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:	Community Facilities District No. 2018-2 (Stratford Ranch) Improvement Area No. 3 Series 2025 Special Tax Bonds
Project Name:	CFD No. 2018-2 (Stratford Ranch) IA No. 3 Series 2025 Special Tax Bonds
Actual Sale Date:	2/6/2025
Settlement Date:	2/20/2025
Original Principal Amount:	$4,885,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$390,891.67

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:	$4,800,000.00
Bond Reserve Fund:	$391,319.12
Capitalized Interest Fund:	$0.00
Construction Fund(s):	$1,577,024.12

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:	$61,102,955.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$290,834.82
Total Amount of Unpaid Special Taxes Annually:	$4,607.36
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:	$4,607.36

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	VVUSD_CFD 2018-2 IA 3_Delinquency_2024-1417.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 3 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
302-370-018	2025	$1,502.48	$3,004.96	50.00%
302-371-016	2025	$3,104.88	$3,104.88	100.00%