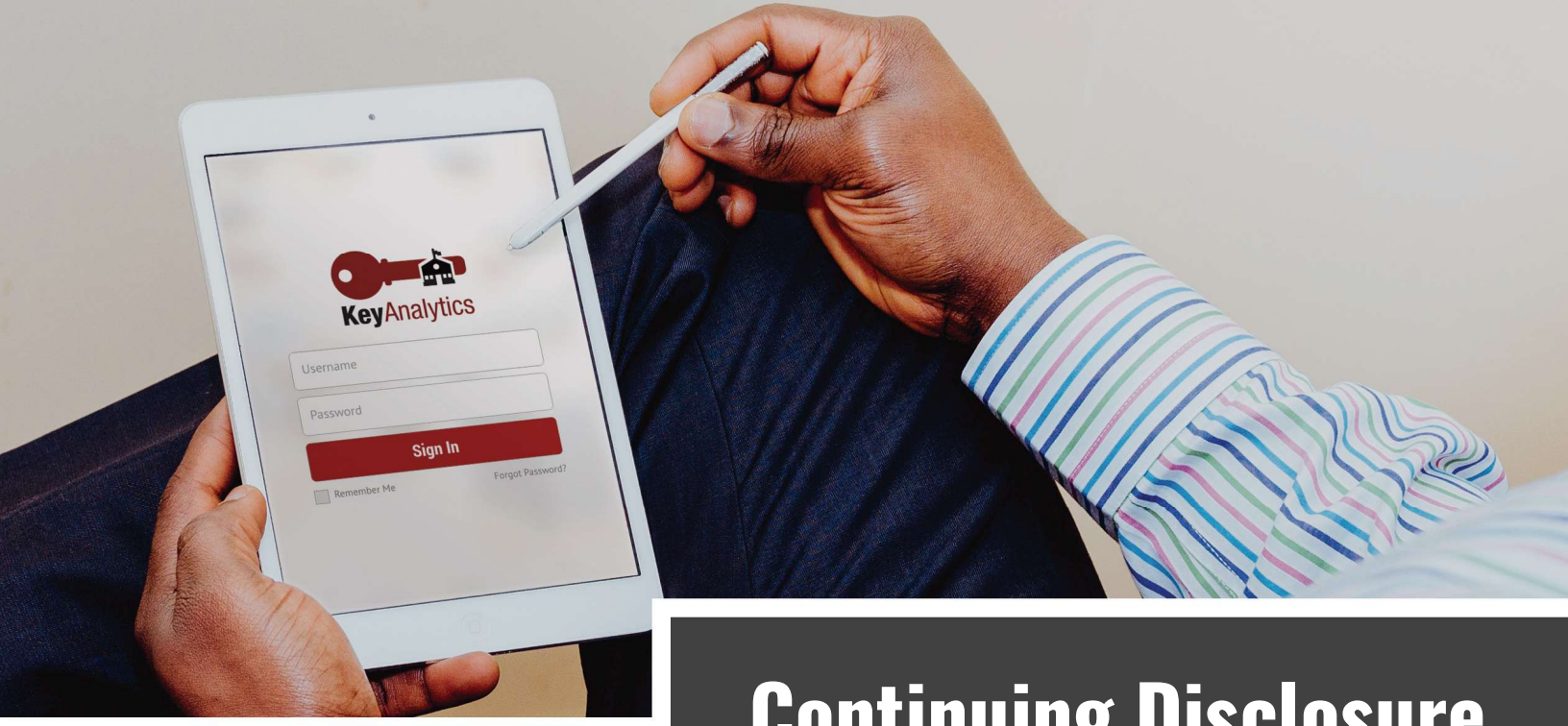




Continuing Disclosure Annual Report

Fiscal Year Ending June 30, 2025

Submitted January 31, 2026

Poway Unified School District

Improvement Area C of
Community Facilities District No. 6
Special Tax Refunding Bonds, Series 2016

2024 / 2025



KeyAnalytics

A division of California Financial Services

$10,120,000
Poway Unified School District
Improvement Area C of Community Facilities District No. 6 (4S Ranch)
Special Tax Refunding Bonds, Series 2016

MATURITY DATE	CUSIP*
Serial Bonds	
09/01/2016	738855YS8
09/01/2017	738855YT6
09/01/2018	738855YU3
09/01/2019	738855YV1
09/01/2020	738855YW9
09/01/2021	738855YX7
09/01/2022	738855YY5
09/01/2023	738855YZ2
09/01/2024	738855ZA6
09/01/2025	738855ZB4
09/01/2026	738855ZC2
09/01/2027	738855ZD0
09/01/2028	738855ZE8
09/01/2029	738855ZF5
09/01/2030	738855ZG3
09/01/2031	738855ZH1
09/01/2032	738855ZJ7
09/01/2033	738855ZK4
09/01/2034	738855ZL2
09/01/2035	738855ZM0
09/01/2036	738855ZN8
Term Bonds	
09/01/2042	738855ZP3

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

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I. Introduction

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

- Series 2016 Special Tax Refunding Bonds of Improvement Area C of Community Facilities District No. 6 (4S Ranch) issued on June 9, 2016, in the par amount of $10,120,000 ("Bonds").

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

Any information contained herein which involves estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representation of fact. The information set forth herein has been furnished by the School District, or other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Report nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the School District or Improvement Area ("IA") C of Community Facilities District ("CFD") No. 6 (4S Ranch) since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given to them in the respective financing documents.

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

II. Audited Financial Statements

IA C of CFD No. 6 does not prepare audited annual financial statements. As of the date of this Report, the Board of Education of the School District has approved the final Audited Financial Statements for the School District for Fiscal Year 2024/2025. The Audited Financial Statements have been uploaded and are available at http://emma.msrb.org.

III. Special Taxes

IA C of CFD No. 6 (4S Ranch) has covenanted to annually levy the Special Tax in accordance with the Second Amended Rate and Method of Apportionment ("RMA"), attached as Exhibit A, so long as the Bonds are outstanding. The items below summarize information required by the Disclosure Agreement.

A. Changes to the Rate and Method of Apportionment

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

B. Summary of Special Tax

A summary of the Fiscal Year 2025/2026 Assigned Special Tax levy enrolled with the County of San Diego Tax Collector is outlined below. The Special Taxes were levied on Developed Property at 100% of the Assigned Special Tax rate rather than the Maximum Special Tax rate.

Fiscal Year 2025/2026
Special Tax by Tax Rate Category

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	≤ 2,100 Sq. Ft.	0 Units	$795.34 per Unit	$0.00
2	2,101 Sq. Ft. to 2,400 Sq. Ft.	14 Units	$1,538.34 per Unit	22,406.72
3	2,401 Sq. Ft. to 2,700 Sq. Ft.	13 Units	$1,740.98 per Unit	23,547.16
4	2,701 Sq. Ft. to 3,000 Sq. Ft.	54 Units	$2,146.26 per Unit	120,579.84
5	3,001 Sq. Ft. to 3,300 Sq. Ft.	51 Units	$2,483.98 per Unit	131,800.32
6	3,301 Sq. Ft. to 3,600 Sq. Ft.	50 Units	$3,429.62 per Unit	178,408.00
7	3,601 Sq. Ft. to 3,900 Sq. Ft.	32 Units	$3,969.98 per Unit	132,171.52
8	> 3,900 Sq. Ft.	19 Units	$4,307.72 per Unit	85,153.06
9	≤ 1,000 Sq. Ft.	0 Units	$214.98 per Unit	0.00
10	> 1,000 Sq. Ft.	0 Units	$795.34 per Unit	0.00
Developed Property		***233 Units***	***NA***	***$694,066.62***
Undeveloped Property		***0.00 Acres***	***$0.00 per Acre***	***$0.00***
Total		**233 Units**		**$694,066.62**

C. Special Tax Collections

Delinquent Special Taxes for IA C of CFD No. 6 (4S Ranch), as of June 30, 2025 (July 1st is not available), for Fiscal Year 2024/2025 and prior Fiscal Years are summarized in the table below. There are no property owners whose delinquent Special Taxes represent more than 5% of the Special Tax levy.

Special Tax Levies and Collections

Fiscal Year	Subject Fiscal Year						June 30, 2025		
	Aggregate Special Tax [1]	Parcels Levied	Parcels Delinquent [1]	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Parcels Delinquent	Remaining Amount Delinquent	Remaining Delinquency Rate
2020/2021	$632,171.00	235	N/A	$632,171.00	$0.00	0.00%	0	$0.00	0.00%
2021/2022	644,813.00	235	N/A	641,517.00	3,296.00	0.51%	0	0.00	0.00%
2022/2023	654,029.92	233	0	654,029.92	0.00	0.00%	0	0.00	0.00%
2023/2024	667,117.56	233	0	667,117.56	0.00	0.00%	0	0.00	0.00%
2024/2025	680,457.66	233	0	680,457.66	0.00	0.00%	0	0.00	0.00%

[1] The Special Taxes were levied on Developed Property a 100% of the Assigned Special Tax rate rather than the Maximum Special Tax Rate.
[2] Information not provided by previous administrator for Fiscal Years 2020/2021 through 2021/2022.

D. Foreclosure Update

IA C of CFD No. 6 has covenanted that they will commence judicial foreclosure proceedings against (i) any single parcel with aggregate delinquent Special Taxes in the amount $5,000 or (ii) any single parcel under common ownership with aggregate delinquent Special Taxes in the amount of $10,000 or more by the August 30th following the close of each Fiscal Year in which such Special Taxes were due. Additionally, IA C of CFD No. 6 has covenanted it will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the August 30th following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; however foreclosure proceeding may be deferred for this requirement if the Reserve Fund is fully funded and the Debt Service can be paid.

No parcel has exceeded the foreclosure thresholds of IA C of CFD No. 6 (4S Ranch) as of June 1, 2025, therefore, IA C of CFD No. 6 (4S Ranch) does not have any outstanding foreclosures.

IV. Assessed Value and Land Secured Bonded Indebtedness

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

A. Principal Amount of Bonds Outstanding

The outstanding principal amount of the Bonds as of December 31, 2025, was $7,780,000. No parity bonds have been issued by IA C of CFD No. 6 as of the date of this Report.

B. Debt Service Schedule

The current debt service schedule of the Bonds is attached as Exhibit B.

C. Assessed Value Summary

A summary of the assessed values, based on the Fiscal Year 2025/2026 equalized tax roll of the County of San Diego, of the property within IA C of CFD No. 6 (4S Ranch) is shown in the table on the next page. The total assessed value contains all parcels currently subject to the Special Tax and is distinguished between improved and unimproved parcels. Parcels are considered improved if there is an assessed value for improvements.

Fiscal Year 2025/2026
Assessed Value

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres	Assessed Value Land	Assessed Value Improvement	Assessed Value Other	Assessed Value Total
Improved						
1	≤ 2,100 Sq. Ft.	0	$0.00	$0.00	$0.00	$0.00
2	2,101 Sq. Ft. to 2,400 Sq. Ft.	14	10,529,915.00	5,744,120.00	0.00	16,274,035.00
3	2,401 Sq. Ft. to 2,700 Sq. Ft.	13	5,562,305.00	6,055,844.00	0.00	11,618,149.00
4	2,701 Sq. Ft. to 3,000 Sq. Ft.	54	28,203,759.00	25,906,933.00	0.00	54,110,692.00
5	3,001 Sq. Ft. to 3,300 Sq. Ft.	51	24,576,313.00	25,894,814.00	0.00	50,471,127.00
6	3,301 Sq. Ft. to 3,600 Sq. Ft.	50	26,812,704.00	27,032,020.00	0.00	53,844,724.00
7	3,601 Sq. Ft. to 3,900 Sq. Ft.	32	16,714,714.00	18,798,771.00	0.00	35,513,485.00
8	> 3,900 Sq. Ft.	19	11,473,455.00	11,421,206.00	0.00	22,894,661.00
9	≤ 1,000 Sq. Ft.	0	0.00	0.00	0.00	0.00
10	> 1,000 Sq. Ft.	0	0.00	0.00	0.00	0.00
Subtotal Improved		***233***	***$123,873,165.00***	***$120,853,708.00***	***$0.00***	***$244,726,873.00***
Unimproved						
1	≤ 2,100 Sq. Ft.	0	$0.00	$0.00	$0.00	$0.00
2	2,101 Sq. Ft. to 2,400 Sq. Ft.	0	0.00	0.00	0.00	0.00
3	2,401 Sq. Ft. to 2,700 Sq. Ft.	0	0.00	0.00	0.00	0.00
4	2,701 Sq. Ft. to 3,000 Sq. Ft.	0	0.00	0.00	0.00	0.00
5	3,001 Sq. Ft. to 3,300 Sq. Ft.	0	0.00	0.00	0.00	0.00
6	3,301 Sq. Ft. to 3,600 Sq. Ft.	0	0.00	0.00	0.00	0.00
7	3,601 Sq. Ft. to 3,900 Sq. Ft.	0	0.00	0.00	0.00	0.00
8	> 3,900 Sq. Ft.	0	0.00	0.00	0.00	0.00
9	≤ 1,000 Sq. Ft.	0	0.00	0.00	0.00	0.00
10	> 1,000 Sq. Ft.	0	0.00	0.00	0.00	0.00
Subtotal Unimproved		***0***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Total		**233**	**$123,873,165.00**	**$120,853,708.00**	**$0.00**	**$244,726,873.00**

D. Value to Lien

A summary of the value-to-lien ratios for IA C of CFD No. 6 (4S Ranch) is found in the table below. All property within IA C of CFD No. 6 (4S Ranch) has been built out and all taxable property is considered improved. A copy of the Overlapping Debt Report, containing the overlapping obligations or property within IA C of CFD No. 6, is included as Exhibit C.

Fiscal Year 2025/2026
Secured Assessed Valuation to Lien

Tax Class/ Land Use	Square Footage	Number of Units	Fiscal Year 2025/2026 Special Tax	Principal Amount of IA C CFD No. 6 Bonds	Principal Amount of CFD No. 6 Bonds	Other Land Secured Debt [1]	Total Direct and Overlapping Debt	Total Assessed Value [2]	Value-to-Lien Ratio
1	≤ 2,100 Sq. Ft.	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	NA
2	2,101 Sq. Ft. to 2,400 Sq. Ft.	14	22,406.72	251,163.62	292,281.00	1,088.40	544,533.01	16,274,035.00	29.89:1
3	2,401 Sq. Ft. to 2,700 Sq. Ft.	13	23,547.16	263,947.15	248,277.63	1,010.65	513,235.43	11,618,149.00	22.64:1
4	2,701 Sq. Ft. to 3,000 Sq. Ft.	54	120,579.84	1,351,615.43	1,135,659.28	4,198.10	2,491,472.82	54,110,692.00	21.72:1
5	3,001 Sq. Ft. to 3,300 Sq. Ft.	51	131,800.32	1,477,389.14	1,105,883.48	3,964.87	2,587,237.50	50,471,127.00	19.51:1
6	3,301 Sq. Ft. to 3,600 Sq. Ft.	50	178,408.00	1,999,828.55	990,388.39	3,887.13	2,994,104.07	53,844,724.00	17.98:1
7	3,601 Sq. Ft. to 3,900 Sq. Ft.	32	132,171.52	1,481,550.04	698,107.51	2,487.76	2,182,145.31	35,513,485.00	16.27:1
8	> 3,900 Sq. Ft	19	85,153.06	954,506.08	316,139.22	1,477.11	1,272,122.40	22,894,661.00	18.00:1
9	≤ 1,000 Sq. Ft.	0	0.00	0.00	0.00	0.00	0.00	0.00	NA
10	> 1,050 Sq. Ft.	0	0.00	0.00	0.00	0.00	0.00	0.00	NA
Total		**233**	**$694,066.62**	**$7,780,000.00**	**$4,786,736.50**	**$18,114.03**	**$12,584,850.54**	**$244,726,873.00**	**19.45:1**

[1] Other Land Secured Debt provided by California Tax Data and is included as Exhibit C.
[2] Fiscal Year 2025/2026 Assessed Value information provided by the County of San Diego, value as of January 1, 2025.

E. Ownership

A summary of the ownership of the properties within IA C of CFD No. 6 (4S Ranch) based on the Fiscal Year 2025/2026 equalized tax roll of the County of San Diego is found in the table below. No property owner is responsible for more than 5% of the Fiscal Year 2025/2026 Annual Special Tax levy.

Fiscal Year 2025/2026
Ownership Summary

Ownership	Number of Homeowners	Number of Units	Total Special Tax Levy	Percent of Special Tax Levy	Total Assessed Value [1]	Percent of Asssessed Value
Heydari Family Trust 02-26-09	1	2	$8,963.48	1.29%	$1,859,122.00	0.76%
Individual Homeowners	231	231	685,103.14	98.71%	242,867,751.00	99.24%
Total	**232**	**233**	**$694,066.62**	**100.00%**	**$244,726,873.00**	**100.00%**

[1] Fiscal Year 2025/2026 Assessed Value information provided by the County of San Diego, value as of January 1, 2025.

V. Fiscal Agent Accounts

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

A. Fiscal Agent Account Balances

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

Fiscal Agent Account Balances (as of December 31, 2025)

Account Name	Balance
Special Tax Fund	$200,293.78
Bond Fund	0.00
Interest Account	29,490.43
Principal Account	0.00
Reserve Fund	699,120.48
Administrative Expense Fund	48,903.01
Costs of Issuance Account	0.00
Redemption Fund	2,576.49
Total	**$980,384.19**

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

B. Reserve Requirement

As of December 31, 2025, the Reserve Requirement for the Bonds and how it is funded is outlined in the table below. The Reserve Requirement for the Bonds is calculated based on the lesser of:

- 10% of the initial principal amount of the Bonds,
- Maximum Annual Debt Service on the Outstanding Bonds, or
- 125% average Annual Debt Service on the Outstanding Bonds.

Reserve Requirement

Bonds	Reserve Requirement	Funding Source	Reserve Fund Balance	Surplus/(Deficit)
Special Tax Refunding Bonds, Series 2016	$692,612.50	Cash Deposit	$699,120.48	$6,507.98

VI. Reports and Additional Information

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

A. Report to the California Debt and Investment Advisory Commission

A copy of the Yearly Fiscal Status Report filed to the California Debt and Investment Advisory Commission ("CDIAC") filed on or before October 30, 2025, is attached as Exhibit D.

B. Listed Events

Pursuant to the Disclosure Agreement, IA C of CFD No. 6 (4S Ranch) shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(i) Principal and interest payment delinquencies;
(ii) Non-payment related defaults, if material;
(iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
(v) Substitution of credit or liquidity provider, or their failure to perform;
(vi) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
(vii) Modifications to rights of security holders, if material;
(viii) Bond calls, if material, and tender offers;
(ix) Defeasances;
(x) Release, substitution, or sale of property securing repayment of the securities, if material;
(xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the obligated person;

(xiii) The consummation of a merger, consolidation or acquisition involving the obligated person or sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions other than pursuant to its terms, if material; and

(xiv) Appointment of a successor, additional Fiscal Agent or name change of Fiscal Agent, if material;

None of these events occurred in Fiscal Year 2024/2025.

C. Additional Information

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

After a thorough review, the School District has determined that no additional information is needed for Fiscal Year 2024/2025.

Exhibit A

Second Amended Rate and Method of Apportionment of Special Taxes for

Improvement Area C of Community Facilities District No. 6 (4S Ranch)

SECOND AMENDED
RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 6 OF THE POWAY UNIFIED SCHOOL DISTRICT (IMPROVEMENT AREA C)

An Annual Special Tax shall be levied on and collected in Improvement Area ("IA") C of Community Facilities District ("CFD") No. 6 of the Poway Unified School District ("School District") 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. 6, 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

The terms hereinafter set forth have the following meanings:

"Acreage" means the 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 land area shown on the applicable Final Subdivision Map, other final map, parcel map, condominium plan, or other recorded County parcel map.

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

"Administrative Expenses" means any ordinary and necessary expenses of the School District to carry out its duties as the legislative body of IA C of CFD No. 6.

"Annual Special Tax" means the Special Tax levied each Fiscal Year on an Assessor's Parcel as set forth in Section F. Prior to the issuance of Bonds, Annual Special Tax revenues shall be used entirely to fund Non-School Facilities. Each Fiscal Year after Bonds have been issued, the Annual Special Tax revenues shall be used in the following order of priority (i) to satisfy the Annual Special Tax Requirement and (ii) to fund School Facilities.

"Annual Special Tax Requirement" means the amount required in any Fiscal Year to pay: (i) the annual debt service on all outstanding Bonds, (ii) the Administrative Expenses of IA C of CFD No. 6, (iii) any costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, less (v) any amounts on deposit in any fund or account which are available to pay for items (i) through (iv) above pursuant to any applicable fiscal agent agreement, bond indenture, or trust agreement.

"Assessor's Parcel" means a Lot or parcel of land in IA C of CFD No. 6 which is designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"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 Assessor for purposes of identification.

"Assigned Annual Special Tax" means the Special Tax of that name as set forth in Section D.

"Associate Superintendent" means the Associate Superintendent of Business Support Services of the School District or his/her designee.

"Attached Unit" means a Unit that consists or shall consist of a building or buildings in which each of the individual Units has at least one common wall with another Unit.

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

"Board" means the Board of Education of the School District or its designee.

"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 the repayment of which Special Taxes of IA C of CFD No. 6 are pledged.

"Building Permit" means a permit for the construction of one or more Units issued by the County, or another public agency in the event the County no longer issues said permits for the construction of Units within IA C of CFD No. 6. For the purposes of this definition "Building Permit" shall not include permits for the construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

"Building Square Footage" or **"BSF"** means the square footage of internal living space of a Unit, exclusive of garages or other structures not used as living space, as determined by reference to the Building Permit application for such Unit or other applicable records of the County.

"Calendar Year" means any period beginning January 1 and ending December 31.

"County" means the County of San Diego.

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

"Developed Property" means all Assessor's Parcels of Taxable Property for which a Building Permit was issued on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels are associated with a Final Subdivision Map 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 Associate Superintendent.

"Exempt Property" means the property designated as Exempt Property in Section J.

"Final Subdivision Map" means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates building sites, 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.

"Gross Prepayment Amount" means any amount determined by reference to Table 2 and adjusted as set forth in Section G.

"Lot" means an individual legal lot created by a Final Subdivision Map for which a Building Permit for a Unit has been or could be issued, provided that land for which one or more Building Permits have been or could be issued for the construction of one or more model Units shall not be construed as a Lot until such land has been subdivided by a Final Subdivision Map.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, which can be levied by IA C of CFD No. 6 on any Assessor's Parcel in any Fiscal Year.

"Non-School Facilities" means any infrastructure necessary to develop the Project owned or to be owned by a public agency other than the School District.

"Planning Area 32" means approximately 57.4 gross acres of Acreage located within the area identified as Planning Area 32 in Exhibit A to this Second Amended Rate and Method of Apportionment, subject to interpretation by the Associate Superintendent.

"Prepayment Amount" means the dollar amount required to prepay all of the Annual Special Tax obligation on any Assessor's Parcel, determined pursuant to Sections G.

"Project " means 4S Ranch.

"Proportionately" means that the ratio of the actual Annual Special Tax levy to the applicable Special Tax is equal for all applicable Assessor's Parcels.

"School Facilities" means any public facilities owned or to be owned by the School District.

"Special Tax" means any of the special taxes authorized to be levied in IA C of CFD No. 6 under 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 classified as 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
ASSIGNMENT OF ASSESSOR'S PARCELS

For each Fiscal Year, beginning with Fiscal Year 2002-03, (i) each Assessor's Parcel shall be classified as Taxable Property or Exempt Property; (ii) each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property; (iii) each Assessor's Parcel of Developed Property shall be classified as an Detached Unit or Attached Unit and (iv) each Detached Unit and Attached Unit shall be classified according to its Building Square Footage.

SECTION C
MAXIMUM SPECIAL TAX

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax or (ii) the Backup Annual Special Tax.

2. Undeveloped Property

The Maximum Special Tax for any Assessor's Parcel classified as Undeveloped Property in any Fiscal Year shall be the Assigned Annual Special Tax.

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax for each Assessor's Parcel of Developed Property in Fiscal Year 2002-03 shall be the amount determined by reference to Table 1.

TABLE 1

ASSIGNED ANNUAL SPECIAL TAX FOR DEVELOPED PROPERTY FISCAL YEAR 2002-03		
Unit Type	**Building Square Footage**	**Assigned Annual Special Tax**
Detached Unit	≤ 2,100	$524.75 per Unit
Detached Unit	2,101 - 2,400	$1,014.96 per Unit
Detached Unit	2,401 - 2,700	$1,148.66 per Unit
Detached Unit	2,701 - 3,000	$1,416.05 per Unit
Detached Unit	3,001 - 3,300	$1,638.87 per Unit
Detached Unit	3,301 - 3,600	$2,262.78 per Unit
Detached Unit	3,601 - 3,900	$2,619.30 per Unit
Detached Unit	> 3,900	$2,842.13 per Unit
Attached Unit	< 1,000	$141.84 per Unit
Attached Unit	> 1,000	$524.75 per Unit

Each July 1, commencing July 1, 2003, the Assigned Annual Special Tax applicable to an Assessor's Parcel of Developed Property shall be increased by 2.00% of the amount in effect in the prior Fiscal Year.

2. Undeveloped Property

The Assigned Annual Special Tax for an Assessor's Parcel of Undeveloped Property in Fiscal Year 2002-03 shall be $16,636.00 per acre of Acreage.

Each July 1, commencing July 1, 2003, the Assigned Annual Special Tax applicable to an Assessor's Parcel of Undeveloped Property shall be increased by 2.00% of the amount in effect in the prior Fiscal Year.

SECTION E
BACKUP ANNUAL SPECIAL TAX

Each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. The Backup Annual Special Tax for Developed Property shall be the rate per Lot calculated according to the following formula:

$$B = (Z \times A)) L$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot for the applicable Fiscal Year
Z	=	Assigned Annual Special Tax per Acre of Undeveloped Property for the applicable Fiscal Year
A	=	Acreage of Developed Property expected to exist in the applicable Final Subdivision Map at buildout, as determined by the Associate Superintendent pursuant to Section J
L	=	Lots in the Final Subdivision Map

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 area 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 Final Subdivision Map area prior to the change or modification.

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 Final Subdivision Map area, 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 Final Subdivision Map area for all remaining Fiscal Years in which the Special Tax may be levied.

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2002-03, and for each subsequent Fiscal Year, the Associate Superintendent shall determine the Annual Special Tax to be collected in IA C of CFD No. 6 in such Fiscal Year. The Annual Special Tax shall be levied as follows:

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

Second: If the sum of the amounts levied on Assessor's Parcels in the first step above is less than the Annual Special Tax Requirement, then the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to the Assigned Annual Special Tax applicable to such Assessor's Parcel to satisfy the Annual Special Tax Requirement.

Third: If the sum of the amounts levied on Assessor's Parcels in the first and second steps above is less than the Annual Special Tax Requirement, then the Annual Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is the Backup Annual Special Tax shall be increased Proportionately from the Assigned Annual Special Tax up to the Backup Annual Special Tax to satisfy the Annual Special Tax Requirement.

SECTION G
PREPAYMENT OF ANNUAL SPECIAL TAX

The property owner of any Final Subdivision Map where no Building Permits have been issued may prepay the entire Annual Special Tax obligation of IA C of CFD No. 6 for all Assessor's Parcels created by such Final Subdivision Map. In order to prepay the entire Annual Special Tax obligation of IA C of CFD No. 6 (i) there must be no delinquent Special Taxes, penalties, or interest charges outstanding with respect to any Assessor's Parcel in the Final Subdivision Map at the time the Annual Special Tax obligation is prepaid, (ii) prepayment for each Assessor's Parcel in the Final Subdivision Map shall be collected prior to the issuance of the first Building Permit in such Final Subdivision Map, and (iii) the Final Subdivision Map must ultimately contain at least 25 Detached Units or 50 Attached Units. The Prepayment Amount for an Assessor's Parcel in a Final Subdivision Map eligible for prepayment shall be determined as described below.

1. Prior to Issuance of Bonds

Prior to the issuance of Bonds, the Prepayment Amount in Fiscal Year 2002-03 for each Assessor's Parcel of Developed Property and each Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued shall be the amount equal to the Gross Prepayment Amount. The Gross Prepayment Amount shall be the amount determined by reference to Table 2.

TABLE 2

GROSS PREPAYMENT AMOUNT FISCAL YEAR 2002-03		
Unit Type	**Building Square Footage**	**Gross Prepayment Amount**
Detached Unit	≤ 2,100	$5,666.09 per Unit
Detached Unit	2,101 - 2,400	$10,959.32 per Unit
Detached Unit	2,401 - 2,700	$12,402.93 per Unit
Detached Unit	2,701 - 3,000	$15,290.15 per Unit
Detached Unit	3,001 - 3,300	$17,696.17 per Unit
Detached Unit	3,301 - 3,600	$24,433.02 per Unit
Detached Unit	3,601 - 3,900	$28,282.65 per Unit
Detached Unit	> 3,900	$30,688.66 per Unit
Attached Unit	< 1,000	$1,531.56 per Unit
Attached Unit	> 1,000	$5,666.09 per Unit

Each July 1, commencing July 1, 2003, the Gross Prepayment Amount shall be increased by 2.00% of the amount in effect in the prior Fiscal Year.

2. Subsequent to Issuance of Bonds

Subsequent to the issuance of Bonds, the Prepayment Amount for each applicable Assessor's Parcel shall be calculated according to the following formula (capitalized terms defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Defeasance
plus	Administrative Fee
less	Reserve Fund Credit
equals	Prepayment Amount

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For each Assessor's Parcel of Developed Property, compute the Assigned Annual Special Tax and the Backup Annual Special Tax. For each Assessor's Parcel of Undeveloped Property, compute the Assigned Annual Special Tax and the Backup Annual Special Tax applicable to the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit issued for that Assessor's Parcel.
2. For each Annual Special Tax obligation to be prepaid, (a) divide the

Assigned Annual Special Tax computed pursuant to paragraph 1 for such Assessor's Parcel by the estimated Assigned Annual Special Tax applicable to all Assessor's Parcels of Developed Property at buildout, as reasonably determined by the Associate Superintendent, and (b) divide the Backup Annual Special Tax computed pursuant to paragraph 1 for such Assessor's Parcel by the estimated Backup Annual Special Tax applicable to all Assessor's Parcels of Developed Property at buildout, as reasonably determined by the Associate Superintendent.

3. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the face value of all outstanding Bonds. The product is the "Bond Redemption Amount."

4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."

5. Compute the amount needed to pay interest on the Bond Redemption Amount, the Redemption Premium, and the Reserve Fund Credit (see step 9) to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the outstanding Bonds.

6. Estimate the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium until the earliest call date for the outstanding Bonds.

7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance."

8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."

9. Assuming the reserve fund was funded by Bond proceeds, calculate the "Reserve Fund Credit" as the lesser of: (a) the expected reduction in the applicable reserve requirements, if any, associated with the redemption of outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirements in effect after the redemption of outstanding Bonds as a result of the prepayment from the balance in the applicable reserve funds on the prepayment date. Notwithstanding the foregoing, the Reserve Fund Credit shall in no event be less than 0.

10. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Defeasance, and the Administrative Fee, less the Reserve Fund Credit.

With respect to an Annual Special Tax obligation that is prepaid pursuant to this Section G, the Associate Superintendent shall indicate in the records of IA C of CFD No. 6 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 within thirty (30) days of receipt of such prepayment 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.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Annual Special Tax that may be levied in IA C of CFD No. 6, net of an allocable portion 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, as reasonably determined by the Associate Superintendent. Such determination shall include identifying all Assessor Parcels that are expected to become Exempt Property.

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 partially prepaid.

1. Partial Prepayment Times and Conditions

Prior to the issuance of the first Building Permit for the construction of a production Unit on a Lot within a Final Subdivision Map, 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. The partial prepayment of each Annual Special Tax obligation shall be collected prior to the issuance of the first Building Permit with respect to each Assessor's Parcel.

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. 6 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 Backup Annual Special Tax for the Assessor's Parcels 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 allocable 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, as reasonably determined by the Associate Superintendent.

SECTION I
TERMINATION OF SPECIAL TAX

The Annual Special Tax shall be levied for a term of thirty-three (33) Fiscal Years after the issuance of Bonds by IA C of CFD No. 6, but in no event shall the Annual Special Tax be levied after Fiscal Year 2045-46.

SECTION J
EXEMPTIONS

The Associate Superintendent 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 used exclusively by a homeowners' association, (iv) Assessor's Parcels with public or utility easements or other restrictions making impractical their utilization for other than the purposes set forth in the easement or the restriction, (v) Assessor's Parcels located within Planning Area 32, and (iv) other types of Assessor's Parcels, at the reasonable discretion of the Associate Superintendent. Not withstanding the above, the Associate Superintendent shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the Acreage of all Taxable Property to less than 46.88 acres of 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 46.88 acres of Acreage will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

SECTION K
APPEALS

Any owner of an Assessor's Parcel claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Associate Superintendent not later than one (1) Calendar Year after having paid the first installment of the Special Tax that is being disputed. The Associate Superintendent shall reasonably and promptly review the appeal, and if necessary, reasonably meet with the property owner, reasonably consider written and oral evidence regarding the amount of the Special Tax, and reasonably rule on the appeal. If the Associate Superintendent's decision reasonably requires that the Special Tax for an Assessor's Parcel be reasonably modified or reasonably 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).

SECTION L
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, provided, however, that IA C of CFD No. 6 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

EXHIBIT A
MAP IDENTIFYING PLANNING AREA 32

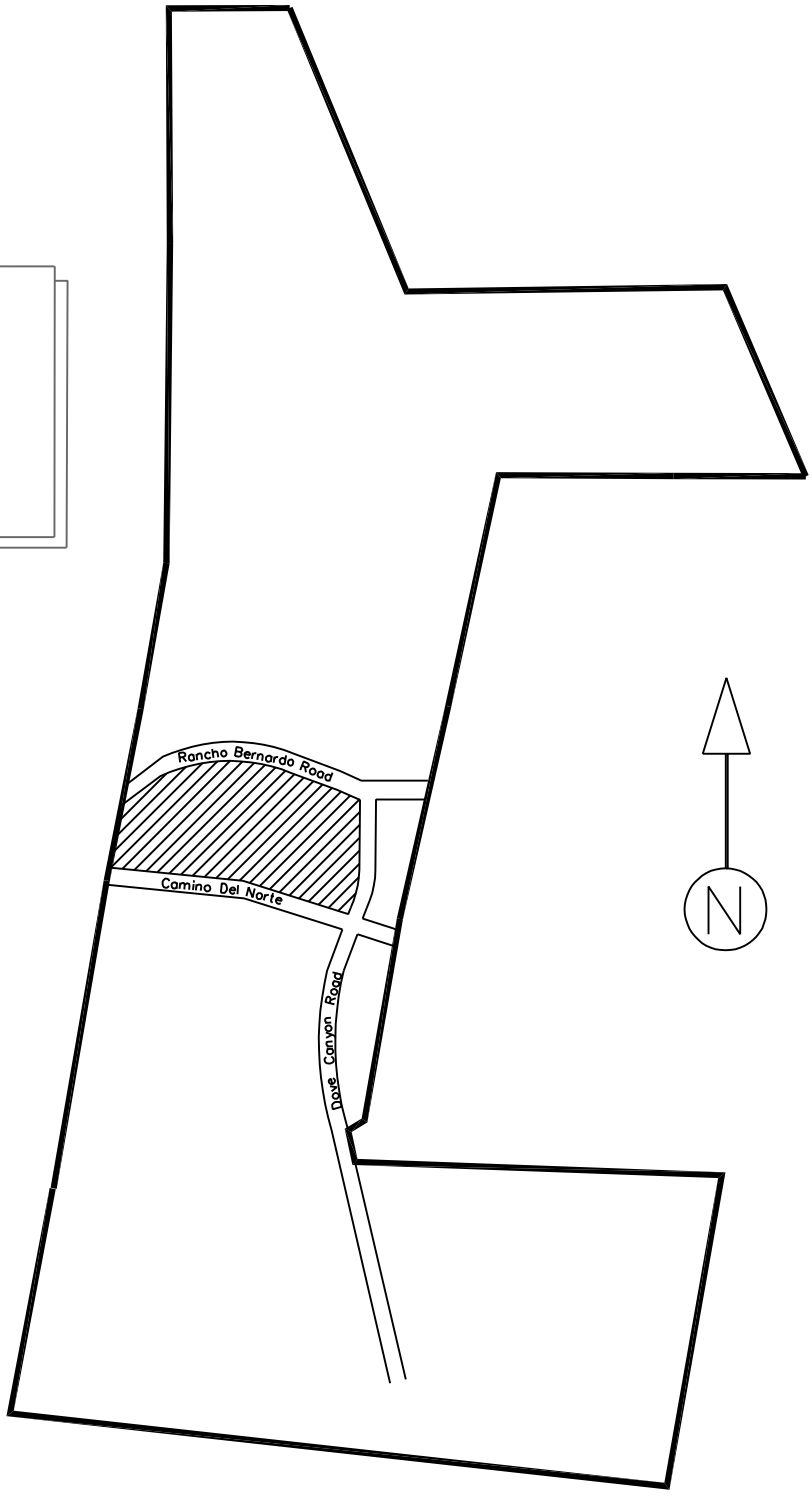
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EXHIBIT A

PLANNING AREA 32 OF
COMMUNITY FACILITIES DISTRICT NO. 6 OF THE
POWAY UNIFIED SCHOOL DISTRICT

LEGEND

- Amended Boundaries of Community Facilities District No. 6
- Assessor Parcel Line
- nnn-nnn-nn Assessor Parcel Number
- Planning Area 32



PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

Exhibit B

Debt Service Schedule

2016 Special Tax Refunding Bonds

Improvement Area C of Community Facilities District No. 6 (4S Ranch)

Poway Unified School District
Improve Area C of Community Facilities District No. 6
Series 2016 Special Tax Refunding Bonds

Period Ending	Series 2016 Special Tax Refuding Bonds		Annual Debt Service Payment
	Principal	Interest	
9/1/2026	$290,000.00	$240,137.52	$530,137.52
9/1/2027	305,000.00	233,612.52	538,612.52
9/1/2028	325,000.00	225,987.52	550,987.52
9/1/2029	340,000.00	217,862.52	557,862.52
9/1/2030	365,000.00	208,512.52	573,512.52
9/1/2031	385,000.00	198,475.02	583,475.02
9/1/2032	410,000.00	186,925.02	596,925.02
9/1/2033	425,000.00	174,625.02	599,625.02
9/1/2034	455,000.00	161,875.02	616,875.02
9/1/2035	470,000.00	148,225.02	618,225.02
9/1/2036	485,000.00	134,125.02	619,125.02
9/1/2037	510,000.00	118,968.76	628,968.76
9/1/2038	545,000.00	101,756.26	646,756.26
9/1/2039	565,000.00	83,362.50	648,362.50
9/1/2040	600,000.00	64,293.76	664,293.76
9/1/2041	635,000.00	44,043.76	679,043.76
9/1/2042	670,000.00	22,612.50	692,612.50
Total	**$7,780,000.00**	**$2,565,400.26**	**$10,345,400.26**

Exhibit C

Overlapping Debt Report

STATE OF CALIFORNIA COUNTY OF SAN DIEGO

POWAY UNIFIED SCHOOL DISTRICT

Community Facilities District No. 6

Improvement Area C

Special Tax Bonds

Detailed Direct and Overlapping Debt

Report Date: 12/19/2025
Report Time: 12:00:00 PM

I. Assessed Value

2025-2026 Secured Roll Assessed Value	**$244,726,873**

II. Secured Property Taxes

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy
Basic 1% Levy	PROP13	998,136	$7,374,833,852.70	0.03295%	233	$2,430,319.79
Voter Approved Debt	AVALL	998,043	$1,180,729,400.46	0.00536%	233	$63,258.73
County of San Diego Service Area No. 17 (Emergency Medical)	CSA	52,439	$2,080,094.26	0.21894%	116	$4,554.16
County of San Diego Service Area No. 83 (Park Maintenance)	OPENSPACE	4,992	$705,042.92	5.26449%	233	$37,116.90
County of San Diego Street Lighting, Zone A	LLMD	101,544	$262,565.48	0.17672%	232	$464.00
County of San Diego Vector Control, Zone B	VECTOR	376,873	$789,220.68	0.06731%	233	$531.24
County of San Diego Vector Disease Control	VECTOR	983,558	$11,704,759.02	0.02461%	233	$2,880.62
Metropolitan Water District of Southern California Standby Charge	STANDBY	25,169	$385,696.42	0.69472%	233	$2,679.50
Olivenhain Municipal Water District ReAssessment District No. 96-1	1915	23,150	$986,869.72	0.95337%	233	$9,408.54
Olivenhain Municipal Water District Sewer Charge	SEWER	4,802	$4,716,227.98	4.73068%	233	$223,109.52
Palomar Pomerado Health GOB 2004	GOB	197,725	$35,965,094.30	0.20948%	233	$75,339.92
Poway Unified School District CFD No. 6	CFD	3,702	$11,530,121.06	7.31805%	212	$843,780.46
Poway Unified School District CFD No. 6, Impv Area C	CFD	233	$694,066.62	100.00000%	233	$694,066.62
Rancho Santa Fe Fire Protection District Special Tax	PARCEL TAX	12,377	$1,005,420.00	1.16867%	233	$11,750.00
San Diego County Water Authority Standby Charge	STANDBY	25,218	$339,164.34	0.68698%	233	$2,330.00
2025-2026 TOTAL PROPERTY TAX LIABILITY						**$4,401,590.00**
TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2025-2026 ASSESSED VALUATION						**1.80%**

III. Land Secured Bond Indebtedness

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Olivenhain Municipal Water District ReAssessment District No. 96-1	1915	$22,530,000	$1,900,000	0.95337%	233	$18,114
Poway Unified School District CFD No. 6	CFD	$128,855,000	$65,410,000	7.31805%	212	$4,786,737
Poway Unified School District CFD No. 6, Impv Area C	CFD	$9,470,000	$7,780,000	100.00000%	233	$7,780,000
TOTAL LAND SECURED BOND INDEBTEDNESS (1)						**$12,584,851**
TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (1)						**$12,584,851**

IV. General Obligation Bond Indebtedness

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Metropolitan Water District of Southern California GOB 1966	GOB	$850,000,000	$22,985,000	0.03327%	233	$7,646
Palomar Community College District GOB 2006	GOB	$693,998,901	$602,339,848	0.14117%	233	$850,307
Palomar Pomerado Health GOB 2004	GOB	$495,999,997	$371,736,506	0.20769%	233	$772,052
TOTAL GENERAL OBLIGATION BOND INDEBTEDNESS (1)						**$1,630,005**
TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (1)						**$1,630,005**

TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT		**$14,214,855.40**
VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT		**17.22:1**

(1) Additional bonded indebtedness or available bond authorization may exist but are not shown because a tax was not levied for the referenced fiscal year.

Source: California Tax Data

Exhibit D

California Debt and Investment Advisory Commission Report

Improvement Area C of Community Facilities District No. 6 (4S Ranch)

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

Issuance

Issuer Name:	Poway Unified School District CFD No 6
Issue Name:	2016 Special Tax Refunding Bond
Project Name:	IA C 4S Ranch
Actual Sale Date:	5/10/2016
Settlement Date:	6/9/2016
Original Principal Amount:	$10,120,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$692,612.50

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:	$8,055,000.00
Bond Reserve Fund:	$699,553.00
Capitalized Interest Fund:	$0.00
Construction Fund(s):	$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	$244,726,873.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$680,457.66
Total Amount of Unpaid Special Taxes Annually:	$0.00
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	$0.00

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	PUSD_CFD 6 IA C_Delinquency.pdf	10/17/2025

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
No data available to disaplay.		

Retired Issues

Indicate Reason for Retirement:	Not Retired

Filing Contact

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

Comments

Issuer Comments:

Poway Unified School District
County of San Diego
Improvement Area C of Community Facilities District No. 6
Fiscal Year 2024/2025 Tax Roll Delinquent Parcel Detail Report

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