

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2013-1
2019 Special Tax Bonds
\$7,155,000

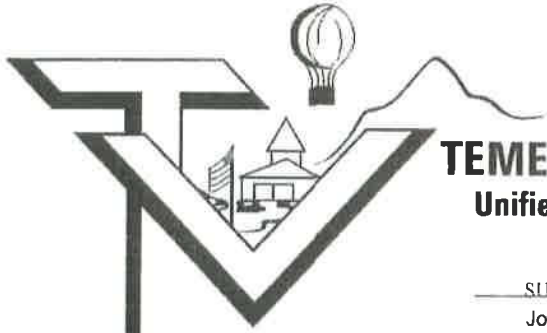
February 15, 2022

Secondary-Market Disclosure Information
as Required by SEC Rule 15c2-12

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592
Telephone: 951-506-7940 Fax: 951-506-3557
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SPECIAL DISTRICT FINANCING & ADMINISTRATION

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TEMECULA VALLEY
Unified School District

SUPERINTENDENT
Jodi McClay, Ed D

BOARD OF EDUCATION

Allison Barclay
Barbara Brosch
Sandy Hinkson
Steven Schwartz
Adam Skumawitz

February 15, 2022

RE: SECONDARY MARKET DISCLOSURE INFORMATION AS REQUIRED BY SEC
RULE 15c2-12

The attached Report has been produced in accordance with the Continuing Disclosure Agreement executed in connection with the issuance of the Temecula Valley Unified School District, Community Facilities District No. 2013-1, 2019 Special Tax Bonds, in the principal amount of \$7,155,000.

As a qualified representative of the Temecula Valley Unified School District, I have reviewed the contents of this Report and certify that to the best of my knowledge the information contained herein is completed and factually correct.

If there are any questions regarding the information provided, please be in contact at 951/506-7940.

Nicole Lash, CPA
Assistant Superintendent, Business Services

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Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2013-1
Series 2019 Special Tax Bonds

ISSUER STATEMENT REGARDING REPORT CONTENTS

Data Disclosed in this Report

This Report has been prepared by Special District Financing & Administration (“SDF”) on behalf of Community Facilities District No. 2013-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2019 Special Tax Bonds in the amount of \$7,155,000 (“the Bonds”). It has been produced in accordance with the Continuing Disclosure Certificate (“CDC”) executed in connection with the issuance of the Bonds. The information included was deemed to be pertinent in evaluating the market value of the securities at the time that the Bonds were issued. It has been prepared solely for the purpose of complying with the requirements of the Continuing Disclosure Certificate. This information is not to be used or referenced for any other purpose without the written consent of the Issuer.

Reliability and Verification of Data

Some of the information contained in this Report may have been provided or compiled by independent third parties including, in some cases, obligated parties that may have an interest that is in conflict with the interest of potential purchasers of the securities. Additionally, some of the information may have been extracted from data provided and compiled by other entities including the paying agent, property owners, and other municipal agencies, the County Assessor, County Auditor and the Treasurer/Tax Collector. SDF and the Issuer have not independently verified the accuracy of the data provided by such parties and make no representations to its accuracy.

Review of Information

A qualified representative of the Temecula Valley Unified School District has reviewed the contents of this Report and certifies that to the best of his/her knowledge the information contained herein is factually correct.

Annual Disclosure Report

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Series 2019 Special Tax Bonds

SUMMARY OF THE CONTINUING DISCLOSURE CERTIFICATE

The CDC establishes that, for the benefit of bondholders and beneficial owners of the Bonds, the Issuer has agreed to make specific information available and update the information annually. This information is intended to assist current and potential bondholders in making an informed purchase decision. The CDC sets forth the date each year by which information is to be provided; the specific information that must be provided; and the means for making this information available in the market place.

Reporting Dates

The Community Facilities District (“CFD”) shall provide, or shall cause the Dissemination Agent to provide to the MSRB through the EMMA System in an electronic format and accompanied by identifying information as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate not later than seven and one half months after the June 30 end of the Community Facilities District’s fiscal year (which currently would be February 15) commencing with the report for the 2018-19 Fiscal Year.

Contents of the Annual Report

In accordance with Section 4, “Content of Annual Reports,” of the Continuing Disclosure Certificate, the Community Facilities District’s Annual Report shall contain or incorporate by reference the following:

<u>Section</u>	<u>Description</u>
4(a)	Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to government entities from time to time by the Governmental Accounting Standards Board. If the Audited Financial Statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the Audited Financial Statements shall be filed in the same manner as the Annual Report when they become available.

- 4(b) The following information regarding the Bonds:
- (i) Principal amount of the Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report;
 - (ii) Balance in the Prepayment Account of the Special Tax Fund as of a date within 90 days of the date of the Annual Report;
 - (iii) Balance in the Bond Fund as of a date within 90 days of the date of the Annual Report;
 - (iv) Balance in the Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report;
 - (v) Balance in any other Fund or Account relating to the Bonds not referenced in clauses (ii) through (iv) above as of a date within 90 days of the date of the Annual Report;
 - (vi) Information regarding the annual Special Taxes levied in the Community Facilities District, amount collected, delinquent amounts and percent delinquent for the most recently completed Fiscal Year;
 - (vii) Status of foreclosure proceedings of parcels, if any, within the Community Facilities District and summary of results of foreclosure sales, if applicable;
 - (viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the Community Facilities District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the Community Facilities District and distinguishing between the assessed value of improved and unimproved parcels. Parcels are considered improved if there is an assessed value for the improvements in the Assessor's records;
 - (ix) The total dollar amount of delinquencies in the Community Facilities District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the Community Facilities District as of such August 1 or such more recent date as determined by the Community Facilities District exceed 5% of the Special Tax for the previous year, delinquency information for each parcel, including the amounts of delinquencies, length of delinquency and status of any foreclosure of each such parcel;
 - (x) The number of parcels which prepaid, the aggregate amount of prepayments of the Special Tax with respect to the Community Facilities District for the prior Fiscal Year and the amount of Bonds prepaid;
 - (xi) Any changes to the Rate and Method of Apportionment for the Community Facilities District set forth in Appendix C to the Official Statement; and
 - (xii) A copy of the annual information required to be filed by the Community Facilities District with the California Debt and Investment Advisory Commission under the Act and relating generally to outstanding Community Facilities District bond amounts, fund balances, assessed values, special tax delinquencies and foreclosure information.

4(c) In addition to any of the information expressly required to be provided under paragraphs (a) and (b) of this Section, the Community Facilities District shall provide such further information, if any, as may be necessary to make the specifically required statements set forth in clauses (i) to (xii), in the light of the circumstances under which they were made, not misleading for purposes of applicable federal securities laws.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Community Facilities District or related public entities, which have been submitted to the MSRB through the EMMA System or the S.E.C. If the document included by reference is a final official statement, it must be available from the MSRB. The Community Facilities District shall clearly identify each such other document so included by reference.

Dissemination of the Annual Report

Special District Financing & Administration LLC is acting as Dissemination Agent on behalf of the Community Facilities District. The Dissemination Agent is not responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to the Disclosure Agreement.

As required, this Annual Report is being filed electronically with <http://www.emma.msrb.org/> and the following:

Fiscal Agent:

John Axt
U.S. Bank Global Corporate Trust Services
633 West Fifth Street, 24th Floor
LM-CA-T24T
Los Angeles, CA 90071
Telephone: (213) 615-6005
Fax: (213) 615-6199
E-mail: john.axt@usbank.com

Trust Review Analyst:

Xin Xin Wu
U.S. Bank Global Corporate Trust Services
633 West Fifth Street, 24th Floor
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Section

Three

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2013-1
Series 2019 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2013-1 Special Tax Bonds issued in the amount of \$7,155,000 were delivered on or about April 17, 2019.

Details of all other relevant data are contained within the appendices to this report.

Annual Disclosure Report

Temecula Valley Unified School District
 Community Facilities District No. 2013-1
 Series 2019 Special Tax Bonds

APPENDICES

Appendix	CDC Section No.	Description
<i>A</i>	<i>4(a)</i>	2020/21 Audited Financial Statement
<i>B</i>	<i>4(b)(i-vi)-(ix-xi)</i>	Outstanding Principal, Fund/Account Balances, Reserve Statement, Special Tax Levy Summary for previous Fiscal Year, Total Amount of Delinquencies in District, Prepayment Information for prior Fiscal Year, Revisions to Rate and Method of Apportionment
<i>C</i>	<i>4(b)vii)</i>	Status of Foreclosure Proceedings
<i>D</i>	<i>4(b)(viii)</i>	Assessed Values (Improved and Unimproved)
<i>E</i>	<i>4(b)(xii)</i>	CDIAC Report

APPENDIX A: 2020/21 Audited Financial Statement

The 2020/21 Audited Financial Statement has been filed separately with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website on February 1, 2022 and is incorporated by reference as noted below.

The Audited Financial Statement of the Temecula Valley Unified School District may be downloaded at the following URL: <https://emma.msrb.org/P21543884-P21193311-P21612096.pdf>

APPENDIX B: Financial and Operating Data

Account balances as of November 30, 2021, unless otherwise noted.

(i) Principal amount of the Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report:	\$6,910,000
(ii) Balance in Prepayment Account of Special Tax Fund as of a date within 90 days of the date of the Annual Report:	
Special Tax Fund Balance:	\$.20
Prepayment Account Balance:	\$0.00
(iii) Balance in Bond Fund as of a date within 90 days of the Annual Report:	
Bond Fund Balance:	\$0.00
Principal Account Balance:	\$0.00
Interest Account Balance:	\$9,667.29
Capitalized Interest Subaccount Balance:	\$.00
(iv) Balance in Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report:	
Reserve Fund Balance:	\$459,786.60
Reserve Fund Requirement:	\$459,575.00
Statement of Reserve Requirement:	
The Reserve Requirement means with respect to the Series 2019 Bonds an amount, as of any date of calculation, equal to the least of (i) 10% of the original principal amount of Bonds, less original issue discount, if any, plus original issue premium, if any, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of average annual debt service on the Bonds.	
10% of Original Principal Amount of Bonds:	\$715,500.00
Maximum Annual Debt Service:	\$459,575.00
125% of Average Annual Debt Service:	\$565,102.68
(v) Balance in any other Fund or Account relating to the Bonds not referenced in clauses (ii) through (iv) above as of a date within 90 days of the date of the Annual Report:	
Administrative Expense Fund Balance:	\$36,196.00
Redemption Fund Balance:	\$0.00
Optional Redemption Account Balance:	\$0.00
Sinking Fund Redemption Account Balance:	\$0.00
Mandatory Redemption Account Balance:	\$0.00
Construction Fund:	\$0.00
School Facilities Account Balance:	\$0.00
Costs of Issuance Account Balance:	\$0.00

Residual Fund Balance: \$53,023.98

Rebate Fund Balance: \$0.00

- (vi) Information regarding the annual special taxes levied in the Community Facilities District, amount collected, delinquent amounts and percent delinquent for the most recently completed Fiscal Year:

Fiscal Year 2020/21

Amount Levied: \$559,148.96

Amount Collected: \$557,024.43

Amount Delinquent with County as of 7/01/2021: \$2,124.53

Amount Delinquent with Foreclosure Counsel as of 8/17/2021: \$0.00

Percentage Delinquent as of 8/17/2021: 0.38%

- (vii) Status of foreclosure proceedings of parcels, if any, within the Community Facilities District and summary of results of foreclosure sales, if applicable:

(Please refer to Appendix C.)

- (viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the Community Facilities District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the Community Facilities District and distinguishing between the assessed value of improved and unimproved parcels. Parcels are considered improved if there is an assessed value for the improvements in the Assessor's records:

(Please refer to Appendix D.)

- (ix) The total dollar amount of delinquencies in the Community Facilities District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the Community Facilities District as of such August 1 or such more recent date as determined by the Community Facilities District exceed 5% of the Special Tax for the previous year, delinquency information for each parcel, including the amounts of delinquencies, length of delinquency and status of any foreclosure of each such parcel;

Total Amount of Delinquencies in District as of August 2021

Total Delinquencies in District: \$4872.97

The delinquency percentage does not exceed 5% in any previously levied fiscal year.

- (x) The number of parcels which prepaid, the aggregate amount of prepayments of the Special Tax with respect to the Community Facilities District for the prior Fiscal Year and the amount of Bonds prepaid:

There are no parcels which have prepaid the Special Tax.

- (xi) Any changes to the Rate and Method of Apportionment for the Community Facilities District set forth in Appendix C to the Official Statement:

There have been no changes to the Rate and Method of Apportionment as set forth in Appendix C to the Official Statement, approved or submitted to the electors for approval.

- (xii) A copy of the annual information required to be filed by the Community Facilities District with the California Debt and Investment Advisory Commission under the Act and relating generally to outstanding District bond amounts, fund balances, assessed values, special tax delinquencies and foreclosure information:

(Please refer to Appendix E.)

APPENDIX C: Status of Foreclosure Proceedings

Status of Foreclosure Proceedings within CFD No. 2013-1 and summary of results of foreclosure sales, if any.

- i. Foreclosure actions commenced on November 18, 2020; one parcel was delinquent in the amount of \$2,748.44.
- ii. There are no resulting foreclosure sales.

APPENDIX D: Assessed Value (Improved and Unimproved)

The Assessed Values (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within CFD No. 2013-1 follow.

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964560001	1	\$368,680	\$101,036	36376-1
964560002	2	\$436,239	\$105,117	36376-1
964560003	3	\$437,485	\$101,036	36376-1
964560004	4	\$331,920	\$109,363	36376-1
964560005	5	\$401,914	\$109,362	36376-1
964560006	6	\$415,585	\$109,363	36376-1
964560007	7	\$335,000	\$100,000	36376-1
964560008	8	\$427,685	\$103,056	36376-1
964560009	9	\$394,804	\$109,363	36376-1
964560010	10	\$423,340	\$101,036	36376-1
964560011	11	\$235,139	\$96,736	36376-1
964560012	12	\$440,000	\$100,000	36376-1
964560013	13	\$402,243	\$109,362	36376-1
964560014	14	\$419,563	\$107,219	36376-1
964560015	15	\$403,747	\$109,362	36376-1
964560016	16	\$333,003	\$109,361	36376-1
964561001	17	\$391,352	\$107,219	36376-1
964561002	18	\$338,470	\$101,036	36376-1
964561003	19	\$433,128	\$109,363	36376-1
964561004	20	\$481,756	\$109,361	36376-1
964561005	21	\$338,470	\$101,036	36376-1
964561006	22	\$191,365	\$116,614	36376-1
964561007	23	\$407,150	\$109,363	36376-1
964561008	24	\$360,656	\$109,363	36376-1
964561009	25	\$447,866	\$109,362	36376-1
964561010	26	\$443,395	\$107,219	36376-1
964561011	27	\$432,735	\$103,056	36376-1
964561012	28	\$351,710	\$109,362	36376-1
964561013	29	\$484,484	\$109,362	36376-1
964561014	30	\$437,368	\$109,362	36376-1
964561015	31	\$336,611	\$109,362	36376-1
964561016	32	\$381,595	\$109,363	36376-1
964561017	33	\$370,477	\$103,056	36376-1
964561018	34	\$457,262	\$105,117	36376-1
964561019	35	\$436,507	\$109,362	36376-1
964561020	36	\$450,093	\$109,362	36376-1
964561021	37	\$367,415	\$109,362	36376-1
964561022	38	\$419,959	\$109,363	36376-1
964561023	39	\$349,362	\$103,056	36376-1
964561024	40	\$439,315	\$109,363	36376-1
964561025	41	\$457,521	\$109,363	36376-1
964561026	42	\$311,687	\$98,427	36376-1
964561027	43	\$500,000	\$100,000	36376-1
964561028	44	\$346,888	\$105,117	36376-1
964561029	45	\$429,931	\$105,117	36376-1
964570001	46	\$435,187	\$105,117	36376-1

Temecula Valley Unified School District
Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964570002	47	\$312,078	\$99,926	36376-1
964570003	48	\$399,245	\$99,926	36376-1
964570004	49	\$440,796	\$99,926	36376-1
964570005	50	\$374,176	\$99,926	36376-1
964570006	51	\$333,095	\$75,500	36376-1
964571001	52	\$296,246	\$109,362	36376-1
964571002	53	\$405,007	\$101,921	36376-1
964571003	54	\$346,782	\$105,117	36376-1
964571004	55	\$398,285	\$101,921	36376-1
964571005	56	\$290,446	\$99,926	36376-1
964571006	57	\$378,885	\$101,036	36376-1
964571007	58	\$304,482	\$99,926	36376-1
964571008	59	\$384,104	\$99,926	36376-1
964571009	60	\$345,596	\$99,926	36376-1
964571010	61	\$322,462	\$99,925	36376-1
964571011	62	\$300,894	\$99,926	36376-1
964571012	63	\$363,073	\$99,925	36376-1
964571013	64	\$322,336	\$99,925	36376-1
964571014	65	\$381,732	\$99,926	36376-1
964571015	66	\$294,683	\$99,926	36376-1
964571016	67	\$353,713	\$99,926	36376-1
964571017	68	\$307,128	\$99,925	36376-1
964571018	69	\$290,347	\$99,925	36376-1
964571019	70	\$394,505	\$99,926	36376-1
964571020	71	\$427,683	\$103,056	36376-1
964571021	72	\$350,455	\$99,926	36376-1
964571022	73	\$330,634	\$99,925	36376-1
964571023	74	\$296,584	\$99,925	36376-1
964571024	75	\$349,749	\$99,926	36376-1
964571025	76	\$328,755	\$99,925	36376-1
964571026	77	\$336,377	\$105,117	36376-1
964571027	78	\$326,194	\$103,056	36376-1
964571028	79	\$353,080	\$99,926	36376-1
964571029	80	\$335,524	\$99,926	36376-1
964571030	81	\$360,438	\$98,427	36376-1
964571031	82	\$332,617	\$98,427	36376-1
964571032	83	\$334,559	\$98,427	36376-1
964571033	84	\$299,145	\$98,425	36376-1
964571034	85	\$356,897	\$98,427	36376-1
964572001	158	\$398,629	\$107,219	36376-1
964572002	159	\$423,872	\$107,219	36376-1
964572003	160	\$381,682	\$109,362	36376-1
964572004	161	\$363,719	\$101,036	36376-1
964572005	162	\$378,400	\$109,363	36376-1
964572006	163	\$337,936	\$109,362	36376-1
964572007	164	\$363,089	\$109,363	36376-1

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964572008	165	\$390,430	\$109,363	36376-1
964572009	166	\$393,939	\$101,036	36376-1
964572010	167	\$304,033	\$109,362	36376-1
964572011	168	\$404,566	\$109,362	36376-1
964572012	169	\$302,349	\$109,362	36376-1
964572013	170	\$404,101	\$98,426	36376-1
964572014	171	\$307,930	\$98,426	36376-1
964572015	172	\$366,496	\$98,426	36376-1
964572016	173	\$402,315	\$98,426	36376-1
964572017	174	\$348,109	\$99,926	36376-1
964572018	175	\$301,197	\$99,926	36376-1
964572019	176	\$419,021	\$99,926	36376-1
964572020	177	\$394,191	\$105,117	36376-1
964572021	178	\$305,237	\$99,925	36376-1
964572022	179	\$394,267	\$99,925	36376-1
964572023	180	\$410,439	\$99,926	36376-1
964572024	181	\$410,668	\$103,056	36376-1
964572025	182	\$336,670	\$99,925	36376-1
964572026	183	\$299,551	\$99,926	36376-1
964572027	184	\$381,342	\$100,294	36376-1
964572028	185	\$79,291	\$24,776	36376-1
964572029	186	\$314,093	\$99,926	36376-1
964572030	187	\$347,779	\$109,362	36376-1
964572031	188	\$300,184	\$99,926	36376-1
964572032	189	\$359,502	\$105,117	36376-1
964572033	190	\$359,755	\$101,920	36376-1
964572034	191	\$369,908	\$107,219	36376-1
964572035	192	\$310,938	\$107,219	36376-1
964572036	193	\$328,093	\$98,427	36376-1
964572037	194	\$385,501	\$90,595	36376-1
964572038	195	\$394,085	\$105,117	36376-1
964572039	196	\$434,241	\$107,219	36376-1
964572040	197	\$347,555	\$67,945	36376-1
964572041	198	\$379,954	\$79,269	36376-1
964572042	199	\$378,810	\$90,594	36376-1
964572043	200	\$311,746	\$103,056	36376-1
964572044	201	\$392,412	\$84,932	36376-1
964572045	202	\$380,937	\$90,595	36376-1
964572046	203	\$334,591	\$95,581	36376-1
964572047	204	\$371,445	\$101,921	36376-1
964572048	205	\$78,103	\$18,316	36376-1
964572049	206	\$309,223	\$99,926	36376-1
964573001	215	\$348,465	\$107,219	36376-1
964573002	216	\$388,982	\$79,269	36376-1
964573003	217	\$350,000	\$100,000	36376-1
964573004	218	\$419,419	\$105,117	36376-1

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964573005	219	\$389,269	\$101,921	36376-1
964573006	220	\$360,135	\$101,920	36376-1
964573007	221	\$347,392	\$107,219	36376-1
964573008	222	\$367,614	\$99,926	36376-1
964573009	223	\$338,470	\$101,036	36376-1
964573010	224	\$375,608	\$99,926	36376-1
964573011	225	\$367,314	\$113,249	36376-1
964573012	226	\$293,443	\$99,926	36376-1
964573013	227	\$371,065	\$105,117	36376-1
964573014	228	\$325,865	\$105,117	36376-1
964573015	229	\$377,574	\$111,030	36376-1
964573016	230	\$349,259	\$103,056	36376-1
964573017	231	\$413,397	\$99,924	36376-1
964573018	232	\$394,661	\$99,926	36376-1
964573019	233	\$346,820	\$99,926	36376-1
964573020	234	\$309,249	\$107,219	36376-1
964573021	235	\$308,704	\$99,926	36376-1
964573022	236	\$429,525	\$99,925	36376-1
964573023	237	\$309,598	\$100,394	36376-1
964573024	238	\$379,336	\$99,925	36376-1
964573025	239	\$481,131	\$99,926	36376-1
964573026	240	\$412,812	\$99,926	36376-1
964573027	241	\$348,465	\$107,219	36376-1
964574001	242	\$425,040	\$101,036	36376-1
964574002	243	\$411,115	\$101,036	36376-1
964574003	244	\$317,969	\$99,925	36376-1
964574004	245	\$463,755	\$103,056	36376-1
964574005	246	\$309,211	\$99,925	36376-1
964574006	247	\$463,573	\$99,926	36376-1
964574007	248	\$419,153	\$99,926	36376-1
964574008	249	\$314,306	\$99,924	36376-1
964574009	250	\$390,803	\$104,809	36376-1
964574010	251	\$326,148	\$100,395	36376-1
964574011	252	\$420,030	\$99,925	36376-1
964574012	253	\$417,590	\$99,926	36376-1
964580001	86	\$312,782	\$98,427	36376-1
964580002	87	\$456,460	\$98,426	36376-1
964580003	88	\$268,685	\$99,925	36376-1
964580004	89	\$321,919	\$99,925	36376-1
964580005	90	\$298,676	\$99,925	36376-1
964580006	91	\$272,287	\$99,924	36376-1
964580007	92	\$314,319	\$99,925	36376-1
964580008	93	\$291,611	\$99,926	36376-1
964580009	94	\$315,503	\$99,926	36376-1
964580010	95	\$281,366	\$99,926	36376-1
964580011	96	\$301,033	\$99,926	36376-1

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964580012	97	\$320,450	\$99,926	36376-1
964580013	98	\$299,455	\$107,219	36376-1
964580014	99	\$270,517	\$99,925	36376-1
964580015	100	\$294,212	\$99,926	36376-1
964580016	101	\$396,098	\$103,056	36376-1
964580017	102	\$355,545	\$103,056	36376-1
964580018	103	\$320,506	\$99,926	36376-1
964580019	104	\$274,101	\$99,926	36376-1
964580020	324	\$368,781	\$101,036	36376-1
964580021	325	\$266,907	\$99,926	36376-1
964580022	326	\$326,602	\$99,925	36376-1
964580023	327	\$304,841	\$105,117	36376-1
964580024	328	\$301,616	\$100,968	36376-1
964580025	329	\$332,408	\$101,036	36376-1
964580026	330	\$349,676	\$99,926	36376-1
964580027	331	\$318,205	\$99,925	36376-1
964580028	332	\$409,135	\$103,056	36376-1
964580029	333	\$294,848	\$99,926	36376-1
964580030	334	\$334,967	\$105,157	36376-1
964580031	335	\$271,944	\$99,925	36376-1
964580032	336	\$292,336	\$99,925	36376-1
964580033	337	\$349,584	\$101,036	36376-1
964580034	338	\$292,710	\$107,219	36376-1
964580035	339	\$308,102	\$99,925	36376-1
964581001	105	\$319,791	\$99,926	36376-1
964581002	106	\$305,955	\$99,926	36376-1
964581003	107	\$320,823	\$99,926	36376-1
964581004	108	\$274,947	\$99,925	36376-1
964581005	109	\$348,574	\$101,036	36376-1
964581006	110	\$270,494	\$99,925	36376-1
964581007	111	\$330,069	\$105,117	36376-1
964581008	112	\$313,664	\$99,926	36376-1
964581009	113	\$305,892	\$99,926	36376-1
964581010	114	\$286,462	\$99,925	36376-1
964581011	115	\$330,820	\$99,926	36376-1
964581012	116	\$325,323	\$99,925	36376-1
964581013	117	\$345,000	\$100,000	36376-1
964581014	118	\$338,278	\$107,219	36376-1
964581015	119	\$371,812	\$101,036	36376-1
964581016	120	\$348,574	\$101,036	36376-1
964581017	121	\$380,000	\$100,000	36376-1
964581018	122	\$371,004	\$103,056	36376-1
964581019	123	\$320,055	\$98,426	36376-1
964581020	124	\$336,728	\$98,426	36376-1
964581021	125	\$300,894	\$99,926	36376-1
964581022	126	\$330,873	\$99,926	36376-1

Temecula Valley Unified School District
Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964581023	127	\$278,689	\$99,925	36376-1
964581024	128	\$347,816	\$103,056	36376-1
964581025	129	\$321,991	\$99,926	36376-1
964581026	130	\$330,844	\$99,925	36376-1
964581027	131	\$273,423	\$99,926	36376-1
964581028	132	\$348,574	\$101,036	36376-1
964581029	133	\$359,587	\$101,036	36376-1
964581030	134	\$386,603	\$98,426	36376-1
964581031	135	\$368,963	\$105,117	36376-1
964581032	136	\$403,554	\$98,426	36376-1
964581033	137	\$381,680	\$98,427	36376-1
964581034	138	\$341,764	\$109,362	36376-1
964581035	139	\$386,057	\$109,362	36376-1
964581036	140	\$389,883	\$109,363	36376-1
964581037	141	\$380,589	\$109,362	36376-1
964581038	142	\$390,977	\$109,362	36376-1
964581039	143	\$349,156	\$103,056	36376-1
964581040	144	\$321,552	\$107,219	36376-1
964581041	145	\$417,770	\$109,363	36376-1
964581042	146	\$303,108	\$101,036	36376-1
964581043	147	\$368,060	\$45,296	36376-1
964581044	148	\$295,569	\$101,921	36376-1
964581045	149	\$368,627	\$45,296	36376-1
964581046	150	\$340,581	\$105,117	36376-1
964581047	151	\$342,155	\$90,595	36376-1
964581048	152	\$315,880	\$90,594	36376-1
964581049	153	\$336,339	\$90,595	36376-1
964590001	157	\$345,240	\$103,056	36376-1
964590002	156	\$360,000	\$100,000	36376-1
964590003	155	\$415,000	\$100,000	36376-1
964590004	154	\$395,729	\$107,216	36376-1
964590005	207	\$467,140	\$99,926	36376-1
964590006	208	\$412,123	\$103,056	36376-1
964590007	209	\$432,699	\$107,219	36376-1
964590008	210	\$332,493	\$107,219	36376-1
964591001	211	\$357,400	\$163,610	36376-1
964591002	212	\$345,240	\$103,056	36376-1
964591003	213	\$448,348	\$107,219	36376-1
964591004	214	\$455,527	\$160,828	36376-1
964592001	254	\$391,986	\$107,217	36376-1
964592002	255	\$359,384	\$90,595	36376-1
964592003	256	\$485,000	\$100,000	36376-1
964592004	257	\$425,808	\$90,594	36376-1
964592005	258	\$486,188	\$90,595	36376-1
964592006	259	\$364,991	\$90,594	36376-1
964592007	260	\$412,797	\$107,219	36376-1

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964592008	261	\$434,454	\$101,036	36376-1
964592009	262	\$330,387	\$101,036	36376-1
964592010	263	\$402,603	\$79,270	36376-1
964592011	264	\$432,615	\$113,246	36376-1
964592012	265	\$419,299	\$101,036	36376-1
964592013	266	\$464,765	\$101,036	36376-1
964592014	267	\$350,383	\$101,920	36376-1
964592015	268	\$94,530	\$223,237	36376-1
964592016	269	\$445,791	\$99,925	36376-1
964592017	270	\$426,215	\$99,925	36376-1
964592018	271	\$343,898	\$101,920	36376-1
964592019	272	\$510,000	\$100,000	36376-1
964592020	273	\$377,284	\$99,926	36376-1
964592021	274	\$346,032	\$99,923	36376-1
964592022	275	\$427,023	\$99,926	36376-1
964592023	276	\$378,252	\$99,926	36376-1
964592024	277	\$390,263	\$99,926	36376-1
964593001	278	\$306,990	\$99,925	36376-1
964593002	279	\$414,138	\$99,925	36376-1
964593003	280	\$425,727	\$105,117	36376-1
964593004	281	\$381,938	\$99,925	36376-1
964593005	282	\$419,238	\$99,926	36376-1
964593006	283	\$481,802	\$99,926	36376-1
964593007	284	\$325,072	\$65,165	36376-1
964593008	285	\$463,574	\$99,926	36376-1
964593009	286	\$449,610	\$101,036	36376-1
964593010	287	\$416,885	\$99,926	36376-1
964593011	288	\$369,168	\$99,926	36376-1
964593012	289	\$303,646	\$99,926	36376-1
964593013	290	\$429,313	\$101,920	36376-1
964593014	291	\$394,777	\$101,920	36376-1
964593015	292	\$420,445	\$101,920	36376-1
964593016	293	\$288,421	\$107,219	36376-1
964593017	294	\$365,230	\$113,246	36376-1
964593018	295	\$436,239	\$105,117	36376-1
964593019	296	\$340,996	\$101,036	36376-1
964593020	297	\$377,021	\$79,270	36376-1
964593021	298	\$398,639	\$84,932	36376-1
964593022	299	\$351,073	\$101,921	36376-1
964593023	300	\$329,018	\$105,117	36376-1
964593024	301	\$319,991	\$103,056	36376-1
964593025	302	\$111,316	\$89,492	36376-1
964593026	303	\$312,113	\$98,427	36376-1
964593027	304	\$343,755	\$98,426	36376-1
964593028	305	\$278,065	\$98,427	36376-1
964593029	306	\$335,461	\$98,426	36376-1

Temecula Valley Unified School District

Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964593030	307	\$306,219	\$98,427	36376-1
964593031	308	\$305,577	\$107,219	36376-1
964593032	309	\$318,263	\$101,036	36376-1
964593033	310	\$294,492	\$90,595	36376-1
964593034	311	\$365,925	\$90,595	36376-1
964593035	312	\$332,297	\$45,296	36376-1
964593036	313	\$333,418	\$101,036	36376-1
964593037	314	\$341,633	\$105,117	36376-1
964593038	315	\$295,017	\$101,920	36376-1
964593039	316	\$325,072	\$101,921	36376-1
964593040	317	\$319,071	\$101,036	36376-1
964593041	318	\$332,172	\$105,117	36376-1
964593042	319	\$310,938	\$107,219	36376-1
964593043	320	\$299,143	\$107,219	36376-1
964593044	321	\$333,749	\$105,117	36376-1
964593045	322	\$325,128	\$101,921	36376-1
964593046	323	\$311,507	\$90,594	36376-1
964600001	1	\$363,262	\$107,219	36376
964600002	2	\$308,799	\$107,219	36376
964600003	3	\$385,673	\$107,217	36376
964600004	4	\$330,119	\$107,216	36376
964600005	5	\$464,192	\$24,727	36376
964600006	6	\$338,600	\$107,219	36376
964601001	7	\$439,065	\$107,219	36376
964601002	8	\$331,832	\$107,217	36376
964601003	9	\$409,000	\$100,000	36376
964601004	10	\$460,000	\$100,000	36376
964601005	11	\$396,945	\$107,217	36376
964601006	12	\$328,208	\$107,216	36376
964601007	13	\$365,191	\$107,219	36376
964601008	14	\$469,270	\$107,219	36376
964601009	15	\$406,352	\$107,219	36376
964601010	16	\$334,100	\$107,219	36376
964601011	17	\$402,243	\$144,747	36376
964601012	18	\$421,426	\$107,217	36376
964601013	19	\$415,333	\$107,219	36376
964601014	20	\$350,392	\$103,056	36376
964601015	21	\$433,473	\$107,219	36376
964601016	22	\$370,570	\$107,219	36376
964601017	23	\$412,260	\$107,219	36376
964601018	24	\$425,460	\$107,217	36376
964601019	25	\$395,957	\$107,219	36376
964601020	26	\$391,384	\$107,217	36376
964601021	27	\$426,735	\$107,219	36376
964601022	28	\$461,470	\$107,217	36376
964601023	29	\$409,767	\$107,219	36376

Temecula Valley Unified School District
Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
 Riverside County Assessor's Records - July 2021

Assessor Parcel Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Tract Number
964601024	30	\$394,572	\$107,219	36376
964601025	31	\$407,972	\$107,219	36376
964601026	32	\$422,078	\$107,219	36376
964610001	33	\$358,728	\$107,219	36376
964610002	34	\$355,292	\$107,219	36376
964610003	35	\$310,711	\$107,217	36376
964610004	36	\$302,755	\$107,217	36376
964610005	37	\$375,000	\$100,000	36376
964610006	38	\$357,578	\$107,219	36376
964610007	39	\$336,377	\$105,117	36376
964610008	40	\$390,000	\$100,000	36376
964610009	41	\$380,252	\$80,414	36376
964610010	42	\$326,143	\$107,219	36376
964610011	43	\$340,555	\$107,219	36376
964610012	44	\$290,555	\$107,217	36376
964610013	45	\$370,000	\$100,000	36376
964610014	46	\$362,000	\$100,000	36376
964610015	47	\$352,888	\$109,363	36376
964610016	48	\$339,490	\$109,362	36376
964610017	49	\$345,240	\$103,056	36376
964610018	50	\$346,260	\$109,363	36376
964610019	51	\$285,919	\$105,117	36376
964610020	52	\$370,802	\$101,036	36376
964610021	53	\$329,781	\$103,056	36376
964610022	54	\$325,335	\$101,036	36376
964610023	55	\$355,000	\$100,000	36376
964610024	56	\$286,495	\$109,363	36376
964610025	57	\$332,408	\$101,036	36376
964610026	64	\$329,678	\$103,056	36376
964610027	65	\$298,018	\$109,362	36376
964610028	66	\$353,195	\$105,117	36376
964610029	67	\$325,865	\$105,117	36376
964610030	68	\$374,422	\$109,363	36376
964610031	69	\$330,000	\$100,000	36376
964610032	70	\$357,578	\$107,219	36376
964610033	71	\$333,989	\$107,219	36376
964610034	72	\$356,323	\$107,217	36376
964610035	73	\$342,567	\$107,219	36376
964610036	74	\$303,968	\$107,219	36376
964611001	58	\$283,254	\$109,362	36376
964611002	59	\$395,002	\$99,998	36376
964611003	60	\$312,782	\$109,363	36376
964611004	61	\$356,657	\$101,036	36376
964611005	62	\$275,596	\$109,363	36376
964611006	63	\$449,345	\$109,363	36376
964612001	75	\$385,002	\$99,998	36376

Temecula Valley Unified School District
Community Facilities District No. 2013-1

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
 Riverside County Assessor's Records - July 2021

<u>Assessor Parcel Number</u>	<u>Lot Number</u>	<u>Assessed Improvement Value</u>	<u>Assessed Land Value</u>	<u>Tract Number</u>
964612002	76	\$342,824	\$107,219	36376
964612003	77	\$331,845	\$107,219	36376
964612004	78	\$340,669	\$109,363	36376
964612005	79	\$273,957	\$109,363	36376
964612006	80	\$310,049	\$109,362	36376
964612007	81	\$289,815	\$109,363	36376
964612008	82	\$314,757	\$109,362	36376
964612009	83	\$335,201	\$109,363	36376
964612010	84	\$281,064	\$109,363	36376
964612011	85	\$357,400	\$105,117	36376
964612012	86	\$402,951	\$103,056	36376
964612013	87	\$376,157	\$103,056	36376
964612014	88	\$281,599	\$109,363	36376
964612015	89	\$345,742	\$109,362	36376
964612016	90	\$320,455	\$109,362	36376
964612017	91	\$350,680	\$109,362	36376
964612018	92	\$284,334	\$109,363	36376
964612019	93	\$327,291	\$109,362	36376
964612020	94	\$323,944	\$107,219	36376
964612021	95	\$383,029	\$107,217	36376
964612022	96	\$321,989	\$107,217	36376
964612023	97	\$292,914	\$107,217	36376
964612024	98	\$410,888	\$100,000	36376
964612025	99	\$335,293	\$107,219	36376
964612026	100	\$320,361	\$107,219	36376
964612027	101	\$315,353	\$105,117	36376
964612028	102	\$324,628	\$103,056	36376
964612029	103	\$333,718	\$107,217	36376
	TOTALS	\$158,079,029	\$45,184,404	
TOTAL COMBINED LAND & IMPROVEMENT VALUE:			<u><u>\$203,263,433</u></u>	

APPENDIX E: CDIAC Report

The Temecula Valley Unified School District CFD No. 2013-1 Special Tax Bonds were delivered on or about April 17, 2019.

The most recently filed CDIAC Report follows.

STATE OF CALIFORNIA

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

Submitted:
Tuesday, October 12, 2021
12:58:48PM
CDIAC #: 2019-0355

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

For Office Use Only
Fiscal Year _____

I. GENERAL INFORMATION

A. Issuer Temecula Valley Unified School District CFD No 2013-1

B. Project Name Rancho Bella Vista-K-8 STEAM Academy

C. Name/ Title/ Series of Bond Issue 2019 Special Tax Bonds

D. Date of Bond Issue 3/28/2019

E. Original Principal Amount of Bonds \$7,155,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$459,775.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2021

A. Principal Amount of Bonds Outstanding \$7,035,000.00

B. Bond Reserve Fund \$459,791.06

C. Capitalized Interest Fund \$2.45

D. Construction Fund(s) \$35.50

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: 1/1/2021

From Equalized Tax Roll

From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$203,263,433.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$599,148.96

B. Total Amount of Unpaid Special Taxes Annually \$2,124.53

C. Does this agency participate in the County's Teeter Plan? N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 7/1/2021

A. Total Number of Delinquent Parcels: 3

B. Total Amount of Taxes Due on Delinquent Parcels: \$4,872.97
(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) *(Attach additional sheets if necessary.)*

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
11/18/2020	1	\$2,748.44
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT

Submitted:
Tuesday, October 12, 2021
12:58:48PM
CDIAC #: 2019-0355

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

For Office Use Only
Fiscal Year _____

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured Redeemed Entirely Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Barbara Hale-Carter
Title Principal
Firm/ Agency Special District Financing & Administration
Address 437 West Grand Avenue
City/ State/ Zip Escondido, CA 92025
Phone Number (760) 233-2630 Date of Report 10/12/2021
E-Mail barbc@sdfa.com

IX. ADDITIONAL COMMENTS:

Certified Roll Data was received from the County of Riverside on July 7, 2021. Future adjustments to this data may occur.