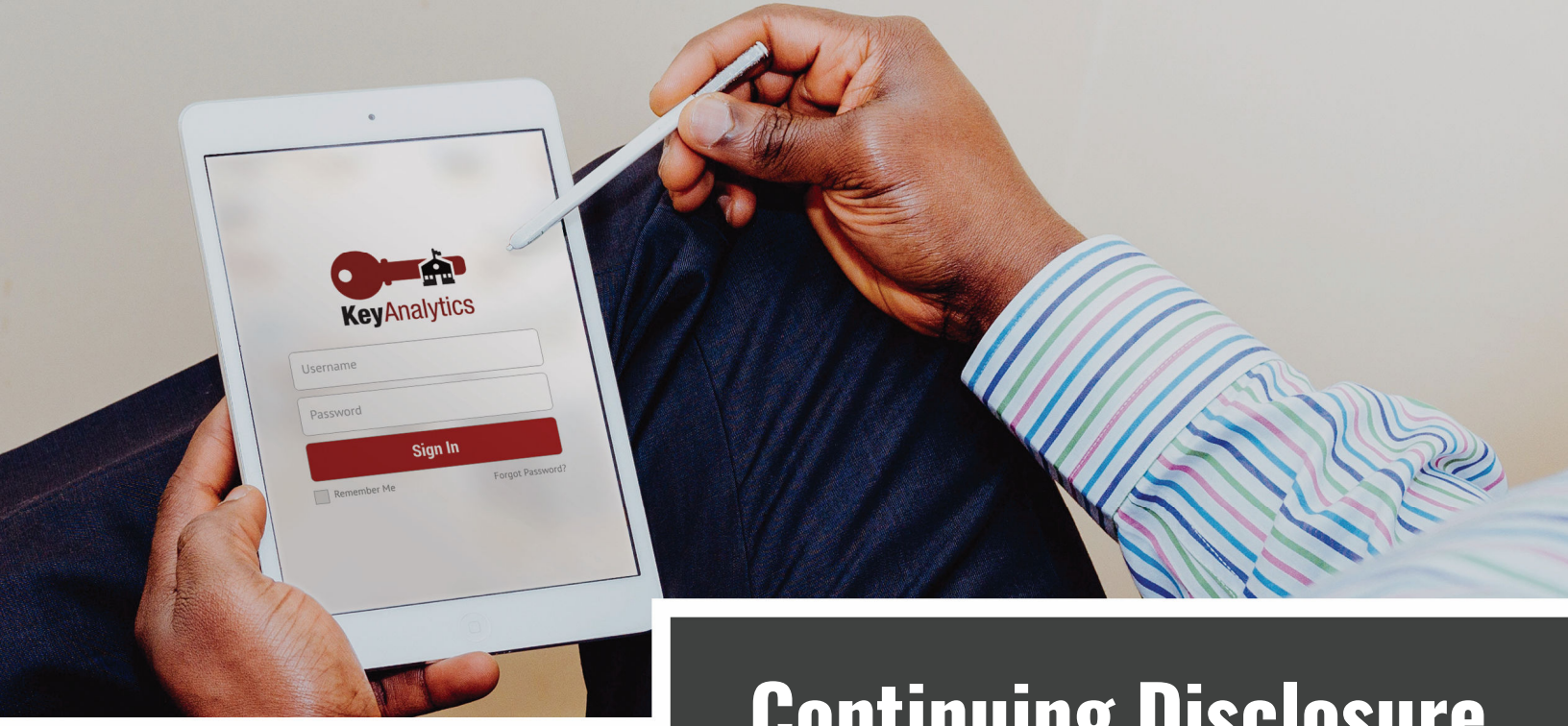




Continuing Disclosure Annual Report

Fiscal Year Ending June 30, 2025

Submitted December 31, 2025

Val Verde Unified School District

Community Facilities District No. 2018-1
Series 2022 Special Tax Bonds

2024 / 2025



KeyAnalytics

A division of California Financial Services

$12,450,000
Val Verde Unified School District
Community Facilities District No. 2018-1
Series 2022 Special Tax Bonds

MATURITY DATE	CUSIP*
Current Interest Serial Bonds	
09/01/2023	91882PFD3
09/01/2024	91882PFE1
09/01/2025	91882PFF8
09/01/2026	91882PFG6
09/01/2027	91882PFH4
09/01/2028	91882PFJ0
09/01/2029	91882PFK7
09/01/2030	91882PFL5
09/01/2031	91882PFM3
09/01/2032	91882PFN1
09/01/2033	91882PFP6
09/01/2034	91882PFQ4
09/01/2035	91882PFR2
09/01/2036	91882PFS0
09/01/2037	91882PFT8
09/01/2038	91882PFU5
09/01/2039	91882PFV3
09/01/2040	91882PFW1
Current Interest Term Bonds	
09/01/2042	91882PFX9
09/01/2052	91882PFY7

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

List of Participants

Issuer

Community Facilities District No. 2018-1

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Fiscal Agent

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Exhibit A – Rate and Method of Apportionment

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I. Introduction

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

- Series 2022 Special Tax Bonds of Community Facilities District No. 2018-1 issued on March 31, 2022, in the par amount of $12,450,000 ("Bonds").

Under the Disclosure Certificate, the Val Verde Unified School District ("School District") has agreed to annually provide certain information related to the security of the Bonds. This Report has been prepared by KeyAnalytics at the direction of the School District to provide the required information.

Any information contained herein which involves estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representation of fact. The information set forth herein has been furnished by the School District, or other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Report nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the School District or Community Facilities District ("CFD") No. 2018-1 since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given to them in the respective financing documents.

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

II. Audited Financial Statements

As of the date of this Report, the Board of Education of the Val Verde Unified School District (the "Board") has not approved the final Audited Financial Statements for the Fiscal Year ending June 30, 2025. As a result, the School District's Unaudited Financial Statements have been uploaded and are available at http://emma.msrb.org. The Audited Financial Statements will be provided under a separate cover once the Board has approved them.

> **The School District's audited financial statements are provided solely to comply with the Securities Exchange Commission staff's interpretation of Rule 15c2-12. No funds or assets of the Community Facilities District or the School District, other than Net Special Taxes, are required to be used to pay debt service on the Bonds, and neither the Community Facilities District nor the School District is obligated to advance available funds to cover any delinquencies in payment of Principal of or Interest on the Bonds. Investors should not rely on the financial condition of the Community Facilities District or the School District in evaluating whether to buy, hold, or sell the Bonds.**

Copies of the Statements are available online at http://emma.msrb.org.

III. Special Taxes

CFD No. 2018-1 have covenanted to annually levy the Special Tax in accordance with the Rate and Method of Apportionment ("RMA"), attached as Exhibit A, so long as the Bonds are outstanding. The items below summarize information required by the Disclosure Certificate.

A. Changes to the Rate and Method of Apportionment

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

B. Special Tax Prepayments

There has been no prepayment of the Special Tax since the date of the closing of the Bonds.

C. Summary of Special Tax

A summary of the Fiscal Year 2025/2026 Maximum and Assigned Annual Special Tax levy is outlined on the table on the following page. The Assigned Annual Special Tax Rate was enrolled with the County of Riverside Tax Collector for Fiscal Year 2025/2026.

Fiscal Year 2025/2026
Special Tax by Tax Rate Category

Special Tax Class	Building Square Feet	No. of Parcels	Fiscal Year 2025/26 Maximum Annual Special Tax Rate	Fiscal Year 2025/26 Assigned Annual Special Tax Rate	Fiscal Year 2025/26 Maximum Annual Special Taxes	Fiscal Year 2025/26 Annual Special Taxes	Percentage of Levy Total
Zone 1							
1	≤ 1,900 Sq. Ft.	0	$3,273.38 Per Unit	$2,706.30 Per Unit	$0.00	$0.00	0.00%
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	50	$3,273.38 Per Unit	$2,805.08 Per Unit	163,669.00	140,254.00	20.79%
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	26	$3,273.38 Per Unit	$2,905.02 Per Unit	85,107.88	75,530.52	11.19%
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	0	$3,273.38 Per Unit	$3,004.96 Per Unit	0.00	0.00	0.00%
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0	$3,273.38 Per Unit	$3,103.74 Per Unit	0.00	0.00	0.00%
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	0	$3,273.38 Per Unit	$3,154.28 Per Unit	0.00	0.00	0.00%
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	0	$3,273.38 Per Unit	$3,203.68 Per Unit	0.00	0.00	0.00%
8	≥ 3,101 Sq. Ft.	0	$3,273.38 Per Unit	$3,253.06 Per Unit	0.00	0.00	0.00%
Developed Property		*76 Parcels*	*NA*	*NA*	*$248,776.88*	*$215,784.52*	*31.98%*
Approved Property		*0.00 Acres*	*$29,412.08 Per Acre*	*$29,412.08 Per Acre*	*$0.00*	*$0.00*	*0.00%*
Undeveloped Property		*0.00 Acres*	*$29,412.08 Per Acre*	*$29,412.08 Per Acre*	*$0.00*	*$0.00*	*0.00%*
Zone 2							
1	≤ 1,900 Sq. Ft.	0	$3,413.90 Per Unit	$2,805.08 Per Unit	$0.00	$0.00	0.00%
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	22	$3,413.90 Per Unit	$2,905.02 Per Unit	75,105.80	63,910.44	9.47%
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	4	$3,413.90 Per Unit	$3,004.96 Per Unit	13,655.60	12,019.84	1.78%
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	41	$3,413.90 Per Unit	$3,103.74 Per Unit	139,969.90	127,253.34	18.86%
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0	$3,413.90 Per Unit	$3,203.68 Per Unit	0.00	0.00	0.00%
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	38	$3,413.90 Per Unit	$3,253.06 Per Unit	129,728.20	123,616.28	18.32%
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	40	$3,413.90 Per Unit	$3,303.60 Per Unit	136,556.00	132,144.00	19.58%
8	≥ 3,101 Sq. Ft.	0	$3,413.90 Per Unit	$3,353.00 Per Unit	0.00	0.00	0.00%
Developed Property		*145 Parcels*	*NA*	*NA*	*$495,015.50*	*$458,943.90*	*68.02%*
Approved Property		*0.00 Acres*	*$23,722.64 Per Acre*	*$23,722.64 Per Acre*	*$0.00*	*$0.00*	*0.00%*
Undeveloped Property		*0.00 Acres*	*$23,722.64 Per Acre*	*$23,722.64 Per Acre*	*$0.00*	*$0.00*	*0.00%*
Total [1]		221 Units			$743,792.38	$674,728.42	100.00%

D. Special Tax Collections

A summary of the Fiscal Year 2024/2025 Special Tax Levy and collections/delinquencies is included below.

Fiscal Year 2024/2025 Special Tax Levy

Special Tax Class	Building Square Feet	No. of Parcels	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes	Total Annual Collections	Delinquecy Rate
Zone 1						
1	≤ 1,900 Sq. Ft.	0 Units	$2,653.22 Per Unit	$0.00	$0.00	NA
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	50 Units	$2,750.08 Per Unit	137,504.00	137,504.00	0.00%
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	26 Units	$2,848.06 Per Unit	74,049.56	74,049.56	0.00%
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	0 Units	$2,946.04 Per Unit	0.00	0.00	NA
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0 Units	$3,042.88 Per Unit	0.00	0.00	NA
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	0 Units	$3,092.44 Per Unit	0.00	0.00	NA
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	0 Units	$3,140.86 Per Unit	0.00	0.00	NA
8	≥ 3,101 Sq. Ft.	0 Units	$3,189.30 Per Unit	0.00	0.00	NA
Developed Property		*76 Units*	*NA*	*$211,553.56*	*$211,553.56*	*0.00%*
Approved Property		*0.00 Acres*	*$28,835.38 Per Acre*	*$0.00*	*$0.00*	*NA*
Undeveloped Property		*0.00 Acres*	*$28,835.38 Per Acre*	*$0.00*	*$0.00*	*NA*
Zone 2						
1	≤ 1,900 Sq. Ft.	0 Units	$2,750.08 Per Unit	$0.00	$0.00	NA
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	22 Units	$2,848.06 Per Unit	62,657.32	62,657.32	0.00%
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	4 Units	$2,946.04 Per Unit	11,784.16	11,784.16	0.00%
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	41 Units	$3,042.88 Per Unit	124,758.08	118,672.32	4.88%
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0 Units	$3,140.86 Per Unit	0.00	0.00	NA
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	38 Units	$3,189.30 Per Unit	121,193.40	105,246.90	13.16%
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	40 Units	$3,238.84 Per Unit	129,553.60	129,553.60	0.00%
8	≥ 3,101 Sq. Ft.	0 Units	$3,287.26 Per Unit	0.00	0.00	NA
Developed Property		*145 Units*	*NA*	*$449,946.56*	*$427,914.30*	*4.90%*
Approved Property		*0.00 Acres*	*$23,257.50 Per Acre*	*$0.00*	*$0.00*	*NA*
Undeveloped Property		*0.00 Acres*	*$23,257.50 Per Acre*	*$0.00*	*$0.00*	*NA*
Total		**221 Units**		**$661,500.12**	**$639,467.86**	**3.33%**

Delinquent Special Taxes for CFD No. 2018-1, as of June 30, 2025, for Fiscal Year 2024/2025 and prior Fiscal Years are summarized in the table on the following page. The total delinquencies for Fiscal Year 2024/2025 did not exceed 5% of the Special Tax. There are no property owners who are delinquent in the payment of Special Taxes who are responsible for more than $10,000 of the Special Tax levy.

Special Tax Levies and Collections

Fiscal Year	Subject Fiscal Year					June 30, 2025	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2022/2023	$635,810.40	3	$629,960.43	$5,849.97	0.92%	$0.00	0.00%
2023/2024	648,529.30	2	643,982.70	4,546.60	0.70%	1,563.38	0.24%
2024/2025	661,500.12	7	639,467.86	22,032.26	3.33%	22,032.26	3.33%

E. Foreclosure Update

No parcel has exceeded the foreclosure thresholds of CFD No. 2018-1, therefore, CFD No. 2018-1 does not have any outstanding foreclosures.

IV. Assessed Value and Land Secured Bonded Indebtedness

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

A. Principal Amount of Bonds Outstanding

The outstanding principal amount of the Bonds as of November 30, 2025, was $12,190,000. No parity bonds have been issued by CFD No. 2018-1 as of the date of this Report.

B. Debt Service Schedule

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

C. Assessed Value Summary

A summary of the assessed values, based on the Fiscal Year 2025/2026 equalized tax roll of the County of Riverside, of the property within CFD No. 2018-1 is shown in the table on the next page. The total assessed value contains all parcels currently subject to the Special Tax and is distinguished between improved and unimproved parcels. Parcels are considered improved if there is an assessed value for improvements.

Fiscal Year 2025/2026
Assessed Value

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assessed Value Land	Assessed Value Improvement	Assessed Value Other	Assessed Value Total [1]
Improved						
Zone A						
1	≤1,900 Sq. Ft.	0	$0	$0	$0	$0
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	50	3,976,333	23,524,588	0	27,500,921
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	26	2,344,039	12,419,577	0	14,763,616
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	0	0	0	0	0
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0	0	0	0	0
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	0	0	0	0	0
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	0	0	0	0	0
8	≥ 3,101 Sq. Ft.	0	0	0	0	0
A	Approved	0	0	0	0	0
U	Undeveloped	0	0	0	0	0
Subtotal Improved Zone A		***76***	***$6,320,372***	***$35,944,165***	***$0***	***$42,264,537***
Zone B						
1	≤ 1,900 Sq. Ft.	0	$0	$0	$0	$0
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	22	2,108,887	9,856,231	0	11,965,118
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	4	318,360	2,049,102	0	2,367,462
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	41	3,713,391	21,115,332	0	24,828,723
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0	0	0	0	0
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	38	3,228,701	20,477,193	0	23,705,894
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	40	3,555,225	22,119,265	0	25,674,490
8	≥ 3,101 Sq. Ft.	0	0	0	0	0
A	Approved	0	0	0	0	0
U	Undeveloped	0	0	0	0	0
Subtotal Improved Zone B		***145***	***$12,924,564***	***$75,617,123***	***$0***	***$88,541,687***
Subtotal Improved		***221***	***$19,244,936***	***$111,561,288***	***$0***	***$130,806,224***
Unimproved						
Zone A						
1	≤ 1,900 Sq. Ft.	0	$0	$0	$0	$0
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	0	0	0	0	0
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	0	0	0	0	0
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	0	0	0	0	0
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0	0	0	0	0
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	0	0	0	0	0
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	0	0	0	0	0
8	≥ 3,101 Sq. Ft.	0	0	0	0	0
A	Approved	0	0	0	0	0
U	Undeveloped	0	0	0	0	0
Subtotal Unimproved Zone A		***0***	***$0***	***$0***	***$0***	***$0***
Zone B						
1	≤ 1,900 Sq. Ft.	0	$0	$0	$0	$0
2	1,901 Sq. Ft. to 2,100 Sq. Ft.	0	0	0	0	0
3	2,101 Sq. Ft. to 2,300 Sq. Ft.	0	0	0	0	0
4	2,301 Sq. Ft. to 2,500 Sq. Ft.	0	0	0	0	0
5	2,501 Sq. Ft. to 2,700 Sq. Ft.	0	0	0	0	0
6	2,701 Sq. Ft. to 2,900 Sq. Ft.	0	0	0	0	0
7	2,901 Sq. Ft. to 3,100 Sq. Ft.	0	0	0	0	0
8	≥ 3,101 Sq. Ft.	0	0	0	0	0
A	Approved	0	0	0	0	0
U	Undeveloped	0	0	0	0	0
Subtotal Unimproved Zone B		***0***	***$0***	***$0***	***$0***	***$0***
Subtotal Unimproved		***0***	***$0***	***$0***	***$0***	***$0***
Total		**221**	**$19,244,936**	**$111,561,288**	**$0**	**$130,806,224**

[1] Total Assessed Value as represented by the Fiscal Year 2025/2026 equalized tax roll of the County of Riverside.

D. Value to Lien

A summary of the value-to-lien ratios for CFD No. 2018-1 is found in the table below. No "Other Land Secured Debt" and "General Obligation Debt" information is required to be updated because all Taxable Property within CFD No. 2018-1 has been transferred to individual homeowners.

Fiscal Year 2025/2026
Secured Assessed Valuation to Lien

Property Ownership and Development Classification	Number of Parcels	Assessed Value [1]	2022 Special Tax Bonds	Value-to-Lien Ratio	Fiscal Year 2025/26 Assigned Annual Special Tax Levy	Percent of Fiscal Year 2025/26 Assigned Annual Special Tax Levy
Philopos Moukhtar Y & Hanaa R Toumas Rev Living Trusphilopos Moukhtar Y	2	$1,233,037.00	$108,557.43	11.36:1	$6,008.76	0.89%
Kumar Amit & Poonam Irrevocable Trust Dtd 04/04/202Abhishek	2	1,276,967.00	112,168.21	11.38:1	6,208.62	0.92%
Yan Hui Yan Jade	2	1,269,776.00	114,845.31	11.06:1	6,356.80	0.94%
He Yonglan	2	1,247,053.00	114,845.31	10.86:1	6,356.80	0.94%
Yan Jade Family Trust Dtd 12/15/15 Yan Jade	2	1,283,206.00	117,543.00	10.92:1	6,506.12	0.96%
Individual Homeowners	211	124,496,185.00	11,622,040.75	10.71:1	643,291.32	95.34%
Total	**221**	**$130,806,224.00**	**$12,190,000.00**	**10.73:1**	**$674,728.42**	**100.00%**

[1] Total Assessed Value as represented by the Fiscal Year 2025/2026 equalized tax roll of the County of Riverside.

V. Fiscal Agent Accounts

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

A. Fiscal Agent Account Balances

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

Fiscal Agent Account Balances (as of November 30, 2025)

Account Name	Balance
Special Tax Fund	$138.02
Prepayment Account	0.00
Bond Fund	0.00
Interest Account	41.97
Principal Account	17.57
Reserve Fund	940,934.72
Construction Fund	0.00
Costs of Issuance Account	0.00
Capitalized Interest Account	4.54
School Facilities Account	822,162.90
EMWD Facilities Account	0.00
City Facilities Account	893.57
Administrative Expense Fund	18,637.84
Residual School Facilities Fund	167,227.61
Redemption Fund	0.00
Redemption Account	0.00
Sinking Account	0.00
Rebate Fund	0.00
Total	**$1,950,058.74**

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

B. Construction Fund

As of the date of this Report, money on deposit in the School Facilities Account of CFD No. 2018-1 has not been fully expended but is expected to be utilized on School Facilities prior to 2027. The funds on deposit in the City Facilities Account are residual interest earnings and are expected to be utilized on City Facilities prior to 2027. Money on deposit in the EMWD Facilities Account has been fully expended and the balance of the account is $0.00.

C. Reserve Requirement

As of November 30, 2025, the Reserve Requirement for the Bonds and how it is funded is outlined in the table below. The Reserve Requirement for the Bonds is calculated based on the lesser of:

- 10% of the initial principal amount of the Bonds,
- Maximum Annual Debt Service on the Outstanding Bonds,
- 125% average Annual Debt Service on the Outstanding Bonds, or
- The Reserve Requirement as of the Closing Date.

Reserve Requirement

Bonds	Reserve Requirement	Funding Source	Balance of the Reserve Fund	Surplus/(Deficit)
2022 Special Tax Bonds	$937,313.85	Cash Deposit	$940,934.72	$3,620.87

The current balance of the funds within the Reserve Fund meets the Reserve Requirement.

VI. Reports and Additional Information

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

A. Report to the California Debt and Investment Advisory Commission

A copy of the Yearly Fiscal Status Report filed to the California Debt and Investment Advisory Commission ("CDIAC") filed on or before October 30, 2025, and the Annual Debt and Transparency Report filed to CDIAC on January 31, 2025, are attached as Exhibit C.

B. Listed Events

Pursuant to the Disclosure Certificate, CFD No. 2018-1 shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

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

(xi) Rating changes;
(xii) Bankruptcy, insolvency, receivership or similar event of the Obligated Person;
(xiii) The consummation of a merger, consolidation or acquisition involving the Obligated Person, or sale of all or substantially all of the assets of the Obligated Person (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action or the termination of definitive agreement relating to any such actions other than pursuant to its terms, if material;
(xiv) Appointment of a successor, additional Fiscal Agent or name change of Fiscal Agent, if material;
(xv) Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material; and
(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

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

C. Additional Information

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

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

https://calschools.sharepoint.com/CFS/UNREGULATED/Val Verde USD/Developer Revenue/CFD Admin/CFD No. 2018-1/FY 2024-25/Cont Disc/VVUSD CFD 2018-1_FY 202425 ContDisc_D1.docx

Exhibit A

Rate and Method of Apportionment

of Special Taxes for

Community Facilities District No. 2018-1

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF
VAL VERDE UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2018-1

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels in Community Facilities District No. 2018-1 of the Val Verde Unified School District, a unified school district organized and existing under the laws of the State of California ("School District"), each Fiscal Year commencing in Fiscal Year 2018/2019 an amount determined by the Board through the application of the Rate and Method of Apportionment of Special Taxes ("RMA") described below. All of the real property within the District, 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 RMA, 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 Administrator may rely on the land area shown on the applicable Final 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.

"**Administrative Expenses**" means any ordinary and necessary expense incurred by the School District on behalf of the District 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 the District, and reasonable costs otherwise incurred in order to carry out the authorized purposes of the District.

"**Administrator**" means an official of the School District or designee thereof, responsible for determining the levy and collection of the Special Taxes.

"**Annual Special Tax**" means for each Fiscal Year and each Assessor's Parcel the Special Tax actually or expected to be levied in such Fiscal Year on such Assessor's Parcel.

"**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 parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of the District.

"**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 a parcel of land by the County for purposes of identification.

"**Assigned Annual Special Tax**" means the Special Tax of that name described in Section D hereof.

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

"**Board**" means the Governing Board (Board of Education) of the School District, or its designee, acting as the Legislative Body of the District.

"**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 years with an average rating equivalent to Moody's A1 and/or Standard & Poor's A+, as 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 (Tax) 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 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 structure, 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(s) for such Unit.

"**City**" means the City of Perris, or any successor agency.

"**County**" means the County of Riverside.

"**Developed Property**" means all Assessor's Parcels of Taxable Property for which one or more building permit(s) 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, as determined reasonably by the Administrator.

"**District**" means Val Verde Unified School District Community Facilities District No. 2018-1.

"**Exempt Property**" means all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section K hereof.

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

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

"**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.

"**Maximum Special Tax**" means, for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section C, which may be levied by the District in a given Fiscal Year on such Assessor's Parcel.

"**Mitigation Agreement**" means the School Facilities Funding and Mitigation Agreement made and entered into as of February 6, 2018 by and among the School District and MPLC Legacy 75 Partners, LP.

"**Net Taxable Acreage**" means the total Acreage of Developed Property expected to exist in the District 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 hereof.

"**Prepayment Administrative Fees**" means any fees or expenses of the School District or the District 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 hereof.

"**Present Value of Taxes**" means for any Assessor's Parcel the sum of (i) the unpaid portion, if any, of the Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the present value of Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until the termination date specified

in Section J, but in no event exceeding 35 Fiscal Years, including the Fiscal Year in which Special Taxes have previously been levied. The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the 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 Annual Special Tax under Step Four of Section F, "Proportionately" shall mean that the quotient of (i) the Annual 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, (ii) the difference between the amount currently on deposit in the reserve fund and the new reserve requirement resulting from the redemption of Bonds with the Prepayment Amount or (iii) ten percent (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, no Reserve Fund Credit shall be given. Under no circumstances will the Reserve Fund Credit be less than zero.

"**School District**" means the Val Verde Unified School District, a unified school district organized and existing pursuant to the Constitution and laws of the State of California.

"**Special Tax**" means any of the special taxes authorized to be levied by the District pursuant to the Act and this RMA.

"**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, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, (iv) any amount required to establish, in association with the Bonds, or replenish any reserve funds (or accounts thereof) established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of facilities authorized to be financed by the District provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property, Undeveloped Property, or Provisional Undeveloped Property as set forth in Steps Two through Four of Section F, less (vi) 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 Administrator shall take into account the reasonably anticipated delinquent Special Taxes, provided that the amount included may not cause the

Annual Special Tax of an Assessor Parcel of Developed Property to increase by greater than ten percent (10%) of what would have otherwise been levied.

"**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, Approved Property or Provisional Undeveloped Property.

"**Unit**" means each separate residential dwelling unit, including but not limited to a single family attached or detached unit, condominium, an apartment unit, mobile home, or otherwise, excluding hotels and motels.

"**Zone**" means the areas identified as a Zone of the District as depicted in Exhibit A of this RMA.

"**Zone 1**" means all property located within the area identified as Zone 1 of the District as depicted in Exhibit A of this RMA, subject to interpretation by the Administrator as described in Section B herein.

"**Zone 2**" means all property located within the area identified as Zone 2 of the District as depicted in Exhibit A of this RMA, subject to interpretation by the Administrator as described in Section B herein.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2018/2019, all Assessor's Parcels within the District shall be assigned to a Zone in accordance with Exhibit A at the reasonable discretion of the Administrator and each Assessor's Parcel within each Zone shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property. Developed Property shall be further assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of the Unit associated with such Developed Property.

Table 1

Land Use Classification

Land Use Class	Building Square Footage
Zone 1	
1	≤ 1,900 sq. ft.
2	1,901 – 2,100 sq. ft.
3	2,101 – 2,300 sq. ft.
4	2,301 – 2,500 sq. ft.

5	2,501 – 2,700 sq. ft.
6	2,701 – 2,900 sq. ft.
7	2,901 sq. ft. – 3,100 sq. ft.
8	≥ 3,101 sq. ft.
Zone 2	
1	≤ 1,900 sq. ft.
2	1,901 – 2,100 sq. ft.
3	2,101 – 2,300 sq. ft.
4	2,301 – 2,500 sq. ft.
5	2,501 – 2,700 sq. ft.
6	2,701 – 2,900 sq. ft.
7	2,901 – 3,100 sq. ft.
8	≥ 3,101 sq. ft.

SECTION C
MAXIMUM SPECIAL TAX

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of the amount derived by the application of the (a) Assigned Annual Special Tax or (b) Backup Annual Special Tax.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel classified as Approved Property shall be derived by the application of the Assigned Annual Special Tax.

3. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as 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 for each Assessor's Parcel of Developed Property will be calculated in accordance with Table 2 below, subject to increases as described below.

Table 2

Fiscal Year 2018/2019
Assigned Annual Special Taxes for
Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax
Zone 1		
1	≤ 1,900 sq. ft.	$2,356.00 per Unit
2	1,901 – 2,100 sq. ft.	$2,442.00 per Unit
3	2,101 – 2,300 sq. ft.	$2,529.00 per Unit
4	2,301 – 2,500 sq. ft.	$2,616.00 per Unit
5	2,501 – 2,700 sq. ft.	$2,702.00 per Unit
6	2,701 – 2,900 sq. ft.	$2,746.00 per Unit
7	2,901 – 3,100 sq. ft.	$2,789.00 per Unit
8	≥ 3,101 sq. ft.	$2,832.00 per Unit
Zone 2		
1	≤ 1,900 sq. ft.	$2,442.00 per Unit
2	1,901 – 2,100 sq. ft.	$2,529.00 per Unit
3	2,101 – 2,300 sq. ft.	$2,616.00 per Unit
4	2,301 – 2,500 sq. ft.	$2,702.00 per Unit
5	2,501 – 2,700 sq. ft.	$2,789.00 per Unit
6	2,701 – 2,900 sq. ft.	$2,832.00 per Unit
7	2,901 – 3,100 sq. ft.	$2,876.00 per Unit
8	≥ 3,101 sq. ft.	$2,919.00 per Unit

2. Approved Property, Undeveloped Property and Provisional Undeveloped Property

The Assigned Annual Special Tax for each Assessor's Parcel of Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be the amount determined by reference to Table 3, subject to increases as described below.

Table 3

Fiscal Year 2018/2019
Assigned Annual Special Taxes for
Approved, Undeveloped or Provisional Property

Zone	Assigned Annual Special Tax
Zone 1	$25,605.00 per acre of Acreage
Zone 2	$20,652.00 per acre of Acreage

3. Increases in the Assigned Annual Special Tax

a. Developed Property

On each July 1, commencing July 1, 2019, the Assigned Annual Special Tax applicable to Developed Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

b. Approved Property, Undeveloped Property and Provisional Undeveloped Property

On each July 1, commencing July 1, 2019, the Assigned Annual Special Tax for Approved Property, Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

SECTION E
BACKUP ANNUAL SPECIAL TAX

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax.

1. Calculation of the Backup Annual Special Tax Rate

The Backup Annual Special Tax for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2018/2019 subject to increases as described below:

$$B = (U \times A) / L$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot for the applicable Fiscal Year
U	=	Assigned Annual Special Tax per Acre for Undeveloped Property in the Fiscal Year the calculation is performed
A	=	Acreage of Taxable Property expected to exist in such Final Map at the time of calculation, as determined by the Administrator

L = Number of Lots in the applicable Final Map at the time of calculation.

2. Changes to a Final Map

If the Final Map(s) described in the preceding paragraph are subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property changed or modified in each such Final Map shall be a rate per square foot of Acreage calculated as follows:

a. Determine the total Backup Annual Special Tax revenue anticipated to apply to the changed or modified Assessor's Parcels prior to the change or modification.

b. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property of the modified Assessor's Parcels, as reasonably determined by the Administrator.

c. 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 that shall be applicable to the modified Assessor's Parcels, subject to increases as described below.

3. Increase in the Backup Annual Special Tax

Each July 1, commencing the July 1, 2019, the Backup Annual Special Tax for each Lot of Developed Property within a Final Map shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2018/2019 and for each subsequent Fiscal Year through the Fiscal Year of termination pursuant to Section J, the Board shall levy Special Taxes on all Taxable Property in accordance with the following steps:

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

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Annual 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 Annual 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 Annual Special Tax on each Assessor's Parcel of Developed Property, for which the 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 Annual 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 ANNUAL SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

The Special Tax obligation of an Assessor's Parcel of Taxable Property may be prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the District with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Prepayment Amount for such Assessor's Parcel and shall notify such owner of such Prepayment Amount.

2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The abbreviations above have the following meanings:

P = Prepayment Amount

PVT = Present Value of Taxes

RFC = Reserve Fund Credit

PAF = Prepayment Administrative Fees

3. Special Tax Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District on behalf of the District and disbursed in accordance with the Mitigation Agreement and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement, indenture or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the prepayment shall be retained and deposited into the applicable account by the District.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Board shall indicate in the records of the District 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 the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped Property, after such 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 prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES

1. Partial Prepayment Times and Conditions

The Special Tax obligation of Assessor's Parcels of Taxable Property may be partially prepaid provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcels at the time the Special Tax obligation would be partially prepaid. An owner of an Assessor's Parcel(s) intending to partially prepay the Special Tax obligation shall provide the District with written notice of its intent to partially prepay, including the percentage by which the owner of such Assessor's Parcel

intends to prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Partial Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Partial Prepayment Amount.

2. Partial Prepayment Calculation

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

$$PP = PVT \times F - RFC + PAF$$

The abbreviations above have the following meanings:

PP=		the Partial Prepayment Amount
PVT	=	Present Value of Taxes
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. Partial Prepayment Procedures and Limitations

The amount representing the Present Value of Taxes attributable to the prepayment less the Reserve Fund Credit attributable to the prepayment shall, prior to the issuance of Bonds, be deposited into a separate account held with the School District on behalf of the District and disbursed in accordance with the Mitigation Agreement, and after the issuance of Bonds be deposited into the applicable account or fund established under the trust agreement, indenture agreement or fiscal agent agreement and used to pay debt service or redeem Bonds. The amount representing the Prepayment Administrative Fees attributable to the partial prepayment shall be retained and deposited into the applicable account by the District.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the District shall indicate in the records of the District 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 Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped 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 Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to partially prepay the Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion for and on behalf of the District, without notice to the owners of property within the District for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the District to assist in the efficient preparation of the required bond market disclosure.

SECTION I
ANNUAL SPECIAL TAX REMAINDER

In any Fiscal Year which the Annual Special Tax collected from Developed Property exceeds the amount needed to make regularly scheduled annual interest and principal payments on outstanding Bonds and pay Administrative Expenses, the School District may use such amount for acquisition, construction or financing of facilities in accordance with the Mitigation Agreement and certain costs associated with the maintenance and operations of school facilities in accordance with the Act, the District proceedings and other applicable laws as determined by the Board.

SECTION J
TERMINATION OF SPECIAL TAX

The Annual Special Tax shall be levied for thirty-five (35) Fiscal Years after the Bonds are issued but no later than Fiscal Year 2058/2059. However, the Special Tax may cease to be levied in an earlier Fiscal Year if the Board had determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the District have been acquired and all reimbursements have been paid, and (iii) all other obligations of the District have been satisfied.

SECTION K
EXEMPTIONS

The Administrator shall classify Assessor's Parcels as Exempt Property in the chronological order in which each such Assessor Parcel becomes (i) owned by the State of California, federal or other local governments, (ii) used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) owned by a homeowners' association,

(iv) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement, or (v) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage within a Zone to be less than the Minimum Taxable Acreage listed in Table 4 below.

Table 4

Minimum Taxable Acreage

Zone	Minimum Taxable Acreage
Zone 1	7.62
Zone 2	18.85

Notwithstanding the above, the Administrator or Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property within a Zone to be 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 be less than the Minimum Taxable Acreage will be classified as Provisional Undeveloped Property and will continue to be subject to Special Taxes accordingly.

SECTION L
APPEALS

Any property owner claiming that the amount or application of the Special Tax levied on his or her property is not correct may file a written notice of appeal with the Administrator to be received by the Administrator not later than 1 year after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. 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. The Administrator 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 Administrator's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) or an adjustment shall be made for the amount due for any prior Fiscal Year as the Administrator's decision shall indicate.

SECTION M
MANNER OF COLLECTION

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the District may directly bill all or a portion of 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 ten percent (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.

EXHBIT A
MAP OF ZONES

Exhibit B

Debt Service Schedule

Series 2022 Special Tax Bonds

Community Facilities District No. 2018-1

Val Verde Unified School District
Community Facilities District No. 2018-1
2022 Special Tax Bonds
Debt Service Schedule

Period	2022 Special Tax Bonds		
	Principal	Interest	Total Debt Service
9/1/2022	$0.00	$202,353.11	$202,353.11
9/1/2023	75,000.00	482,431.26	557,431.26
9/1/2024	85,000.00	480,181.26	565,181.26
9/1/2025	100,000.00	477,631.26	577,631.26
9/1/2026	115,000.00	474,631.26	589,631.26
9/1/2027	130,000.00	470,031.26	600,031.26
9/1/2028	150,000.00	464,831.26	614,831.26
9/1/2029	170,000.00	458,831.26	628,831.26
9/1/2030	185,000.00	452,031.26	637,031.26
9/1/2031	210,000.00	442,781.26	652,781.26
9/1/2032	235,000.00	432,281.26	667,281.26
9/1/2033	255,000.00	425,231.26	680,231.26
9/1/2034	275,000.00	417,262.50	692,262.50
9/1/2035	300,000.00	408,325.00	708,325.00
9/1/2036	325,000.00	398,200.00	723,200.00
9/1/2037	350,000.00	386,825.00	736,825.00
9/1/2038	375,000.00	374,575.00	749,575.00
9/1/2039	405,000.00	361,450.00	766,450.00
9/1/2040	435,000.00	346,768.76	781,768.76
9/1/2041	465,000.00	331,000.00	796,000.00
9/1/2042	500,000.00	312,400.00	812,400.00
9/1/2043	535,000.00	292,400.00	827,400.00
9/1/2044	575,000.00	271,000.00	846,000.00
9/1/2045	615,000.00	248,000.00	863,000.00
9/1/2046	655,000.00	223,400.00	878,400.00
9/1/2047	700,000.00	197,200.00	897,200.00
9/1/2048	745,000.00	169,200.00	914,200.00
9/1/2049	795,000.00	139,400.00	934,400.00
9/1/2050	845,000.00	107,600.00	952,600.00
9/1/2051	895,000.00	73,800.00	968,800.00
9/1/2052	950,000.00	38,000.00	988,000.00
Total	**$12,450,000.00**	**$10,360,053.23**	**$22,810,053.23**

Exhibit C

California Debt and Investment

Advisory Commission Reports

Community Facilities District No. 2018-1

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

Issuance

Issuer Name:	Val Verde Unified School District CFD No 2018-1
Issue Name:	2022 Special Tax Bonds
Project Name:	MPLC Legacy 75
Actual Sale Date:	3/17/2022
Settlement Date:	3/31/2022
Original Principal Amount:	$12,450,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$937,313.85

Credit Rating from Report of Final Sale

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

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

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

Credit Rating for This Reporting Period

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

Fund Balance

Principal Amount of Bonds Outstanding:	$12,290,000.00
Bond Reserve Fund:	$942,265.36
Capitalized Interest Fund:	$4.49
Construction Fund(s):	$817,677.95

Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	$130,806,224.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$661,500.12
Total Amount of Unpaid Special Taxes Annually:	$22,032.26
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	7
Total Amount of Special Taxes Due on Delinquent Parcels:	$23,595.64

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	VVUSD_CFD 2018-1_Delinquency_2022-0085.pdf	10/22/2025

Foreclosure

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

Retired Issues

Indicate Reason for Retirement:	Not Retired

Filing Contact

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

Comments

Issuer Comments:

Val Verde Unified School District
Riverside County
Community Facilities District No. 2018-1
Fiscal Year 2024/2025 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
485-251-007	2023	$1,563.38	$3,126.76	50.00%
485-240-020	2024	$3,189.30	$3,189.30	100.00%
485-250-005	2024	$3,189.30	$3,189.30	100.00%
485-250-006	2024	$3,042.88	$3,042.88	100.00%
485-250-025	2024	$3,189.30	$3,189.30	100.00%
485-250-026	2024	$3,042.88	$3,042.88	100.00%
485-251-005	2024	$3,189.30	$3,189.30	100.00%
485-251-007	2024	$3,189.30	$3,189.30	100.00%

ANNUAL DEBT TRANSPARENCY REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall, Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA 94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2022-0085
Status: Submitted
08/30/2024

Information as of Reporting Year End: 6/30/2024

Issuance Information

Issuer Name:	Val Verde Unified School District CFD No 2018-1
Issue Name:	2022 Special Tax Bonds
Project Name:	MPLC Legacy 75
Actual Sale Date:	3/17/2022
Settlement Date:	3/31/2022
Original Principal Amount:	$12,450,000.00
Net Original Issue Premium/Discount:	$36,630.90
Proceeds Used to Acquire Local Obligations (Marks-Roos Only):	$0.00
Total Reportable Proceeds:	$12,486,630.90
Total cost of issuance from Report of Final Sale:	$396,750.00

Issuance Authorization

Authorization (1):

Authorization Name:	CFD Election 03/01/2022
Original Authorized Amount:	$15,000,000.00
Authorization Date:	3/1/2022
Amount Authorized - Beginning of the Reporting Period:	$2,550,000.00
Amount Authorized - During the Reporting Period:	$0.00
Total Debt Authorized:	$2,550,000.00
Debt Issued During the Reporting Period:	$0.00
Replenishment Reported During the Reporting Period:	$0.00
Total Debt Authorized but Unissued:	$2,550,000.00
Authorization Lapsed:	$0.00
Total Authorization Remaining - End of Reporting Period:	$2,550,000.00

Principal Outstanding

Principal Balance Upon Sale or at Beginning of the Reporting Period:	$12,450,000.00
Accreted Interest – During Reporting Period:	$0.00
Total Principal and Accreted Interest:	$12,450,000.00
Principal Paid with Proceeds from Other Debt Issues – During the Reporting Period:	$0.00
Principal Payments - During the Reporting Period (not reported as payments above):	$75,000.00
Principal Outstanding – End of Reporting Period:	$12,375,000.00

Refunding/Refinancing Issues

CDIAC #	Refunding/refinancing Amount	Redemption/Payment Date
No data available to display.		

Use of Proceeds

Report End Date	Begin Amount	Spent Amount	Remain Amount
6/30/2022	$12,486,630.90	$381,013.33	$12,105,617.57
6/30/2023	$12,105,617.57	$7,569,037.80	$4,536,579.77
6/30/2024	$4,536,579.77	$1,696,779.81	$2,839,799.96

Proceeds Spent/Unspent (Fund Level)

Fund Category	Total Reportable Proceeds Available	Proceeds Spent Current Reporting Period	Proceeds Spent Prior Reporting Period(s)	Proceeds Unspent / Remaining
CAPITALIZED INTEREST	$202,353.11	$0.00	$202,353.11	$0.00
CONSTRUCTION FUND	$10,950,213.94	$1,681,043.14	$7,366,684.69	$1,902,486.11
COST OF ISSUANCE	$396,750.00	$15,736.67	$381,013.33	$0.00
RESERVE FUND	$937,313.85	$0.00	$0.00	$937,313.85
TOTAL:	$12,486,630.90	$1,696,779.81	$7,950,051.13	$2,839,799.96

Expenditures of Current Reporting Period

Fund Category	Purpose	Expenditure Amount
CONSTRUCTION FUND	SCHOOL FACILITIES	$1,681,043.14
COST OF ISSUANCE	SCHOOL FACILITIES	$15,736.67
TOTAL:		$1,696,779.81

Expenditure Summary

Fund Category	Purpose	Expenditure In Current Reporting Period	Expenditure In Prior Reporting Period(s)	Total Expenditure All Periods
CAPITALIZED INTEREST	DEBT SERVICE PAYMENT	$0.00	$202,353.11	$202,353.11
CONSTRUCTION FUND	CITY FACILITIES	$0.00	$3,749,370.69	$3,749,370.69
CONSTRUCTION FUND	EMWD FACILITIES	$0.00	$3,617,314.00	$3,617,314.00
CONSTRUCTION FUND	SCHOOL FACILITIES	$1,681,043.14	$0.00	$1,681,043.14
COST OF ISSUANCE	BOND ISSUANCE COSTS	$0.00	$194,263.33	$194,263.33
COST OF ISSUANCE	SCHOOL FACILITIES	$15,736.67	$0.00	$15,736.67
COST OF ISSUANCE	UW DISCOUNT	$0.00	$186,750.00	$186,750.00
TOTAL:		$1,696,779.81	$7,950,051.13	$9,646,830.94

Refunded/Refinanced Issues

CDIAC #	Refunding/refinancing Amount	Redemption/Payment Date
No data available to display.		

Filing Contact

Filing Contact Name:	Christopher Rashidian

Agency/Organization Name:	Cooperative Strategies LLC
Address:	2855 Michelle Drive Suite 230
City:	Irvine
State:	CA
Zip Code:	92606
Telephone:	949-2508300
Fax Number:	
E-mail:	taxinfo@coopstrategies.com

Comments

Issuer Comments:	PURSUANT TO THE FISCAL AGENT AGREEMENT, ANY FUNDS LEFT IN THE COSTS OF ISSUANCE ACCOUNT WITHIN 6 MONTHS OF CLOSING SHALL BE TRANSFERRED TO THE SCHOOL FACILITIES CONSTRUCTION ACCOUNT.

ADTR Reportable

Principal Outstanding – End of Reporting Period:	$12,375,000.00
Proceeds Unspent – End of Reporting Period:	$2,839,799.96
ADTR Reportable Next Reporting Year:	Yes