209.12
15951	49	678-232-15-00	$4,056.62	$4,056.62
15951	50	678-232-16-00	$4,209.12	$4,209.12
15951	51	678-232-17-00	$4,056.62	$4,056.62
15951	52	678-232-18-00	$4,209.12	$4,209.12
15951	58	678-232-19-00	$4,209.12	$4,209.12
15951	59	678-232-20-00	$4,056.62	$4,056.62
15951	60	678-232-21-00	$3,849.22	$3,849.22
15951	61	678-232-22-00	$4,056.62	$4,056.62
15951	62	678-232-23-00	$4,209.12	$4,209.12
15951	63	678-232-24-00	$3,849.22	$3,849.22
15951	64	678-232-25-00	$4,209.12	$4,209.12
15951	65	678-232-26-00	$3,849.22	$3,849.22
15951	66	678-232-27-00	$4,209.12	$4,209.12
15951	67	678-232-28-00	$3,849.22	$3,849.22
15951	68	678-232-29-00	$4,056.62	$4,056.62
15951	76	678-232-30-00	$3,715.00	$3,715.00
15951	77	678-232-31-00	$3,434.40	$3,434.40
15951	78	678-232-32-00	$4,056.62	$4,056.62
15951	79	678-232-33-00	$3,715.00	$3,715.00
15951	80	678-232-34-00	$4,056.62	$4,056.62
15951	81	678-232-35-00	$3,434.40	$3,434.40
15951	82	678-232-36-00	$4,056.62	$4,056.62
15951	83	678-232-37-00	$3,434.40	$3,434.40
15951	84	678-232-38-00	$3,715.00	$3,715.00
15951	85	678-232-39-00	$4,056.62	$4,056.62
15951	93	678-232-40-00	$3,715.00	$3,715.00
15951	94	678-232-41-00	$3,434.40	$3,434.40
15951	95	678-232-42-00	$4,056.62	$4,056.62
15951	96	678-232-43-00	$3,715.00	$3,715.00
15951	97	678-232-44-00	$4,056.62	$4,056.62

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	98	678-232-45-00	$3,715.00	$3,715.00
15951	99	678-232-46-00	$3,434.40	$3,434.40
15951	100	678-232-47-00	$4,056.62	$4,056.62
15951	101	678-232-48-00	$3,715.00	$3,715.00
15951	102	678-232-49-00	$3,434.40	$3,434.40
15951	103	678-232-50-00	$3,715.00	$3,715.00
15951	104	678-232-51-00	$4,056.62	$4,056.62
15951	105	678-232-52-00	$3,715.00	$3,715.00
15951	106	678-232-53-00	$4,056.62	$4,056.62
15951	107	678-232-54-00	$3,434.40	$3,434.40
15951	108	678-232-55-00	$3,715.00	$3,715.00
15951	109	678-232-56-00	$4,056.62	$4,056.62
15951	110	678-232-57-00	$4,056.62	$4,056.62
15951	111	678-232-58-00	$3,715.00	$3,715.00
15951	112	678-232-59-00	$4,056.62	$4,056.62
15951	113	678-232-60-00	$3,715.00	$3,715.00
15951	114	678-232-61-00	$4,056.62	$4,056.62
15951	115	678-232-62-00	$3,434.40	$3,434.40
15951	116	678-232-63-00	$4,056.62	$4,056.62
15951	117	678-232-64-00	$3,715.00	$3,715.00
15951	118	678-232-65-00	$3,434.40	$3,434.40
15951	119	678-232-66-00	$4,056.62	$4,056.62
15951	120	678-232-67-00	$3,715.00	$3,715.00
15951	121	678-232-68-00	$4,056.62	$4,056.62
15951	122	678-232-69-00	$3,434.40	$3,434.40
15951	123	678-232-70-00	$3,715.00	$3,715.00
15951	124	678-232-71-00	$3,434.40	$3,434.40
15951	125	678-232-72-00	$4,056.62	$4,056.62
15951	235	678-232-73-00	$4,941.16	$4,941.16
15951	236	678-232-74-00	$4,941.16	$4,941.16
15951	237	678-232-75-00	$4,941.16	$4,941.16
15951	238	678-232-76-00	$4,550.74	$4,550.74
15951	239	678-232-77-00	$4,941.16	$4,941.16
15951	240	678-232-78-00	$4,941.16	$4,941.16
15951	241	678-232-79-00	$4,550.74	$4,550.74
15951	242	678-232-80-00	$4,941.16	$4,941.16
15951	243	678-232-81-00	$4,550.74	$4,550.74
15951	D	678-232-82-00	$0.00	$0.00
15951	L	678-232-83-00	$0.00	$0.00
15951	27	678-233-01-00	$4,941.16	$4,941.16
15951	28	678-233-02-00	$4,941.16	$4,941.16
15951	29	678-233-03-00	$4,941.16	$4,941.16

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	30	678-233-04-00	$4,941.16	$4,941.16
15951	31	678-233-05-00	$4,941.16	$4,941.16
15951	32	678-233-06-00	$4,941.16	$4,941.16
15951	33	678-233-07-00	$4,941.16	$4,941.16
15951	34	678-233-08-00	$4,941.16	$4,941.16
15951	35	678-233-09-00	$4,941.16	$4,941.16
15951	36	678-233-10-00	$4,941.16	$4,941.16
15951	37	678-233-11-00	$3,849.22	$3,849.22
15951	38	678-233-12-00	$4,209.12	$4,209.12
15951	39	678-233-13-00	$4,056.62	$4,056.62
15951	40	678-233-14-00	$3,849.22	$3,849.22
15951	41	678-233-15-00	$3,849.22	$3,849.22
15951	69	678-233-16-00	$4,209.12	$4,209.12
15951	126	678-233-17-00	$3,715.00	$3,715.00
15951	127	678-233-18-00	$4,056.62	$4,056.62
15951	128	678-233-19-00	$3,434.40	$3,434.40
15951	129	678-233-20-00	$4,056.62	$4,056.62
15951	130	678-233-21-00	$3,715.00	$3,715.00
15951	131	678-233-22-00	$4,056.62	$4,056.62
15951	132	678-233-23-00	$3,715.00	$3,715.00
15951	133	678-233-24-00	$3,434.40	$3,434.40
15951	134	678-233-25-00	$3,434.40	$3,434.40
15951	135	678-233-26-00	$4,056.62	$4,056.62
15951	136	678-233-27-00	$3,715.00	$3,715.00
15951	137	678-233-28-00	$3,434.40	$3,434.40
15951	138	678-233-29-00	$3,715.00	$3,715.00
15951	139	678-233-30-00	$4,056.62	$4,056.62
15951	140	678-233-31-00	$3,715.00	$3,715.00
15951	141	678-233-32-00	$3,434.40	$3,434.40
15951	142	678-233-33-00	$4,941.16	$4,941.16
15951	143	678-233-34-00	$4,941.16	$4,941.16
15951	144	678-233-35-00	$4,941.16	$4,941.16
15951	145	678-233-36-00	$4,941.16	$4,941.16
15951	224	678-233-37-00	$4,056.62	$4,056.62
15951	225	678-233-38-00	$4,209.12	$4,209.12
15951	226	678-233-39-00	$3,849.22	$3,849.22
15951	227	678-233-40-00	$4,056.62	$4,056.62
15951	228	678-233-41-00	$4,209.12	$4,209.12
15951	229	678-233-42-00	$4,056.62	$4,056.62
15951	230	678-233-43-00	$3,849.22	$3,849.22
15951	231	678-233-44-00	$4,209.12	$4,209.12
15951	232	678-233-45-00	$4,056.62	$4,056.62

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	233	678-233-46-00	$4,209.12	$4,209.12
15951	234	678-233-47-00	$4,056.62	$4,056.62
15951	244	678-233-48-00	$4,941.16	$4,941.16
15951	245	678-233-49-00	$4,941.16	$4,941.16
15951	246	678-233-50-00	$4,550.74	$4,550.74
15951	247	678-233-51-00	$4,941.16	$4,941.16
15951	248	678-233-52-00	$4,941.16	$4,941.16
15951	249	678-233-53-00	$4,550.74	$4,550.74
15951	250	678-233-54-00	$4,941.16	$4,941.16
15951	251	678-233-55-00	$4,941.16	$4,941.16
15951	J	678-233-56-00	$0.00	$0.00
15951	146	678-234-01-00	$4,941.16	$4,941.16
15951	147	678-234-02-00	$4,941.16	$4,941.16
15951	148	678-234-03-00	$4,941.16	$4,941.16
15951	149	678-234-04-00	$4,941.16	$4,941.16
15951	150	678-234-05-00	$4,941.16	$4,941.16
15951	151	678-234-06-00	$4,941.16	$4,941.16
15951	152	678-234-07-00	$4,941.16	$4,941.16
15951	204	678-234-08-00	$3,849.22	$3,849.22
15951	205	678-234-09-00	$4,056.62	$4,056.62
15951	206	678-234-10-00	$4,056.62	$4,056.62
15951	207	678-234-11-00	$3,849.22	$3,849.22
15951	208	678-234-12-00	$4,209.12	$4,209.12
15951	209	678-234-13-00	$4,056.62	$4,056.62
15951	210	678-234-14-00	$4,209.12	$4,209.12
15951	211	678-234-15-00	$3,849.22	$3,849.22
15951	212	678-234-16-00	$4,056.62	$4,056.62
15951	213	678-234-17-00	$4,209.12	$4,209.12
15951	214	678-234-18-00	$4,056.62	$4,056.62
15951	215	678-234-19-00	$3,849.22	$3,849.22
15951	216	678-234-20-00	$4,209.12	$4,209.12
15951	217	678-234-21-00	$4,056.62	$4,056.62
15951	218	678-234-22-00	$4,209.12	$4,209.12
15951	219	678-234-23-00	$4,056.62	$4,056.62
15951	220	678-234-24-00	$3,849.22	$3,849.22
15951	221	678-234-25-00	$4,056.62	$4,056.62
15951	222	678-234-26-00	$4,209.12	$4,209.12
15951	223	678-234-27-00	$4,209.12	$4,209.12
15951	252	678-234-28-00	$4,550.74	$4,550.74
15951	253	678-234-29-00	$4,941.16	$4,941.16
15951	254	678-234-30-00	$4,550.74	$4,550.74
15951	255	678-234-31-00	$4,941.16	$4,941.16

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	256	678-234-32-00	$4,550.74	$4,550.74
15951	257	678-234-33-00	$4,941.16	$4,941.16
15951	258	678-234-34-00	$4,941.16	$4,941.16
15951	259	678-234-35-00	$4,550.74	$4,550.74
15951	260	678-234-36-00	$4,941.16	$4,941.16
15951	E	678-234-37-00	$0.00	$0.00
15951	153	678-235-01-00	$4,941.16	$4,941.16
15951	154	678-235-02-00	$4,941.16	$4,941.16
15951	155	678-235-03-00	$4,941.16	$4,941.16
15951	156	678-235-04-00	$4,941.16	$4,941.16
15951	157	678-235-05-00	$4,941.16	$4,941.16
15951	158	678-235-06-00	$4,941.16	$4,941.16
15951	159	678-235-07-00	$4,941.16	$4,941.16
15951	160	678-235-08-00	$4,941.16	$4,941.16
15951	174	678-235-09-00	$4,550.74	$4,550.74
15951	175	678-235-10-00	$4,941.16	$4,941.16
15951	176	678-235-11-00	$4,941.16	$4,941.16
15951	177	678-235-12-00	$4,941.16	$4,941.16
15951	178	678-235-13-00	$4,941.16	$4,941.16
15951	179	678-235-14-00	$4,550.74	$4,550.74
15951	180	678-235-15-00	$4,941.16	$4,941.16
15951	181	678-235-16-00	$4,941.16	$4,941.16
15951	182	678-235-17-00	$4,941.16	$4,941.16
15951	183	678-235-18-00	$4,550.74	$4,550.74
15951	184	678-235-19-00	$4,941.16	$4,941.16
15951	185	678-235-20-00	$3,849.22	$3,849.22
15951	186	678-235-21-00	$4,056.62	$4,056.62
15951	187	678-235-22-00	$4,056.62	$4,056.62
15951	188	678-235-23-00	$4,209.12	$4,209.12
15951	189	678-235-24-00	$4,056.62	$4,056.62
15951	190	678-235-25-00	$3,849.22	$3,849.22
15951	191	678-235-26-00	$4,209.12	$4,209.12
15951	192	678-235-27-00	$4,056.62	$4,056.62
15951	193	678-235-28-00	$3,849.22	$3,849.22
15951	194	678-235-29-00	$4,056.62	$4,056.62
15951	195	678-235-30-00	$3,849.22	$3,849.22
15951	196	678-235-31-00	$4,209.12	$4,209.12
15951	197	678-235-32-00	$3,849.22	$3,849.22
15951	198	678-235-33-00	$4,209.12	$4,209.12
15951	199	678-235-34-00	$4,056.62	$4,056.62
15951	200	678-235-35-00	$4,209.12	$4,209.12
15951	201	678-235-36-00	$3,849.22	$3,849.22

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	202	678-235-37-00	$4,056.62	$4,056.62
15951	203	678-235-38-00	$4,209.12	$4,209.12
15951	261	678-235-39-00	$4,941.16	$4,941.16
15951	262	678-235-40-00	$4,941.16	$4,941.16
15951	263	678-235-41-00	$4,941.16	$4,941.16
15951	264	678-235-42-00	$4,550.74	$4,550.74
15951	265	678-235-43-00	$4,941.16	$4,941.16
15951	277	678-235-44-00	$4,941.16	$4,941.16
15951	278	678-235-45-00	$4,941.16	$4,941.16
15951	279	678-235-46-00	$4,550.74	$4,550.74
15951	161	678-236-01-00	$4,941.16	$4,941.16
15951	162	678-236-02-00	$4,941.16	$4,941.16
15951	163	678-236-03-00	$4,941.16	$4,941.16
15951	164	678-236-04-00	$4,941.16	$4,941.16
15951	165	678-236-05-00	$4,941.16	$4,941.16
15951	166	678-236-06-00	$4,941.16	$4,941.16
15951	167	678-236-07-00	$4,941.16	$4,941.16
15951	168	678-236-08-00	$4,941.16	$4,941.16
15951	169	678-236-09-00	$4,550.74	$4,550.74
15951	170	678-236-10-00	$4,941.16	$4,941.16
15951	171	678-236-11-00	$4,941.16	$4,941.16
15951	172	678-236-12-00	$4,941.16	$4,941.16
15951	173	678-236-13-00	$4,941.16	$4,941.16
15951	266	678-236-14-00	$4,550.74	$4,550.74
15951	267	678-236-15-00	$4,941.16	$4,941.16
15951	268	678-236-16-00	$4,550.74	$4,550.74
15951	269	678-236-17-00	$4,941.16	$4,941.16
15951	270	678-236-18-00	$4,941.16	$4,941.16
15951	271	678-236-19-00	$4,941.16	$4,941.16
15951	272	678-236-20-00	$4,550.74	$4,550.74
15951	273	678-236-21-00	$4,941.16	$4,941.16
15951	274	678-236-22-00	$4,941.16	$4,941.16
15951	275	678-236-23-00	$4,550.74	$4,550.74
15951	276	678-236-24-00	$4,941.16	$4,941.16
15951	F	678-236-25-00	$0.00	$0.00
15951	G	678-236-26-00	$0.00	$0.00
15951	H	678-236-27-00	$0.00	$0.00
15951	I	678-236-28-00	$0.00	$0.00
15951	M	678-236-29-00	$0.00	$0.00
15951	O	678-237-03-00	$0.00	$0.00

Poway Unified School District
Community Facilities District No. 15 Improvement Area C
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15951	P	678-237-04-00	$0.00	$0.00

Total Parcels	**293**
Total Taxable Parcels	**279**
Total Assigned Special Tax	**$1,198,363.34**