Mello Roos Report Information as of Reporting Year End: ***6/30/2026***

Issuance

Issuer Name:	Poway Unified School District CFD No 4
Issue Name:	2016 Special Tax Refunding Bonds
Project Name:	Black Mountain Ranch
Actual Sale Date:	7/28/2016
Settlement Date:	8/18/2018
Original Principal Amount:	$8,966,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	No
Reserve Fund Minimum Balance Amount:	$0.00

Credit Rating from Report of Final Sale

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

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

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

Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	$3,536,000.00
Bond Reserve Fund:	$0.00
Capitalized Interest Fund:	$0.00
Construction Fund(s):	$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2026
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	$2,156,882,153.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$1,902,758.96
Total Amount of Unpaid Special Taxes Annually:	$25,208.47
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2026
Total Number of Delinquent Parcels:	15
Total Amount of Special Taxes Due on Delinquent Parcels:	$31,261.14

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	PUSD_CFD 4_Delinquency.pdf	10/8/2026

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
8/30/2026	1	$6,621.27

Retired Issues

Indicate Reason for Retirement:	Not Retired

Filing Contact

Filing Contact Name:	Brandon Bunk-Jensen
Agency/Organization Name:	KeyAnalytics (California Financial Services)
Address:	27201 Puerta Real
City:	Mission Viejo
State:	CA
Zip Code:	92691
Telephone:	949-2821077
Fax Number:	
E-mail:	bbunk-jensen@calschools.com

Comments

Issuer Comments:

Poway Unified School District
County of San Diego
Community Facilities District No. 4
Fiscal Year 2025/2026 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
269-210-19-00	2025	$4,680.98	$4,680.98	100.00%
269-221-57-00	2025	$797.06	$797.06	100.00%
269-241-18-14	2025	$203.27	$406.54	50.00%
269-241-21-07	2025	$203.27	$406.54	50.00%
269-250-10-00	2025	$3,478.86	$3,478.86	100.00%
269-251-03-00	2022	$3,874.62	$3,874.62	100.00%
269-293-09-00	2025	$1,219.71	$2,439.42	50.00%
269-293-22-00	2024	$2,178.05	$4,356.10	50.00%
269-293-22-00	2025	$4,443.22	$4,443.22	100.00%
303-110-02-00	2025	$593.52	$1,187.04	50.00%
303-110-04-00	2025	$593.52	$1,187.04	50.00%
303-111-08-00	2025	$593.52	$1,187.04	50.00%
303-123-01-00	2025	$3,778.44	$3,778.44	100.00%
303-131-09-00	2025	$1,195.62	$1,195.62	100.00%
303-131-11-00	2025	$1,195.62	$1,195.62	100.00%
303-171-19-00	2025	$2,231.86	$2,231.86	100.00%