



Improvement Area 2 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

Table of Contents

Introduction ---------- 1

I. CFD Background ---------- 3

A. Location ---------- 3

B. Formation ---------- 3

C. Bonds ---------- 5

II. Fiscal Year 2025/2026 Special Tax Levy ---------- 6

A. Special Tax Levy ---------- 6

B. Annual Special Tax Collections and Delinquencies ---------- 7

III. Fund and Account Activity and Balances ---------- 8

A. Fiscal Agent Accounts ---------- 8

B. Sources and Uses of Funds ---------- 9

IV. Senate Bill 165 ---------- 10

A. Authorized Facilities ---------- 10

B. Series 2023 Special Tax Bonds ---------- 13

C. Special Taxes ---------- 15

V. Special Tax Requirement ---------- 17

A. Special Tax Requirement ---------- 17

B. Administrative Expense Budget ---------- 18

VI. Special Tax Classification ---------- 19

A. Developed Property ---------- 19

VII. Fiscal Year 2026/2027 Special Tax Levy ---------- 20

Exhibit A – Rate and Method of Apportionment

Exhibit B – CFD Boundary Map

Exhibit C – Assessor's Parcel Maps

Exhibit D – Series 2023 Special Tax Bonds Debt Service Schedule

Exhibit E – Delinquent Annual Special Tax Report

Exhibit F – Summary of Transactions for Fiscal Agent Accounts

Exhibit G – Annual Special Tax Roll for Fiscal Year 2026/2027

Introduction

Improvement Area 2 of Community Facilities District No. 2018-2 ("IA 2 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 2 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 2 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 August 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 2 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 2 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 2 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 2 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 2 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 2 of CFD No. 2018-2 and the bonds issued to fund the Authorized Facilities.

A. Location

IA 2 of CFD No. 2018-2 is located in the City of Perris (the "City"), along the west line of Evans Road, north of Anira Court, and south of Camino Delrey. For reference, the boundary map of IA 2 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 2 of CFD No. 2018-2) and approved the levy of Annual Special Taxes.

IA 2 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 2 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 2 of CFD No. 2018-2 will issue Bonds to finance school fees (for details, see the Mitigation Agreement).

Additionally, IA 2 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 2 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 2 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. 2018-0105463 on all property within IA 2 of CFD No. 2018-2.

C. Bonds

1. Series 2023 Special Tax Bonds

On August 24, 2023, the Series 2023 Special Tax Bonds of the Val Verde Unified School District, Improvement Area 2 of Community Facilities District No. 2018-2 ("2023 Bonds") were issued in the amount of $6,685,000. The 2023 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated August 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, fund a deposit to the Administrative Expense Fund, 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 2 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.	28 Units	$2,955.56 Per Unit	82,755.68
3	2,301 Sq. Ft. to 2,500 Sq. Ft.	15 Units	$3,055.50 Per Unit	45,832.50
4	2,501 Sq. Ft. to 2,700 Sq. Ft.	12 Units	$3,154.28 Per Unit	37,851.36
5	2,701 Sq. Ft. to 2,900 Sq. Ft.	29 Units	$3,204.82 Per Unit	92,939.78
6	2,901 Sq. Ft. to 3,100 Sq. Ft.	15 Units	$3,254.22 Per Unit	48,813.30
7	3,101 Sq. Ft. to 3,300 Sq. Ft.	0 Units	$3,303.60 Per Unit	59,464.80
8	≥ 3,301 Sq. Ft.	13 Units	$3,354.16 Per Unit	43,604.08
Developed Property		***130 Units***	***NA***	***$411,261.50***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**130 Units**		**$411,261.50**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for IA 2 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, one (1) 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 2 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
2023/2024	$395,292.28	4	$386,100.28	$9,192.00	2.33%	$3,080.38	0.78%
2024/2025	403,199.00	2	396,964.56	6,234.44	1.55%	6,234.44	1.55%
2025/2026	411,261.50	1	408,056.68	3,204.82	0.78%	3,204.82	0.78%

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 2 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	266218008	$20,805.64
EMWD Facilities Account	266218005	5,280.25
Interest Account	266218001	39.54
Principal Account	266218002	1.76
Reserve Fund	266218003	606,074.16
Residual School Facilities Fund	266218007	66,593.18
School Facilities Account	266218004	221,415.64
Special Tax Fund	266218000	227,229.86
Total		**$1,147,440.03**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by IA 2 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 2 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	415,690.17
Erroneous Deposit of CFD No. 2021-1 Special Taxes	184,693.08
Investment Earnings	15,332.25
Total	**$615,715.50**
Uses	
Interest Payments	($332,900.00)
Principal Payments	(10,000.00)
Corrective Transfer to CFD No. 2021-1 Special Tax Fund	(215,313.60)
Authorized Facilities	(201,470.84)
Administrative Expenses	(20,413.51)
Total	**($780,097.95)**

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 2 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 2 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

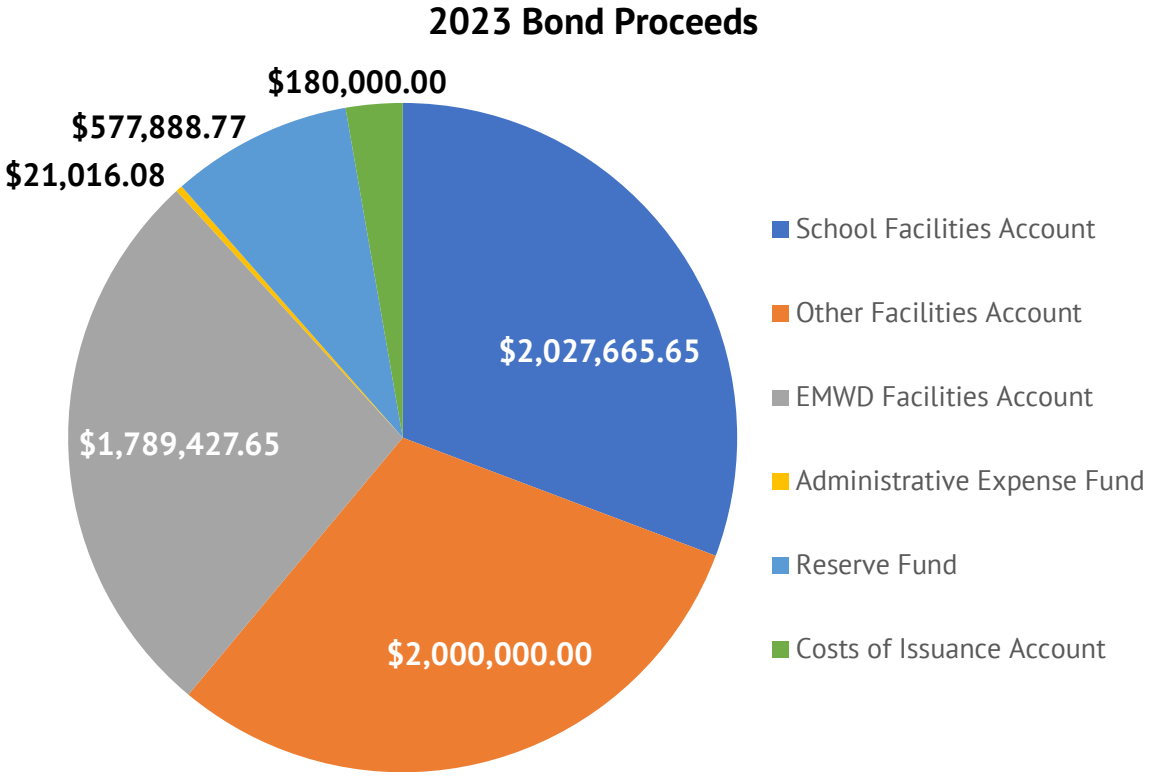
amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the CFD.

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 $6,685,000 and a Net Original Issue Premium of $11,273.15 (less an Underwriter's Discount of $100,275.00) 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		**$418,171.07**
Accruals		$4,715.41
Investment Earnings	$4,715.41	
Expenditures		($201,470.84)
Rancho Verde High School Facilities	($201,470.84)	
Balance as of June 30, 2026		**$221,415.64**

EMWD Facilities Account

Balance as of July 1, 2025		**$5,207.44**
Accruals		$72.81
Investment Earnings	$72.81	
Expenditures		$0.00
Balance as of June 30, 2026		**$5,280.25**

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 2 of CFD No. 2018-2 for prior years.

C. Special Taxes

IA 2 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 2 of CFD No. 2018-2 within the Special Tax Fund created under the FAA.

Special Tax Fund

Balance as of July 1, 2025		**$253,125.27**
Accruals		$601,677.40
Special Tax Deposits	$415,690.17	
Erroneous Deposit of CFD No. 2021-1 Special Taxes	184,693.08	
Investment Earnings	1,294.15	
Expenditures		($627,572.81)
Transfer to the Administrative Expense Fund	($31,834.03)	
Transfer to the Residual School Facilities Fund	(37,525.18)	
Transfer to the Interest Account	(332,900.00)	
Transfer to the Principal Account	(10,000.00)	
Corrective Transfer to CFD No. 2021-1 Special Tax Fund	(215,313.60)	
Balance as of June 30, 2026		**$227,229.86**

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 2 of CFD No. 2018-2 within the Residual School Facilities Fund.

Residual School Facilities Fund

Balance as of July 1, 2025		**$28,356.86**
Accruals		$38,236.32
Transfer from Special Tax Fund	$37,525.18	
Investment Earnings	711.14	
Expenditures		$0.00
Balance as of June 30, 2026		**$66,593.18**

V. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of IA 2 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 2 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 2 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 2 of CFD No. 2018-2

Fiscal Year 2025/2026 Remaining Sources		**$227,271.16**
Balance of the Special Tax Fund	$227,229.86	
Balance of Interest Account	39.54	
Balance of Principal Account	1.76	
Anticipated Special Taxes	0.00	
Fiscal Year 2025/2026 Remaining Obligations		**($227,271.16)**
September 1, 2026 Interest Payment	($166,350.00)	
September 1, 2026 Principal Payment	(20,000.00)	
Direct Construction of Authorized Facilities	(40,921.16)	
Fiscal Year 2025/2026 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2026/2027 Obligations		**($419,486.34)**
Administrative Expense Budget	($22,523.25)	
Anticipated Special Tax Delinquencies [1]	(3,268.91)	
March 1, 2027 Interest Payment	(165,950.00)	
September 1, 2027 Interest Payment	(165,950.00)	
September 1, 2027 Principal Payment	(25,000.00)	
Direct Construction of Authorized Facilities	(36,794.18)	
Fiscal Year 2026/2027 Special Tax Requirement		**$419,486.34**

[1] Assumes the Fiscal Year 2025/2026 Year End delinquency rate of 0.78%.

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	$5,386.58
Consultant/Trustee Expenses	12,000.00
County Tax Collection Fees	136.67
Contingency for Legal	5,000.00
Total Expenses	**$22,523.25**

VI. Special Tax Classification

Each Fiscal Year, parcels within IA 2 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 2 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 130 Units by the City within IA 2 of CFD No. 2018-2. According to the County Assessor, all property zoned for residential development within IA 2 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
2023/2024	Residential Property	130
Total		**130**

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 2 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 2 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.	28 Units	$3,014.66 Per Unit	84,410.48
3	2,301 Sq. Ft. to 2,500 Sq. Ft.	15 Units	$3,116.60 Per Unit	46,749.00
4	2,501 Sq. Ft. to 2,700 Sq. Ft.	12 Units	$3,217.36 Per Unit	38,608.32
5	2,701 Sq. Ft. to 2,900 Sq. Ft.	29 Units	$3,268.92 Per Unit	94,798.68
6	2,901 Sq. Ft. to 3,100 Sq. Ft.	15 Units	$3,319.30 Per Unit	49,789.50
7	3,101 Sq. Ft. to 3,300 Sq. Ft.	0 Units	$3,369.68 Per Unit	60,654.24
8	≥ 3,301 Sq. Ft.	13 Units	$3,421.24 Per Unit	44,476.12
Developed Property		***130 Units***	***NA***	***$419,486.34***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**130 Units**		**$419,486.34**

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

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels in Improvement Area No. 2 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. 2 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. 2 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. 2 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. 2" means the property in Val Verde Unified School District Community Facilities District No. 2018-2 designated as Improvement Area No. 2 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. 2 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. 2 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. 2 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 $18,765 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. 2 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. 2 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. 2 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 18.95 ("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.

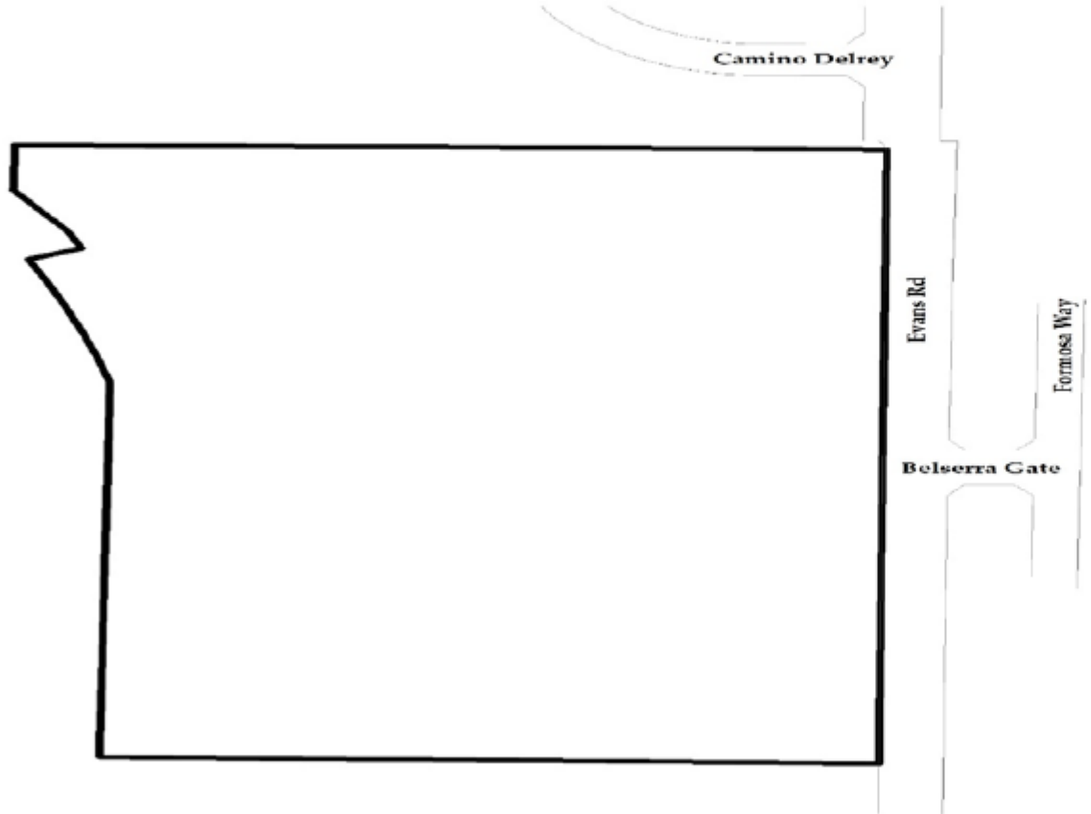
Exhibit B

CFD Boundary Map

COPY 82/11

Prepared by:
Cooperative Strategies, LLC

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



(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. 2, Riverside County, State of California, was approved by the Governing Board at a regular meeting thereof, held on this 16 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 11-12 and as Instrument No. 2018-0066776 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. 2 of the County of Riverside recorded on February 22, 2018, as Instrument Number 2018-0066776 in Book 82 at Pages 11 - 12 in the records of the County of Riverside, California, for an exact description of the lines and dimensions of each lot and parcel.

LEGEND

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

Copy 82/12

Prepared by:
Cooperative Strategies, LLC

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

Legal Description of Parcel

BEGINNING 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;

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 NORTH 00°35'52" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.49 FEET TO THE SOUTHERLY 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. 2017-0208316, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 89°18'35" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 0.17 FEET TO THE SOUTHEAST CORNER OF SAID CONVEYED RIGHT OF WAY;

THENCE NORTH 00°35'26" WEST ALONG THE EASTERLY LINE OF SAID CONVEYED RIGHT OF WAY, A DISTANCE OF 663.07 FEET TO THE SOUTHEAST CORNER 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. 2017-0208317, OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID CONVEYED RIGHT OF WAY, THE FOLLOWING SEVEN (7) COURSES;

1) **THENCE** NORTH 00°35'26" WEST, A DISTANCE OF 70.29 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 364.00 FEET;

2) **THENCE** NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°15'04", AN ARC DISTANCE OF 115.95 FEET;

3) **THENCE** NORTH 19°25'15" WEST, A DISTANCE OF 140.10 FEET;

4) **THENCE** NORTH 25°02'27" WEST, A DISTANCE OF 92.23 FEET;

5) **THENCE** NORTH 19°57'33" EAST, A DISTANCE OF 56.57 FEET;

6) **THENCE** NORTH 25°02'27" WEST, A DISTANCE OF 29.26 FEET;

7) **THENCE** NORTH 33°03'07" WEST, A DISTANCE OF 79.87 FEET;

THENCE NORTH 00°35'26" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 105.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE NORTH 89°29'23" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 1148.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (32.49 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.

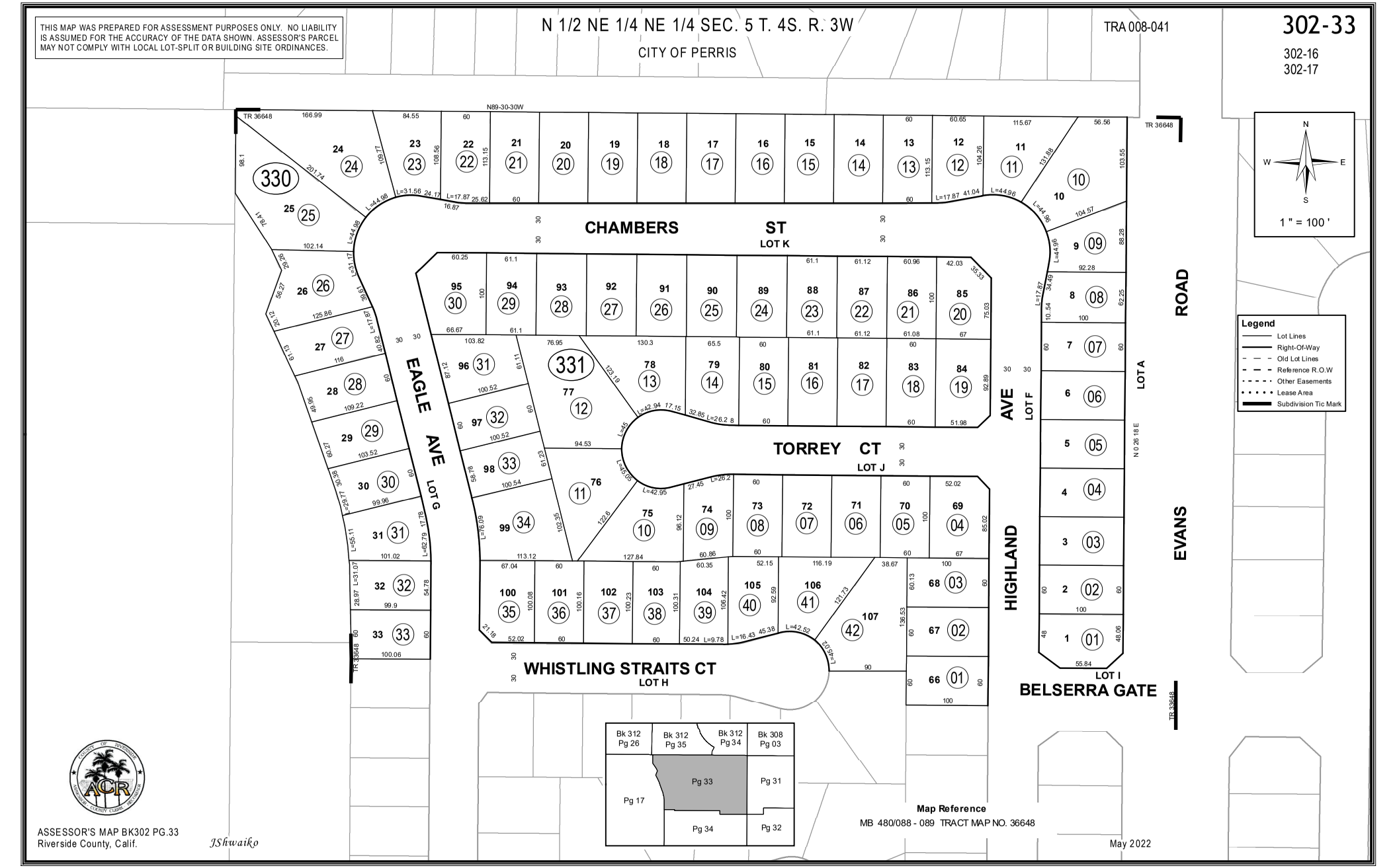
N 1/2 NE 1/4 NE 1/4 SEC. 5 T. 4S. R. 3W

CITY OF PERRIS

TRA 008-041

302-33

302-16
302-17



Map Reference
MB 480/088 - 089 TRACT MAP NO. 36648

ASSESSOR'S MAP BK302 PG.33
Riverside County, Calif.

JShwaiko

May 2022

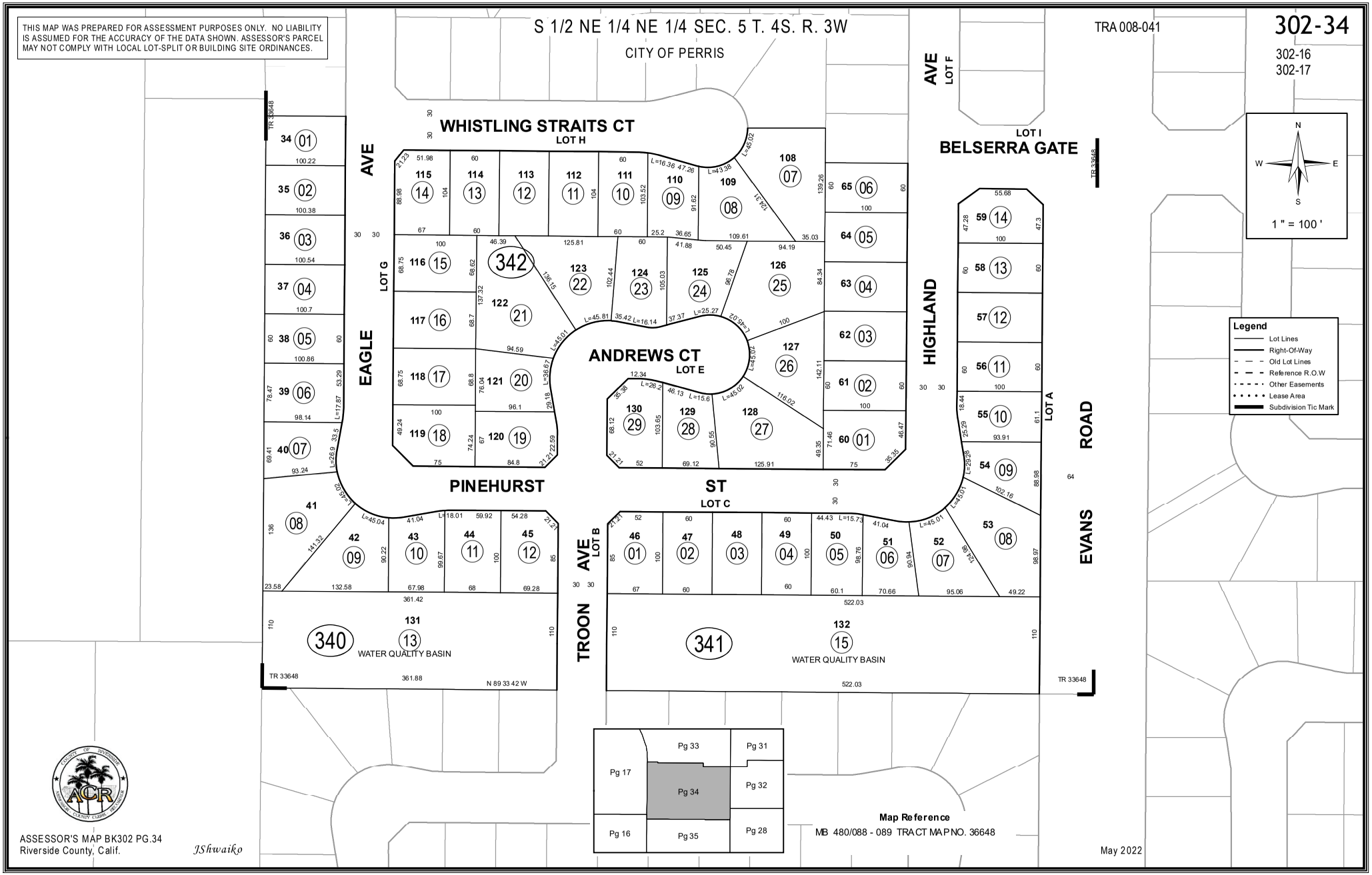

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
S 1/2 NE 1/4 NE 1/4 SEC. 5 T. 4S. R. 3W
CITY OF PERRIS
TRA 008-041
302-34
302-16
302-17
WHISTLING STRAITS CT
LOT H
LOT I
BELSERRA GATE
LOT F
AVE
EAGLE
LOT G
HIGHLAND
ANDREWS CT
LOT E
PINEHURST
ST
LOT C
LOT A
ROAD
EVANS
AVE
LOT B
TROON
342
340
341
WATER QUALITY BASIN
WATER QUALITY BASIN
TR 33648
N 89 33 42 W
Legend
Lot Lines
Right-Of-Way
Old Lot Lines
Reference R.O.W
Other Easements
Lease Area
Subdivision Tic Mark
1 " = 100 '
Pg 33
Pg 31
Pg 17
Pg 34
Pg 32
Pg 16
Pg 35
Pg 28
Map Reference
MB 480/088 - 089 TRACT MAP NO. 36648
ASSESSOR'S MAP BK302 PG.34
Riverside County, Calif.
JShwaiko
May 2022

Exhibit D

Series 2023 Special Tax Bonds

Debt Service Schedule

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

Period	2023 Special Tax Bonds		
	Principal	Interest	Total Debt Service
9/1/2024	$5,000.00	$339,780.83	$344,780.83
9/1/2025	10,000.00	333,100.00	343,100.00
9/1/2026	20,000.00	332,700.00	352,700.00
9/1/2027	25,000.00	331,900.00	356,900.00
9/1/2028	35,000.00	330,900.00	365,900.00
9/1/2029	45,000.00	329,500.00	374,500.00
9/1/2030	55,000.00	327,250.00	382,250.00
9/1/2031	65,000.00	324,500.00	389,500.00
9/1/2032	75,000.00	321,250.00	396,250.00
9/1/2033	85,000.00	317,500.00	402,500.00
9/1/2034	100,000.00	313,250.00	413,250.00
9/1/2035	110,000.00	308,250.00	418,250.00
9/1/2036	125,000.00	302,750.00	427,750.00
9/1/2037	140,000.00	296,500.00	436,500.00
9/1/2038	155,000.00	289,500.00	444,500.00
9/1/2039	175,000.00	281,750.00	456,750.00
9/1/2040	190,000.00	273,000.00	463,000.00
9/1/2041	210,000.00	263,500.00	473,500.00
9/1/2042	230,000.00	253,000.00	483,000.00
9/1/2043	250,000.00	241,500.00	491,500.00
9/1/2044	275,000.00	229,000.00	504,000.00
9/1/2045	295,000.00	215,250.00	510,250.00
9/1/2046	325,000.00	200,500.00	525,500.00
9/1/2047	350,000.00	184,250.00	534,250.00
9/1/2048	380,000.00	166,750.00	546,750.00
9/1/2049	405,000.00	147,750.00	552,750.00
9/1/2050	440,000.00	127,500.00	567,500.00
9/1/2051	470,000.00	105,500.00	575,500.00
9/1/2052	510,000.00	82,000.00	592,000.00
9/1/2053	545,000.00	56,500.00	601,500.00
9/1/2054	585,000.00	29,250.00	614,250.00
Total	**$6,685,000.00**	**$7,655,630.83**	**$14,340,630.83**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

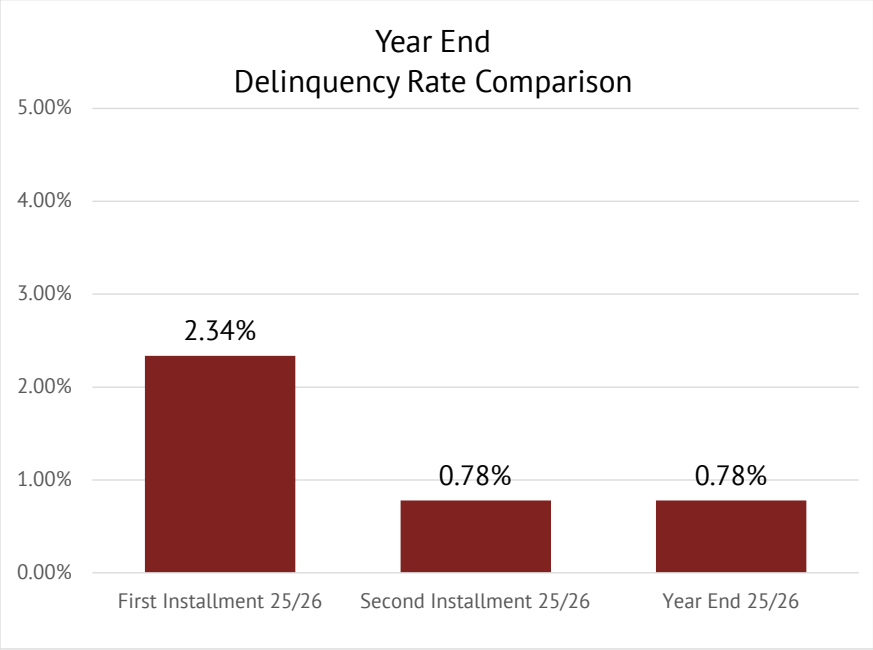
Year End Report for Fiscal Year 2025/2026

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

Summary

Year End

Total Taxes Due June 30, 2026	**$411,261.50**
Amount Paid	**$408,056.68**
Amount Remaining to be Collected	**$3,204.82**
Number of Parcels Delinquent	**1**
Delinquency Rate	**0.78%**



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	**1**
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 2

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							
2023/2024	$395,292.28	4	$386,100.28	$9,192.00	2.33%	$3,080.38	0.78%
2024/2025	403,199.00	2	396,964.56	6,234.44	1.55%	6,234.44	1.55%
2025/2026	411,261.50	1	408,056.68	3,204.82	0.78%	3,204.82	0.78%

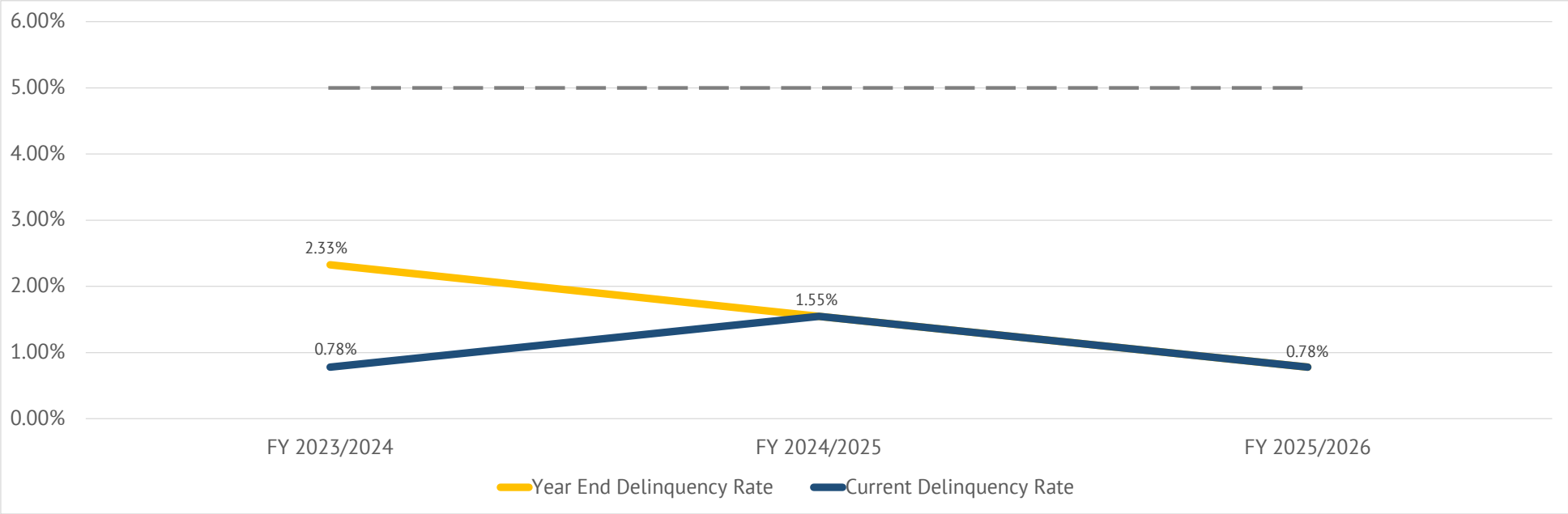


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Report - Detail

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

Subfund: 266218000 - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$1,556.32	$637,768.95	$0.00	($386,200.00)	$0.00	$253,125.27			BEGINNING BALANCE
07-01-2025	$176.38					$253,301.65		Interest	Interest Earnings
08-01-2025	$344.21					$253,645.86		Interest	Interest Earnings
08-29-2025				($166,550.00)		$87,095.86		Transfer Out	Transfer To 266218001 Interest Account
08-29-2025				($10,000.00)		$77,095.86		Transfer Out	Transfer To 266218002 Principal Account
09-02-2025	$321.47					$77,417.33		Interest	Interest Earnings
09-29-2025		$5,286.66				$82,703.99		Deposit	Special Tax Deposit
10-01-2025	$98.08					$82,802.07		Interest	Interest Earnings
10-07-2025				($9,271.63)		$73,530.44		Transfer Out	Transfer to 266218008 Administrative Expense Fund
10-07-2025				($37,525.18)		$36,005.26		Transfer Out	Transfer To 266218007 Residual School Facilities Account
10-08-2025				($30,620.52)		$5,384.74		Transfer Out	Special Tax Deposit Corrective Transfer to 294341000 Special Tax Fund (CFD No. 2021-1)
11-03-2025	$26.27					$5,411.01		Interest	Interest Earnings
12-01-2025	$6.00					$5,417.01		Interest	Interest Earnings
01-02-2026	$5.90					$5,422.91		Interest	Interest Earnings
01-29-2026				($1,562.40)		$3,860.51		Transfer Out	Transfer To 266218008 Administrative Expense Fund
02-02-2026	$5.60					$3,866.11		Interest	Interest Earnings
02-10-2026		$294,523.38				$298,389.49		Deposit	Special Tax Deposit
02-26-2026				($87,631.87)		$210,757.62		Transfer Out	Special Tax Deposit Corrective Transfer to 294341000 Special Tax Fund (CFD No. 2021-1)
03-02-2026	$186.35					$210,943.97		Interest	Interest Earnings
03-02-2026				($166,350.00)		$44,593.97		Transfer Out	Transfer To 266218001 Interest Account
03-12-2026		$2,013.85				$46,607.82		Deposit	Special Tax Deposit
04-01-2026	$54.41					$46,662.23		Interest	Interest Earnings
04-23-2026				($21,000.00)		$25,662.23		Transfer Out	Transfer to 266218008 Administrative Expense Fund
05-01-2026	$42.19					$25,704.42		Interest	Interest Earnings
06-01-2026	$27.29					$25,731.71		Interest	Interest Earnings
06-17-2026		$298,559.36				$324,291.07		Deposit	Special Tax Deposit
06-23-2026				($97,061.21)		$227,229.86		Transfer Out	Special Tax Deposit Corrective Transfer to 294341000 Special Tax Fund (CFD No. 2021-1)
	$1,294.15	$600,383.25	$0.00	($627,572.81)	$0.00	($25,895.41)			DATE RANGE BALANCE
Subfund Total	**$2,850.47**	**$1,238,152.20**	**$0.00**	**($1,013,772.81)**	**$0.00**	**$227,229.86**	**Total for 266218000 - Special Tax Fund**		

Subfund: 266218001 - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.17	$9.76	$333,200.00	$0.00	($333,200.00)	$9.93			BEGINNING BALANCE
07-01-2025	$0.01					$9.94		Interest	Interest Earnings
08-01-2025	$0.01					$9.95		Interest	Interest Earnings
08-29-2025			$166,550.00			$166,559.95		Transfer In	Transfer From 266218000 Special Tax Fund
09-02-2025					($166,550.00)	$9.95	Cede & Co.	Debt Service Interest	Debt Service Interest
09-02-2025	$21.92					$31.87		Interest	Interest Earnings
10-01-2025	$7.34					$39.21		Interest	Interest Earnings
11-03-2025	$0.05					$39.26		Interest	Interest Earnings
12-01-2025	$0.04					$39.30		Interest	Interest Earnings
01-02-2026	$0.04					$39.34		Interest	Interest Earnings
02-02-2026	$0.04					$39.38		Interest	Interest Earnings
03-02-2026					($166,350.00)	($166,310.62)	Cede & Co.	Debt Service Interest	Debt Service Interest
03-02-2026			$166,350.00			$39.38		Transfer In	Transfer From 266218000 Special Tax Fund
03-02-2026	$0.04					$39.42		Interest	Interest Earnings
04-01-2026	$0.04					$39.46		Interest	Interest Earnings
05-01-2026	$0.04					$39.50		Interest	Interest Earnings
06-01-2026	$0.04					$39.54		Interest	Interest Earnings
	$29.61	$0.00	$332,900.00	$0.00	($332,900.00)	$29.61			DATE RANGE BALANCE

Funding Report - Detail

Subfund: 266218001 - Interest Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
Subfund Total	**$29.78**	**$9.76**	**$666,100.00**	**$0.00**	**($666,100.00)**	**$39.54**	**Total for 266218001 - Interest Account**		

Subfund: 266218002 - Principal Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$0.00	$0.00	$5,000.00	$0.00	($5,000.00)	$0.00			BEGINNING BALANCE
08-29-2025			$10,000.00			$10,000.00		Transfer In	Transfer From 266218000 Special Tax Fund
09-02-2025					($10,000.00)	$0.00	Cede & Co.	Debt Service Principal	Debt Service Principal
09-02-2025	$1.32					$1.32		Interest	Interest Earnings
10-01-2025	$0.44					$1.76		Interest	Interest Earnings
	$1.76	$0.00	$10,000.00	$0.00	($10,000.00)	$1.76			DATE RANGE BALANCE
Subfund Total	**$1.76**	**$0.00**	**$15,000.00**	**$0.00**	**($15,000.00)**	**$1.76**	**Total for 266218002 - Principal Account**		

Subfund: 266218003 - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$10,569.80	$587,148.95	$0.00	$0.00	$0.00	$597,718.75			BEGINNING BALANCE
07-01-2025	$786.01					$598,504.76		Interest	Interest Earnings
08-01-2025	$813.30					$599,318.06		Interest	Interest Earnings
09-02-2025	$814.42					$600,132.48		Interest	Interest Earnings
10-01-2025	$757.12					$600,889.60		Interest	Interest Earnings
11-03-2025	$736.71					$601,626.31		Interest	Interest Earnings
12-01-2025	$667.50					$602,293.81		Interest	Interest Earnings
01-02-2026	$655.93					$602,949.74		Interest	Interest Earnings
02-02-2026	$640.10					$603,589.84		Interest	Interest Earnings
03-02-2026	$578.77					$604,168.61		Interest	Interest Earnings
04-01-2026	$641.40					$604,810.01		Interest	Interest Earnings
05-01-2026	$621.39					$605,431.40		Interest	Interest Earnings
06-01-2026	$642.76					$606,074.16		Interest	Interest Earnings
	$8,355.41	$0.00	$0.00	$0.00	$0.00	$8,355.41			DATE RANGE BALANCE
Subfund Total	**$18,925.21**	**$587,148.95**	**$0.00**	**$0.00**	**$0.00**	**$606,074.16**	**Total for 266218003 - Reserve Fund**		

Subfund: 266218004 - School Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$34,345.33	$2,072,206.90	$0.00	$0.00	($1,688,381.16)	$418,171.07			BEGINNING BALANCE
07-01-2025	$608.68					$418,779.75		Interest	Interest Earnings
08-01-2025	$569.07					$419,348.82		Interest	Interest Earnings
09-02-2025	$569.86					$419,918.68		Interest	Interest Earnings
10-01-2025	$529.77					$420,448.45		Interest	Interest Earnings
11-03-2025	$515.48					$420,963.93		Interest	Interest Earnings
12-01-2025	$467.06					$421,430.99		Interest	Interest Earnings
12-11-2025					($201,470.84)	$219,960.15	Val Verde Unified School District	Professional Services	Request 6 Dtd 12/10/25 Cfd No. 2018-2 Ia2 Val Verde Unified School District
01-02-2026	$314.06					$220,274.21		Interest	Interest Earnings
02-02-2026	$233.84					$220,508.05		Interest	Interest Earnings
03-02-2026	$211.44					$220,719.49		Interest	Interest Earnings
04-01-2026	$234.32					$220,953.81		Interest	Interest Earnings
05-01-2026	$227.01					$221,180.82		Interest	Interest Earnings
06-01-2026	$234.82					$221,415.64		Interest	Interest Earnings
	$4,715.41	$0.00	$0.00	$0.00	($201,470.84)	($196,755.43)			DATE RANGE BALANCE
Subfund Total	**$39,060.74**	**$2,072,206.90**	**$0.00**	**$0.00**	**($1,889,852.00)**	**$221,415.64**	**Total for 266218004 - School Facilities Account**		

Subfund: 266218005 - EMWD Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$92.09	$5,115.35	$0.00	$0.00	$0.00	$5,207.44			BEGINNING BALANCE

Funding Report - Detail

Subfund: 266218005 - EMWD Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$6.85					$5,214.29		Interest	Interest Earnings
08-01-2025	$7.09					$5,221.38		Interest	Interest Earnings
09-02-2025	$7.10					$5,228.48		Interest	Interest Earnings
10-01-2025	$6.60					$5,235.08		Interest	Interest Earnings
11-03-2025	$6.42					$5,241.50		Interest	Interest Earnings
12-01-2025	$5.82					$5,247.32		Interest	Interest Earnings
01-02-2026	$5.71					$5,253.03		Interest	Interest Earnings
02-02-2026	$5.58					$5,258.61		Interest	Interest Earnings
03-02-2026	$5.04					$5,263.65		Interest	Interest Earnings
04-01-2026	$5.59					$5,269.24		Interest	Interest Earnings
05-01-2026	$5.41					$5,274.65		Interest	Interest Earnings
06-01-2026	$5.60					$5,280.25		Interest	Interest Earnings
	$72.81	$0.00	$0.00	$0.00	$0.00	$72.81			DATE RANGE BALANCE
Subfund Total	**$164.90**	**$5,115.35**	**$0.00**	**$0.00**	**$0.00**	**$5,280.25**	**Total for 266218005 - EMWD Facilities Account**		

Subfund: 266218007 - Residual School Facilities Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$356.86	$0.00	$28,000.00	$0.00	$0.00	$28,356.86			BEGINNING BALANCE
07-01-2025	$37.29					$28,394.15		Interest	Interest Earnings
08-01-2025	$38.58					$28,432.73		Interest	Interest Earnings
09-02-2025	$38.64					$28,471.37		Interest	Interest Earnings
10-01-2025	$35.92					$28,507.29		Interest	Interest Earnings
10-07-2025			$37,525.18			$66,032.47		Transfer In	Transfer from 266218000 Special Tax Fund
11-03-2025	$72.01					$66,104.48		Interest	Interest Earnings
12-01-2025	$73.34					$66,177.82		Interest	Interest Earnings
01-02-2026	$72.07					$66,249.89		Interest	Interest Earnings
02-02-2026	$70.33					$66,320.22		Interest	Interest Earnings
03-02-2026	$63.59					$66,383.81		Interest	Interest Earnings
04-01-2026	$70.47					$66,454.28		Interest	Interest Earnings
05-01-2026	$68.28					$66,522.56		Interest	Interest Earnings
06-01-2026	$70.62					$66,593.18		Interest	Interest Earnings
	$711.14	$0.00	$37,525.18	$0.00	$0.00	$38,236.32			DATE RANGE BALANCE
Subfund Total	**$1,068.00**	**$0.00**	**$65,525.18**	**$0.00**	**$0.00**	**$66,593.18**	**Total for 266218007 - Residual School Facilities Fund**		

Subfund: 266218008 - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2025	$160.39	$9,743.78	$20,000.00	$0.00	($20,671.01)	$9,233.16			BEGINNING BALANCE
07-01-2025	$13.33					$9,246.49		Interest	Interest Earnings
08-01-2025	$12.56					$9,259.05		Interest	Interest Earnings
09-02-2025	$12.58					$9,271.63		Interest	Interest Earnings
09-11-2025					($2,000.00)	$7,271.63	U.S. Bank	Professional Services	Invoice No. 7871968 Req Dtd 9 9 2025
10-01-2025	$10.05					$7,281.68		Interest	Interest Earnings
10-07-2025			$9,271.63			$16,553.31		Transfer In	Transfer from 266218000 Special Tax Fund
10-08-2025					($2,138.89)	$14,414.42	KeyAnalytics	Professional Services	Via Check Inv 2025-1219 Annual Base Fee
11-03-2025	$16.06					$14,430.48		Interest	Interest Earnings
12-01-2025	$16.01					$14,446.49		Interest	Interest Earnings
01-02-2026	$15.73					$14,462.22		Interest	Interest Earnings
01-29-2026					($11,024.62)	$3,437.60	Val Verde Unified School District	Professional Services	Check To Val Verde Per Admin Reimbursement Request
01-29-2026			$1,562.40			$5,000.00		Transfer In	Transfer From 266218000 Special Tax Fund
02-02-2026	$14.38					$5,014.38		Interest	Interest Earnings
03-02-2026	$4.81					$5,019.19		Interest	Interest Earnings
03-11-2026					($1,750.00)	$3,269.19	KeyAnalytics	Professional Services	Via Check Inv 2026-194 Req Dtd 3/10/26 Annual Base Fee 10/1/25-12/31/25 Inv 2026-194

Funding Report - Detail

Subfund: 266218008 - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
04-01-2026	$4.07					$3,273.26		Interest	Interest Earnings
04-20-2026					($1,750.00)	$1,523.26	KeyAnalytics	Professional Services	Via Check Annual Base Prorated Fee 10/1/25-12/31/25 Inv2026-194 Req16 1/1/26-3/31/26 Inv2026-514
04-23-2026			$21,000.00			$22,523.26		Transfer In	Transfer from 266218000 Special Tax Fund
05-01-2026	$8.46					$22,531.72		Interest	Interest Earnings
06-01-2026	$23.92					$22,555.64		Interest	Interest Earnings
06-10-2026					($1,750.00)	$20,805.64	KeyAnalytics	Professional Services	Via Check 10/1/25-12/31/25 Inv 2026-194 Annual Base Fee 4/1/26-6/30/26 Inv 2026-891
	$151.96	$0.00	$31,834.03	$0.00	($20,413.51)	$11,572.48			DATE RANGE BALANCE
Subfund Total	**$312.35**	**$9,743.78**	**$51,834.03**	**$0.00**	**($41,084.52)**	**$20,805.64**	**Total for 266218008 - Administrative Expense Fund**		
Fund Total	**$62,413.21**	**$3,912,376.94**	**$798,459.21**	**($1,013,772.81)**	**($2,612,036.52)**	**$1,147,440.03**	**Total for CFD No. 2018-2 IA No.2 Series 2023 Special Tax Bonds**		
Grand Total	**$62,413.21**	**$3,912,376.94**	**$798,459.21**	**($1,013,772.81)**	**($2,612,036.52)**	**$1,147,440.03**	**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 2 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	302-330-001	$3,014.66
36648	2	302-330-002	$3,116.60
36648	3	302-330-003	$3,319.30
36648	4	302-330-004	$3,369.68
36648	5	302-330-005	$3,268.92
36648	6	302-330-006	$3,319.30
36648	7	302-330-007	$3,268.92
36648	8	302-330-008	$3,116.60
36648	9	302-330-009	$3,268.92
36648	10	302-330-010	$3,217.36
36648	11	302-330-011	$3,268.92
36648	12	302-330-012	$3,116.60
36648	13	302-330-013	$3,319.30
36648	14	302-330-014	$3,014.66
36648	15	302-330-015	$3,014.66
36648	16	302-330-016	$3,217.36
36648	17	302-330-017	$3,369.68
36648	18	302-330-018	$3,014.66
36648	19	302-330-019	$3,217.36
36648	20	302-330-020	$3,369.68
36648	21	302-330-021	$3,319.30
36648	22	302-330-022	$3,217.36
36648	23	302-330-023	$3,014.66
36648	24	302-330-024	$3,217.36
36648	25	302-330-025	$3,014.66
36648	26	302-330-026	$3,421.24
36648	27	302-330-027	$3,014.66
36648	28	302-330-028	$3,217.36
36648	29	302-330-029	$3,268.92
36648	30	302-330-030	$3,014.66
36648	31	302-330-031	$3,319.30
36648	32	302-330-032	$3,369.68
36648	33	302-330-033	$3,268.92
36648	66	302-331-001	$3,116.60
36648	67	302-331-002	$3,268.92
36648	68	302-331-003	$3,014.66
36648	69	302-331-004	$3,014.66
36648	70	302-331-005	$3,319.30
36648	71	302-331-006	$3,369.68
36648	72	302-331-007	$3,116.60
36648	73	302-331-008	$3,268.92
36648	74	302-331-009	$3,268.92

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

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648	75	302-331-010	$3,116.60
36648	76	302-331-011	$3,268.92
36648	77	302-331-012	$3,217.36
36648	78	302-331-013	$3,268.92
36648	79	302-331-014	$3,319.30
36648	80	302-331-015	$3,369.68
36648	81	302-331-016	$3,217.36
36648	82	302-331-017	$3,014.66
36648	83	302-331-018	$3,014.66
36648	84	302-331-019	$3,217.36
36648	85	302-331-020	$3,268.92
36648	86	302-331-021	$3,014.66
36648	87	302-331-022	$3,268.92
36648	88	302-331-023	$3,369.68
36648	89	302-331-024	$3,319.30
36648	90	302-331-025	$3,014.66
36648	91	302-331-026	$3,421.24
36648	92	302-331-027	$3,116.60
36648	93	302-331-028	$3,268.92
36648	94	302-331-029	$3,369.68
36648	95	302-331-030	$3,421.24
36648	96	302-331-031	$3,421.24
36648	97	302-331-032	$3,268.92
36648	98	302-331-033	$3,268.92
36648	99	302-331-034	$3,421.24
36648	100	302-331-035	$3,014.66
36648	101	302-331-036	$3,268.92
36648	102	302-331-037	$3,014.66
36648	103	302-331-038	$3,319.30
36648	104	302-331-039	$3,014.66
36648	105	302-331-040	$3,116.60
36648	106	302-331-041	$3,268.92
36648	107	302-331-042	$3,421.24
36648	34	302-340-001	$3,319.30
36648	35	302-340-002	$3,369.68
36648	36	302-340-003	$3,268.92
36648	37	302-340-004	$3,319.30
36648	38	302-340-005	$3,268.92
36648	39	302-340-006	$3,421.24
36648	40	302-340-007	$3,116.60
36648	41	302-340-008	$3,421.24
36648	42	302-340-009	$3,319.30

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

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648	43	302-340-010	$3,116.60
36648	44	302-340-011	$3,369.68
36648	45	302-340-012	$3,421.24
36648	131	302-340-013	$0.00
36648	46	302-341-001	$3,014.66
36648	47	302-341-002	$3,319.30
36648	48	302-341-003	$3,369.68
36648	49	302-341-004	$3,319.30
36648	50	302-341-005	$3,369.68
36648	51	302-341-006	$3,421.24
36648	52	302-341-007	$3,116.60
36648	53	302-341-008	$3,217.36
36648	54	302-341-009	$3,268.92
36648	55	302-341-010	$3,116.60
36648	56	302-341-011	$3,014.66
36648	57	302-341-012	$3,319.30
36648	58	302-341-013	$3,268.92
36648	59	302-341-014	$3,369.68
36648	132	302-341-015	$0.00
36648	60	302-342-001	$3,014.66
36648	61	302-342-002	$3,268.92
36648	62	302-342-003	$3,268.92
36648	63	302-342-004	$3,369.68
36648	64	302-342-005	$3,014.66
36648	65	302-342-006	$3,268.92
36648	108	302-342-007	$3,369.68
36648	109	302-342-008	$3,116.60
36648	110	302-342-009	$3,268.92
36648	111	302-342-010	$3,014.66
36648	112	302-342-011	$3,369.68
36648	113	302-342-012	$3,014.66
36648	114	302-342-013	$3,014.66
36648	115	302-342-014	$3,014.66
36648	116	302-342-015	$3,116.60
36648	117	302-342-016	$3,268.92
36648	118	302-342-017	$3,369.68
36648	119	302-342-018	$3,268.92
36648	120	302-342-019	$3,014.66
36648	121	302-342-020	$3,421.24
36648	122	302-342-021	$3,217.36
36648	123	302-342-022	$3,014.66
36648	124	302-342-023	$3,369.68

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

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36648	125	302-342-024	$3,421.24
36648	126	302-342-025	$3,217.36
36648	127	302-342-026	$3,116.60
36648	128	302-342-027	$3,421.24
36648	129	302-342-028	$3,268.92
36648	130	302-342-029	$3,014.66

Total Parcels	**132**
Total Taxable Parcels	**130**
Total Assigned Special Tax	**$419,486.34**