



Improvement Area A of Community Facilities District No. 16

Annual Special Tax Report

Fiscal Year Ending June 30, 2025

Poway Unified School District

2025 / 2026



A division of California Financial Services

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Introduction

Improvement Area A of Community Facilities District (“CFD”) No. 16 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 A of CFD No. 16 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 A of CFD No. 16 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2025/2026. 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 May 1, 2020, 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 A of CFD No. 16 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2024/2025 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2024/2025 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 A of CFD No. 16.

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 A of CFD No. 16 for Fiscal Year 2024/2025.

Section V – Special Tax Requirement

Section V calculates the Special Tax Requirement based on the obligations of IA A of CFD No. 16 for Fiscal Year 2025/2026.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within IA A of CFD No. 16.

Section VII – Fiscal Year 2025/2026 Special Tax Levy

Section VII provides the Fiscal Year 2025/2026 Special Tax levy based on updated Special Tax classifications and the Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of IA A of CFD No. 16 and the bonds issued to fund the Authorized Facilities.

A. Location

IA A of CFD No. 16 is located at the northerly end of the City of San Diego and west of Interstate 15, approximately 8 miles inland from the Pacific Ocean, and 20 miles north of downtown San Diego. IA A of CFD No. 16 is non-contiguous with the northerly portion generally located south of Camino Del Sur and west of 4S Ranch near the intersection of Camino San Bernardo and Nicole Ridge Road and the southerly portion located south of Carmel Valley Road near the intersection of Carmel Valley Road and Dove Canyon Road. For reference, the boundary map of IA A of CFD No. 16 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 16 was formed and established by the School District on November 17, 2014, under the Act, following a public hearing conducted by the Board of Education of the School District (the "Board"), as legislative body of No. 16, and a landowner election at which the qualified electors of CFD No. 16 authorized IA A of CFD No. 16 to incur bonded indebtedness in an amount not to exceed \$25,500,000 and approved the levy of Annual Special Taxes.

CFD No. 16 was formed pursuant to a Third Supplement to Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement ("Mitigation Agreement") dated September 16, 2014, by and between the School District and Standard Pacific ("Owner"), which supplements the Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement, dated as of July 1, 1998 ("Mitigation Agreement"), 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, as amended by a Second Supplement to Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement, dated as of October 1, 2012, by and between the School District and Black Mountain Ranch, assignee of BMR LP. Additionally, IA A of CFD No. 16 was formed pursuant to the Joint Community Facilities Agreement by and among the School District, City of San Diego, and Black Mountain Ranch, LLC, dated September 15, 2015.

The table below provides information related to the formation of CFD No. 16.

**Board Actions Related to
Formation of CFD No. 16**

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	September 15, 2014	03-2015
Resolution to Incur Bonded Indebtedness	September 15, 2014	04-2015
Resolution of Formation	November 17, 2014	21-2015
Ordinance Levying Special Taxes	November 17, 2014	2015-01

A Notice of Special Tax Lien was recorded in the real property records of the County on November 24, 2014, on all property within IA A of CFD No. 16 as Document No. 2014-0511419.

C. Bonds

1. 2020 Special Tax Bonds

On May 27, 2020, the 2020 Special Tax Bonds (“Bonds”) of the School District were issued in the amount of \$25,415,000. The Bonds were issued under and subject to the terms of the Bond Indenture dated May 1, 2020 (“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 public improvements of the City of San Diego, (ii)

to fund the deposit to the separate reserve fund for the Bonds, or to purchase and deposit therein a debt service reserve insurance policy equal to the Reserve Requirement applicable to the Bonds, and (iii) pay the costs of issuing 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 2024/2025 Special Tax Levy

Each Fiscal Year, IA A of CFD No. 16 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 2024/2025.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2024/2025 is summarized by Special Tax classification in the table below.

Fiscal Year 2024/2025 Annual Special Tax Levy

Land Use	Tax Class	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Detached Unit	1	< 2,500 Sq. Ft.	0 Units	\$3,726.80 per Unit	\$0.00
Detached Unit	2	2,500 Sq. Ft. to 2,750 Sq. Ft.	5 Units	\$3,930.02 per Unit	19,650.10
Detached Unit	3	2,751 Sq. Ft. to 3,000 Sq. Ft.	51 Units	\$4,133.24 per Unit	210,795.24
Detached Unit	4	3,001 Sq. Ft. to 3,250 Sq. Ft.	47 Units	\$4,284.58 per Unit	201,375.26
Detached Unit	5	3,251 Sq. Ft. to 3,500 Sq. Ft.	10 Units	\$4,373.02 per Unit	43,730.20
Detached Unit	6	3,501 Sq. Ft. to 3,750 Sq. Ft.	9 Units	\$4,634.00 per Unit	41,706.00
Detached Unit	7	3,751 Sq. Ft. to 4,000 Sq. Ft.	29 Units	\$4,722.44 per Unit	136,950.76
Detached Unit	8	> 4,000 Sq. Ft.	17 Units	\$4,810.88 per Unit	81,784.96
Attached Unit	9	< 1,250 Sq. Ft.	0 Units	\$1,704.70 per Unit	0.00
Attached Unit	10	1,250 Sq. Ft. to 1,450 Sq. Ft.	56 Units	\$1,925.40 per Unit	107,822.40
Attached Unit	11	1,451 Sq. Ft. to 1,650 Sq. Ft.	0 Units	\$2,146.10 per Unit	0.00
Attached Unit	12	1,651 Sq. Ft. to 1,850 Sq. Ft.	16 Units	\$2,366.82 per Unit	37,869.12
Attached Unit	13	1,851 Sq. Ft. to 2,050 Sq. Ft.	75 Units	\$2,584.96 per Unit	193,872.00
Attached Unit	14	> 2,050 Sq. Ft.	112 Units	\$2,671.04 per Unit	299,156.48
Senior Citizen Unit	15	NA	0 Units	\$0.00 per Unit	0.00
Commercial/Industrial Property	16	NA	0 Units	\$0.00 per Unit	0.00
Developed Property			427 Units	NA	\$1,374,712.52
Undeveloped Property			0.00 Acres	\$0.00 per Acre	\$0.00
Total			427 Units		\$1,374,712.52

B. Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for IA A of CFD No. 16, as of June 30, 2025, for Fiscal Year 2024/2025 is summarized in the table below. Based on the Foreclosure Covenant outlined in the Bond Indenture and the current delinquency rates, no parcel exceeds the foreclosure threshold. A detailed listing of the Fiscal Year 2024/2025 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenant is provided as Exhibit E.

IA A of CFD No. 16 Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2025	
	Aggregate Special Tax	Parcels Delinquent ^[1]	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2020/2021	\$1,270,017.00	N/A	\$1,237,633.00	\$32,384.00	2.55%	\$0.00	0.00%
2021/2022	1,295,415.00	N/A	1,268,510.00	26,905.00	2.08%	0.00	0.00%
2022/2023	1,321,322.82	5	1,311,537.84	9,784.98	0.74%	0.00	0.00%
2023/2024	1,347,758.54	5	1,336,315.00	11,443.54	0.85%	1,309.33	0.10%
2024/2025	1,374,712.52	3	1,368,339.14	6,373.38	0.46%	6,373.38	0.46%

[1] Information not provided by previous administrator for Fiscal Years 2020/2021 through 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 A of CFD No. 16.

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, 2025, 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 2024/2025.

**Fund and Account Balances
as of June 30, 2025**

Account Name	Account Number	Balance
Special Tax Fund	7150936A	\$1,486,701.55
Interest Account	7150936B	1.62
Principal Account	7150936C	0.00
Improvement Fund	7150936E	0.00
Administrative Expense Fund	7150936I	71,713.32
Cost of Issuance Fund	7150936J	0.00
Total		\$1,558,416.49

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by IA A of CFD No. 16 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 A of CFD No. 16 from July 1, 2024, through June 30, 2025. For a more detailed description of the sources and uses of funds please refer to Section III of the Bond Indenture.

Fiscal Year 2024/2025 Sources and Uses of Funds

Sources	
Bond Proceeds	\$0.00
Annual Special Tax Receipts	1,400,072.76
Investment Earnings	49,540.39
Total	\$1,449,613.15
Uses	
Interest Payments	(\$970,600.00)
Principal Payments	(210,000.00)
Authorized Facilities	0.00
Administrative Expenses	(70,450.00)
Total	(\$1,251,050.00)

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. 16 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. 16:

School Facilities - School Facilities shall include the acquisition, planning, construction, expansion, improvement, rehabilitation, 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 the 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. 16, 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

("Supplemental 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 Improvement Area A in excess of that required to satisfy the Special Tax Requirements for such Improvement Area A 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 or 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 District, CFD No. 16 and bond trustee or fiscal agent related to the CFD No. 16 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

the types of improvements authorized to be financed by CFD No. 16. 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. 16, 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, 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 attribute 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. 16 and bond trustee or fiscal agent related to

the Improvement Area in CFD No. 16 and any such debt and all other incidental expenses.

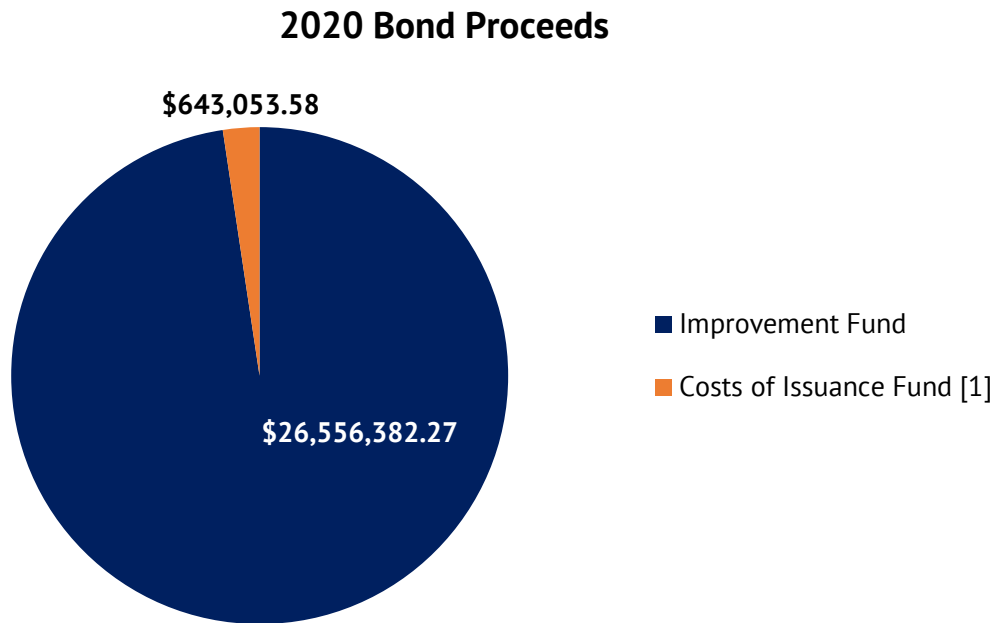
The City Improvements shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the City.

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 IA A of CFD No. 16. 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 City Improvements may be made consistent with the requirements of the City subject to the approval by the Board of Education of the School District, IA A of CFD No. 16, and the Act.

B. 2020 Special Tax Bonds

1. Bond Proceeds

In accordance with the Bond Indenture by and between IA A of CFD No. 16 and the Fiscal Agent, the proceeds of the Bonds were deposited in the amount \$25,415,000, plus \$1,784,435.85 in Net 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 \$401,611.08.

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 A of CFD No. 16. For information on the expenditures of these accounts, please refer to prior years' Reports.

C. Special Taxes

IA A of CFD No. 16 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 A of CFD No. 16 within the Special Tax Fund created under the Bond Indenture of the Bonds.

Special Tax Fund

Balance as of July 1, 2024		\$1,262,747.25
Accruals		\$1,445,898.01
Special Tax Deposits	\$1,400,072.76	
Investment Earnings	45,825.25	
Expenditures		(\$1,221,943.71)
Transfer to the Administrative Expense Fund	(\$41,828.24)	
Transfer to the Interest Account	(482,715.47)	
Transfer to the Principal Account	(697,400.00)	
Balance as of June 30, 2025		\$1,486,701.55

The table below presents a detailed listing of the Annual Special Taxes collected and expended within the Custodial Account of CFD No. 16.

IA A of CFD No. 16 Custodial Account

Balance as of July 1, 2024		\$782,912.46
Accruals		\$35,015.31
Investment Earnings	\$35,015.31	
Expenditures		\$0.00
Balance as of June 30, 2025		\$817,927.77

V. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of IA A of CFD No. 16 based on the financial obligations for Fiscal Year 2025/2026.

A. Special Tax Requirement

The Annual Special Taxes of IA A of CFD No. 16 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 A of CFD No. 16. The table below shows the calculation of the Special Tax Requirement for Fiscal Year 2025/2026.

Special Tax Requirement for IA A of CFD No. 16

Fiscal Year 2024/2025 Remaining Sources		\$1,486,703.17
Balance of Special Tax Fund	\$1,486,701.55	
Balance of Interest Fund	1.62	
Balance of Principal Fund	0.00	
Anticipated Special Taxes	0.00	
Fiscal Year 2024/2025 Remaining Obligations		(\$1,486,703.17)
September 1, 2025 Interest Payment	(\$483,200.00)	
September 1, 2025 Principal Payment	(245,000.00)	
Direct Construction of Authorized Facilities	(758,503.17)	
Fiscal Year 2024/2025 Surplus (Reserve Fund Draw)		\$0.00
Fiscal Year 2025/2026 Obligations		(\$1,402,207.04)
Administrative Expense Budget	(\$42,664.81)	
Anticipated Special Tax Delinquencies ^[1]	(6,500.85)	
March 1, 2026 Interest Payment	(478,300.00)	
September 1, 2026 Interest Payment	(478,300.00)	
September 1, 2026 Principal Payment	(275,000.00)	
Direct Construction of Authorized Facilities	(121,441.38)	
Fiscal Year 2025/2026 Special Tax Requirement		\$1,402,207.04

[1] Assumes the Fiscal Year 2024/2025 Year End delinquency rate of 0.46%.

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 2025/2026 Administrative Expenses are shown in the table below.

Fiscal Year 2025/2026 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	\$28,622.11
Consultant/Trustee Expenses	9,000.00
County Tax Collection Fees	42.70
Contingency for Legal	5,000.00
Total Expenses	\$42,664.81

VI. Special Tax Classification

Each Fiscal Year, parcels within IA A of CFD No. 16 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 A of CFD No. 16.

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 430 Units by the City within IA A of CFD No. 16. According to the County Assessor, all property zoned for residential development within IA A of CFD No. 16 has been built and completed. As of the date of this Report, three (3) 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 A of CFD No. 16.

**Fiscal Year 2025/2026
Special Tax Classification**

Initial Tax Year	Land Use	Number of Units
2016/2017	Developed Property	106
2017/2018	Developed Property	147
2018/2019	Developed Property	174
Total		427

VII. Fiscal Year 2025/2026 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 Special Tax Requirement.

Based on the Special Tax Requirement listed in Section V, IA A of CFD No. 16 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 2025/2026 by Special Tax classification as determined by the RMA for IA A of CFD No. 16 can be found in the table below.

Fiscal Year 2025/2026 Annual Special Tax Levy

Land Use	Tax Class	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Detached Unit	1	< 2,500 Sq. Ft.	0 Units	\$3,801.34 per Unit	\$0.00
Detached Unit	2	2,500 Sq. Ft. to 2,750 Sq. Ft.	5 Units	\$4,008.62 per Unit	20,043.10
Detached Unit	3	2,751 Sq. Ft. to 3,000 Sq. Ft.	51 Units	\$4,215.90 per Unit	215,010.90
Detached Unit	4	3,001 Sq. Ft. to 3,250 Sq. Ft.	47 Units	\$4,370.26 per Unit	205,402.22
Detached Unit	5	3,251 Sq. Ft. to 3,500 Sq. Ft.	10 Units	\$4,460.48 per Unit	44,604.80
Detached Unit	6	3,501 Sq. Ft. to 3,750 Sq. Ft.	9 Units	\$4,726.68 per Unit	42,540.12
Detached Unit	7	3,751 Sq. Ft. to 4,000 Sq. Ft.	29 Units	\$4,816.90 per Unit	139,690.10
Detached Unit	8	> 4,000 Sq. Ft.	17 Units	\$4,907.10 per Unit	83,420.70
Attached Unit	9	< 1,250 Sq. Ft.	0 Units	\$1,738.78 per Unit	0.00
Attached Unit	10	1,250 Sq. Ft. to 1,450 Sq. Ft.	56 Units	\$1,963.92 per Unit	109,979.52
Attached Unit	11	1,451 Sq. Ft. to 1,650 Sq. Ft.	0 Units	\$2,189.02 per Unit	0.00
Attached Unit	12	1,651 Sq. Ft. to 1,850 Sq. Ft.	16 Units	\$2,414.16 per Unit	38,626.56
Attached Unit	13	1,851 Sq. Ft. to 2,050 Sq. Ft.	75 Units	\$2,636.66 per Unit	197,749.50
Attached Unit	14	> 2,050 Sq. Ft.	112 Units	\$2,724.46 per Unit	305,139.52
Senior Citizen Unit	15	NA	0 Units	\$0.00 per Unit	0.00
Commercial/Industrial Property	16	NA	0 Units	\$0.00 per Unit	0.00
Developed Property			427 Units	NA	\$1,402,207.04
Undeveloped Property			0.00 Acres	\$0.00 per Acre	\$0.00
Total			427 Units		\$1,402,207.04

https://calschools.sharepoint.com/cfs/unregulated/poway unified/developer revenue/cfd admin/cfd no. 16 ia a/fy 2025-26/poway usd_cfd 16 ia a_fy2025-26_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

**RATE AND METHOD OF APPORTIONMENT FOR
IMPROVEMENT AREA A OF
COMMUNITY FACILITIES DISTRICT NO. 16
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 A ("IA A") of Community Facilities District No. 16 ("CFD No. 16") of the Poway Unified School District ("School District"). A Special Tax shall be levied on and collected from Taxable Property (defined below) located within the boundaries of IA A of CFD No. 16 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 A of CFD No. 16, 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 Mitigation Agreement.

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of IA A of CFD No. 16 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including, but not limited to, 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 A of CFD No. 16, and reasonable costs otherwise incurred in order to carry out the authorized purposes of IA A of CFD No. 16 including a proportionate amount of School District general administrative overhead related thereto.

"Approved Property" means all Assessor's Parcels of Taxable Property that (i) are associated with a Lot in a Final Map that was recorded prior to the January 1 preceding the Fiscal Year in which the Special Tax is being levied and (ii) have not been issued a Building Permit prior to the May 1 preceding the Fiscal Year in which the Special Tax is being levied.

"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 A of CFD No. 16.

"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 IA A of CFD No. 16.

"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 A of CFD No. 16. 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 Mitigation Agreement.

"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 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 A of CFD No. 16.

"Lot" means an individual legal lot created by a Final 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 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 Annual Special Tax applicable to such Final Map shall equal the number of condominium units which are permitted to be constructed on such legal lot as shown on such Final Map.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by IA A of CFD No. 16 in any Fiscal Year on any Assessor's Parcel.

" 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 A of CFD No. 16, (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 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 4 set forth in Section K.

"Mitigation Agreement" shall mean that Third Supplement to Subarea I Black Mountain Ranch Phase II School Impact Mitigation Agreement made and entered into as of _____, 2014 by and between the School District and Standard Pacific Corporation.

"Net Taxable Acreage" means the total Acreage of all Taxable Property expected to exist in IA A of CFD No. 16 after all Final Maps are recorded.

"Partial Prepayment Amount" means the amount required to prepay a portion of the 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 A of CFD No. 16 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 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 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 Special Tax levy to the applicable Assigned Annual Special Tax is equal for all applicable Assessor's Parcels. In the case of Developed Property subject to apportionment of the Special Tax under Step Four of Section F, "Proportionately" shall mean that the quotient of (i) the Special Tax less the Assigned Annual Special Tax divided by (ii) the Backup Annual Special Tax less the Assigned Annual Special Tax is equal for all applicable Assessor's Parcels.

"Provisional Undeveloped Property" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to Section K, but cannot be classified as Exempt Property because to do so would reduce the Net Taxable Acreage below the required minimum Acreage set forth in Section K, as applicable.

"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.

"Special Tax" means any of the special taxes authorized to be levied by IA A of CFD No. 16 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, Detached Unit, or Senior Citizen Unit.

**SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS**

For each Fiscal Year, beginning with Fiscal Year 2014/2015, each Assessor's Parcel within IA A of CFD No. 16 shall be classified as Taxable Property or Exempt Property taking into consideration the Minimum 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	< 2,500
2	Detached Unit	2,500 – 2,750
3	Detached Unit	2,751 – 3,000
4	Detached Unit	3,001 – 3,250
5	Detached Unit	3,251 – 3,500

TABLE 1 (CONTINUED)

**SPECIAL TAX CLASSIFICATION FOR
DEVELOPED PROPERTY**

Tax Classification	Unit Type	Building Square Footage
6	Detached Unit	3,501 – 3,750
7	Detached Unit	3,751 – 4,000
8	Detached Unit	> 4,000
9	Attached Unit	< 1,250
10	Attached Unit	1,250 – 1,450
11	Attached Unit	1,451 – 1,650
12	Attached Unit	1,651 – 1,850
13	Attached Unit	1,851 – 2,050
14	Attached Unit	> 2,050

**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 Map.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be derived 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 2014/2015 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 2014/2015

Tax Classification	Unit Type	Building Square Footage	Assigned Annual Special Tax
1	Detached Unit	< 2,500	\$3,057.29 per Unit
2	Detached Unit	2,500 – 2,750	\$3,224.00 per Unit
3	Detached Unit	2,751 – 3,000	\$3,390.70 per Unit
4	Detached Unit	3,001 – 3,250	\$3,514.85 per Unit
5	Detached Unit	3,251 – 3,500	\$3,587.40 per Unit
6	Detached Unit	3,501 – 3,750	\$3,801.50 per Unit
7	Detached Unit	3,751 – 4,000	\$3,874.06 per Unit
8	Detached Unit	> 4,000	\$3,946.61 per Unit
9	Attached Unit	< 1,250	\$1,398.45 per Unit
10	Attached Unit	1,250 – 1,450	\$1,579.51 per Unit
11	Attached Unit	1,451 – 1,650	\$1,760.56 per Unit
12	Attached Unit	1,651 – 1,850	\$1,941.62 per Unit
13	Attached Unit	1,851 – 2,050	\$2,120.58 per Unit
14	Attached Unit	> 2,050	\$2,191.19 per Unit

Each July 1, commencing July 1, 2015, the Assigned Annual Special Tax Assessor's Parcel of Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

2. Approved Property, Undeveloped Property, and Provisional Undeveloped Property

The Assigned Annual Special Tax rate in Fiscal Year 2014/2015 for an Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be \$35,447.34 per acre of Acreage.

Each July 1, commencing July 1, 2015, 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 Map in Fiscal Year 2015/2016 or such later Fiscal Year in which such Final 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 Map at time of calculation, as determined by the Board pursuant to Section K
- L = Lots in the Final 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 Map, the Backup Annual Special Tax for each Lot within such Final 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 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 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 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 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 Map. Each July 1, commencing the July 1 first following the change or modification to be Final 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 SPECIAL TAX

Commencing Fiscal Year 2014/2015, and for each subsequent Fiscal Year, the Board shall levy Special Taxes as follows:

- Step One:** The Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Assigned Annual Special Tax applicable to each such Assessor's Parcel.
- Step Two:** If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Three:** If additional moneys are needed to satisfy the Special Tax Requirement after the second step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Four:** If additional moneys are needed to satisfy the Special Tax Requirement after the third step has been completed, the 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 100% of the Backup Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Five:** If additional moneys are needed to satisfy the Special Tax Requirement after the fourth step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

SECTION G PREPAYMENT OF SPECIAL TAXES

The 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 Special Tax obligation would be prepaid.

An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide IA A of CFD No. 16 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 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 absolute and sole discretion for and on behalf of IA A of CFD No. 16, without notice to the owners of property within IA A of CFD No. 16 for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by IA A of CFD No. 16 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 2014/2015

Tax Classification	Unit Type	Building Square Footage	Prepayment Amount
1	Detached Unit	< 2,500	\$38,200.61 per Unit
2	Detached Unit	2,500 – 2,750	\$40,283.64 per Unit
3	Detached Unit	2,751 – 3,000	\$42,366.54 per Unit
4	Detached Unit	3,001 – 3,250	\$43,917.79 per Unit
5	Detached Unit	3,251 – 3,500	\$44,824.30 per Unit
6	Detached Unit	3,501 – 3,750	\$47,499.46 per Unit
7	Detached Unit	3,751 – 4,000	\$48,406.09 per Unit
8	Detached Unit	> 4,000	\$49,312.60 per Unit
9	Attached Unit	< 1,250	\$17,472.90 per Unit
10	Attached Unit	1,250 – 1,450	\$19,735.86 per Unit
11	Attached Unit	1,451 – 1,650	\$21,998.07 per Unit
12	Attached Unit	1,651 – 1,850	\$24,260.40 per Unit
13	Attached Unit	1,851 – 2,050	\$26,496.49 per Unit
14	Attached Unit	> 2,050	\$27,378.76 per Unit

Each July 1, commencing July 1, 2015, 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 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 A of CFD No. 16 that there has been a prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Special Tax obligation and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such 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 Map to a Homeowner, the owner of no less than all the Taxable Property within such Final 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 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 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 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 A of CFD No. 16 that there has been a partial prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Special Tax obligation and the partial release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax shall cease. Additionally, the notice shall indicate that the 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 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 Special Taxes collected from Developed Property, pursuant to Step 1 of Section F, exceeds the Special Tax Requirement such amount shall be used to pay Actual Costs of City Improvements. After the issuance of Bonds, the School District may use such amounts for acquisition, construction or financing of school facilities in accordance with the Act, IA A of CFD No. 16 proceedings and other applicable laws as determined by the Board.

SECTION J

A-12

TERMINATION OF SPECIAL TAX

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 Special Taxes shall not be levied after Fiscal Year 2057-2058.

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 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 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 be classified as Provisioning Undeveloped Property, and will continue to be subject to Special Taxes accordingly.

TABLE 4

MINIMUM TAXABLE ACREAGE

Taxable Acres
31.03 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 A of CFD No. 16 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 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 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 A of CFD No. 16 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.

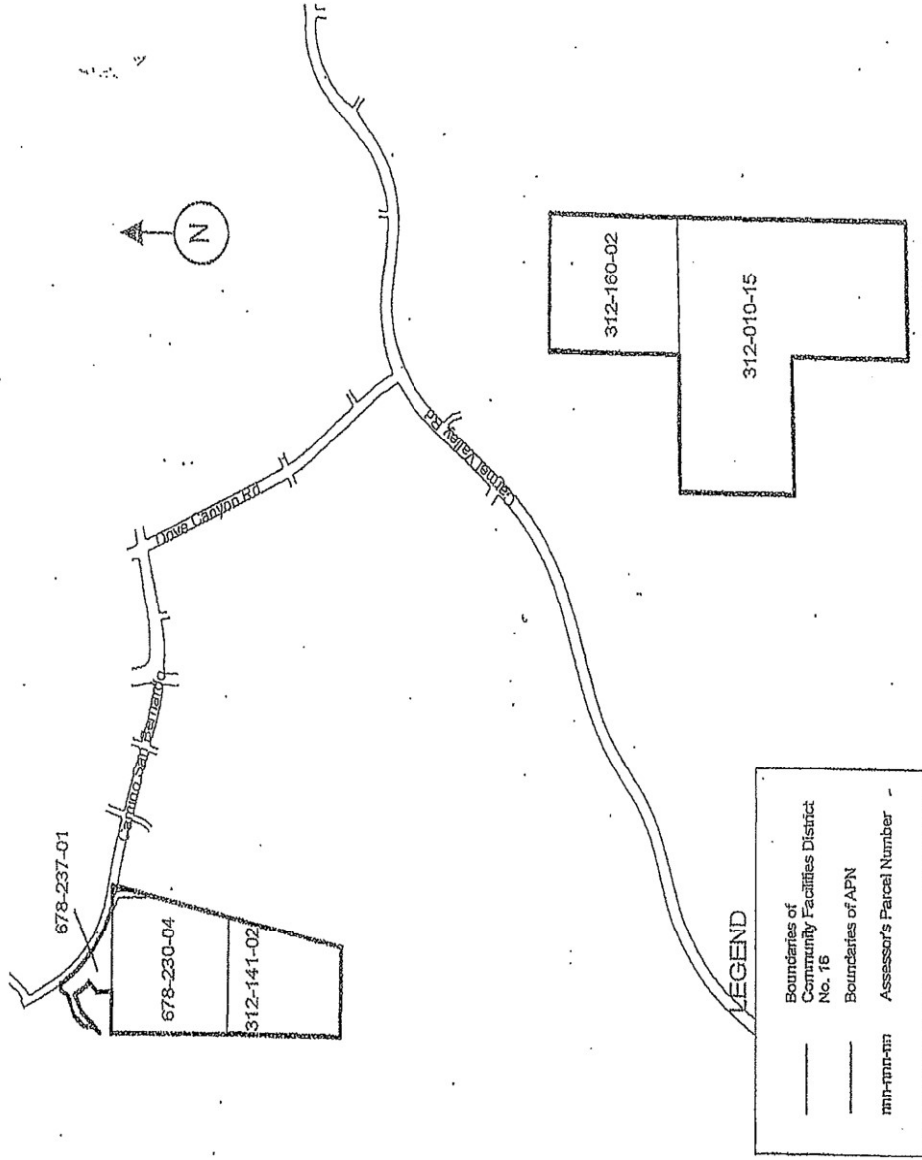
Exhibit B

CFD Boundary Map

Exhibit A

PROPOSED BOUNDARIES OF
POWAY UNIFIED SCHOOL DISTRICT
COMMUNITIES FACILITIES DISTRICT NO. 16 (DEL SUR EAST II)
SAN DIEGO COUNTY
STATE OF CALIFORNIA

Prepared by:
Dolinka Group LLC



(1) Filed in the office of the Secretary of the Board of Education this 16th day of September, 2014.

J. P. Collins
Secretary of the Board of Education

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 16, 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 15th day of September, 2014 by its Resolution No. 13-2015.

J. P. Collins
Secretary of the Board of Education

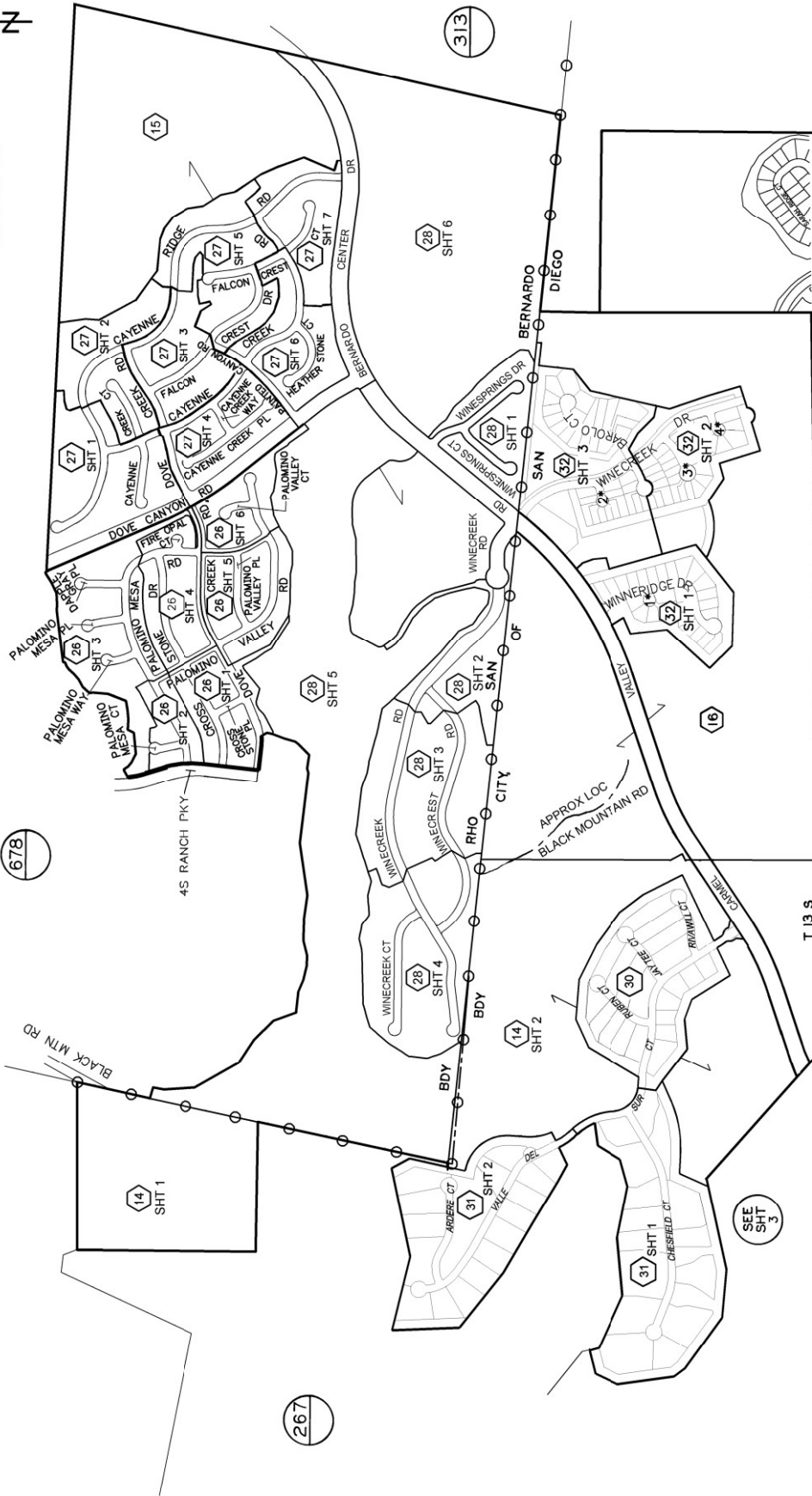
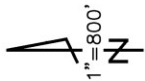
(3) Filed this 24 day of Sept 2014, at the hour of 1:35 o'clock p.m., in Book 44 of Maps of Assessment and Community Facilities Districts at page 58 and as Instrument No. 2014-0413414 in the office of the County Recorder of San Diego County, State of California.

Ernest J. Drenenburg, Jr., Deputy
County Recorder of San Diego County

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.

Exhibit C

Assessor's Parcel Maps



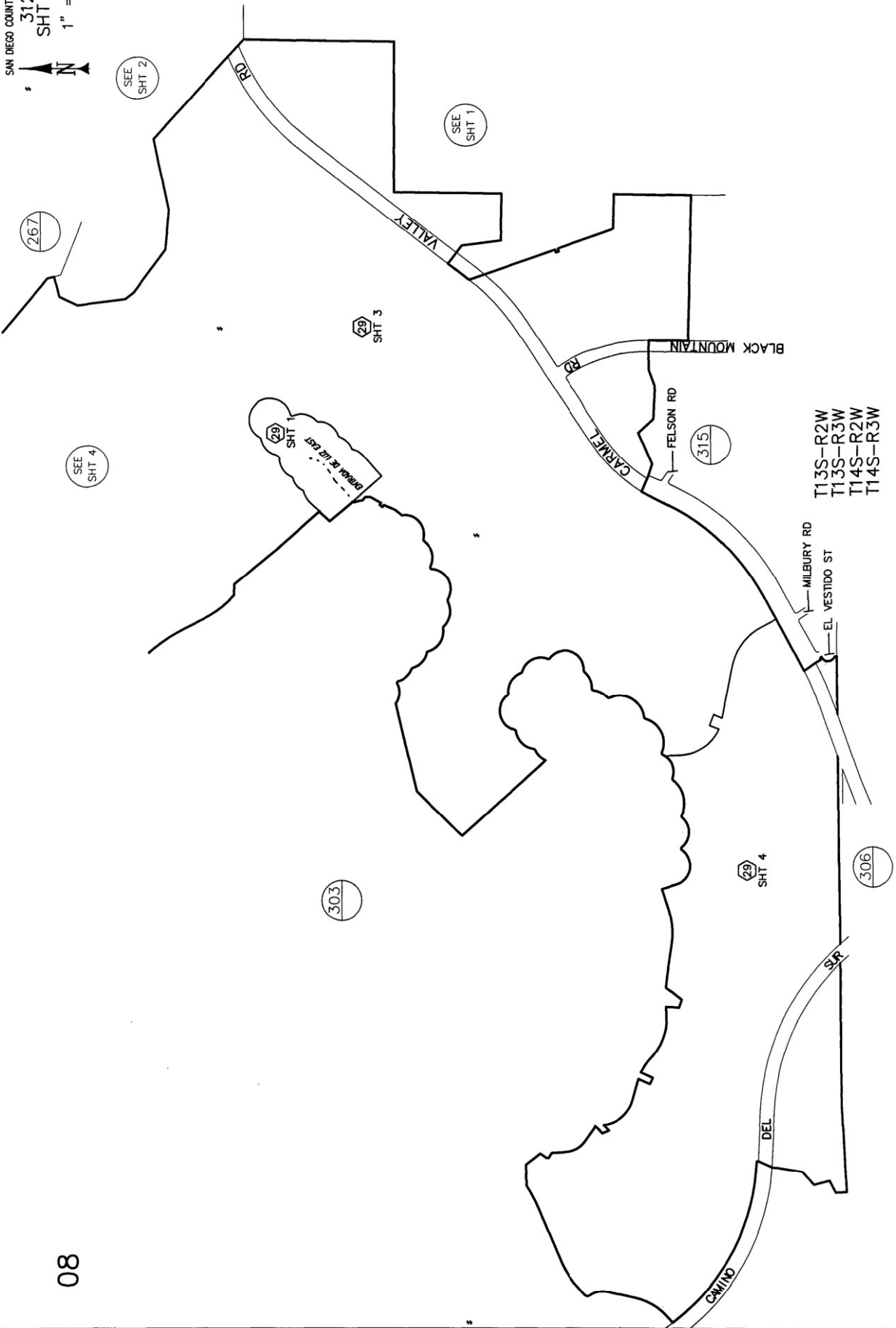
- 1* WINERIDGE PL (PRIVATE ST)
- 2* ARAMON PL
- 3* VERDOT CT
- 4* LIRAC PL

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.

SEE
SHT
SHT
SHT
1

RHO SAN BERNARDO
T 13S-R2W

SAN DIEGO COUNTY ASSESSOR'S MAP
 312 - INDEX
 SHT 3 OF 4
 1" = 800'



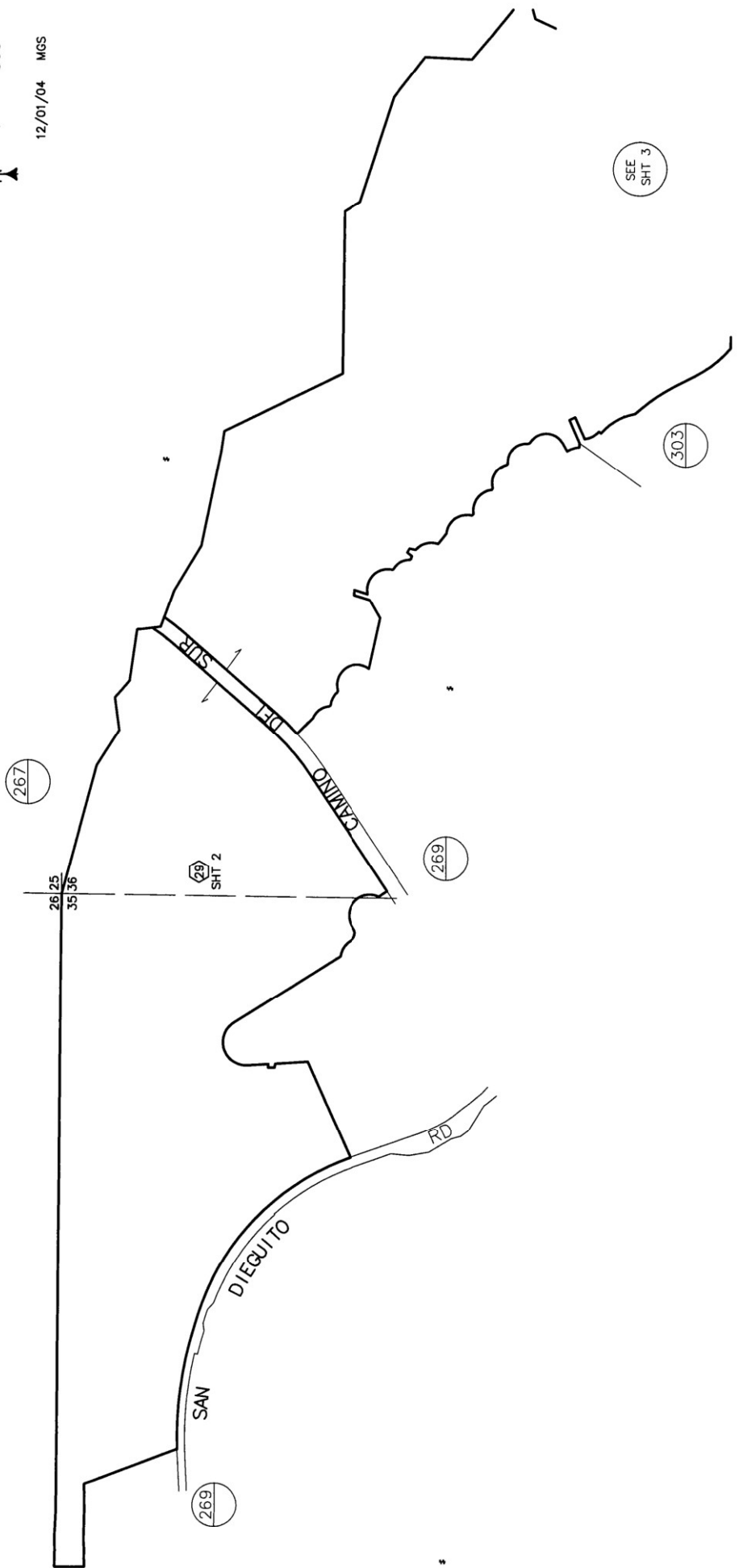
T13S-R2W
 T13S-R3W
 T14S-R2W
 T14S-R3W

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.

04/21/2004 11:51:36 AM

08

SAN DIEGO COUNTY ASSESSOR'S MAP
312 - INDEX
SHT 4 OF 4
1" = 800'
12/01/04 MGS

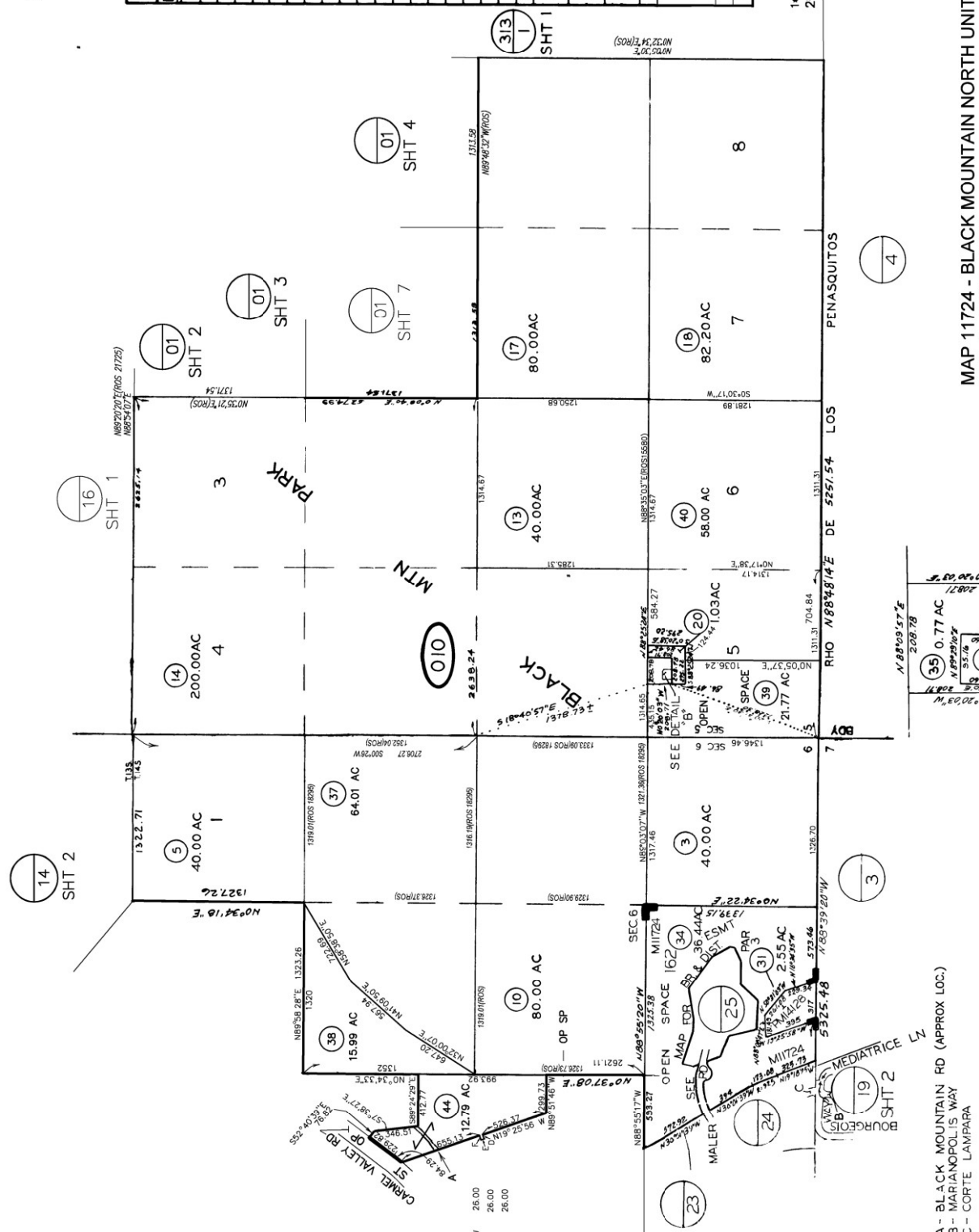


T13S - R2W
T13S - R3W

312-01
SHT 1 OF 7
1"=800'
N

01/04/22 RNF

BLK	OLD	NEW	CUT
010	11-1874	10041	
12	12/22	183	2254
4	21/22	183	3273
6	29/24	183	3274
9	25/24	184	3210
7424	17/18	84	CANC
11	21/28	86	1868
22	29-31	186	1881
27	35-37	186	2599
2129	18-23	87	189
30	34/35	87	253
32133	35	87	2482
010	103258	98	5522
23825	36	99	1479
9	37&38	99	1975
19	39&40	00	1497
36	41	02	1308
41	42	02	126
42	43&44	03	1300
010	45	48	1383
010	45	48	1383
010	46.47	04	182
010	46.47	04	2157
15	50	17	5591
15	51	18	15
16	52	22	5534
010	16	22	32



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.

A - BLACK MOUNTAIN RD (APPROX LOC.)
B - MARIANOPOLIS WAY
C - CORTE LAMPARA

MAP 11724 - BLACK MOUNTAIN NORTH UNIT NO 7
SEC 5 - T14S - R2W
SEC 6 - T14S - R2W
ROS 5714, 8487, 8936, 9419, 10451, 15580, 16387, 18295, 20638, 21725

2-24-78
S-E-E
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 312 PAGE 01

1* PAR 2 SBE MAP 279-37-54
2* CONSERVATION EASEMENT

01

1" = 100'

TRA DETAIL:

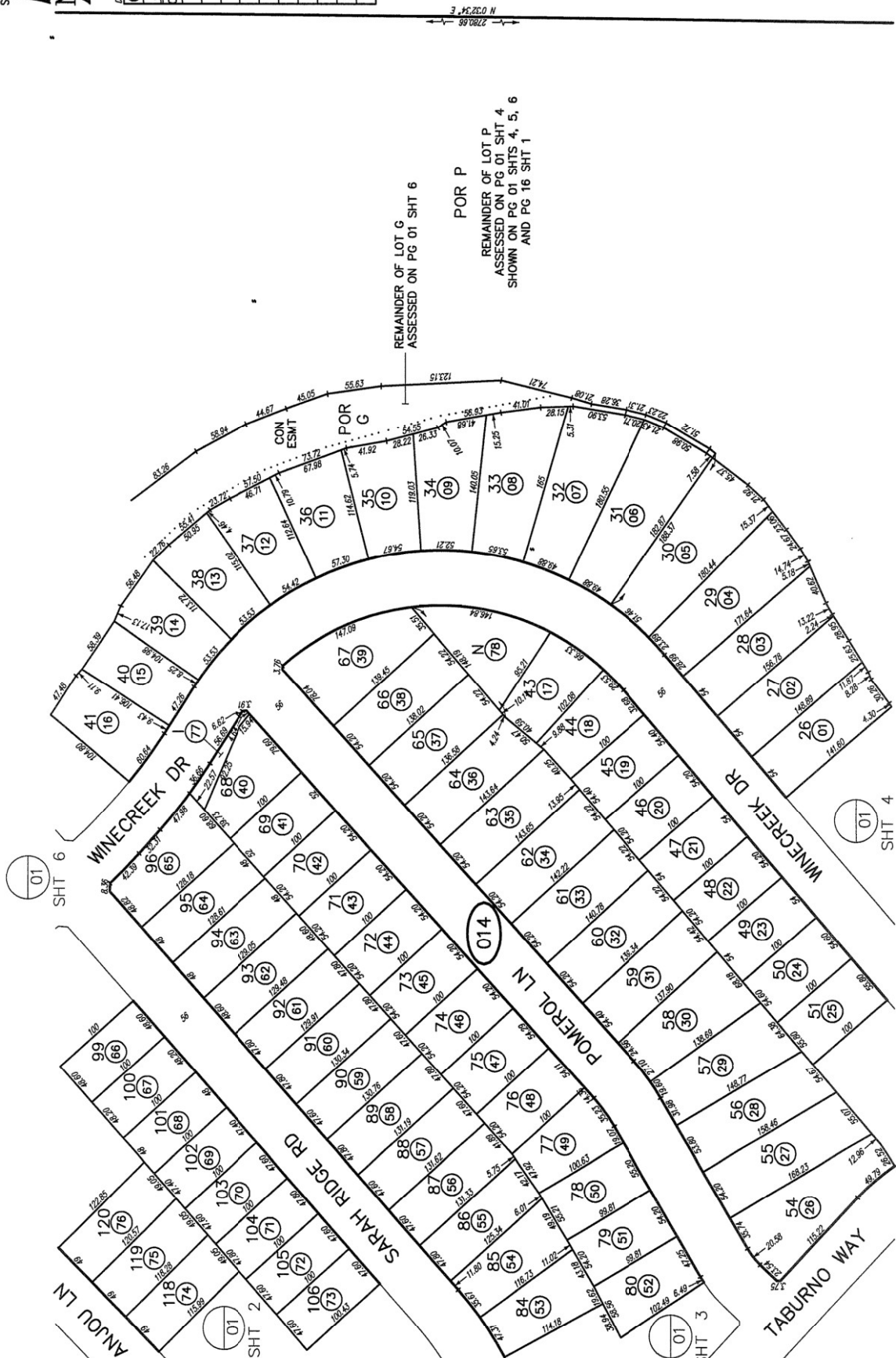
8/31/2017 RLW

Drawn: 08/21/17 By: RLW From: JF-01

CHANGES

DATE	FROM APN	NEW APN	TYPE (OUT NO)
01/14	01-78	18	15

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.



313
01
SHT 1

SAN DIEGO COUNTY ASSESSOR'S MAP

312-01
SHT 7 OF 8

1" = 200'

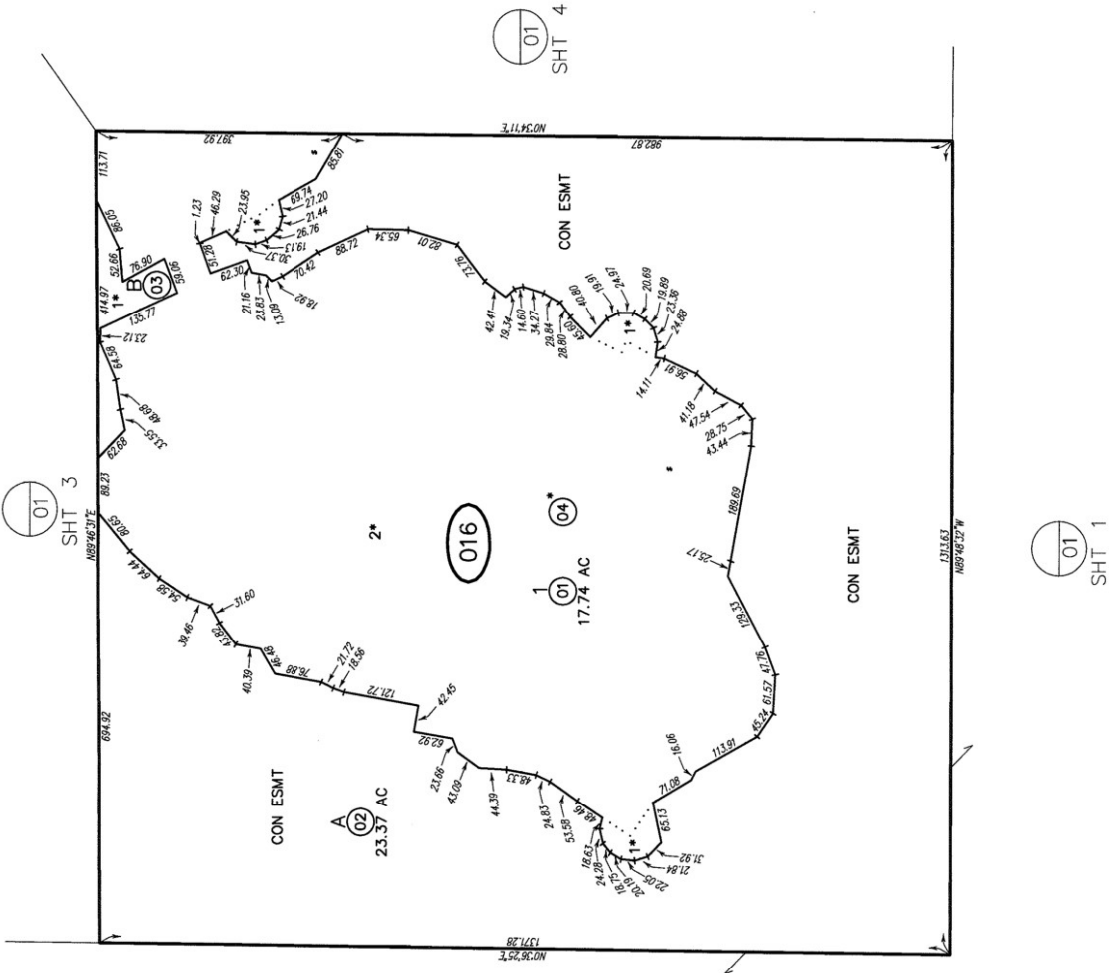
12/20/2022 ARS

Drawn: 12/16/21 By: BDF From: 312-010-18

CHANGES

BLK	PROP APN	NEW APN	YR	CUT NO
016	-010-16	1 THRU 3	22	CANC
	02 & 03	SAME & CON ESMT	23	5502
	01	CON ESMT & 04	23	547

- * COMMON AREA
 - 1* CON ESMT
 - 2* CONDO
- AVION PARCELS A THRU N (SEE SHT 8)



MAP 16472 - AVION

AVION
 MODULES A THRU N
 LOT 1, MAP 16472
 * COMMON AREA

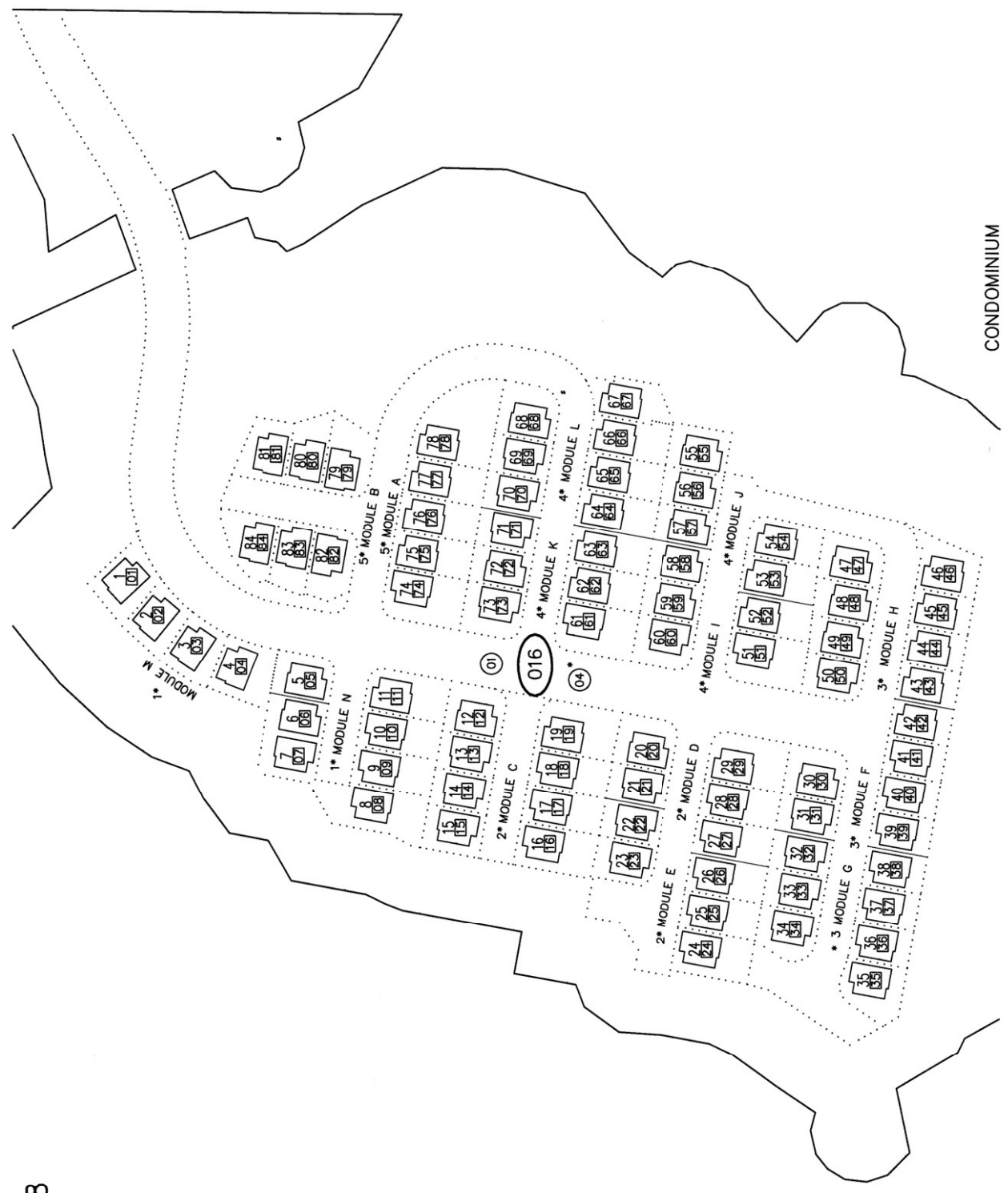
1* MODULES M&N
 DOC 2022-0043802
 DOC 2022-0211763
 ASSESSMENT PAR NO
 312-016-01 SUB ID 01-11

2* MODULES C,D&E
 DOC 2022-0043799
 DOC 2022-0203324
 ASSESSMENT PAR NO
 312-016-01 SUB ID 12-29

3* MODULES F,G&H
 DOC 2022-0043800
 DOC 2022-0211761
 ASSESSMENT PAR NO
 312-016-01 SUB ID 30-50

4* MODULES I,J,K&L
 DOC 2022-0043801
 DOC 2022-0211762
 ASSESSMENT PAR NO
 312-016-01 SUB ID 51-73

5* MODULES A&B
 DOC 2022-0043406
 ASSESSMENT PAR NO
 312-016-01 SUB ID 74-84



7/6/19/25

- 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 ABUNDANT ST
- OO FALCON BLUFF ST
- PP ARRIETA LINDA AVE
- QQ CLASSICO CT
- RR SANGALLO LN
- SS MURANO LN
- TT CASTELL LN
- UU PUEZLA PL
- VV DEER TRAIL DR
- WW FOX VALLEY DR
- XX PINTO RIDGE DR
- YY DEER TRAIL CT
- ZZ DEER RIDGE RD
- AAA LONE BLUFF WAY
- BBB LONE HAWK DR
- CCC LONE DOVE ST
- DDD ARTESIAN RD
- EEE SAN JUAN HORSE GLN
- FFF TALLUS GLN, &
- GGG ATKINS PL
- HHH LESAR PL
- III BABCOCK ST
- JJJ TANNER RIDGE RD
- KKK POTOMAC RIDGE RD
- LLL TANNER RIDGE CT
- MMM TANNER RIDGE CIR
- NNN NICOLE RIDGE RD
- OOO NEWCOMB ST
- PPP DYER LN
- QQQ BASS LN
- RRR TRENT PL
- SSS SIMONS LN
- TTT WILKES LN
- UUU EDGEHILL RD
- VVV WAKEFIELD LN
- WWW ANGELINE PL
- XXX SINCLAIR ST
- YYY HOPPER LN
- ZZZ KENNICOTT LN
- AAAA WADSWORTH PL
- BBBB THOREAU PL
- CCCC SHERWIN PL
- DDDD BLACK MTN RD

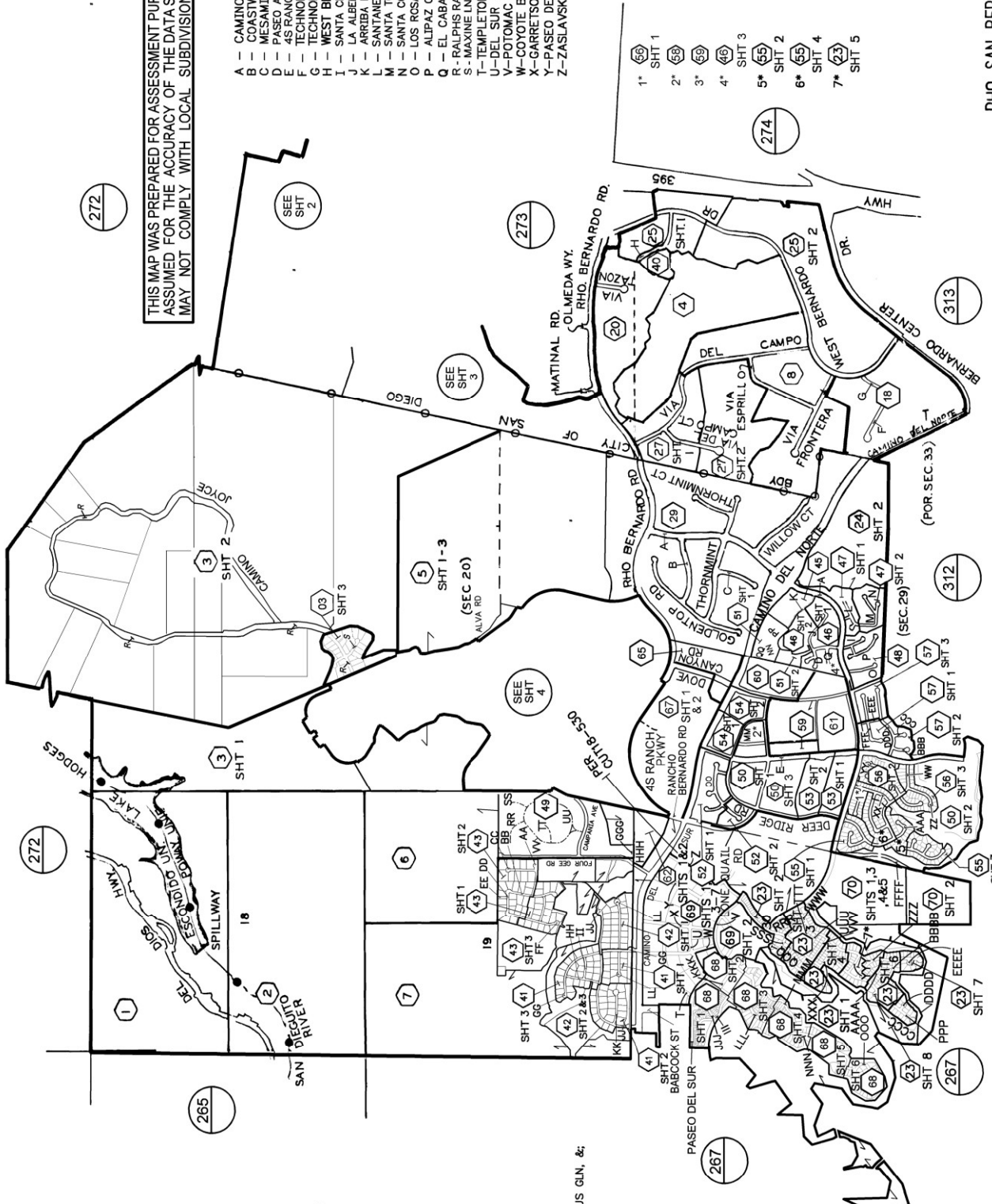
678 - INDEX
SHT 1 OF 4

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.

- A - CAMINO SAN BERNARDO
- B - COASTWOOD RD
- C - MESAMINT ST
- D - PASEO ALLEGRIA AVE
- E - 45 RANCH PKWY
- F - TECHNOLOGY PL
- G - TECHNOLOGY DR
- H - WEST BERNARDO CT
- I - SANTA CRISTOBAL ST
- J - LA ALBERCA AVE
- K - ARRIETA LINDA AVE
- L - SANTAFANELLA ST
- M - SANTA ANA AVE
- N - SANTA CORONA 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



RHO SAN BERNARDO
T13S-R2W



SAN DIEGO COUNTY ASSESSOR'S MAP

678-70
SHT 1 OF 4



1" = 200'

08/02/17 ARS

Form 12/09/05 By AGC Form 678-70

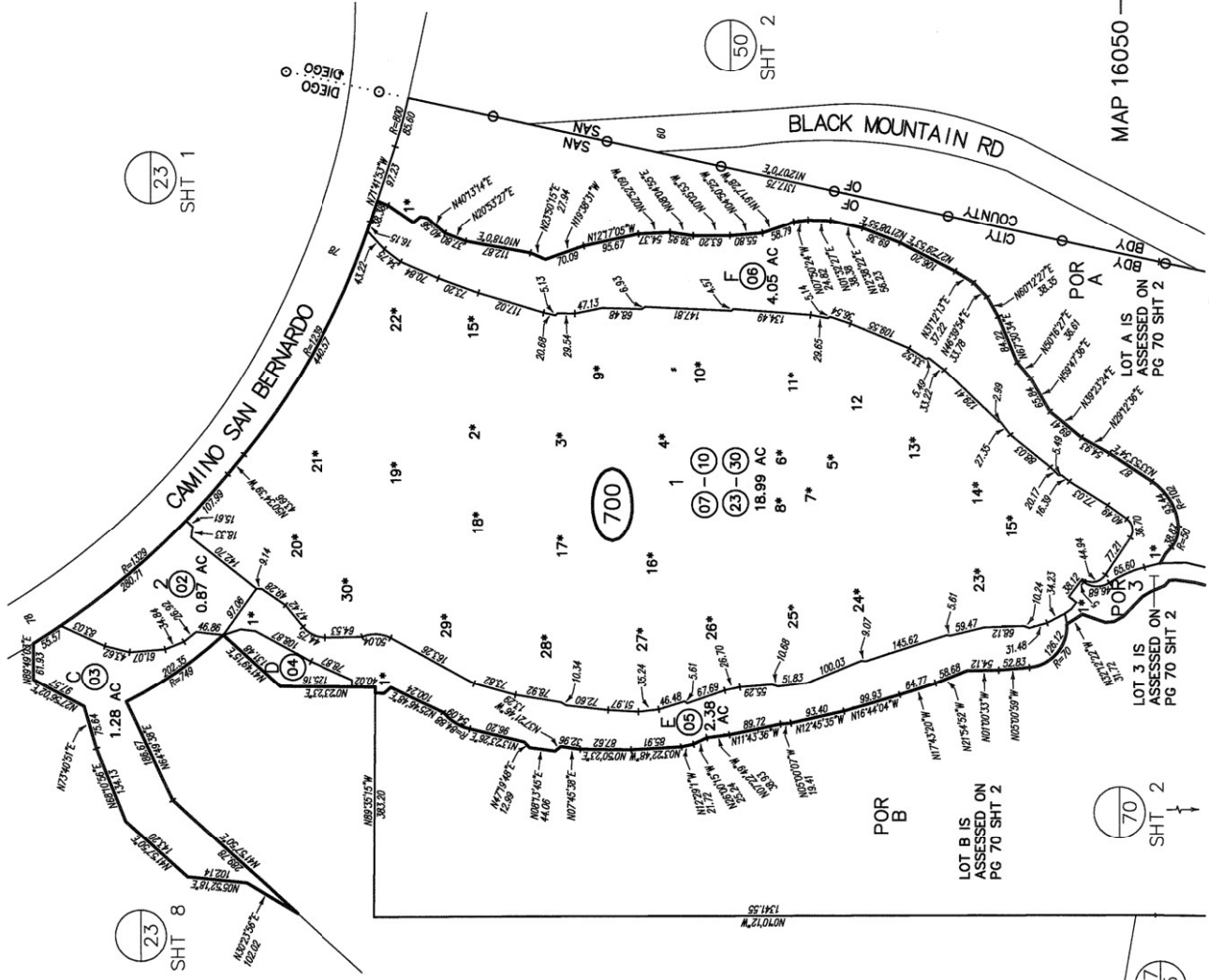
BLK	PROJ	APN	NEW	APN	VR	DOT	NO
700		01	TRW	06	16	40	
		07	-11	17	510		
		8	50	17	CC		
		11	50	22	17	541	
		22	23	28	18	503	
			50	30			

- 1* SEE RECORD MAP 16050 FOR DIST & BRGS
- VERIDIAN TRITON SQUARE
- 2* PHASE 1 DOC16-0082752 (SEE SHT 3)
- 3* PHASE 2 DOC16-0082759 (SEE SHT 3)
- 4* PHASE 3 DOC16-0082765 (SEE SHT 3)
- 5* PHASE 4 DOC16-0082771 (SEE SHT 3)
- 6* PHASE 5 DOC16-0198093 (SEE SHT 3)
- 7* PHASE 6 DOC16-0198095 (SEE SHT 3)
- 8* PHASE 7 DOC16-0198097 (SEE SHT 3)

VERIDIAN-TRITON SQUARE

- 9* PHASE 1 DOC16-0082755 (SEE SHT 3)
- 10* PHASE 2 DOC16-0082757 (SEE SHT 3)
- 11* PHASE 3 DOC16-0082761 (SEE SHT 3)
- 12* PHASE 4 DOC16-0082763 (SEE SHT 3)
- 13* PHASE 5 DOC16-0082767 (SEE SHT 3)
- 14* PHASE 6 DOC16-0082769 (SEE SHT 4)
- 15* PHASE 7 DOC16-0198099 (SEE SHT 4)

- 16* PHASE 8 DOC16-0429423 (SEE SHT 3)
- 17* PHASE 9 DOC16-0429425 (SEE SHT 3)
- 18* PHASE 10 DOC16-0429427 (SEE SHT 3)
- 19* PHASE 11 (PEND) DOC16-0429429
- 20* PHASE 12 (PEND) DOC16-0429431
- 21* PHASE 13 (PEND) DOC16-0429433
- 22* PHASE 14 (PEND) DOC16-0429435
- AVERY POINT
- 23* PHASE 8 DOC16-0198101 (SEE SHT 4)
- 24* PHASE 9 DOC16-0198103 (SEE SHT 3)
- 25* PHASE 10 DOC16-0198105 (SEE SHT 3)
- 26* PHASE 11 DOC16-0198107 (SEE SHT 3)
- 27* PHASE 12 (PEND) DOC16-0198109
- 28* PHASE 13 (PEND) DOC16-0198111
- 29* PHASE 14 (PEND) DOC16-0429417
- 30* PHASE 15 (PEND) DOC16-0429419
- 31* PHASE 16 (PEND) DOC16-0429421



MAP 16050 - CAMELOT

23 SHT 1

50 SHT 2

23 SHT 8

23 SHT 1

70 SHT 2

267 15

700

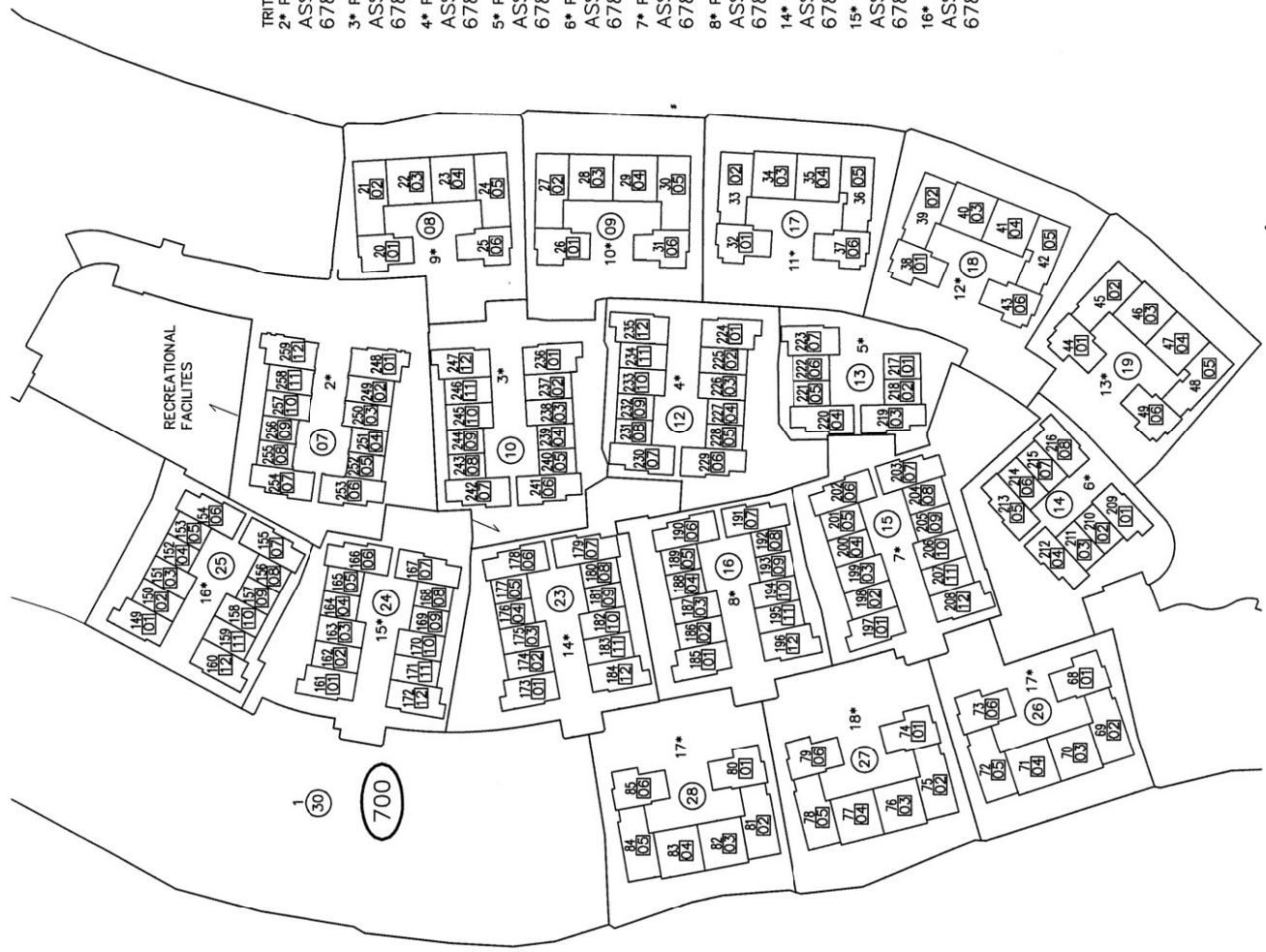
07-10 23-50

LOT B IS ASSESSED ON PG 70 SHT 2

LOT 3 IS ASSESSED ON PG 70 SHT 2

LOT A IS ASSESSED ON PG 70 SHT 2

SAN DIEGO COUNTY ASSESSOR'S MAP
678-70
SHT 3
1" = 100'
08/02/17 ARS
Drawn: 08/23/16 By: ARS



TRITON SQUARE			
2* PHASE 1	ASSESSMENT PAR NO	678-700-07 SUB ID	01-12
3* PHASE 2	ASSESSMENT PAR NO	678-700-10 SUB ID	01-12
4* PHASE 3	ASSESSMENT PAR NO	678-700-12 SUB ID	01-12
5* PHASE 4	ASSESSMENT PAR NO	678-700-13 SUB ID	01-07
6* PHASE 5	ASSESSMENT PAR NO	678-700-14 SUB ID	01-08
7* PHASE 6	ASSESSMENT PAR NO	678-700-15 SUB ID	01-12
8* PHASE 7	ASSESSMENT PAR NO	678-700-16 SUB ID	01-12
14* PHASE 8	ASSESSMENT PAR NO	678-700-23 SUB ID	01-12
15* PHASE 9	ASSESSMENT PAR NO	678-700-24 SUB ID	01-12
16* PHASE 10	ASSESSMENT PAR NO	678-700-25 SUB ID	01-12
AVERY POINT			
9* PHASE 1	ASSESSMENT PAR NO	678-700-08 SUB ID	01-06
10* PHASE 2	ASSESSMENT PAR NO	678-700-09 SUB ID	01-06
11* PHASE 3	ASSESSMENT PAR NO	678-700-17 SUB ID	01-06
12* PHASE 4	ASSESSMENT PAR NO	678-700-18 SUB ID	01-06
13* PHASE 5	ASSESSMENT PAR NO	678-700-19 SUB ID	01-06
17* PHASE 9	ASSESSMENT PAR NO	678-700-26 SUB ID	01-06
18* PHASE 10	ASSESSMENT PAR NO	678-700-27 SUB ID	01-06
19* PHASE 11	ASSESSMENT PAR NO	678-700-28 SUB ID	01-06

CONDOMINIUM

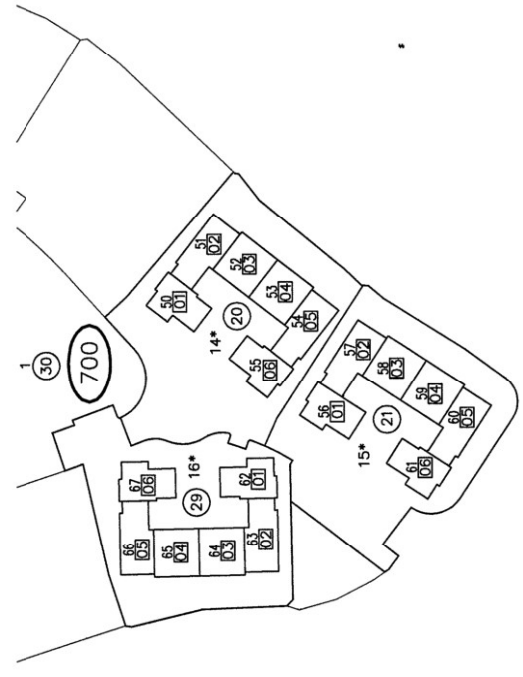
SAN DIEGO COUNTY ASSESSOR'S MAP
678-70
SHT 4
1" = 100'
08/04/17 ARS
Drawn: 08/23/16 By: AHS



TRITON SQUARE

- * PHASE
- ASSESSMENT PAR NO -
- 678-700-00 SUB ID -
- * PHASE
- ASSESSMENT PAR NO -
- 678-700-00 SUB ID -
- * PHASE
- ASSESSMENT PAR NO -
- 678-700-00 SUB ID -
- * PHASE
- ASSESSMENT PAR NO -
- 678-700-00 SUB ID -

- AVERY POINT
- 14* PHASE 6
- ASSESSMENT PAR NO -
- 678-700-20 SUB ID -
- 15* PHASE 7
- ASSESSMENT PAR NO -
- 678-700-21 SUB ID -
- 16* PHASE 8
- ASSESSMENT PAR NO -
- 678-700-29 SUB ID -
- * PHASE
- ASSESSMENT PAR NO -
- 678-700-00 SUB ID -



CONDOMINIUM

Exhibit D

2020 Special Tax Bonds Debt Service Schedule

**Poway Unified School District
Improvement Area A of Community Facilities District No. 16
Series 2020 Special Tax Bonds
Debt Service Schedule**

Period Ending	Series 2020 Special Tax Bonds		Semi-Annual Debt Service Payment	Annual Debt Service Payment
	Principal	Interest		
3/1/2025	\$0.00	\$483,200.00	\$483,200.00	1,211,400.00
9/1/2025	245,000.00	483,200.00	728,200.00	
3/1/2026	0.00	478,300.00	478,300.00	1,231,600.00
9/1/2026	275,000.00	478,300.00	753,300.00	
3/1/2027	0.00	472,800.00	472,800.00	1,260,600.00
9/1/2027	315,000.00	472,800.00	787,800.00	
3/1/2028	0.00	466,500.00	466,500.00	1,283,000.00
9/1/2028	350,000.00	466,500.00	816,500.00	
3/1/2029	0.00	459,500.00	459,500.00	1,309,000.00
9/1/2029	390,000.00	459,500.00	849,500.00	
3/1/2030	0.00	451,700.00	451,700.00	1,333,400.00
9/1/2030	430,000.00	451,700.00	881,700.00	
3/1/2031	0.00	443,100.00	443,100.00	1,361,200.00
9/1/2031	475,000.00	443,100.00	918,100.00	
3/1/2032	0.00	431,225.00	431,225.00	1,387,450.00
9/1/2032	525,000.00	431,225.00	956,225.00	
3/1/2033	0.00	418,100.00	418,100.00	1,416,200.00
9/1/2033	580,000.00	418,100.00	998,100.00	
3/1/2034	0.00	406,500.00	406,500.00	1,448,000.00
9/1/2034	635,000.00	406,500.00	1,041,500.00	
3/1/2035	0.00	393,800.00	393,800.00	1,472,600.00
9/1/2035	685,000.00	393,800.00	1,078,800.00	
3/1/2036	0.00	380,100.00	380,100.00	1,505,200.00
9/1/2036	745,000.00	380,100.00	1,125,100.00	
3/1/2037	0.00	365,200.00	365,200.00	1,535,400.00
9/1/2037	805,000.00	365,200.00	1,170,200.00	
3/1/2038	0.00	349,100.00	349,100.00	1,563,200.00
9/1/2038	865,000.00	349,100.00	1,214,100.00	
3/1/2039	0.00	331,800.00	331,800.00	1,598,600.00
9/1/2039	935,000.00	331,800.00	1,266,800.00	
3/1/2040	0.00	313,100.00	313,100.00	1,626,200.00
9/1/2040	1,000,000.00	313,100.00	1,313,100.00	
3/1/2041	0.00	293,100.00	293,100.00	1,661,200.00
9/1/2041	1,075,000.00	293,100.00	1,368,100.00	
3/1/2042	0.00	271,600.00	271,600.00	1,693,200.00
9/1/2042	1,150,000.00	271,600.00	1,421,600.00	
3/1/2043	0.00	248,600.00	248,600.00	1,727,200.00
9/1/2043	1,230,000.00	248,600.00	1,478,600.00	
3/1/2044	0.00	224,000.00	224,000.00	1,763,000.00
9/1/2044	1,315,000.00	224,000.00	1,539,000.00	
3/1/2045	0.00	197,700.00	197,700.00	1,795,400.00
9/1/2045	1,400,000.00	197,700.00	1,597,700.00	
3/1/2046	0.00	169,700.00	169,700.00	1,834,400.00
9/1/2046	1,495,000.00	169,700.00	1,664,700.00	
3/1/2047	0.00	139,800.00	139,800.00	1,869,600.00
9/1/2047	1,590,000.00	139,800.00	1,729,800.00	
3/1/2048	0.00	108,000.00	108,000.00	1,906,000.00
9/1/2048	1,690,000.00	108,000.00	1,798,000.00	
3/1/2049	0.00	74,200.00	74,200.00	1,948,400.00
9/1/2049	1,800,000.00	74,200.00	1,874,200.00	
3/1/2050	0.00	38,200.00	38,200.00	1,986,400.00
9/1/2050	1,910,000.00	38,200.00	1,948,200.00	
Total	\$23,910,000.00	\$16,817,850.00	\$40,727,850.00	\$40,727,850.00

Exhibit E

Delinquent Annual Special Tax Report



Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2024/2025

Improvement Area A of Poway Unified School District Community Facilities District No. 16



Summary

Year End

Total Taxes Due June 30, 2025	\$1,374,712.52
Amount Paid	\$1,368,339.14
Amount Remaining to be Collected	\$6,373.38
Number of Parcels Delinquent	3
Delinquency Rate	0.46%

Foreclosure

CFD Subject to Foreclosure Covenant:	Yes
Foreclosure Notification Date	October 1st
Foreclosure Determination Date	November 15th
Foreclosure Commencement Date	December 30th

Foreclosure Qualification

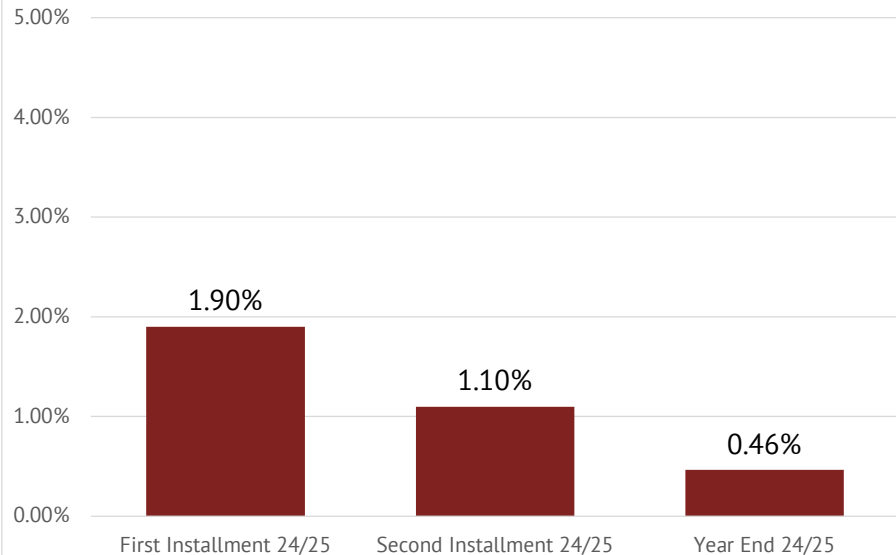
Individual Parcel Delinquency	NA
Individual Owner Multiple Parcels Delinquency	NA
Individual Parcels Semi-Annual Installments	4
Aggregate Delinquency Rate	5%

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 delinquencies do not create a draw on the Reserve Fund that would bring it below the Reserve Requirement.

Year End
Delinquency Rate Comparison





Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2024/2025

Improvement Area A of Poway Unified School District Community Facilities District No. 16



Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year				June 30, 2025		
	Aggregate Special Tax	Parcels Delinquent [1]	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2020/2021	\$1,270,017.00	N/A	\$1,237,633.00	\$32,384.00	2.55%	\$0.00	0.00%
2021/2022	1,295,415.00	N/A	1,268,510.00	26,905.00	2.08%	0.00	0.00%
2022/2023	1,321,322.82	5	1,311,537.84	9,784.98	0.74%	0.00	0.00%
2023/2024	1,347,758.54	5	1,336,315.00	11,443.54	0.85%	1,309.33	0.10%
2024/2025	1,374,712.52	3	1,368,339.14	6,373.38	0.46%	6,373.38	0.46%

[1] Information not provided by previous administrator for Fiscal Years 2020/2021 through 2021/2022.

Historical Delinquency Rate

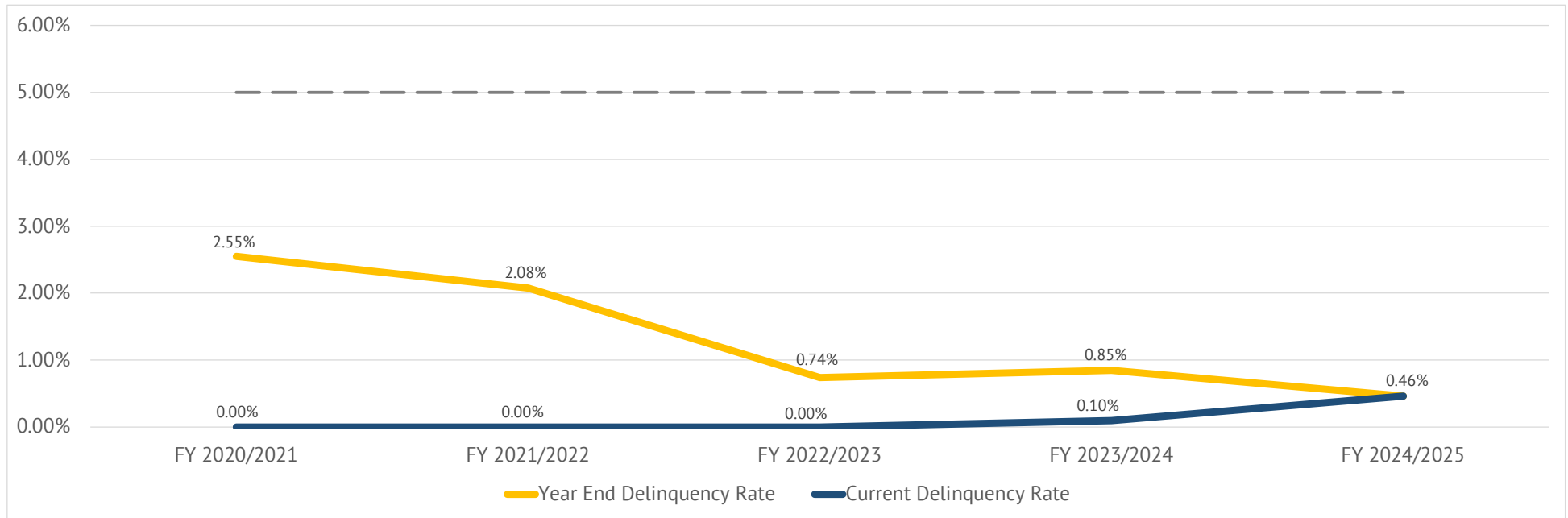


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Fund: CFD No. 16 Improvement Area A
Subfund: 7150936A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	\$61,655.24	\$5,266,149.05	\$1,096,842.50	(\$5,161,899.54)	\$0.00	\$1,262,747.25			BEGINNING BALANCE
07-01-2024	\$5,110.16					\$1,267,857.41		Interest	Interest Earnings
07-22-2024		\$5,558.99				\$1,273,416.40		Deposit	Special Tax Deposit
08-01-2024	\$5,348.23					\$1,278,764.63		Interest	Interest Earnings
08-14-2024		\$5,507.05				\$1,284,271.68		Deposit	Special Tax Deposit
09-03-2024	\$5,397.89					\$1,289,669.57		Interest	Interest Earnings
09-03-2024				(\$210,000.00)		\$1,079,669.57		Transfer Out	Transfer To 7150936C Principal Account
09-03-2024				(\$487,400.00)		\$592,269.57		Transfer Out	Transfer To 7150936B Principal Account
09-11-2024		\$1,431.84				\$593,701.41		Deposit	Special Tax Deposit
10-01-2024	\$2,528.11					\$596,229.52		Interest	Interest Earnings
10-16-2024		\$4,703.66				\$600,933.18		Deposit	Special Tax Deposit
11-01-2024	\$2,290.83					\$603,224.01		Interest	Interest Earnings
11-20-2024		\$144,232.52				\$747,456.53		Deposit	Special Tax Deposit
12-02-2024	\$2,324.41					\$749,780.94		Interest	Interest Earnings
12-16-2024		\$248,906.42				\$998,687.36		Deposit	Special Tax Deposit
01-02-2025	\$3,117.72					\$1,001,805.08		Interest	Interest Earnings
01-15-2025		\$340,732.22				\$1,342,537.30		Deposit	Special Tax Deposit
01-17-2025				(\$41,828.24)		\$1,300,709.06		Transfer Out	Transfer To 7150936I Administrative Expense Fund
02-03-2025	\$3,989.68					\$1,304,698.74		Interest	Interest Earnings
02-19-2025		\$57,668.57				\$1,362,367.31		Deposit	Special Tax Deposit
03-03-2025	\$4,070.03					\$1,366,437.34		Interest	Interest Earnings
03-03-2025				(\$482,715.47)		\$883,721.87		Transfer Out	Transfer To 7150936B Interest Account
03-19-2025		\$63,744.11				\$947,465.98		Deposit	Special Tax Deposit
04-01-2025	\$3,175.97					\$950,641.95		Interest	Interest Earnings
04-21-2025		\$466,974.60				\$1,417,616.55		Deposit	Special Tax Deposit
05-01-2025	\$3,610.88					\$1,421,227.43		Interest	Interest Earnings
05-14-2025		\$55,035.72				\$1,476,263.15		Deposit	Special Tax Deposit
06-02-2025	\$4,861.34					\$1,481,124.49		Interest	Interest Earnings
06-18-2025		\$5,577.06				\$1,486,701.55		Deposit	Special Tax Deposit
	\$45,825.25	\$1,400,072.76	\$0.00	(\$1,221,943.71)	\$0.00	\$223,954.30			DATE RANGE BALANCE
Subfund Total	\$107,480.49	\$6,666,221.81	\$1,096,842.50	(\$6,383,843.25)	\$0.00	\$1,486,701.55	Total for 7150936A - Special Tax Fund		

Subfund: 7150936B - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	\$883.43	\$0.00	\$3,707,628.94	\$0.00	(\$3,708,042.50)	\$469.87			BEGINNING BALANCE
07-01-2024	\$1.91					\$471.78		Interest	Interest Earnings
08-01-2024	\$1.99					\$473.77		Interest	Interest Earnings
09-03-2024					(\$487,400.00)	(\$486,926.23)	Cede & Company	Debt Service Interest	Debt Service Interest
09-03-2024			\$487,400.00			\$473.77		Transfer In	Transfer From 7150936A Special Tax Fund
09-03-2024	\$1.99					\$475.76		Interest	Interest Earnings

Subfund: 7150936B - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
10-01-2024	\$1.88					\$477.64		Interest	Interest Earnings
11-01-2024	\$1.83					\$479.47		Interest	Interest Earnings
12-02-2024	\$1.70					\$481.17		Interest	Interest Earnings
01-02-2025	\$1.71					\$482.88		Interest	Interest Earnings
02-03-2025	\$1.65					\$484.53		Interest	Interest Earnings
03-03-2025					(\$483,200.00)	(\$482,715.47)	Cede & Company	Debt Service Interest	Debt Service Interest
03-03-2025			\$482,715.47			\$0.00		Transfer In	Transfer From 7150936A Special Tax Fund
03-03-2025	\$1.49					\$1.49		Interest	Interest Earnings
04-01-2025	\$0.11					\$1.60		Interest	Interest Earnings
05-01-2025	\$0.01					\$1.61		Interest	Interest Earnings
06-02-2025	\$0.01					\$1.62		Interest	Interest Earnings
	\$16.28	\$0.00	\$970,115.47	\$0.00	(\$970,600.00)	(\$468.25)			DATE RANGE BALANCE
Subfund Total	\$899.71	\$0.00	\$4,677,744.41	\$0.00	(\$4,678,642.50)	\$1.62	Total for 7150936B - Interest Account		

Subfund: 7150936C - Principal Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	\$0.00	\$0.00	\$1,295,000.00	\$0.00	(\$1,295,000.00)	\$0.00			BEGINNING BALANCE
09-03-2024					(\$210,000.00)	(\$210,000.00)	Cede & Company	Debt Service Principal	Debt Service Principal
09-03-2024			\$210,000.00			\$0.00		Transfer In	Transfer From 7150936A Special Tax Fund
	\$0.00	\$0.00	\$210,000.00	\$0.00	(\$210,000.00)	\$0.00			DATE RANGE BALANCE
Subfund Total	\$0.00	\$0.00	\$1,505,000.00	\$0.00	(\$1,505,000.00)	\$0.00	Total for 7150936C - Principal Account		

Subfund: 7150936E - Improvement Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	\$1,893.37	\$26,556,382.27	\$11,817.59	\$0.00	(\$26,570,093.23)	\$0.00			BEGINNING BALANCE
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			DATE RANGE BALANCE
Subfund Total	\$1,893.37	\$26,556,382.27	\$11,817.59	\$0.00	(\$26,570,093.23)	\$0.00	Total for 7150936E - Improvement Fund		

Subfund: 7150936I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	\$5,757.01	\$0.00	\$197,155.73	\$0.00	(\$106,276.52)	\$96,636.22			BEGINNING BALANCE
07-01-2024	\$395.49					\$97,031.71		Interest	Interest Earnings
08-01-2024	\$408.73					\$97,440.44		Interest	Interest Earnings
08-20-2024					(\$29,000.00)	\$68,440.44	Poway Unified School District	Professional Services	Req# 936I-2425-0001 Inv# 2023-2024 Memo
09-03-2024	\$363.02					\$68,803.46		Interest	Interest Earnings
10-01-2024	\$271.34					\$69,074.80		Interest	Interest Earnings
10-09-2024					(\$1,000.00)	\$68,074.80	Zions First National	Professional Services	Req. No. 936I-2425-0002 Custodial Annual Admin Fee June 2024 - May 2025 Invoice No. 12292
11-01-2024	\$261.50					\$68,336.30		Interest	Interest Earnings
12-02-2024	\$242.34					\$68,578.64		Interest	Interest Earnings
01-02-2025	\$243.91					\$68,822.55		Interest	Interest Earnings
01-17-2025			\$41,828.24			\$110,650.79		Transfer In	Transfer From 7150936A Special Tax Fund
01-22-2025					(\$3,500.00)	\$107,150.79	BondLogistix LLC	Professional Services	Req#936I-2425-0003 Inv#41612-18257/011525 CFD Admin

Subfund: 7150936I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
02-03-2025	\$300.23					\$107,451.02		Interest	Interest Earnings
03-03-2025	\$330.00					\$107,781.02		Interest	Interest Earnings
04-01-2025	\$363.47					\$108,144.49		Interest	Interest Earnings
04-10-2025					(\$35,000.00)	\$73,144.49	Poway Unified School District	Professional Services	Req#936I-2425-0004 dtd 04-09-25 Inv#2024-2025 Memo dtd 04-08-25-2024-2025 Memo
05-01-2025	\$273.21					\$73,417.70		Interest	Interest Earnings
06-02-2025	\$245.62					\$73,663.32		Interest	Interest Earnings
06-16-2025					(\$1,950.00)	\$71,713.32	Zions First National	Professional Services	Req.#936I-2425-0005 Fiscal Agent Services Annual Admin Fee May 2025 - April 2026 Inv.#13149
	\$3,698.86	\$0.00	\$41,828.24	\$0.00	(\$70,450.00)	(\$24,922.90)			DATE RANGE BALANCE
Subfund Total	\$9,455.87	\$0.00	\$238,983.97	\$0.00	(\$176,726.52)	\$71,713.32	Total for 7150936I - Administrative Expense Fund		

Subfund: 7150936J - Cost of Issuance Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	\$0.66	\$145,000.00	\$0.00	(\$11,817.59)	(\$133,183.07)	\$0.00			BEGINNING BALANCE
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			DATE RANGE BALANCE
Subfund Total	\$0.66	\$145,000.00	\$0.00	(\$11,817.59)	(\$133,183.07)	\$0.00	Total for 7150936J - Cost of Issuance Fund		
Fund Total	\$119,730.10	\$33,367,604.08	\$7,530,388.47	(\$6,395,660.84)	(\$33,063,645.32)	\$1,558,416.49	Total for CFD No. 16 Improvement Area A		
Grand Total	\$119,730.10	\$33,367,604.08	\$7,530,388.47	(\$6,395,660.84)	(\$33,063,645.32)	\$1,558,416.49	Grand Total for Selected Funds/SubFunds		

Exhibit G

Annual Special Tax Roll for Fiscal Year 2025/2026

Poway Unified School District
Community Facilities District No. 16 Improvement Area A
Fiscal Year 2025/2026 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16188	1	312-011-01-00	\$4,907.10	\$4,907.10
16188	2	312-011-02-00	\$4,816.90	\$4,816.90
16188	3	312-011-03-00	\$4,726.68	\$4,726.68
16188	4	312-011-04-00	\$4,907.10	\$4,907.10
16188	5	312-011-05-00	\$4,726.68	\$4,726.68
16188	6	312-011-06-00	\$4,816.90	\$4,816.90
16188	7	312-011-07-00	\$4,816.90	\$4,816.90
16188	8	312-011-08-00	\$4,816.90	\$4,816.90
16188	9	312-011-09-00	\$4,907.10	\$4,907.10
16188	10	312-011-10-00	\$4,726.68	\$4,726.68
16188	11	312-011-11-00	\$4,816.90	\$4,816.90
16188	12	312-011-12-00	\$4,816.90	\$4,816.90
16188	82	312-011-13-00	\$4,008.62	\$4,008.62
16188	83	312-011-14-00	\$4,215.90	\$4,215.90
16188	107	312-011-15-00	\$4,215.90	\$4,215.90
16188	108	312-011-16-00	\$4,215.90	\$4,215.90
16188	109	312-011-17-00	\$4,215.90	\$4,215.90
16188	110	312-011-18-00	\$4,215.90	\$4,215.90
16188	111	312-011-19-00	\$4,215.90	\$4,215.90
16188	112	312-011-20-00	\$4,215.90	\$4,215.90
16188	113	312-011-21-00	\$4,215.90	\$4,215.90
16188	114	312-011-22-00	\$4,215.90	\$4,215.90
16188	115	312-011-23-00	\$4,215.90	\$4,215.90
16188	116	312-011-24-00	\$4,215.90	\$4,215.90
16188	117	312-011-25-00	\$4,215.90	\$4,215.90
16188	127	312-011-26-00	\$4,215.90	\$4,215.90
16188	128	312-011-27-00	\$4,215.90	\$4,215.90
16188	129	312-011-28-00	\$4,215.90	\$4,215.90
16188	130	312-011-29-00	\$4,008.62	\$4,008.62
16188	131	312-011-30-00	\$4,215.90	\$4,215.90
16188	132	312-011-31-00	\$4,215.90	\$4,215.90
16188	133	312-011-32-00	\$4,215.90	\$4,215.90
16188	134	312-011-33-00	\$4,215.90	\$4,215.90
16188	135	312-011-34-00	\$4,215.90	\$4,215.90
16188	136	312-011-35-00	\$4,215.90	\$4,215.90
16188	137	312-011-36-00	\$4,008.62	\$4,008.62
16188	138	312-011-37-00	\$4,215.90	\$4,215.90
16188	139	312-011-38-00	\$4,215.90	\$4,215.90
16188	140	312-011-39-00	\$4,907.10	\$4,907.10
16188	141	312-011-40-00	\$4,816.90	\$4,816.90
16188	142	312-011-41-00	\$4,907.10	\$4,907.10
16188	143	312-011-42-00	\$4,816.90	\$4,816.90

Poway Unified School District
Community Facilities District No. 16 Improvement Area A
Fiscal Year 2025/2026 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16188	A	312-011-43-00	\$0.00	\$0.00
16188	B	312-011-44-00	\$0.00	\$0.00
16188	M	312-011-45-00	\$0.00	\$0.00
16188	O	312-011-46-00	\$0.00	\$0.00
16188	Q	312-011-47-00	\$0.00	\$0.00
16188	13	312-012-01-00	\$4,816.90	\$4,816.90
16188	14	312-012-02-00	\$4,816.90	\$4,816.90
16188	15	312-012-03-00	\$4,816.90	\$4,816.90
16188	16	312-012-04-00	\$4,816.90	\$4,816.90
16188	17	312-012-05-00	\$4,907.10	\$4,907.10
16188	18	312-012-06-00	\$4,816.90	\$4,816.90
16188	19	312-012-07-00	\$4,907.10	\$4,907.10
16188	20	312-012-08-00	\$4,816.90	\$4,816.90
16188	81	312-012-09-00	\$4,370.26	\$4,370.26
16188	D	312-012-10-00	\$0.00	\$0.00
16188	21	312-013-01-00	\$4,460.48	\$4,460.48
16188	22	312-013-02-00	\$4,370.26	\$4,370.26
16188	23	312-013-03-00	\$4,370.26	\$4,370.26
16188	24	312-013-04-00	\$4,460.48	\$4,460.48
16188	25	312-013-05-00	\$4,370.26	\$4,370.26
16188	52	312-013-06-00	\$4,370.26	\$4,370.26
16188	53	312-013-07-00	\$4,370.26	\$4,370.26
16188	E	312-013-08-00	\$0.00	\$0.00
16188	F	312-013-09-00	\$0.00	\$0.00
16188	P	312-013-10-00	\$0.00	\$0.00
16188	26	312-014-01-00	\$4,460.48	\$4,460.48
16188	27	312-014-02-00	\$4,370.26	\$4,370.26
16188	28	312-014-03-00	\$4,370.26	\$4,370.26
16188	29	312-014-04-00	\$4,370.26	\$4,370.26
16188	30	312-014-05-00	\$4,460.48	\$4,460.48
16188	31	312-014-06-00	\$4,370.26	\$4,370.26
16188	32	312-014-07-00	\$4,460.48	\$4,460.48
16188	33	312-014-08-00	\$4,370.26	\$4,370.26
16188	34	312-014-09-00	\$4,370.26	\$4,370.26
16188	35	312-014-10-00	\$4,726.68	\$4,726.68
16188	36	312-014-11-00	\$4,370.26	\$4,370.26
16188	37	312-014-12-00	\$4,460.48	\$4,460.48
16188	38	312-014-13-00	\$4,370.26	\$4,370.26
16188	39	312-014-14-00	\$4,370.26	\$4,370.26
16188	40	312-014-15-00	\$4,726.68	\$4,726.68
16188	41	312-014-16-00	\$4,370.26	\$4,370.26
16188	43	312-014-17-00	\$4,370.26	\$4,370.26

Poway Unified School District
Community Facilities District No. 16 Improvement Area A
Fiscal Year 2025/2026 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16188	44	312-014-18-00	\$4,370.26	\$4,370.26
16188	45	312-014-19-00	\$4,370.26	\$4,370.26
16188	46	312-014-20-00	\$4,370.26	\$4,370.26
16188	47	312-014-21-00	\$4,370.26	\$4,370.26
16188	48	312-014-22-00	\$4,370.26	\$4,370.26
16188	49	312-014-23-00	\$4,370.26	\$4,370.26
16188	50	312-014-24-00	\$4,370.26	\$4,370.26
16188	51	312-014-25-00	\$4,370.26	\$4,370.26
16188	54	312-014-26-00	\$4,460.48	\$4,460.48
16188	55	312-014-27-00	\$4,370.26	\$4,370.26
16188	56	312-014-28-00	\$4,370.26	\$4,370.26
16188	57	312-014-29-00	\$4,460.48	\$4,460.48
16188	58	312-014-30-00	\$4,370.26	\$4,370.26
16188	59	312-014-31-00	\$4,370.26	\$4,370.26
16188	60	312-014-32-00	\$4,460.48	\$4,460.48
16188	61	312-014-33-00	\$4,370.26	\$4,370.26
16188	62	312-014-34-00	\$4,460.48	\$4,460.48
16188	63	312-014-35-00	\$4,370.26	\$4,370.26
16188	64	312-014-36-00	\$4,726.68	\$4,726.68
16188	65	312-014-37-00	\$4,370.26	\$4,370.26
16188	66	312-014-38-00	\$4,370.26	\$4,370.26
16188	67	312-014-39-00	\$4,370.26	\$4,370.26
16188	68	312-014-40-00	\$4,726.68	\$4,726.68
16188	69	312-014-41-00	\$4,370.26	\$4,370.26
16188	70	312-014-42-00	\$4,370.26	\$4,370.26
16188	71	312-014-43-00	\$4,370.26	\$4,370.26
16188	72	312-014-44-00	\$4,370.26	\$4,370.26
16188	73	312-014-45-00	\$4,370.26	\$4,370.26
16188	74	312-014-46-00	\$4,370.26	\$4,370.26
16188	75	312-014-47-00	\$4,370.26	\$4,370.26
16188	76	312-014-48-00	\$4,370.26	\$4,370.26
16188	77	312-014-49-00	\$4,370.26	\$4,370.26
16188	78	312-014-50-00	\$4,370.26	\$4,370.26
16188	79	312-014-51-00	\$4,370.26	\$4,370.26
16188	80	312-014-52-00	\$4,370.26	\$4,370.26
16188	84	312-014-53-00	\$4,008.62	\$4,008.62
16188	85	312-014-54-00	\$4,215.90	\$4,215.90
16188	86	312-014-55-00	\$4,215.90	\$4,215.90
16188	87	312-014-56-00	\$0.00	\$0.00
16188	88	312-014-57-00	\$4,215.90	\$4,215.90
16188	89	312-014-58-00	\$4,215.90	\$4,215.90
16188	90	312-014-59-00	\$4,215.90	\$4,215.90

Poway Unified School District
Community Facilities District No. 16 Improvement Area A
Fiscal Year 2025/2026 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16188	91	312-014-60-00	\$4,215.90	\$4,215.90
16188	92	312-014-61-00	\$4,215.90	\$4,215.90
16188	93	312-014-62-00	\$4,215.90	\$4,215.90
16188	94	312-014-63-00	\$4,215.90	\$4,215.90
16188	95	312-014-64-00	\$4,215.90	\$4,215.90
16188	96	312-014-65-00	\$4,215.90	\$4,215.90
16188	99	312-014-66-00	\$4,215.90	\$4,215.90
16188	100	312-014-67-00	\$4,215.90	\$4,215.90
16188	101	312-014-68-00	\$4,215.90	\$4,215.90
16188	102	312-014-69-00	\$4,215.90	\$4,215.90
16188	103	312-014-70-00	\$4,215.90	\$4,215.90
16188	104	312-014-71-00	\$4,215.90	\$4,215.90
16188	105	312-014-72-00	\$4,215.90	\$4,215.90
16188	106	312-014-73-00	\$0.00	\$0.00
16188	118	312-014-74-00	\$4,215.90	\$4,215.90
16188	119	312-014-75-00	\$4,008.62	\$4,008.62
16188	120	312-014-76-00	\$4,215.90	\$4,215.90
16188	I	312-014-77-00	\$0.00	\$0.00
16188	N	312-014-78-00	\$0.00	\$0.00
16188	42	312-015-01-00	\$4,370.26	\$4,370.26
16188	97	312-015-02-00	\$4,215.90	\$4,215.90
16188	98	312-015-03-00	\$4,215.90	\$4,215.90
16188	121	312-015-04-00	\$4,215.90	\$4,215.90
16188	122	312-015-05-00	\$4,215.90	\$4,215.90
16188	123	312-015-06-00	\$4,215.90	\$4,215.90
16188	124	312-015-07-00	\$4,215.90	\$4,215.90
16188	125	312-015-08-00	\$4,215.90	\$4,215.90
16188	126	312-015-09-00	\$4,215.90	\$4,215.90
16188	144	312-015-10-00	\$0.00	\$0.00
16188	145	312-015-11-00	\$4,816.90	\$4,816.90
16188	146	312-015-12-00	\$4,907.10	\$4,907.10
16188	147	312-015-13-00	\$4,726.68	\$4,726.68
16188	148	312-015-14-00	\$4,907.10	\$4,907.10
16188	149	312-015-15-00	\$4,816.90	\$4,816.90
16188	150	312-015-16-00	\$4,907.10	\$4,907.10
16188	151	312-015-17-00	\$4,816.90	\$4,816.90
16188	152	312-015-18-00	\$4,816.90	\$4,816.90
16188	153	312-015-19-00	\$4,907.10	\$4,907.10
16188	154	312-015-20-00	\$4,816.90	\$4,816.90
16188	155	312-015-21-00	\$4,816.90	\$4,816.90
16188	156	312-015-22-00	\$4,907.10	\$4,907.10
16188	157	312-015-23-00	\$4,816.90	\$4,816.90

Poway Unified School District
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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16188	158	312-015-24-00	\$4,907.10	\$4,907.10
16188	159	312-015-25-00	\$4,816.90	\$4,816.90
16188	160	312-015-26-00	\$4,907.10	\$4,907.10
16188	161	312-015-27-00	\$4,816.90	\$4,816.90
16188	162	312-015-28-00	\$4,816.90	\$4,816.90
16188	163	312-015-29-00	\$4,816.90	\$4,816.90
16188	164	312-015-30-00	\$4,816.90	\$4,816.90
16188	165	312-015-31-00	\$4,907.10	\$4,907.10
16188	166	312-015-32-00	\$4,726.68	\$4,726.68
16188	167	312-015-33-00	\$4,907.10	\$4,907.10
16188	168	312-015-34-00	\$4,816.90	\$4,816.90
16188	169	312-015-35-00	\$4,907.10	\$4,907.10
16188	170	312-015-36-00	\$4,816.90	\$4,816.90
16188	171	312-015-37-00	\$4,816.90	\$4,816.90
16188	C	312-015-38-00	\$0.00	\$0.00
16188	G	312-015-39-00	\$0.00	\$0.00
16188	H	312-015-40-00	\$0.00	\$0.00
16188	J	312-015-41-00	\$0.00	\$0.00
16188	K	312-015-42-00	\$0.00	\$0.00
16188	L	312-015-43-00	\$0.00	\$0.00
0	2	678-700-02-00	\$0.00	\$0.00
0	0	678-700-03-00	\$0.00	\$0.00
0	0	678-700-04-00	\$0.00	\$0.00
0	0	678-700-05-00	\$0.00	\$0.00
0	0	678-700-06-00	\$0.00	\$0.00
16050	248	678-700-07-01	\$2,636.66	\$2,636.66
16050	249	678-700-07-02	\$2,636.66	\$2,636.66
16050	250	678-700-07-03	\$2,636.66	\$2,636.66
16050	251	678-700-07-04	\$1,963.92	\$1,963.92
16050	252	678-700-07-05	\$1,963.92	\$1,963.92
16050	253	678-700-07-06	\$2,724.46	\$2,724.46
16050	254	678-700-07-07	\$2,724.46	\$2,724.46
16050	255	678-700-07-08	\$1,963.92	\$1,963.92
16050	256	678-700-07-09	\$1,963.92	\$1,963.92
16050	257	678-700-07-10	\$2,636.66	\$2,636.66
16050	258	678-700-07-11	\$2,636.66	\$2,636.66
16050	259	678-700-07-12	\$2,636.66	\$2,636.66
16050	20	678-700-08-01	\$2,414.16	\$2,414.16
16050	21	678-700-08-02	\$2,724.46	\$2,724.46
16050	22	678-700-08-03	\$2,724.46	\$2,724.46
16050	23	678-700-08-04	\$2,724.46	\$2,724.46
16050	24	678-700-08-05	\$2,724.46	\$2,724.46

Poway Unified School District
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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16050	25	678-700-08-06	\$2,724.46	\$2,724.46
16050	26	678-700-09-01	\$2,414.16	\$2,414.16
16050	27	678-700-09-02	\$2,724.46	\$2,724.46
16050	28	678-700-09-03	\$2,724.46	\$2,724.46
16050	29	678-700-09-04	\$2,724.46	\$2,724.46
16050	30	678-700-09-05	\$2,724.46	\$2,724.46
16050	31	678-700-09-06	\$2,724.46	\$2,724.46
16050	236	678-700-10-01	\$2,636.66	\$2,636.66
16050	237	678-700-10-02	\$2,636.66	\$2,636.66
16050	238	678-700-10-03	\$2,636.66	\$2,636.66
16050	239	678-700-10-04	\$1,963.92	\$1,963.92
16050	240	678-700-10-05	\$1,963.92	\$1,963.92
16050	241	678-700-10-06	\$2,724.46	\$2,724.46
16050	242	678-700-10-07	\$2,724.46	\$2,724.46
16050	243	678-700-10-08	\$1,963.92	\$1,963.92
16050	244	678-700-10-09	\$1,963.92	\$1,963.92
16050	245	678-700-10-10	\$2,636.66	\$2,636.66
16050	246	678-700-10-11	\$2,636.66	\$2,636.66
16050	247	678-700-10-12	\$2,636.66	\$2,636.66
16050	224	678-700-12-01	\$2,636.66	\$2,636.66
16050	225	678-700-12-02	\$2,636.66	\$2,636.66
16050	226	678-700-12-03	\$2,636.66	\$2,636.66
16050	227	678-700-12-04	\$1,963.92	\$1,963.92
16050	228	678-700-12-05	\$1,963.92	\$1,963.92
16050	229	678-700-12-06	\$2,724.46	\$2,724.46
16050	230	678-700-12-07	\$2,724.46	\$2,724.46
16050	231	678-700-12-08	\$1,963.92	\$1,963.92
16050	232	678-700-12-09	\$1,963.92	\$1,963.92
16050	233	678-700-12-10	\$2,636.66	\$2,636.66
16050	234	678-700-12-11	\$2,636.66	\$2,636.66
16050	235	678-700-12-12	\$2,636.66	\$2,636.66
16050	217	678-700-13-01	\$1,963.92	\$1,963.92
16050	218	678-700-13-02	\$1,963.92	\$1,963.92
16050	219	678-700-13-03	\$2,724.46	\$2,724.46
16050	220	678-700-13-04	\$2,724.46	\$2,724.46
16050	221	678-700-13-05	\$1,963.92	\$1,963.92
16050	222	678-700-13-06	\$1,963.92	\$1,963.92
16050	223	678-700-13-07	\$2,636.66	\$2,636.66
16050	209	678-700-14-01	\$2,636.66	\$2,636.66
16050	210	678-700-14-02	\$1,963.92	\$1,963.92
16050	211	678-700-14-03	\$1,963.92	\$1,963.92
16050	212	678-700-14-04	\$2,724.46	\$2,724.46

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16050	213	678-700-14-05	\$2,636.66	\$2,636.66
16050	214	678-700-14-06	\$1,963.92	\$1,963.92
16050	215	678-700-14-07	\$1,963.92	\$1,963.92
16050	216	678-700-14-08	\$2,724.46	\$2,724.46
16050	197	678-700-15-01	\$2,636.66	\$2,636.66
16050	198	678-700-15-02	\$2,636.66	\$2,636.66
16050	199	678-700-15-03	\$2,636.66	\$2,636.66
16050	200	678-700-15-04	\$1,963.92	\$1,963.92
16050	201	678-700-15-05	\$1,963.92	\$1,963.92
16050	202	678-700-15-06	\$2,724.46	\$2,724.46
16050	203	678-700-15-07	\$2,724.46	\$2,724.46
16050	204	678-700-15-08	\$1,963.92	\$1,963.92
16050	205	678-700-15-09	\$1,963.92	\$1,963.92
16050	206	678-700-15-10	\$2,636.66	\$2,636.66
16050	207	678-700-15-11	\$2,636.66	\$2,636.66
16050	208	678-700-15-12	\$2,636.66	\$2,636.66
16050	185	678-700-16-01	\$2,636.66	\$2,636.66
16050	186	678-700-16-02	\$2,636.66	\$2,636.66
16050	187	678-700-16-03	\$2,636.66	\$2,636.66
16050	188	678-700-16-04	\$1,963.92	\$1,963.92
16050	189	678-700-16-05	\$1,963.92	\$1,963.92
16050	190	678-700-16-06	\$2,724.46	\$2,724.46
16050	191	678-700-16-07	\$2,724.46	\$2,724.46
16050	192	678-700-16-08	\$1,963.92	\$1,963.92
16050	193	678-700-16-09	\$1,963.92	\$1,963.92
16050	194	678-700-16-10	\$2,636.66	\$2,636.66
16050	195	678-700-16-11	\$2,636.66	\$2,636.66
16050	196	678-700-16-12	\$2,636.66	\$2,636.66
16050	32	678-700-17-01	\$2,414.16	\$2,414.16
16050	33	678-700-17-02	\$2,724.46	\$2,724.46
16050	34	678-700-17-03	\$2,724.46	\$2,724.46
16050	35	678-700-17-04	\$2,724.46	\$2,724.46
16050	36	678-700-17-05	\$2,724.46	\$2,724.46
16050	37	678-700-17-06	\$2,724.46	\$2,724.46
16050	38	678-700-18-01	\$2,414.16	\$2,414.16
16050	39	678-700-18-02	\$2,724.46	\$2,724.46
16050	40	678-700-18-03	\$2,724.46	\$2,724.46
16050	41	678-700-18-04	\$2,724.46	\$2,724.46
16050	42	678-700-18-05	\$2,724.46	\$2,724.46
16050	43	678-700-18-06	\$2,724.46	\$2,724.46
16050	44	678-700-19-01	\$2,414.16	\$2,414.16
16050	45	678-700-19-02	\$2,724.46	\$2,724.46

Poway Unified School District
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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16050	46	678-700-19-03	\$2,724.46	\$2,724.46
16050	47	678-700-19-04	\$2,724.46	\$2,724.46
16050	48	678-700-19-05	\$2,724.46	\$2,724.46
16050	49	678-700-19-06	\$2,724.46	\$2,724.46
16050	50	678-700-20-01	\$2,414.16	\$2,414.16
16050	51	678-700-20-02	\$2,724.46	\$2,724.46
16050	52	678-700-20-03	\$2,724.46	\$2,724.46
16050	53	678-700-20-04	\$2,724.46	\$2,724.46
16050	54	678-700-20-05	\$2,724.46	\$2,724.46
16050	55	678-700-20-06	\$2,724.46	\$2,724.46
16050	56	678-700-21-01	\$2,414.16	\$2,414.16
16050	57	678-700-21-02	\$2,724.46	\$2,724.46
16050	58	678-700-21-03	\$2,724.46	\$2,724.46
16050	59	678-700-21-04	\$2,724.46	\$2,724.46
16050	60	678-700-21-05	\$2,724.46	\$2,724.46
16050	61	678-700-21-06	\$2,724.46	\$2,724.46
16050	173	678-700-23-01	\$2,636.66	\$2,636.66
16050	174	678-700-23-02	\$2,636.66	\$2,636.66
16050	175	678-700-23-03	\$2,636.66	\$2,636.66
16050	176	678-700-23-04	\$1,963.92	\$1,963.92
16050	177	678-700-23-05	\$1,963.92	\$1,963.92
16050	178	678-700-23-06	\$2,724.46	\$2,724.46
16050	179	678-700-23-07	\$2,724.46	\$2,724.46
16050	180	678-700-23-08	\$1,963.92	\$1,963.92
16050	181	678-700-23-09	\$1,963.92	\$1,963.92
16050	182	678-700-23-10	\$2,636.66	\$2,636.66
16050	183	678-700-23-11	\$2,636.66	\$2,636.66
16050	184	678-700-23-12	\$2,636.66	\$2,636.66
16050	161	678-700-24-01	\$2,636.66	\$2,636.66
16050	162	678-700-24-02	\$2,636.66	\$2,636.66
16050	163	678-700-24-03	\$2,636.66	\$2,636.66
16050	164	678-700-24-04	\$1,963.92	\$1,963.92
16050	165	678-700-24-05	\$1,963.92	\$1,963.92
16050	166	678-700-24-06	\$2,724.46	\$2,724.46
16050	167	678-700-24-07	\$2,724.46	\$2,724.46
16050	168	678-700-24-08	\$1,963.92	\$1,963.92
16050	169	678-700-24-09	\$1,963.92	\$1,963.92
16050	170	678-700-24-10	\$2,636.66	\$2,636.66
16050	171	678-700-24-11	\$2,636.66	\$2,636.66
16050	172	678-700-24-12	\$2,636.66	\$2,636.66
16050	149	678-700-25-01	\$2,636.66	\$2,636.66
16050	150	678-700-25-02	\$2,636.66	\$2,636.66

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16050	151	678-700-25-03	\$2,636.66	\$2,636.66
16050	152	678-700-25-04	\$1,963.92	\$1,963.92
16050	153	678-700-25-05	\$1,963.92	\$1,963.92
16050	154	678-700-25-06	\$2,724.46	\$2,724.46
16050	155	678-700-25-07	\$2,724.46	\$2,724.46
16050	156	678-700-25-08	\$1,963.92	\$1,963.92
16050	157	678-700-25-09	\$1,963.92	\$1,963.92
16050	158	678-700-25-10	\$2,636.66	\$2,636.66
16050	159	678-700-25-11	\$2,636.66	\$2,636.66
16050	160	678-700-25-12	\$2,636.66	\$2,636.66
16050	68	678-700-26-01	\$2,414.16	\$2,414.16
16050	69	678-700-26-02	\$2,724.46	\$2,724.46
16050	70	678-700-26-03	\$2,724.46	\$2,724.46
16050	71	678-700-26-04	\$2,724.46	\$2,724.46
16050	72	678-700-26-05	\$2,724.46	\$2,724.46
16050	73	678-700-26-06	\$2,724.46	\$2,724.46
16050	74	678-700-27-01	\$2,414.16	\$2,414.16
16050	75	678-700-27-02	\$2,724.46	\$2,724.46
16050	76	678-700-27-03	\$2,724.46	\$2,724.46
16050	77	678-700-27-04	\$2,724.46	\$2,724.46
16050	78	678-700-27-05	\$2,724.46	\$2,724.46
16050	79	678-700-27-06	\$2,724.46	\$2,724.46
16050	80	678-700-28-01	\$2,414.16	\$2,414.16
16050	81	678-700-28-02	\$2,724.46	\$2,724.46
16050	82	678-700-28-03	\$2,724.46	\$2,724.46
16050	83	678-700-28-04	\$2,724.46	\$2,724.46
16050	84	678-700-28-05	\$2,724.46	\$2,724.46
16050	85	678-700-28-06	\$2,724.46	\$2,724.46
16050	62	678-700-29-01	\$2,414.16	\$2,414.16
16050	63	678-700-29-02	\$2,724.46	\$2,724.46
16050	64	678-700-29-03	\$2,724.46	\$2,724.46
16050	65	678-700-29-04	\$2,724.46	\$2,724.46
16050	66	678-700-29-05	\$2,724.46	\$2,724.46
16050	67	678-700-29-06	\$2,724.46	\$2,724.46
16050	86	678-700-31-01	\$2,414.16	\$2,414.16
16050	87	678-700-31-02	\$2,724.46	\$2,724.46
16050	88	678-700-31-03	\$2,724.46	\$2,724.46
16050	89	678-700-31-04	\$2,724.46	\$2,724.46
16050	90	678-700-31-05	\$2,724.46	\$2,724.46
16050	91	678-700-31-06	\$2,724.46	\$2,724.46
16050	92	678-700-31-07	\$2,724.46	\$2,724.46
16050	93	678-700-32-01	\$2,414.16	\$2,414.16

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16050	94	678-700-32-02	\$2,724.46	\$2,724.46
16050	95	678-700-32-03	\$2,724.46	\$2,724.46
16050	96	678-700-32-04	\$2,724.46	\$2,724.46
16050	97	678-700-32-05	\$2,724.46	\$2,724.46
16050	98	678-700-32-06	\$2,724.46	\$2,724.46
16050	99	678-700-33-01	\$2,414.16	\$2,414.16
16050	100	678-700-33-02	\$2,724.46	\$2,724.46
16050	101	678-700-33-03	\$2,724.46	\$2,724.46
16050	102	678-700-33-04	\$2,724.46	\$2,724.46
16050	103	678-700-33-05	\$2,724.46	\$2,724.46
16050	104	678-700-33-06	\$2,724.46	\$2,724.46
16050	105	678-700-33-07	\$2,724.46	\$2,724.46
16050	13	678-700-34-01	\$2,414.16	\$2,414.16
16050	14	678-700-34-02	\$2,724.46	\$2,724.46
16050	15	678-700-34-03	\$2,724.46	\$2,724.46
16050	16	678-700-34-04	\$2,724.46	\$2,724.46
16050	17	678-700-34-05	\$2,724.46	\$2,724.46
16050	18	678-700-34-06	\$2,724.46	\$2,724.46
16050	19	678-700-34-07	\$2,724.46	\$2,724.46
16050	106	678-700-35-01	\$2,414.16	\$2,414.16
16050	107	678-700-35-02	\$2,724.46	\$2,724.46
16050	108	678-700-35-03	\$2,724.46	\$2,724.46
16050	109	678-700-35-04	\$2,724.46	\$2,724.46
16050	110	678-700-35-05	\$2,724.46	\$2,724.46
16050	111	678-700-35-06	\$2,724.46	\$2,724.46
16050	112	678-700-35-07	\$2,724.46	\$2,724.46
16050	137	678-700-36-01	\$2,636.66	\$2,636.66
16050	138	678-700-36-02	\$2,636.66	\$2,636.66
16050	139	678-700-36-03	\$2,636.66	\$2,636.66
16050	140	678-700-36-04	\$1,963.92	\$1,963.92
16050	141	678-700-36-05	\$1,963.92	\$1,963.92
16050	142	678-700-36-06	\$2,724.46	\$2,724.46
16050	143	678-700-36-07	\$2,724.46	\$2,724.46
16050	144	678-700-36-08	\$1,963.92	\$1,963.92
16050	145	678-700-36-09	\$1,963.92	\$1,963.92
16050	146	678-700-36-10	\$2,636.66	\$2,636.66
16050	147	678-700-36-11	\$2,636.66	\$2,636.66
16050	148	678-700-36-12	\$2,636.66	\$2,636.66
16050	113	678-700-37-01	\$2,636.66	\$2,636.66
16050	114	678-700-37-02	\$2,636.66	\$2,636.66
16050	115	678-700-37-03	\$2,636.66	\$2,636.66
16050	116	678-700-37-04	\$1,963.92	\$1,963.92

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
16050	117	678-700-37-05	\$1,963.92	\$1,963.92
16050	118	678-700-37-06	\$2,724.46	\$2,724.46
16050	119	678-700-37-07	\$2,724.46	\$2,724.46
16050	120	678-700-37-08	\$1,963.92	\$1,963.92
16050	121	678-700-37-09	\$1,963.92	\$1,963.92
16050	122	678-700-37-10	\$2,636.66	\$2,636.66
16050	123	678-700-37-11	\$2,636.66	\$2,636.66
16050	124	678-700-37-12	\$2,636.66	\$2,636.66
16050	125	678-700-38-01	\$2,636.66	\$2,636.66
16050	126	678-700-38-02	\$2,636.66	\$2,636.66
16050	127	678-700-38-03	\$2,636.66	\$2,636.66
16050	128	678-700-38-04	\$1,963.92	\$1,963.92
16050	129	678-700-38-05	\$1,963.92	\$1,963.92
16050	130	678-700-38-06	\$2,724.46	\$2,724.46
16050	131	678-700-38-07	\$2,724.46	\$2,724.46
16050	132	678-700-38-08	\$1,963.92	\$1,963.92
16050	133	678-700-38-09	\$1,963.92	\$1,963.92
16050	134	678-700-38-10	\$2,636.66	\$2,636.66
16050	135	678-700-38-11	\$2,636.66	\$2,636.66
16050	136	678-700-38-12	\$2,636.66	\$2,636.66
16050	1	678-700-39-01	\$2,636.66	\$2,636.66
16050	2	678-700-39-02	\$2,636.66	\$2,636.66
16050	3	678-700-39-03	\$2,636.66	\$2,636.66
16050	4	678-700-39-04	\$1,963.92	\$1,963.92
16050	5	678-700-39-05	\$1,963.92	\$1,963.92
16050	6	678-700-39-06	\$2,724.46	\$2,724.46
16050	7	678-700-39-07	\$2,724.46	\$2,724.46
16050	8	678-700-39-08	\$1,963.92	\$1,963.92
16050	9	678-700-39-09	\$1,963.92	\$1,963.92
16050	10	678-700-39-10	\$2,636.66	\$2,636.66
16050	11	678-700-39-11	\$2,636.66	\$2,636.66
16050	12	678-700-39-12	\$2,636.66	\$2,636.66
16050		678-700-40-00	\$0.00	\$0.00
0	A	678-701-02-00	\$0.00	\$0.00
0	B	678-701-03-00	\$0.00	\$0.00

Total Parcels	455
Total Taxable Parcels	427
Total Assigned Special Tax	\$1,402,207.04