



Improvement Area 1 of Community Facilities District No. 2018-2 Annual Special Tax Report

Fiscal Year Ending June 30, 2026

Val Verde Unified School District

2026 / 2027



KeyAnalytics

A division of California Financial Services

School District

Val Verde Unified School District
975 West Morgan Street
Perris, CA 92571
T. (951) 940-6100

Fiscal Agent

U.S. Bank National Association
633 West Fifth Street, 24th Floor
Los Angeles, CA 90071

Special Tax Administrator

KeyAnalytics
27201 Puerta Real, Suite 260
Mission Viejo, CA 92691
T. (949) 282-1077

Special Assessment Questions
T. (877) 575-0265
propertytax@calschools.com

Bond Counsel

James F. Anderson Law Firm, A Professional Corporation
23282 Mill Creek Drive, Suite 240
Laguna Hills, CA 92653

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Introduction

Improvement Area 1 of Community Facilities District No. 2018-2 ("IA 1 of CFD No. 2018-2") of the Val Verde 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 1 of CFD No. 2018-2 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 1 of CFD No. 2018-2 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2026/2027. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the "RMA") which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA and/or Fiscal Agent Agreement ("FAA"), dated February 1, 2023, between the School District and U.S. Bank, 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 1 of CFD No. 2018-2 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2025/2026 Special Tax Levy

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

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with IA 1 of CFD No. 2018-2.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 ("SB 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 1 of CFD No. 2018-2 for Fiscal Year 2025/2026.

Section V –Special Tax Requirement

Section V calculates the Special Tax Requirement based on the obligations of IA 1 of CFD No. 2018-2 for Fiscal Year 2026/2027.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within IA 1 of CFD No. 2018-2.

Section VII – Fiscal Year 2026/2027 Special Tax Levy

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

I. CFD Background

This Section provides background information regarding the formation of IA 1 of CFD No. 2018-2 and the bonds issued to fund the Authorized Facilities.

A. Location

IA 1 of CFD No. 2018-2 is located in the City of Perris (the "City"), along the west line of Evans Road, north of the Ramon Expressway, and south of Camino Delrey. For reference, the boundary map of IA 1 of CFD No. 2018-2 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2018-2, including three improvement areas, was formed and established by the School District on March 13, 2018, under the Act, following a public hearing conducted by the Board of Education of the School District (the "Board"), as legislative body of CFD No. 2018-2, and a landowner election at which the qualified electors of CFD No. 2018-2 authorized CFD No. 2018-2 to incur bonded indebtedness in an amount not to exceed $30,000,000 (not to exceed $11,000,000 with respect to IA 1 of CFD No. 2018-2) and approved the levy of Annual Special Taxes.

IA 1 of CFD No. 2018-2 was also formed in connection with a School Facilities Mitigation Agreement, dated August 28, 2018 (the "Mitigation Agreement"), by and between the School District and Stratford Ranch Investors, LLC (the "Property Owner"). The Mitigation Agreement established amounts to be paid to the School District or other public agencies to mitigate any impacts of the development and rather, it sets forth terms for the issuance of Bonds by IA 1 of CFD No. 2018-2 to finance all or a portion of fees authorized to be imposed on the property independent of the Mitigation Agreement. Specifically, the Mitigation Agreement establishes terms by which IA 1 of CFD No. 2018-2 will issue Bonds to finance school fees (for details, see the Mitigation Agreement).

Additionally, IA 1 of CFD No. 2018-2 may finance certain water and sewer facilities and improvements to be owned and operated by the Eastern Municipal Water District ("EMWD"), in accordance with a Joint Community Facilities Agreement, dated as of April 18, 2018 (the "EMWD JCFA"), by and among the School District, EMWD, and the Property Owner. IA 1 of CFD No. 2018-2 may also finance certain City facilities and improvements to be owned and operated by the City, in accordance with a Joint Community Facilities Agreement, dated as of November 4, 2020 (the "City JCFA"), by and among the School District, the City, and the Property Owner.

The table below provides information related to the formation of CFD No. 2018-2.

Board Actions Related to
Formation of IA 1 of CFD No. 2018-2

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	February 6, 2018	17-18-23
Resolution to Incur Bonded Indebtedness	February 6, 2018	17-18-24
Resolution of Formation	March 13, 2018	17-18-36
Resolution of Necessity	March 13, 2018	17-18-37
Resolution Calling Election	March 13, 2018	17-18-37
Resolution of Results of Election	March 13, 2018	17-18-38
Ordinance Levying Special Taxes	March 13, 2018	Ordinance No. 17-18-39

A Notice of Special Tax Lien was recorded in the real property records of the County of Riverside ("County") on March 21, 2018, as Document No. 2018-0105465 on all property within IA 1 of CFD No. 2018-2.

C. Bonds

1. Series 2023 Special Tax Bonds

On February 23, 2023, the Series 2023 Special Tax Bonds of the Val Verde Unified School District, Improvement Area 1 of Community Facilities District No. 2018-2 ("2023 Bonds") were issued in the amount of $7,345,000. The 2023 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated February 1, 2023 ("FAA"), and the Act. The 2023 Bonds were issued to finance the acquisition and construction of certain school facilities and improvements of the School District, sewer and water facilities of Eastern Municipal Water District, and facilities of the City of Perris, fund a Reserve Fund for the 2023 Bonds, and pay certain costs of issuing the 2023 Bonds. For more information regarding the use of the 2023 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

II. Fiscal Year 2025/2026 Special Tax Levy

Each Fiscal Year, IA 1 of CFD No. 2018-2 levies and collects Annual 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 Annual Special Taxes in Fiscal Year 2025/2026.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2025/2026 is summarized by Special Tax classification in the table below.

Fiscal Year 2025/2026
Annual Special Tax Levy

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	≤ 2,100 Sq. Ft.	0 Units	$2,855.62 Per Unit	$0.00
2	2,101 Sq. Ft. to 2,300 Sq. Ft.	30 Units	$2,955.56 Per Unit	88,666.80
3	2,301 Sq. Ft. to 2,500 Sq. Ft.	16 Units	$3,055.50 Per Unit	48,888.00
4	2,501 Sq. Ft. to 2,700 Sq. Ft.	10 Units	$3,154.28 Per Unit	31,542.80
5	2,701 Sq. Ft. to 2,900 Sq. Ft.	34 Units	$3,204.82 Per Unit	108,963.88
6	2,901 Sq. Ft. to 3,100 Sq. Ft.	16 Units	$3,254.22 Per Unit	52,067.52
7	3,101 Sq. Ft. to 3,300 Sq. Ft.	20 Units	$3,303.62 Per Unit	66,072.00
8	≥ 3,301 Sq. Ft.	14 Units	$3,354.16 Per Unit	46,958.24
Developed Property		***140 Units***	***NA***	***$443,159.24***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**140 Units**		**$443,159.24**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for IA 1 of CFD No. 2018-2, as of June 30, 2026, for Fiscal Year 2025/2026 is summarized in the table below. Based on the Foreclosure Covenant outlined in the FAA and the current delinquency rates, no parcel exceeds the foreclosure threshold. A detailed listing of the Fiscal Year 2025/2026 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenants is provided as Exhibit E.

IA 1 of CFD No. 2018-2
Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2022/2023	$393,879.08	5	$382,198.58	$11,680.50	2.97%	$0.00	0.00%
2023/2024	398,517.26	6	384,631.82	13,885.44	3.48%	0.00	0.00%
2024/2025	406,488.52	4	393,920.52	12,568.00	3.09%	0.00	0.00%
2025/2026	443,159.24	2	438,352.01	4,807.23	1.08%	4,807.23	1.08%

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 2023 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with IA 1 of CFD No. 2018-2.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2023 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the FAA.

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

Fund and Account Balances
as of June 30, 2026

Account Name	Account Number	Balance
Administrative Expense Fund	228441009	$22,075.43
City Facilities Account	228441006	0.00
EMWD Facilities Account	228441005	57.87
Interest Account	228441001	108.39
Principal Account	228441002	5.35
Reserve Fund	228441003	656,682.96
Residual School Facilities Fund	228441007	63,766.09
School Facilities Account	228441004	28,124.96
Special Tax Fund	228441000	269,367.18
Total		**$1,040,188.23**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by IA 1 of CFD No. 2018-2 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for IA 1 of CFD No. 2018-2 from July 1, 2025, through June 30, 2026. For a more detailed description of the sources and uses of funds please refer to Section 4 of the FAA.

Fiscal Year 2025/2026
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	460,465.10
Investment Earnings	12,529.93
Total	**$472,995.03**
Uses	
Interest Payments	($339,437.50)
Principal Payments	(30,000.00)
Authorized Facilities	(196,492.96)
Administrative Expenses	(21,468.59)
Total	**($587,399.05)**

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 Act of 1982, as amended ("Act"), IA 1 of CFD No. 2018-2 can only be used to fund the "Authorized Facilities" as outlined at the time of formation. The following is an excerpt taken from the ROI to establish IA 1 of CFD No. 2018-2 which describes the Authorized Facilities.

I. Facilities

1. The construction, acquisition, modification, expansion, maintenance, and/or the rehabilitation of public school facilities, including school sites and school buildings, recreation facilities, maintenance and operation facilities, School District office facilities, and facilities which may be paid for with school district fees of the Val Verde Unified School District, both onsite and offsite, and all appurtenances and appurtenant work in connection with the foregoing, all as permitted under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.

2. The construction, acquisition, modification, expansion, maintenance, and/or the rehabilitation of public water system

facilities, including capacity in existing facilities, and sanitary sewer facilities, including capacity in existing facilities and sewage treatment and disposal capacity of the Eastern Municipal Water District, including both onsite and offsite, and all appurtenances and appurtenant work in connection with the foregoing, all as permitted under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.

3. The construction, acquisition, modification, expansion, maintenance, and/or the rehabilitation of public capital improvements authorized to be financed with City of Perris (the "City") development impact fees ("DIF")(which does not include any impact dees passed through to a Riverside County agency (e.g. Western Riverside Council of Governments Transportation Uniform Mitigation Fee)), including, but not limited to, interchange improvements, streets and street improvements, traffic signals, fire facilities, police facilities, parkland facilities, park facilities, recreation center facilities, library facilities, City Hall facilities, corporate yard facilities, maintenance facilities, animal shelter facilities, and all appurtenances and appurtenant work in connection with the foregoing, all as permitted under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.

II. Other Costs. Incidental expenses to be incurred, as permitted under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, including:

1. The cost of engineering, planning, designing, and rehabilitating the Facilities.

2. All costs chargeable as administrative or incidental costs associated with the creation of the CFD, the issuance of the Bonds thereby in one or more series, and the determination of the

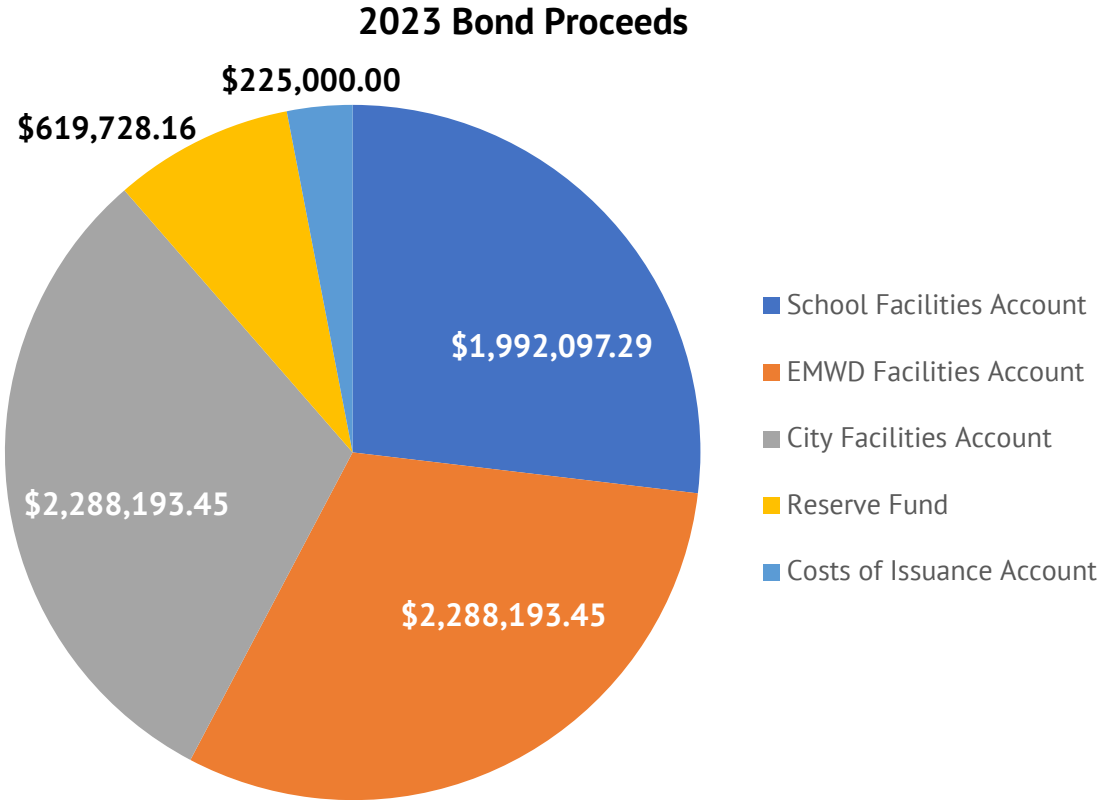
amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the CFD.

3. All other expenses incidental to the construction, acquisition, modification, maintenance, rehabilitation, completion, and inspection of the Facilities.

B. Series 2023 Special Tax Bonds

1. Bond Proceeds

In accordance with the FAA, the total 2023 Bond proceeds of $7,345,000 and a Net Original Issue Premium of $178,387.35 (less an Underwriter's Discount of $110,175.00) were deposited into the funds and accounts as shown in the graph below.



2. Construction Funds and Accounts

The construction funds generated for Authorized Facilities from the issuance of the 2023 Bonds have been deposited into the School Facilities, EMWD Facilities, and City Facilities Accounts of the Construction Fund. The table below summarizes the accruals and expenditures within the Construction Fund of the 2023 Bonds.

School Facilities Account

Balance as of July 1, 2025		**$92,973.60**
Accruals		$911.36
Investment Earnings	$911.36	
Expenditures		($65,760.00)
Val Verde High School Facilities	($65,760.00)	
Balance as of June 30, 2026		**$28,124.96**

EMWD Facilities Account

Balance as of July 1, 2025		**$130,384.09**
Accruals		$406.74
Investment Earnings	$406.74	
Expenditures		($130,732.96)
Authorized Facilities	($130,732.96)	
Balance as of June 30, 2026		**$57.87**

The City Facilities Account containing 2023 Bond Proceeds was closed and all funds expended. For an accounting of accruals and expenditures within this account, please refer to the Administration Reports for IA 1 of CFD No. 2018-2 for prior years.

C. Special Taxes

IA 1 of CFD No. 2018-2 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by IA 1 of CFD No. 2018-2 within the Special Tax Fund created under the FAA.

Special Tax Fund

Balance as of July 1, 2025		**$241,494.67**
Accruals		$461,675.64
Special Tax Deposits	$460,465.10	
Investment Earnings	1,210.54	
Expenditures		($433,803.13)
Transfer to the Administrative Expense Fund	($32,699.14)	
Transfer to the Interest Account	(339,437.50)	
Transfer to the Principal Account	(30,000.00)	
Transfer to the Residual School Facilities Fund	(31,666.49)	
Balance as of June 30, 2026		**$269,367.18**

Special Taxes collected in excess of annual debt service obligations of the 2023 Bonds are transferred to the Residual School Facilities Fund to be used for any lawful purpose under the Act and be released to the District upon the written direction of an Authorized Officer. The table below presents a detailed listing of the Annual Special Taxes collected and expended by IA 1 of CFD No. 2018-2 within the Residual School Facilities Fund.

Residual School Facilities Fund

Balance as of July 1, 2025		**$31,395.10**
Accruals		$32,370.99
Transfer from the Special Tax Fund	$31,666.49	
Investment Earnings	704.50	
Expenditures		$0.00
Balance as of June 30, 2026		**$63,766.09**

V. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of IA 1 of CFD No. 2018-2 based on the financial obligations for Fiscal Year 2026/2027.

A. Special Tax Requirement

The Annual Special Taxes of IA 1 of CFD No. 2018-2 are calculated in accordance and pursuant to the RMA. Pursuant to the FAA, any amounts not required to pay Administrative Expenses and Debt Service on the 2023 Bonds may be used to purchase/construct the Authorized Facilities of IA 1 of CFD No. 2018-2. The table below shows the calculation of the Special Tax Requirement for Fiscal Year 2026/2027.

Special Tax Requirement for IA 1 of CFD No. 2018-2

Fiscal Year 2025/2026 Remaining Sources		**$269,475.57**
Balance of the Special Tax Fund	$269,367.18	
Balance of Interest Account	108.39	
Anticipated Special Taxes	0.00	
Fiscal Year 2025/2026 Remaining Obligations		**($269,475.57)**
September 1, 2026 Interest Payment	($169,493.75)	
September 1, 2026 Principal Payment	(40,000.00)	
Direct Construction of Authorized Facilities	(59,981.82)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($452,022.04)**
Administrative Expense Budget	($23,433.18)	
Anticipated Special Tax Delinquencies [1]	(4,903.37)	
March 1, 2027 Interest Payment	(168,893.75)	
September 1, 2027 Interest Payment	(168,893.75)	
September 1, 2027 Principal Payment	(50,000.00)	
Direct Construction of Authorized Facilities	(35,897.99)	
Fiscal Year 2026/2027 Special Tax Requirement		**$452,022.04**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 1.08%.

B. Administrative Expense Budget

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

Fiscal Year 2026/2027 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	$6,293.01
Consultant/Trustee Expenses	12,000.00
County Tax Collection Fees	140.17
Contingency for Legal	5,000.00
Total Expenses	**$23,433.18**

VI. Special Tax Classification

Each Fiscal Year, parcels within IA 1 of CFD No. 2018-2 are assigned an Annual 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 1 of CFD No. 2018-2.

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 1 of the prior Fiscal Year. Building Permits have been issued for 140 Units by the City within IA 1 of CFD No. 2018-2. According to the County Assessor, all property zoned for residential development within IA 1 of CFD No. 2018-2 has been built and completed. The table below summarizes the number of parcels with Building Permits issued and the fiscal year those parcels were initially classified as Developed Property.

Summary of Parcels
Classified as Developed Property
Fiscal Year 2026/2027

Initial Tax Year	Land Use	Number of Units
2022/2023	Residential Property	131
2025/2026	Residential Property	9
Total		**140**

VII. Fiscal Year 2026/2027 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the maximum 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 1 of CFD No. 2018-2 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The Assigned Annual Special Tax rate escalates annually by 2%. The special tax roll, containing a listing of each parcel's Assigned Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit G.

A summary of the Annual Special Tax levy for Fiscal Year 2026/2027 by Special Tax classification as determined by the RMA for IA 1 of CFD No. 2018-2 can be found on the table below.

Fiscal Year 2026/2027
Annual Special Tax Levy

Tax Class/ Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	≤ 2,100 Sq. Ft.	0 Units	$2,912.74 Per Unit	$0.00
2	2,101 Sq. Ft. to 2,300 Sq. Ft.	30 Units	$3,014.66 Per Unit	90,439.80
3	2,301 Sq. Ft. to 2,500 Sq. Ft.	16 Units	$3,116.60 Per Unit	49,865.60
4	2,501 Sq. Ft. to 2,700 Sq. Ft.	10 Units	$3,217.36 Per Unit	32,173.60
5	2,701 Sq. Ft. to 2,900 Sq. Ft.	34 Units	$3,268.92 Per Unit	111,143.28
6	2,901 Sq. Ft. to 3,100 Sq. Ft.	16 Units	$3,319.30 Per Unit	53,108.80
7	3,101 Sq. Ft. to 3,300 Sq. Ft.	20 Units	$3,369.68 Per Unit	67,393.60
8	≥ 3,301 Sq. Ft.	14 Units	$3,421.24 Per Unit	47,897.36
Developed Property		***140 Units***	***NA***	***$452,022.04***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**140 Units**		**$452,022.04**

https://calschools.sharepoint.com/cfs/unregulated/val verde usd/developer revenue/cfd admin/cfd no. 2018-2 ia 1/fy 2026-27/val verde usd_cfd 2018-2 ia 1_fy20262027_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF
VAL VERDE UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2018-2
IMPROVEMENT AREA NO. 1

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels in Improvement Area No. 1 of Community Facilities District No. 2018-2 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 Improvement Area No. 1 of 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 Improvement Area No. 1 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.

"Boundary Map" means a recorded map which indicates the boundaries of Improvement Area No. 1 of Val Verde Unified School District Community Facilities District 2018-2.

"**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 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. 2018-2.

"**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.

"Improvement Area No. 1" means the property in Val Verde Unified School District Community Facilities District No. 2018-2 designated as Improvement Area No. 1 on the Boundary Map.

"**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 Stratford Ranch Investors, LLC.

"**Net Taxable Acreage**" means the total Acreage of Developed Property expected to exist in Improvement Area No. 1 of 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 or the reserve requirement is underfunded at the time of the prepayment, 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 within Improvement Area No. 1 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.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2018/2019, all Assessor's Parcels within Improvement Area No. 1 of the District 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
1	≤ 2,100 sq. ft.
2	2,101 – 2,300 sq. ft.
3	2,301 – 2,500 sq. ft.
4	2,501 – 2,700 sq. ft.
5	2,701 – 2,900 sq. ft.
6	2,901 – 3,100 sq. ft.
7	3,101 – 3,300 sq. ft.
8	≥ 3,301 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
1	≤ 2,100 sq. ft.	$2,486.00 per Unit
2	2,101 – 2,300 sq. ft.	$2,573.00 per Unit
3	2,301 – 2,500 sq. ft.	$2,660.00 per Unit
4	2,501 – 2,700 sq. ft.	$2,746.00 per Unit
5	2,701 – 2,900 sq. ft.	$2,790.00 per Unit
6	2,901 – 3,100 sq. ft.	$2,833.00 per Unit
7	3,101 – 3,300 sq. ft.	$2,876.00 per Unit
8	≥ 3,301 sq. ft.	$2,920.00 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 $19,435 per acre of Acreage, subject to increases as described below.

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 Improvement Area No. 1 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 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 Improvement Area No. 1 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 Improvement Area No. 1 of 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 to be less than 19.71 ("Minimum Taxable Acreage").

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 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.

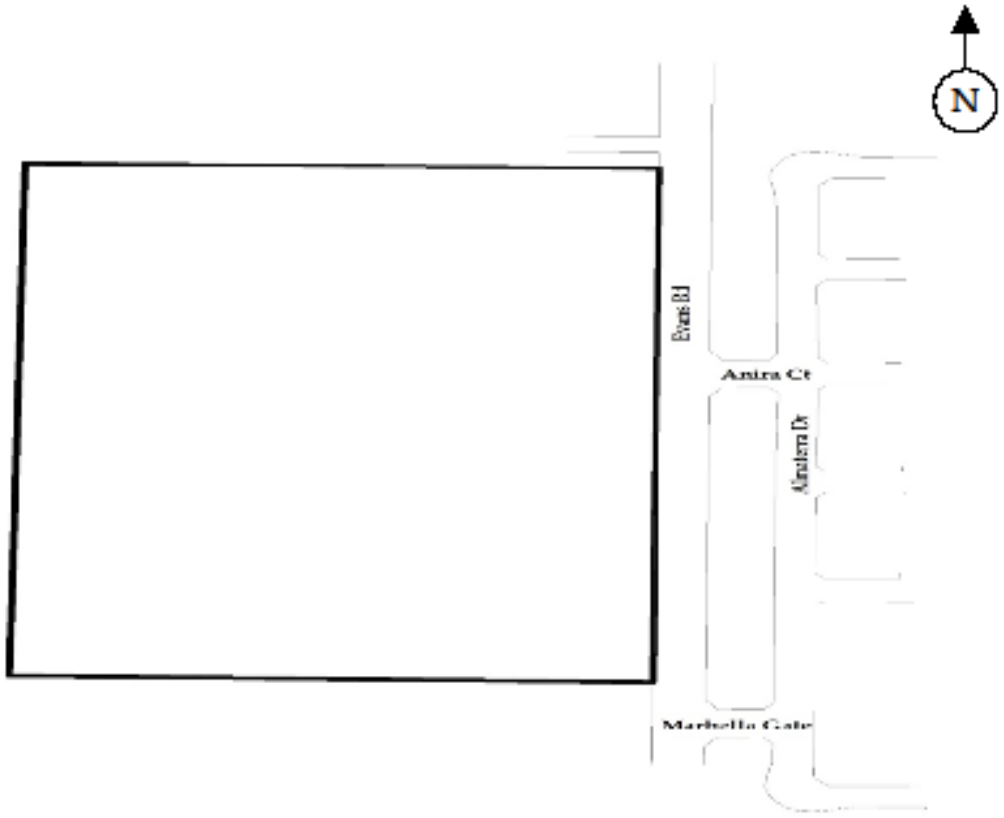
Exhibit B

CFD Boundary Map

COPY 82/13

Prepared by:
Cooperative Strategies, LLC

PROPOSED BOUNDARIES OF VAL VERDE UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2018-2 (STRATFORD RANCH) IMPROVEMENT AREA NO. 1 RIVERSIDE COUNTY STATE OF CALIFORNIA



LEGEND

Boundaries of Community Facilities District No. 2018-2 Improvement Area No. 1

(1) Filed in the office of the Clerk of the Governing Board this 16 day of February, 2018.

D. Shelly Yarbrough
Clerk of the Governing Board

(2) I hereby certify that the within map showing the proposed boundaries of Val Verde Unified School District Community Facilities District No. 2018-2 Improvement Area No. 1, Riverside County, State of California, was approved by the Governing Board at a regular meeting thereof, held on this 6 day of February, 2018 by its Resolution No. 17-18-23.

D. Shelly Yarbrough
Clerk of the Governing Board

(3) Filed this 22 day of February 2018, at the hour of 1:45 o'clock P.m. in Book 82 of Maps of Assessment and Community Facilities Districts at page 13-14 and as Instrument No. 2018-0066777 in the office of the County Recorder of Riverside County, State of California.

Sophia Gomez Deputy
County Recorder of Riverside County
Peter Aldana

Reference is hereby made to the Recorded Boundary Map for Val Verde Unified School District Community Facilities District No. 2018-2 Improvement Area No. 1 of the County of Riverside recorded on February 22, 2018, as Instrument Number 2018-0066777 in Book 82 at Pages 13 - 14 in the records of the County of Riverside, California, for an exact description of the lines and dimensions of each lot and parcel.

Prepared by:
Cooperative Strategies, LLC

PROPOSED BOUNDARIES OF
VAL VERDE UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2018-2
IMPROVEMENT AREA NO. 1
RIVERSIDE COUNTY
STATE OF CALIFORNIA

Legal Description of Parcel

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE SOUTH 00°26'18" WEST ALONG THE EASTERLY LINE OF SAID SECTION 5, A DISTANCE OF 1362.33 FEET FOR THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°33'42" WEST, A DISTANCE OF 1007.91 FEET TO THE EASTERLY LINE OF THE PERRIS VALLEY STORM DRAIN RIGHT OF WAY CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER GRANT DEED RECORDED MAY 24, 2017 AS DOCUMENT NO. 2017-0208314, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 00°35'52" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE EASTERLY RIGHT OF WAY LINES OF THE PERRIS VALLEY STORM DRAIN RIGHT OF WAYS CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER GRANT DEEDS RECORDED MAY 24, 2017 AS DOCUMENT NO. 2017-0208313 AND DOCUMENT NO. 2017-0208315, OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 1440.01 FEET;

THENCE SOUTH 89°33'42" EAST, A DISTANCE OF 1011.92 FEET TO A POINT LYING SOUTHERLY 2802.33 FEET FROM SAID NORTHEAST CORNER SECTION 5;

THENCE NORTH 00°26'18" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 5 A DISTANCE OF 1440.00 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING (33.39 AC), MORE OR LESS.

Exhibit C

Assessor's Parcel Maps

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

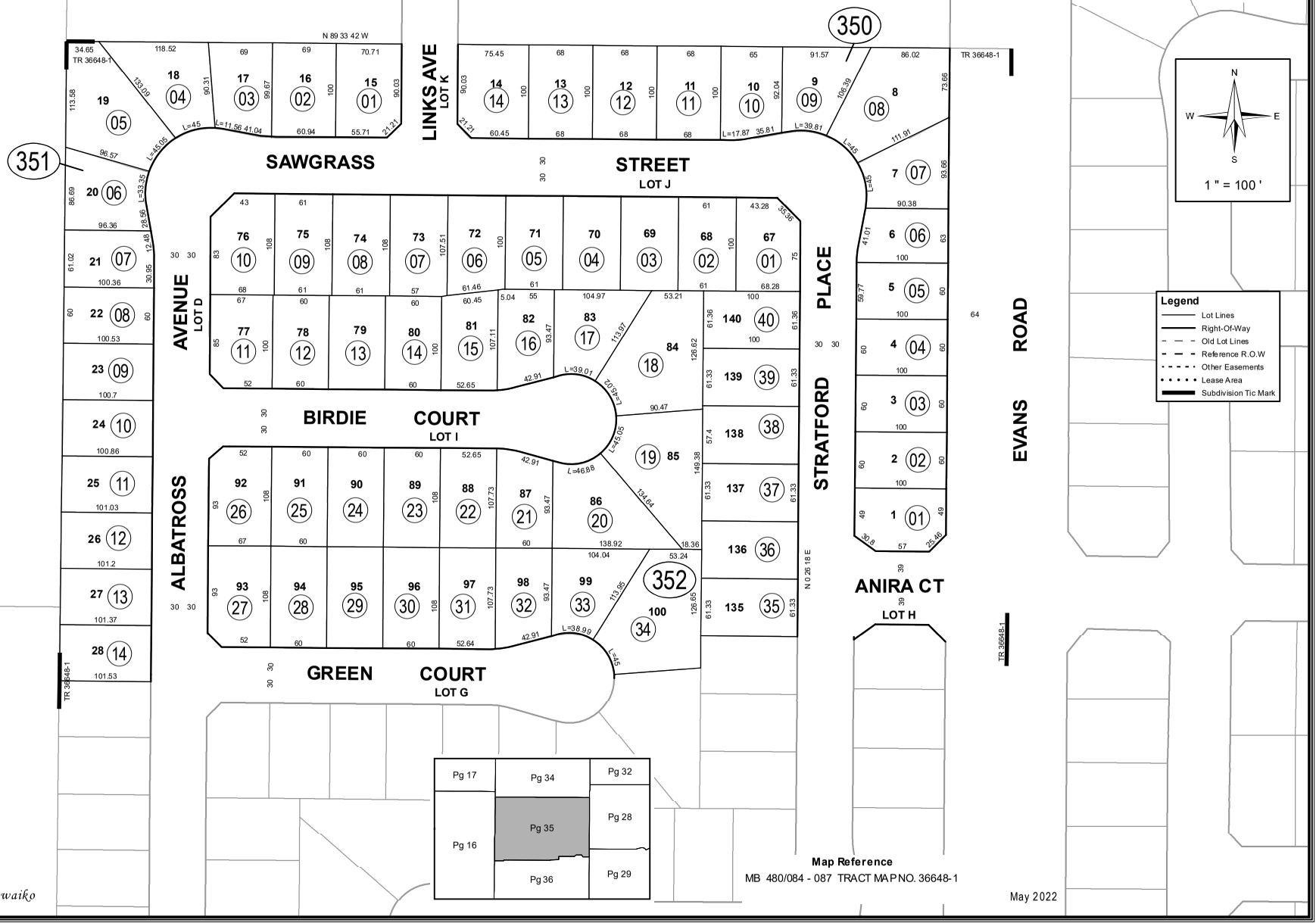
POR. S 1/2 NE 1/4 SEC. 5 T. 4S,R. 3W

CITY OF PERRIS

TRA 008-041

302-35

302-16



Map Reference
MB 480/084 - 087 TRACT MAP NO. 36648-1

ASSESSOR'S MAP BK302 PG.35
Riverside County, Calif.

JShwaiko

May 2022

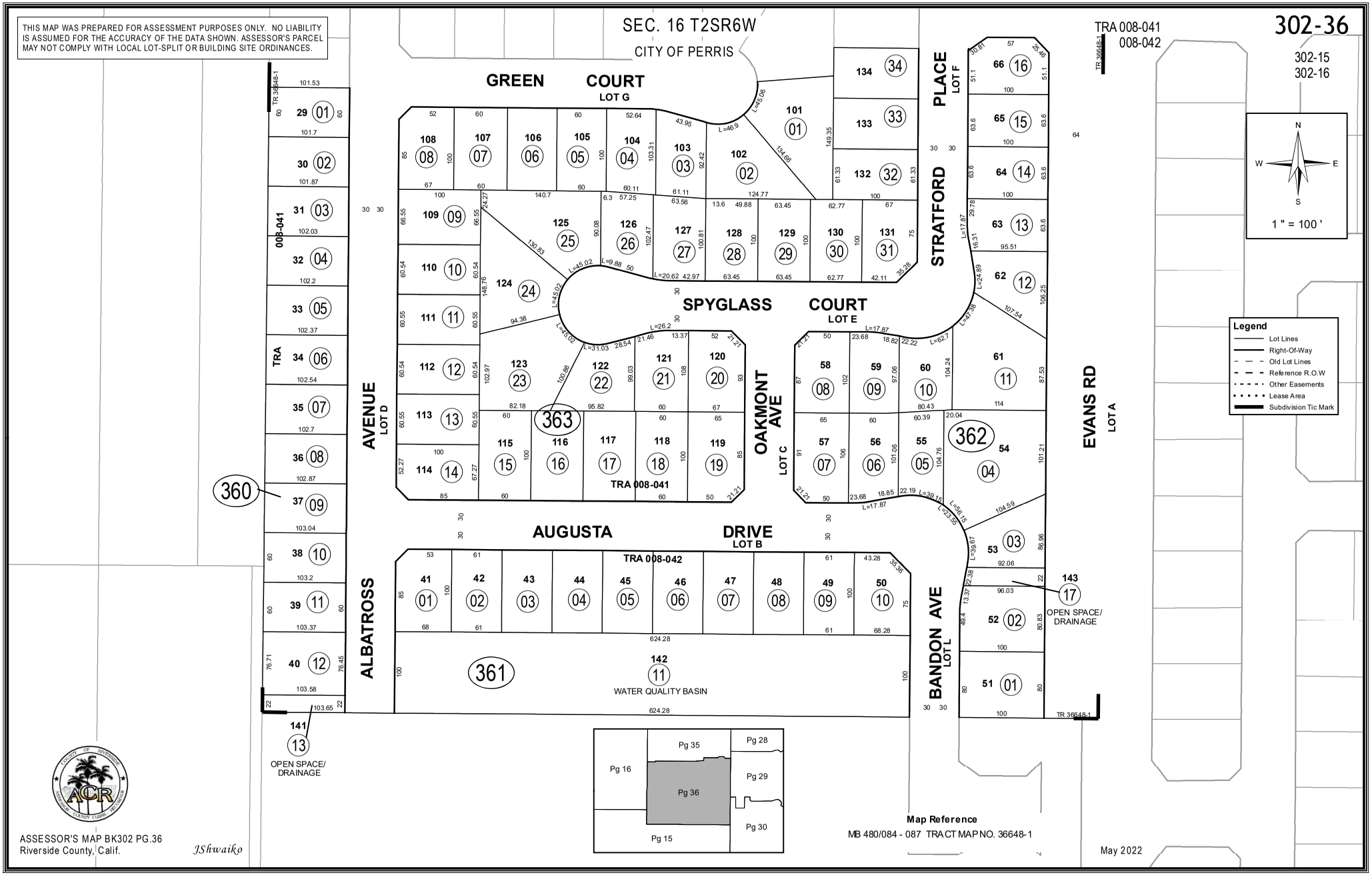

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
SEC. 16 T2SR6W
CITY OF PERRIS
302-36
TRA 008-041
008-042
302-15
302-16
GREEN COURT
LOT G
PLACE
LOT F
STRATFORD
SPYGLASS COURT
LOT E
AVENUE
LOT D
OAKMONT AVE
LOT C
EVANS RD
LOT A
AUGUSTA DRIVE
LOT B
ALBATROSS
BANDON AVE
LOT L
TRA 008-041
TRA 008-042
008-041
TRA
360
361
362
363
OPEN SPACE/ DRAINAGE
WATER QUALITY BASIN
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tic Mark
1 " = 100 '
Pg 35
Pg 28
Pg 16
Pg 29
Pg 36
Pg 30
Pg 15
Map Reference
MB 480/084 - 087 TRACT MAP NO. 36648-1
ASSESSOR'S MAP BK302 PG.36
Riverside County, Calif.
JShwaiko
May 2022

Exhibit D

Series 2023 Special Tax Bonds

Debt Service Schedule

Val Verde Unified School District
Improvement Area 1 of Community Facilities District No. 2018-2
2023 Special Tax Bonds
Debt Service Schedule

Period	2023 Special Tax Bonds		
	Principal	Interest	Total Debt Service
9/1/2023	$155,000.00	$180,734.58	$335,734.58
9/1/2024	0.00	339,887.50	339,887.50
9/1/2025	30,000.00	339,887.50	369,887.50
9/1/2026	40,000.00	338,987.50	378,987.50
9/1/2027	50,000.00	337,787.50	387,787.50
9/1/2028	60,000.00	336,287.50	396,287.50
9/1/2029	70,000.00	334,487.50	404,487.50
9/1/2030	80,000.00	332,300.00	412,300.00
9/1/2031	90,000.00	329,800.00	419,800.00
9/1/2032	100,000.00	326,987.50	426,987.50
9/1/2033	115,000.00	323,737.50	438,737.50
9/1/2034	125,000.00	320,000.00	445,000.00
9/1/2035	140,000.00	315,000.00	455,000.00
9/1/2036	155,000.00	309,400.00	464,400.00
9/1/2037	170,000.00	303,200.00	473,200.00
9/1/2038	185,000.00	296,400.00	481,400.00
9/1/2039	205,000.00	289,000.00	494,000.00
9/1/2040	225,000.00	278,750.00	503,750.00
9/1/2041	245,000.00	267,500.00	512,500.00
9/1/2042	265,000.00	255,250.00	520,250.00
9/1/2043	290,000.00	242,000.00	532,000.00
9/1/2044	315,000.00	227,500.00	542,500.00
9/1/2045	340,000.00	211,750.00	551,750.00
9/1/2046	370,000.00	194,750.00	564,750.00
9/1/2047	400,000.00	176,250.00	576,250.00
9/1/2048	430,000.00	156,250.00	586,250.00
9/1/2049	465,000.00	134,750.00	599,750.00
9/1/2050	500,000.00	111,500.00	611,500.00
9/1/2051	535,000.00	86,500.00	621,500.00
9/1/2052	575,000.00	59,750.00	634,750.00
9/1/2053	620,000.00	31,000.00	651,000.00
Total	**$7,345,000.00**	**$7,787,384.58**	**$15,132,384.58**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

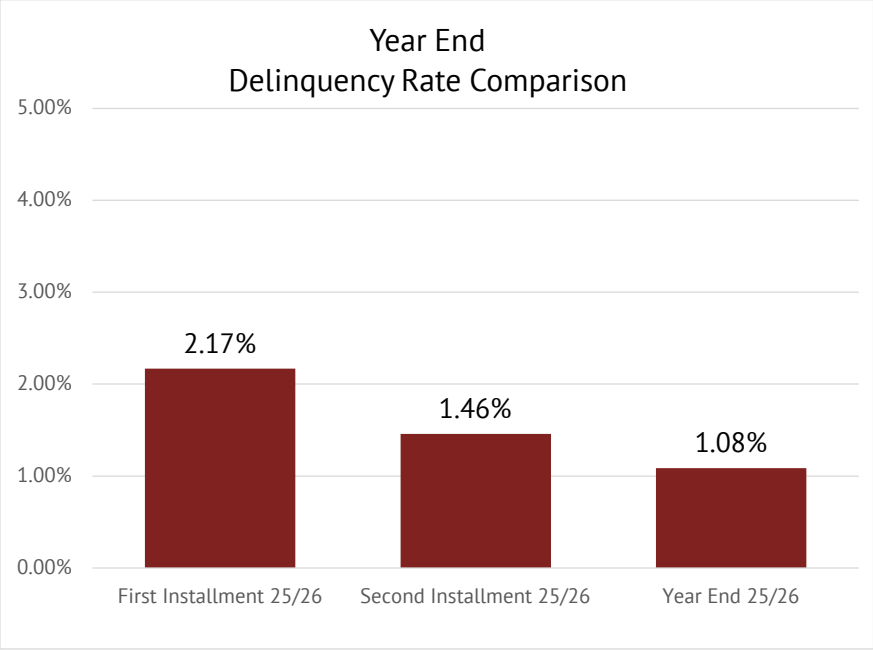
Year End Report for Fiscal Year 2025/2026

Val Verde Unified School District Community Facilities District No. 2018-2 Improvement Area 1

Summary

Year End

Total Taxes Due June 30, 2026	**$443,159.24**
Amount Paid	**$438,352.01**
Amount Remaining to be Collected	**$4,807.23**
Number of Parcels Delinquent	**2**
Delinquency Rate	**1.08%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Determination Date:	**July 15th**
Foreclosure Notification Date:	**August 29th**
Foreclosure Commencement Date:	**November 12th**

Foreclosure Qualification

Individual Owner Multiple Parcels Delinquency	**N/A**
Individual Parcels Semi-Annual Installments	**5**
Aggregate Delinquency Rate	**5.00%**

Parcels Qualifying for Foreclosure

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

Pursuant to the Fiscal Agent Agreement, the District shall not be required to order, or take action upon, the commencement of foreclosure proceedings if such delinquencies, if not remedied, will not result in a draw on the Reserve Fund such that the Reserve Fund will fall below the Reserve Requirement.

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2025/2026

Val Verde Unified School District Community Facilities District No. 2018-2 Improvement Area 1

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2026	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2021/2022	No Special Tax Levy						
2022/2023	$393,879.08	5	$382,198.58	$11,680.50	2.97%	$0.00	0.00%
2023/2024	398,517.26	6	384,631.82	13,885.44	3.48%	0.00	0.00%
2024/2025	406,488.52	4	393,920.52	12,568.00	3.09%	0.00	0.00%
2025/2026	443,159.24	2	438,352.01	4,807.23	1.08%	4,807.23	1.08%

Historical Delinquency Rate

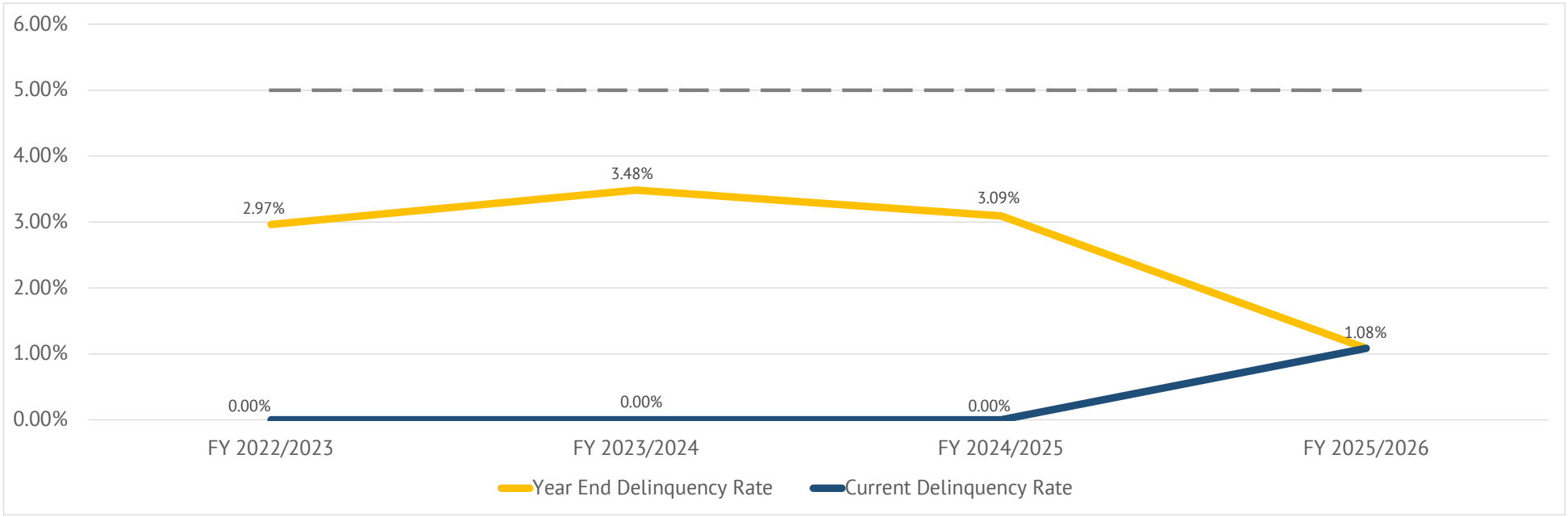


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Report - Detail

Fund: CFD No. 2018-2 IA No.1 Series 2023 Special Tax Bonds

Subfund: 228441000 - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$1,728.07	$625,654.10	$0.00	($385,887.50)	$0.00	$241,494.67			BEGINNING BALANCE
07-01-2025	$183.73					$241,678.40		Interest	Interest Earnings
08-01-2025	$328.41					$242,006.81		Interest	Interest Earnings
08-29-2025				($30,000.00)		$212,006.81		Transfer Out	Transfer To 228441002 Principal Account
08-29-2025				($169,943.75)		$42,063.06		Transfer Out	Transfer To 228441001 Interest Account
09-02-2025	$302.57					$42,365.63		Interest	Interest Earnings
09-29-2025		$923.59				$43,289.22		Deposit	Special Tax Deposit
10-01-2025	$53.51					$43,342.73		Interest	Interest Earnings
10-07-2025				($31,666.49)		$11,676.24		Transfer Out	Transfer To 228441007 Residual School Facilities Account
10-07-2025				($10,699.14)		$977.10		Transfer Out	Transfer to 228441009 Administrative Expense Fund
11-03-2025	$11.30					$988.40		Interest	Interest Earnings
12-01-2025	$1.10					$989.50		Interest	Interest Earnings
01-02-2026	$1.08					$990.58		Interest	Interest Earnings
02-02-2026	$1.05					$991.63		Interest	Interest Earnings
02-10-2026		$219,830.68				$220,822.31		Deposit	Special Tax Deposit
02-27-2026				($169,493.75)		$51,328.56		Transfer Out	Transfer To 228441001 Interest Account
03-02-2026	$132.38					$51,460.94		Interest	Interest Earnings
03-12-2026		$22,507.12				$73,968.06		Deposit	Special Tax Deposit
04-01-2026	$70.05					$74,038.11		Interest	Interest Earnings
04-23-2026				($22,000.00)		$52,038.11		Transfer Out	Transfer to 228441009 Administrative Expense Fund
05-01-2026	$70.04					$52,108.15		Interest	Interest Earnings
06-01-2026	$55.32					$52,163.47		Interest	Interest Earnings
06-17-2026		$217,203.71				$269,367.18		Deposit	Special Tax Deposit
	$1,210.54	$460,465.10	$0.00	($433,803.13)	$0.00	$27,872.51			DATE RANGE BALANCE
Subfund Total	**$2,938.61**	**$1,086,119.20**	**$0.00**	**($819,690.63)**	**$0.00**	**$269,367.18**	**Total for 228441000 - Special Tax Fund**		

Subfund: 228441001 - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$60.01	$0.00	$339,887.50	$0.00	($339,887.50)	$60.01			BEGINNING BALANCE
07-01-2025	$0.08					$60.09		Interest	Interest Earnings
08-01-2025	$0.08					$60.17		Interest	Interest Earnings
08-29-2025			$169,943.75			$170,003.92		Transfer In	Transfer From 228441000 Special Tax Fund
09-02-2025					($169,943.75)	$60.17	Cede & Co.	Debt Service Interest	Debt Service Interest
09-02-2025	$22.43					$82.60		Interest	Interest Earnings
10-01-2025	$7.55					$90.15		Interest	Interest Earnings
11-03-2025	$0.11					$90.26		Interest	Interest Earnings
12-01-2025	$0.10					$90.36		Interest	Interest Earnings
01-02-2026	$0.10					$90.46		Interest	Interest Earnings
02-02-2026	$0.10					$90.56		Interest	Interest Earnings
02-27-2026			$169,493.75			$169,584.31		Transfer In	Transfer From 228441000 Special Tax Fund
03-02-2026					($169,493.75)	$90.56	Cede & Co.	Debt Service Interest	Debt Service Interest
03-02-2026	$11.70					$102.26		Interest	Interest Earnings
04-01-2026	$5.91					$108.17		Interest	Interest Earnings
05-01-2026	$0.11					$108.28		Interest	Interest Earnings
06-01-2026	$0.11					$108.39		Interest	Interest Earnings
	$48.38	$0.00	$339,437.50	$0.00	($339,437.50)	$48.38			DATE RANGE BALANCE
Subfund Total	**$108.39**	**$0.00**	**$679,325.00**	**$0.00**	**($679,325.00)**	**$108.39**	**Total for 228441001 - Interest Account**		

Funding Report - Detail

Subfund: 228441002 - Principal Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			BEGINNING BALANCE
08-29-2025			$30,000.00			$30,000.00		Transfer In	Transfer From 228441000 Special Tax Fund
09-02-2025					($30,000.00)	$0.00	Cede & Co.	Debt Service Principal	Debt Service Principal
09-02-2025	$3.95					$3.95		Interest	Interest Earnings
10-01-2025	$1.32					$5.27		Interest	Interest Earnings
11-03-2025	$0.01					$5.28		Interest	Interest Earnings
12-01-2025	$0.01					$5.29		Interest	Interest Earnings
01-02-2026	$0.01					$5.30		Interest	Interest Earnings
02-02-2026	$0.01					$5.31		Interest	Interest Earnings
03-02-2026	$0.01					$5.32		Interest	Interest Earnings
04-01-2026	$0.01					$5.33		Interest	Interest Earnings
05-01-2026	$0.01					$5.34		Interest	Interest Earnings
06-01-2026	$0.01					$5.35		Interest	Interest Earnings
	$5.35	$0.00	$30,000.00	$0.00	($30,000.00)	$5.35			DATE RANGE BALANCE
Subfund Total	**$5.35**	**$0.00**	**$30,000.00**	**$0.00**	**($30,000.00)**	**$5.35**	**Total for 228441002 - Principal Account**		

Subfund: 228441003 - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$11,452.40	$636,177.46	$0.00	$0.00	$0.00	$647,629.86			BEGINNING BALANCE
07-01-2025	$851.65					$648,481.51		Interest	Interest Earnings
08-01-2025	$881.21					$649,362.72		Interest	Interest Earnings
09-02-2025	$882.43					$650,245.15		Interest	Interest Earnings
10-01-2025	$820.34					$651,065.49		Interest	Interest Earnings
11-03-2025	$798.22					$651,863.71		Interest	Interest Earnings
12-01-2025	$723.24					$652,586.95		Interest	Interest Earnings
01-02-2026	$710.70					$653,297.65		Interest	Interest Earnings
02-02-2026	$693.55					$653,991.20		Interest	Interest Earnings
03-02-2026	$627.10					$654,618.30		Interest	Interest Earnings
04-01-2026	$694.96					$655,313.26		Interest	Interest Earnings
05-01-2026	$673.27					$655,986.53		Interest	Interest Earnings
06-01-2026	$696.43					$656,682.96		Interest	Interest Earnings
	$9,053.10	$0.00	$0.00	$0.00	$0.00	$9,053.10			DATE RANGE BALANCE
Subfund Total	**$20,505.50**	**$636,177.46**	**$0.00**	**$0.00**	**$0.00**	**$656,682.96**	**Total for 228441003 - Reserve Fund**		

Subfund: 228441004 - School Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$11,440.54	$943,522.71	$0.00	$0.00	($861,989.65)	$92,973.60			BEGINNING BALANCE
07-01-2025	$122.26					$93,095.86		Interest	Interest Earnings
08-01-2025	$126.51					$93,222.37		Interest	Interest Earnings
09-02-2025	$126.68					$93,349.05		Interest	Interest Earnings
10-01-2025	$117.77					$93,466.82		Interest	Interest Earnings
11-03-2025	$114.59					$93,581.41		Interest	Interest Earnings
12-01-2025	$103.83					$93,685.24		Interest	Interest Earnings
12-11-2025					($65,760.00)	$27,925.24	Val Verde Unified School District	Professional Services	Req 13 Dtd 12/10/25 Cfd No. 2018-2 Val Verde Unified School District
01-02-2026	$54.73					$27,979.97		Interest	Interest Earnings
02-02-2026	$29.70					$28,009.67		Interest	Interest Earnings
03-02-2026	$26.86					$28,036.53		Interest	Interest Earnings
04-01-2026	$29.76					$28,066.29		Interest	Interest Earnings
05-01-2026	$28.84					$28,095.13		Interest	Interest Earnings
06-01-2026	$29.83					$28,124.96		Interest	Interest Earnings
	$911.36	$0.00	$0.00	$0.00	($65,760.00)	($64,848.64)			DATE RANGE BALANCE

Subfund: 228441004 - School Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
Subfund Total	**$12,351.90**	**$943,522.71**	**$0.00**	**$0.00**	**($927,749.65)**	**$28,124.96**	**Total for 228441004 - School Facilities Account**		

Subfund: 228441005 - EMWD Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$2,160.23	$114,317.52	$13,906.34	$0.00	$0.00	$130,384.09			BEGINNING BALANCE
07-01-2025	$171.46					$130,555.55		Interest	Interest Earnings
08-01-2025	$177.41					$130,732.96		Interest	Interest Earnings
08-11-2025					($130,732.96)	$0.00	Eastern Municipal Water District	Construction Costs	Via Wire Tract 366481 On Behalf Of Pulte Home Company
09-02-2025	$57.31					$57.31		Interest	Interest Earnings
10-01-2025	$0.07					$57.38		Interest	Interest Earnings
11-03-2025	$0.07					$57.45		Interest	Interest Earnings
12-01-2025	$0.06					$57.51		Interest	Interest Earnings
01-02-2026	$0.06					$57.57		Interest	Interest Earnings
02-02-2026	$0.06					$57.63		Interest	Interest Earnings
03-02-2026	$0.06					$57.69		Interest	Interest Earnings
04-01-2026	$0.06					$57.75		Interest	Interest Earnings
05-01-2026	$0.06					$57.81		Interest	Interest Earnings
06-01-2026	$0.06					$57.87		Interest	Interest Earnings
	$406.74	$0.00	$0.00	$0.00	($130,732.96)	($130,326.22)			DATE RANGE BALANCE
Subfund Total	**$2,566.97**	**$114,317.52**	**$13,906.34**	**$0.00**	**($130,732.96)**	**$57.87**	**Total for 228441005 - EMWD Facilities Account**		

Subfund: 228441006 - City Facilities Account closed 1-7-25

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$145.42	$13,760.92	$0.00	($13,906.34)	$0.00	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$145.42**	**$13,760.92**	**$0.00**	**($13,906.34)**	**$0.00**	**$0.00**	**Total for 228441006 - City Facilities Account closed 1-7-25**		

Subfund: 228441007 - Residual School Facilities Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$395.10	$0.00	$31,000.00	$0.00	$0.00	$31,395.10			BEGINNING BALANCE
07-01-2025	$41.29					$31,436.39		Interest	Interest Earnings
08-01-2025	$42.72					$31,479.11		Interest	Interest Earnings
09-02-2025	$42.78					$31,521.89		Interest	Interest Earnings
10-01-2025	$39.77					$31,561.66		Interest	Interest Earnings
10-07-2025			$31,666.49			$63,228.15		Transfer In	Transfer from 228441000 Special Tax Fund
11-03-2025	$69.97					$63,298.12		Interest	Interest Earnings
12-01-2025	$70.23					$63,368.35		Interest	Interest Earnings
01-02-2026	$69.01					$63,437.36		Interest	Interest Earnings
02-02-2026	$67.35					$63,504.71		Interest	Interest Earnings
03-02-2026	$60.89					$63,565.60		Interest	Interest Earnings
04-01-2026	$67.48					$63,633.08		Interest	Interest Earnings
05-01-2026	$65.38					$63,698.46		Interest	Interest Earnings
06-01-2026	$67.63					$63,766.09		Interest	Interest Earnings
	$704.50	$0.00	$31,666.49	$0.00	$0.00	$32,370.99			DATE RANGE BALANCE
Subfund Total	**$1,099.60**	**$0.00**	**$62,666.49**	**$0.00**	**$0.00**	**$63,766.09**	**Total for 228441007 - Residual School Facilities Fund**		

Subfund: 228441009 - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$270.70	$16,145.66	$15,000.00	$0.00	($20,761.44)	$10,654.92			BEGINNING BALANCE
07-01-2025	$15.20					$10,670.12		Interest	Interest Earnings
08-01-2025	$14.50					$10,684.62		Interest	Interest Earnings
09-02-2025	$14.52					$10,699.14		Interest	Interest Earnings

Funding Report - Detail

Subfund: 228441009 - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
10-01-2025	$13.50					$10,712.64		Interest	Interest Earnings
10-07-2025			$10,699.14			$21,411.78		Transfer In	Transfer from 228441000 Special Tax Fund
10-08-2025					($2,138.89)	$19,272.89	KeyAnalytics	Professional Services	Via Check Inv 2025-1218 Annual Base Fee
11-03-2025	$21.67					$19,294.56		Interest	Interest Earnings
12-01-2025	$21.41					$19,315.97		Interest	Interest Earnings
01-02-2026	$21.04					$19,337.01		Interest	Interest Earnings
01-29-2026					($11,879.70)	$7,457.31	Val Verde Unified School District	Professional Services	Check To Val Verde Per Admin Reimbursement Request
02-02-2026	$19.31					$7,476.62		Interest	Interest Earnings
03-02-2026	$7.17					$7,483.79		Interest	Interest Earnings
03-11-2026					($1,750.00)	$5,733.79	KeyAnalytics	Professional Services	Via Check Inv 2026-193 Req Dtd 3/10/26 Annual Base Fee 10/1/25-12/31/25 Inv 2026-193
04-01-2026	$6.69					$5,740.48		Interest	Interest Earnings
04-10-2026					($2,200.00)	$3,540.48	U.S. Bank	Professional Services	Trustee Fee Invoice No. 8086583 Admin Exp Req Dtd 4 7
04-20-2026					($1,750.00)	$1,790.48	KeyAnalytics	Professional Services	Via Check Annual Base Prorated Fee 10/1/25-12/31/25 Inv2026-193 Req23 1/1/26-3/31/26 Inv2026-513
04-23-2026			$22,000.00			$23,790.48		Transfer In	Transfer from 228441000 Special Tax Fund
05-01-2026	$9.68					$23,800.16		Interest	Interest Earnings
06-01-2026	$25.27					$23,825.43		Interest	Interest Earnings
06-10-2026					($1,750.00)	$22,075.43	KeyAnalytics	Professional Services	Via Check 10/1/25-12/31/25 Inv 2026-193 Annual Base Fee 4/1/26-6/30/26 Inv 2026-890
	$189.96	$0.00	$32,699.14	$0.00	($21,468.59)	$11,420.51			DATE RANGE BALANCE
Subfund Total	**$460.66**	**$16,145.66**	**$47,699.14**	**$0.00**	**($42,230.03)**	**$22,075.43**	**Total for 228441009 - Administrative Expense Fund**		
Fund Total	**$40,182.40**	**$2,810,043.47**	**$833,596.97**	**($833,596.97)**	**($1,810,037.64)**	**$1,040,188.23**	**Total for CFD No. 2018-2 IA No.1 Series 2023 Special Tax Bonds**		
Grand Total	**$40,182.40**	**$2,810,043.47**	**$833,596.97**	**($833,596.97)**	**($1,810,037.64)**	**$1,040,188.23**	**Grand Total for Selected Funds/SubFunds**		

Exhibit G

Annual Special Tax Roll for Fiscal Year 2026/2027

Exhibit G
Val Verde Unified School District
Improvement Area 1 of Community Facilities District No. 2018-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648-1	1	302-350-001	$3,268.92
36648-1	2	302-350-002	$3,014.66
36648-1	3	302-350-003	$3,268.92
36648-1	4	302-350-004	$3,369.68
36648-1	5	302-350-005	$3,014.66
36648-1	6	302-350-006	$3,421.24
36648-1	7	302-350-007	$3,268.92
36648-1	8	302-350-008	$3,217.36
36648-1	9	302-350-009	$3,116.60
36648-1	10	302-350-010	$3,268.92
36648-1	11	302-350-011	$3,369.68
36648-1	12	302-350-012	$3,116.60
36648-1	13	302-350-013	$3,319.30
36648-1	14	302-350-014	$3,421.24
36648-1	15	302-351-001	$3,319.30
36648-1	16	302-351-002	$3,369.68
36648-1	17	302-351-003	$3,268.92
36648-1	18	302-351-004	$3,369.68
36648-1	19	302-351-005	$3,217.36
36648-1	20	302-351-006	$3,268.92
36648-1	21	302-351-007	$3,014.66
36648-1	22	302-351-008	$3,319.30
36648-1	23	302-351-009	$3,268.92
36648-1	24	302-351-010	$3,014.66
36648-1	25	302-351-011	$3,116.60
36648-1	26	302-351-012	$3,369.68
36648-1	27	302-351-013	$3,268.92
36648-1	28	302-351-014	$3,319.30
36648-1	67	302-352-001	$3,014.66
36648-1	68	302-352-002	$3,268.92
36648-1	69	302-352-003	$3,319.30
36648-1	70	302-352-004	$3,116.60
36648-1	71	302-352-005	$3,268.92
36648-1	72	302-352-006	$3,268.92
36648-1	73	302-352-007	$3,217.36
36648-1	74	302-352-008	$3,014.66
36648-1	75	302-352-009	$3,421.24
36648-1	76	302-352-010	$3,014.66
36648-1	77	302-352-011	$3,014.66
36648-1	78	302-352-012	$3,369.68
36648-1	79	302-352-013	$3,319.30
36648-1	80	302-352-014	$3,268.92

Exhibit G
Val Verde Unified School District
Improvement Area 1 of Community Facilities District No. 2018-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648-1	81	302-352-015	$3,369.68
36648-1	82	302-352-016	$3,014.66
36648-1	83	302-352-017	$3,268.92
36648-1	84	302-352-018	$3,217.36
36648-1	85	302-352-019	$3,421.24
36648-1	86	302-352-020	$3,268.92
36648-1	87	302-352-021	$3,116.60
36648-1	88	302-352-022	$3,014.66
36648-1	89	302-352-023	$3,268.92
36648-1	90	302-352-024	$3,421.24
36648-1	91	302-352-025	$3,014.66
36648-1	92	302-352-026	$3,217.36
36648-1	93	302-352-027	$3,014.66
36648-1	94	302-352-028	$3,217.36
36648-1	95	302-352-029	$3,014.66
36648-1	96	302-352-030	$3,268.92
36648-1	97	302-352-031	$3,014.66
36648-1	98	302-352-032	$3,319.30
36648-1	99	302-352-033	$3,116.60
36648-1	100	302-352-034	$3,217.36
36648-1	135	302-352-035	$3,014.66
36648-1	136	302-352-036	$3,421.24
36648-1	137	302-352-037	$3,116.60
36648-1	138	302-352-038	$3,421.24
36648-1	139	302-352-039	$3,014.66
36648-1	140	302-352-040	$3,268.92
36648-1	29	302-360-001	$3,369.68
36648-1	30	302-360-002	$3,014.66
36648-1	31	302-360-003	$3,421.24
36648-1	32	302-360-004	$3,014.66
36648-1	33	302-360-005	$3,268.92
36648-1	34	302-360-006	$3,014.66
36648-1	35	302-360-007	$3,319.30
36648-1	36	302-360-008	$3,369.68
36648-1	37	302-360-009	$3,421.24
36648-1	38	302-360-010	$3,014.66
36648-1	38	302-360-011	$3,116.60
36648-1	40	302-360-012	$3,014.66
36648-1	141	302-360-013	$0.00
36648-1	41	302-361-001	$3,014.66
36648-1	42	302-361-002	$3,369.68
36648-1	43	302-361-003	$3,319.30

Exhibit G
Val Verde Unified School District
Improvement Area 1 of Community Facilities District No. 2018-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648-1	44	302-361-004	$3,369.68
36648-1	45	302-361-005	$3,116.60
36648-1	46	302-361-006	$3,268.92
36648-1	47	302-361-007	$3,421.24
36648-1	48	302-361-008	$3,014.66
36648-1	49	302-361-009	$3,369.68
36648-1	50	302-361-010	$3,319.30
36648-1	142	302-361-011	$0.00
36648-1	51	302-362-001	$3,268.92
36648-1	52	302-362-002	$3,014.66
36648-1	53	302-362-003	$3,116.60
36648-1	54	302-362-004	$3,217.36
36648-1	55	302-362-005	$3,268.92
36648-1	56	302-362-006	$3,014.66
36648-1	57	302-362-007	$3,319.30
36648-1	58	302-362-008	$3,014.66
36648-1	59	302-362-009	$3,014.66
36648-1	60	302-362-010	$3,116.60
36648-1	61	302-362-011	$3,421.24
36648-1	62	302-362-012	$3,268.92
36648-1	63	302-362-013	$3,116.60
36648-1	64	302-362-014	$3,268.92
36648-1	65	302-362-015	$3,369.68
36648-1	66	302-362-016	$3,319.30
36648-1	143	302-362-017	$0.00
36648-1	101	302-363-001	$3,369.68
36648-1	102	302-363-002	$3,268.92
36648-1	103	302-363-003	$3,116.60
36648-1	104	302-363-004	$3,268.92
36648-1	105	302-363-005	$3,369.68
36648-1	106	302-363-006	$3,319.30
36648-1	107	302-363-007	$3,369.68
36648-1	108	302-363-008	$3,014.66
36648-1	109	302-363-009	$3,421.24
36648-1	110	302-363-010	$3,116.60
36648-1	111	302-363-011	$3,268.92
36648-1	112	302-363-012	$3,268.92
36648-1	113	302-363-013	$3,369.68
36648-1	114	302-363-014	$3,014.66
36648-1	115	302-363-015	$3,369.68
36648-1	116	302-363-016	$3,268.92
36648-1	117	302-363-017	$3,268.92

Exhibit G
Val Verde Unified School District
Improvement Area 1 of Community Facilities District No. 2018-2
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648-1	118	302-363-018	$3,421.24
36648-1	119	302-363-019	$3,014.66
36648-1	120	302-363-020	$3,217.36
36648-1	121	302-363-021	$3,319.30
36648-1	122	302-363-022	$3,268.92
36648-1	123	302-363-023	$3,217.36
36648-1	124	302-363-024	$3,116.60
36648-1	125	302-363-025	$3,421.24
36648-1	126	302-363-026	$3,268.92
36648-1	127	302-363-027	$3,369.68
36648-1	128	302-363-028	$3,116.60
36648-1	129	302-363-029	$3,268.92
36648-1	130	302-363-030	$3,319.30
36648-1	131	302-363-031	$3,268.92
36648-1	132	302-363-032	$3,319.30
36648-1	133	302-363-033	$3,369.68
36648-1	134	302-363-034	$3,268.92

Total Parcels	**143**
Total Taxable Parcels	**140**
Total Assigned Special Tax	**$452,022.04**