Mello Roos Report Information as of Reporting Year End: ***6/30/2026***

Issuance

Issuer Name:	Val Verde Unified School District CFD No 2018-2
Issue Name:	Val Verde Unified School District Community Facilities District No. 2018-2 (Stratford Ranch), Improvement Area 1 Series 2023 Special Tax Bonds
Project Name:	Stratford Ranch IA 1
Actual Sale Date:	1/31/2023
Settlement Date:	3/23/2023
Original Principal Amount:	$7,345,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$600,507.81

Credit Rating from Report of Final Sale

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

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

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

Credit Rating for This Reporting Period

Credit Rating:	Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Fund Balance

Principal Amount of Bonds Outstanding:	$7,160,000.00
Bond Reserve Fund:	$656,682.96
Capitalized Interest Fund:	$0.00
Construction Fund(s):	$28,182.83

Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2026
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	$90,381,191.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$443,159.24
Total Amount of Unpaid Special Taxes Annually:	$4,807.23
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/30/2026
Total Number of Delinquent Parcels:	2

Total Amount of Special Taxes Due on Delinquent Parcels:	$4,807.23

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	VVUSD_CFD 2018-2 IA 1_Delinquency_2022-1683.pdf	10/14/2026

Foreclosure

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

Retired Issues

Indicate Reason for Retirement:	Not Retired

Filing Contact

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

Comments

Issuer Comments:

Val Verde Unified School District
Riverside County
Improvement Area 1 of Community Facilities District No. 2018-2
Fiscal Year 2025/2026 Tax Roll Delinquent Parcel Detail Report

Assessor's Parcel Number	Tax Year	Total Delinquent	Total Special Tax Levied	Percentage Delinquent
302-352-023	2025	$3,204.82	$3,204.82	100.00%
302-363-031	2025	$1,602.41	$3,204.82	50.00%