



**FISCAL YEAR 2024/25
ANNUAL SB165 COMPLIANCE REPORT**

**TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2005-1(H)**

December 12, 2025

Prepared For:

Amber Perez
Director of Facilities Development
Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592

Prepared By:

Special District Financing &
Administration
27201 Puerta Real #260
Mission Viejo, CA 92691

TABLE OF CONTENTS

Section 1.	PURPOSE AND OVERVIEW	2
A.	SUMMARY OF AUTHORIZING LEGISLATION	2
B.	HISTORICAL USE OF COMMUNITY FACILITY DISTRICTS AT TEMECULA VALLEY UNIFIED SCHOOL DISTRICT	2
Section 2.	SUMMARY OF FORMATION PROCEEDINGS.....	3
A.	FORMATION PROCEEDING ACTIONS	3
B.	CFD LOCATION / BOUNDARIES	3
C.	AUTHORIZED FACILITIES	3
Section 3.	DEBT-ISSUANCE INFORMATION	5
Section 4.	DEVELOPMENT AND FISCAL STATUS	6
A.	CURRENT DEVELOPMENT STATUS	6
B.	FISCAL OVERVIEW	6
Section 5.	ADMINISTRATIVE OBLIGATIONS	7
A.	CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION (“CDIAC”) REPORTING OBLIGATIONS.....	7
B.	SECONDARY MARKET REPORTING REQUIREMENTS (RULE 15C2-12).....	7
C.	NOTICE OF SPECIAL TAX TO HOMEOWNERS	7
Section 6.	APPENDICES	8
APPENDIX A.....	BOUNDARY MAP	
APPENDIX B.....	FISCAL YEAR 2024/25 REVENUE AND EXPENDITURES	
APPENDIX C.....	SCHOOL FACILITIES CONSTRUCTION AND FUNDING STATUS	

Section 1. PURPOSE AND OVERVIEW

The purpose of this Report is to provide the Board with an overview of Community Facilities District No. 2005-1(H) (“CFD No. 2005-1(H)”) of the Temecula Valley Unified School District (the “School District” or “District”). This CFD was formed in June of 2005 by the Hemet Unified School District (“HUSD”). On July 1, 2015, certain property within the HUSD, through a reorganization approved by the Riverside County Committee on School District Organization, transferred to the School District. Within such transfer area lies the property within the HUSD Community Facilities District No. 2005-1. As such, the HUSD Community Facilities District No. 2005-1 was transferred to the School District. For clarity only, this report refers to the community facilities district as, “CFD No. 2005-1(H)”. The analysis contained herein was performed by Special District Financing & Administration, LLC (“SDFA”) as the Special Tax Consultant and CFD Administrator to the District in conjunction with District staff.

A. SUMMARY OF AUTHORIZING LEGISLATION

The Mello-Roos Community Facilities Act (“Act”) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 Era. State Senators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53368.3 of the *California Government Code*. The Act, as amended, authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District (“CFD”) within a defined set of boundaries for the purposes of providing public facilities and/or services. A CFD is formed for financing purposes only and is governed by the agency that formed it. Funding is provided through the levy of voter-approved special taxes. The Act also provides that multiple agencies can join together through a Joint Community Facilities Agreement (“JCFA”) to form one CFD.

B. HISTORICAL USE OF COMMUNITY FACILITY DISTRICTS AT TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

Since 1990, the District has utilized the Act to form Mello-Roos Community Facilities Districts to provide for the funding of school facilities both directly and through the use of debt financing. The District has entered into JCFA’s with other municipalities to allow for the formation of one CFD to fund various public facilities, such as water and sewer facilities, to be owned and operated by the controlling municipal agency.

Section 2. SUMMARY OF FORMATION PROCEEDINGS

Community Facilities District No. 2005-1(H) was formed in June 2005 to finance authorized school facilities and water and sewer facilities to be owned by Eastern Municipal Water District through a JCFA.

A. FORMATION PROCEEDING ACTIONS

The following table provides a summary of actions taken by the HUSD to form Community Facilities District No. 2005-1(H):

TABLE I FORMATION SUMMARY DATA	
Proceedings Item	Date / Resolution No.
Resolution of Intention to Establish	5/17/2005 / Reso No. 1421
Resolution of Formation	6/21/2005 / Reso No. 1447
Date of Special Election	6/21/2005
County Fund Number	68-3702-FC

B. CFD LOCATION / BOUNDARIES

CFD No. 2005-1(H) is located in the southwestern area of Riverside County in an unincorporated area known as French Valley, located north of the City of Temecula. Appendix A contains the adopted and recorded boundary map for Community Facilities District No. 2005-1(H).

C. AUTHORIZED FACILITIES

At the time of formation, a Resolution of Intention was adopted which identifies the permitted use of the special tax funds collected and the proceeds from the issuance of debt. Additional formation documents, as well as documents adopted at the time of the issuance of any debt, may add additional specifics. The repayment of any issued debt is made from the special taxes levied within CFD No. 2005-1(H).

The type of facilities proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2005-1(H) are as follows:

Authorized facilities mean any school facility with an estimated useful life of five (5) years or longer, including sites and site improvements (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment) classrooms, recreation facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities needed in order to serve the student population to be generated as a result of development of the property within the CFD No. 2005-1(H).

Authorized facilities may also include water and sewer facilities to be owned and operated by the Eastern Municipal Water District.

Authorized facilities may also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking and construction, together with expenses related to issuance and sale of debt, as defined in Section 53317(d) of the Act, including underwriters' discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond and official statement printing, administrative expenses of the School District, the CFD 2005-1(H) and bond trustee or fiscal agent related to the CFD No. 2005-1(H) and any such debt and all other incidental expenses. The facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the EMWD or any other government entity that will own and operate the same.

The authorized facilities listed are representative of the types of improvements to be furnished by the CFD No. 2005-1(H). Addition, deletion, or modification of descriptions of the authorized facilities maybe made consistent with the requirements of the School District, CFD No. 2005-1(H) and the Act.

Section 3. DEBT-ISSUANCE INFORMATION

After a CFD is formed and an acceptable amount of development occurs, the CFD may issue debt with the approval of the Board acting as the legislative body of the CFD. Many different types of debt may be issued, such as Special Tax Bonds or Certificates of Participation. The repayment of the debt is the obligation of the CFD and is not an obligation of the School District.

In November 2006, Special Tax Bonds were issued. In February 2015, the Hemet Unified School District, acting as the then legislative body of CFD No. 2005-1(H), issued, through the Hemet Unified School District Financing Authority, Special Tax Revenue Bonds of which a portion was allocated to CFD No. 2005-1(H). This action refunded the original bonds to capture recognized interest rate savings. In December 2024, the School District, acting as the legislative body of CFD 2005-1(H), issued, through the Temecula Valley Unified School District Financing Authority ("Authority") Special Tax Revenue Bonds of which a portion is allocated to CFD No. 2005-1(H). This action refunded the original bonds to capture recognized interest rate savings. The following table shows the original 2002 Special Tax Bond issuance information, the 2015 Special Tax Revenue Bond issuance information, and the 2024 Special Tax Revenue Bond issuance information for CFD No. 2005-1(H).

TABLE II DEBT-ISSUANCE INFORMATION			
Proceedings Item	2006 Special Tax Bonds	2015 Special Tax Revenue Bonds	2024 Special Tax Revenue Bonds
Dated Date of Bonds	11/02/2006	02/19/2015	12/03/2024
Final Maturity Date	Refunded	Refunded	09/01/2036
Bond Issue Amount	\$4,355,000	\$3,405,000	\$1,835,000
School Facilities Proceeds (to TVUSD)	\$0	\$0	\$0
Interest Rate Range	4.25% to 5.13%	2.00% to 5.00%	5.00%
Calculated Yield	5.04%	3.12%	3.00%
Payment Dates	March 1 & September 1	March 1 & September 1	March 1 & September 1
Subject to Arbitrage Calculation	Defeased	Defeased	Yes

Appendix C provides information on the use of the funds deposited into the school facilities account from the sale of bonds. As of July 1, 2025, \$1,835,000 of principal remains outstanding.

Section 4. DEVELOPMENT AND FISCAL STATUS

A. CURRENT DEVELOPMENT STATUS

CFD No. 2005-1(H) is fully developed except for one lot currently being used as a detention basin. As of March 1, 2008, 146 building permits have been issued and therefore classified as Developed Property. To date, no lots have had the special tax obligation fully or partially prepaid and permanently satisfied.

B. FISCAL OVERVIEW

The special tax rates proposed to be levied in the coming fiscal year are presented to the Board annually and are set at an amount adequate to meet annual debt service requirements, cover administrative costs and fund school facilities directly from special taxes as authorized in the Rate and Method of Apportionment of Special Tax adopted at formation.

Appendix B provides a report of the funds collected and expended for Fiscal Year 2024/25. Appendix C contains the status of school facilities construction and funding which was authorized at the time of formation. This information is presented in compliance with SB165, the "Bond Accountability Act" which was codified in Government Code Sections 50075.1, 50075.3 and 50075.5. Appendix B also contains additional information which complies with Government Code Section 53343.1. The requirement to comply with Government Code Section 53343.1 is only applicable if requested by a person who resides in or owns property in CFD No. 2005-1(H). To date, this information has not been requested, but is being provided here for transparency purposes.

Section 5. ADMINISTRATIVE OBLIGATIONS

This section of the Report overviews administrative obligations under which the School District has an obligation to comply.

A. CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION (“CDIAC”) REPORTING OBLIGATIONS

California Government Code requires that a report entitled, Yearly Fiscal Status Report, be filed with the California Debt and Investment Advisory Commission (“CDIAC”) each October for debt issued after January 1, 1993, as well as posted on the School District website on or before January 31st. In addition, CDIAC also requires an Annual Debt Transparency Report to be filed each January for debt issued after January 1, 2017. The outstanding Temecula Valley Unified School District Financing Authority 2024 Special Tax Revenue Bonds issued in December 2024 of which Community Facilities District No. 2005-1(H) is a part are subject only to the filing of the Yearly Fiscal Status Report. The School District is in compliance with this requirement and such report is available on the School District’s website at <https://www.tvusd.k12.ca.us/domain/10996>.

B. SECONDARY MARKET REPORTING REQUIREMENTS (RULE 15C2-12)

Secondary Market Reporting Requirements are applicable to certain debt issues dated after July 3, 1995. The Temecula Valley District Financing Authority 2024 Special Tax Revenue Bonds issued in December 2024 of which Community Facilities District No. 2005-1(H) is a part are subject to this requirement. The School District is in compliance with this requirement and has timely posted the required data onto the Municipal Securities Rulemaking Board website, “EMMA” (Electronic Municipal Market Access) as required.

C. NOTICE OF SPECIAL TAX TO HOMEOWNERS

In accordance with Section 53340.2 of the Government Code, an agency will designate an office, department, or bureau to establish procedures to promptly respond to inquiries concerning current and future estimated tax liability. For purposes of enabling sellers of real property subject to the levy of special taxes to satisfy the notice requirements, the designated party will furnish a Notice of Special Tax to any individual requesting the notice within five (5) business days of receiving a request for such notice. The local agency may charge a reasonable fee for this service not to exceed ten dollars (\$10.00). SDFA is the direct contact to comply with all requests for this notice as well as general questions regarding CFD No. 2005-1(H).

Section 6. APPENDICES

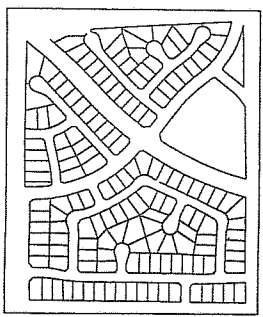
Appendix A Boundary Map

Appendix B Fiscal Year 2024/25 Revenues and Expenditures

Appendix C School Facilities Construction and Funding Status

Appendix A: Boundary Map

copy



**SUPPLEMENTAL BOUNDARY MAP
OF
COMMUNITY FACILITIES DISTRICT NO. 2005-1(H)
OF TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
("CFD NO. 2005-1(H)")
RIVERSIDE COUNTY
STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF EDUCATION OF
THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT THIS 15th DAY
OF MAY, 2016

Janet H. Harker
CLERK OF THE BOARD OF EDUCATION
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
AS THE LEGISLATIVE BODY OF CFD NO. 2005-1(H)
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THIS SUPPLEMENTAL MAP OF THE
BOUNDARIES OF CFD NO. 2005-1(H) IN THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AND RELATED TRANSFER AGREEMENT, UNDER
AUTHORITY OF THE "GOVERNANCE TRANSFER AGREEMENT" UNDER
SECTION 2(c) OF CHAPTER 206 OF THE 2013 LEGISLATION, AND
CFD NO. 2005-1(H) FROM HEMET UNIFIED SCHOOL DISTRICT ("HUSD")
TO THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT ("TVUSD") WAS
APPROVED BY TVUSD ON THE 16TH DAY OF SEPTEMBER, 2014, BY ITS
RESOLUTION NO. 2014-1506 AND APPROVED BY THE HUSD ON THE 7TH
DAY OF OCTOBER, 2014 BY ITS RESOLUTION NO. 2286. I FURTHER
CERTIFY THAT THE TRANSFER OF THE "GOVERNANCE TRANSFER AGREEMENT"
AND "REORGANIZATION EFFECTIVE DATE" OCCURRED ON JULY 1, 2015.

Janet H. Harker
CLERK OF THE BOARD OF EDUCATION
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
AS THE LEGISLATIVE BODY OF CFD NO. 2005-1(H)
STATE OF CALIFORNIA

FILED THIS 16th DAY OF JANUARY, 2016, AT THE
HOUR OF 12:05 O'CLOCK P.M. IN BOOK 79 OF
MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT
PAGE(S) 23-24 AS INSTRUMENT NO. 2016-0018384 IN THE
OFFICE OF THE RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF
CALIFORNIA. FEE: \$ 12.00

Anna Harker
COUNTY RECORDER OF THE COUNTY OF RIVERSIDE

SDFA
SPECIAL DISTRICT FINANCING
& ADMINISTRATION
437 WEST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025
TELEPHONE: (760)233-2630
FAX: (760)233-2631

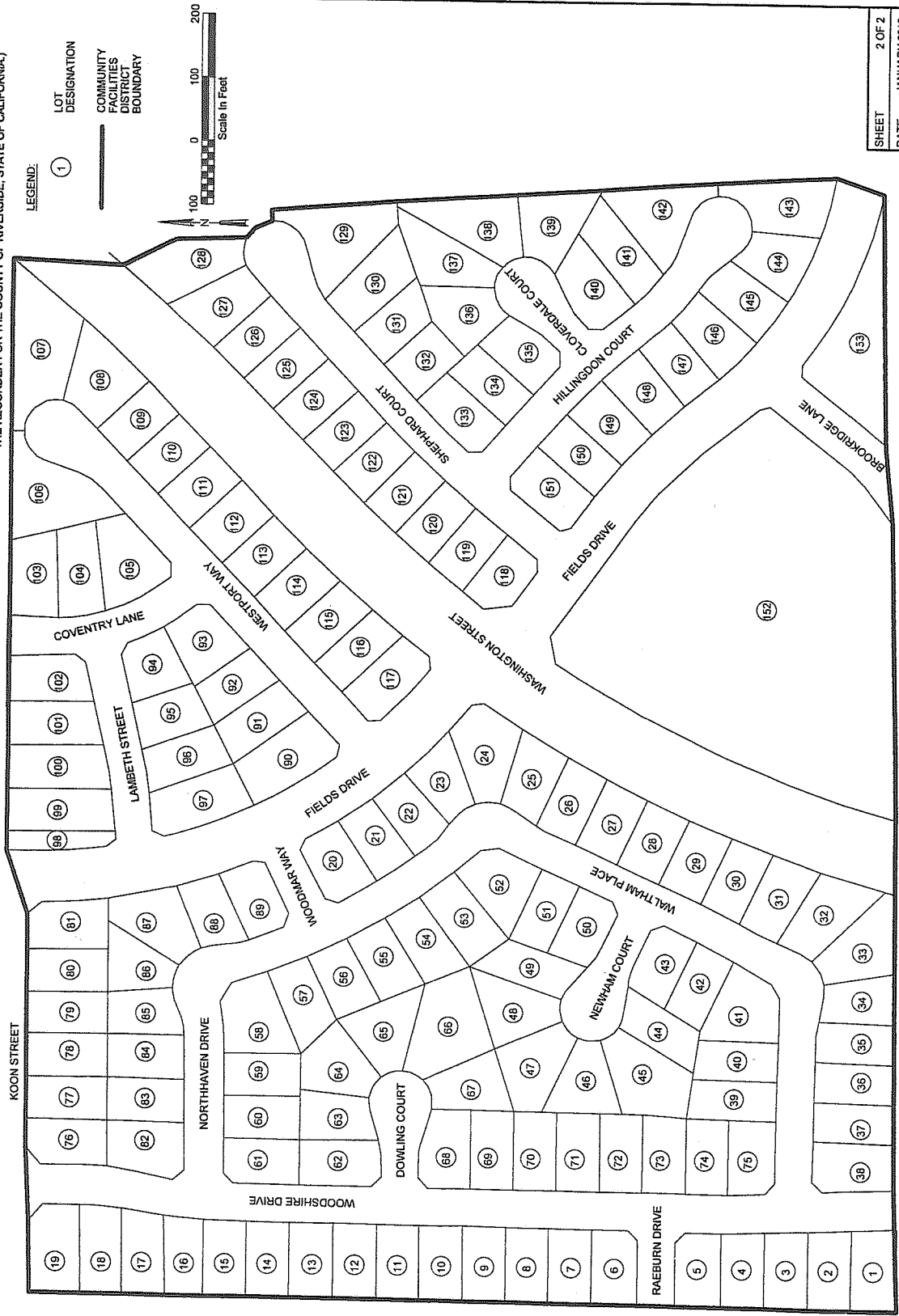
LOT DESIGNATION	ASSESSOR'S PARCEL NO.	LOT DESIGNATION	ASSESSOR'S PARCEL NO.	LOT DESIGNATION	ASSESSOR'S PARCEL NO.
1	476320001	82	476320014	103	476333001
2	476320002	83	476320015	104	476333002
3	476320003	84	476320016	105	476333003
4	476320004	85	476320017	106	476333004
5	476320005	86	476320018	107	476333005
6	476320006	87	476320019	108	476333006
7	476320007	88	476320020	109	476333007
8	476320008	89	476320021	110	476333008
9	476320009	90	476320022	111	476333009
10	476320010	91	476320023	112	476333010
11	476320011	92	476320024	113	476333011
12	476320012	93	476320025	114	476333012
13	476320013	94	476320026	115	476333013
14	476320014	95	476320027	116	476333014
15	476320015	96	476320028	117	476333015
16	476320016	97	476320029	118	476340001
17	476320017	98	476320030	119	476340002
18	476320018	99	476320031	120	476340003
19	476320019	100	476320032	121	476340004
20	476320020	101	476320033	122	476340005
21	476320021	102	476320034	123	476340006
22	476320022	103	476320035	124	476340007
23	476320023	104	476320036	125	476340008
24	476320024	105	476320037	126	476340009
25	476320025	106	476320038	127	476340010
26	476320026	107	476320039	128	476340011
27	476320027	108	476320040	129	476340012
28	476320028	109	476320041	130	476340013
29	476320029	110	476320042	131	476340014
30	476320030	111	476320043	132	476340015
31	476320031	112	476320044	133	476340016
32	476320032	113	476320045	134	476340017
33	476320033	114	476320046	135	476340018
34	476320034	115	476320047	136	476340019
35	476320035	116	476320048	137	476340020
36	476320036	117	476320049	138	476340021
37	476320037	118	476320050	139	476340022
38	476320038	119	476320051	140	476340023
39	476320039	120	476320052	141	476340024
40	476320040	121	476320053	142	476340025
41	476320041	122	476320054	143	476340026
42	476320042	123	476320055	144	476340027
43	476320043	124	476320056	145	476340028
44	476320044	125	476320057	146	476340029
45	476320045	126	476320058	147	476340030
46	476320046	127	476320059	148	476340031
47	476320047	128	476320060	149	476340032
48	476320048	129	476320061	150	476340033
49	476320049	130	476320062	151	476340034
50	476320050	131	476320063	152	476340035
51	476320051	132	476320064	153	476340037

copy 24

OF TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
 ("CFD NO. 2005-1(H)")
 RIVERSIDE COUNTY
 STATE OF CALIFORNIA

SUPPLEMENTAL BOUNDARY MAP
 OF
 COMMUNITY FACILITIES DISTRICT NO. 2005-1(H)

(MODIFYING THE BOUNDARY MAP FOR COMMUNITY FACILITIES DISTRICT NO. 2005-1 OF
 HENET UNIFIED SCHOOL DISTRICT, RIVERSIDE COUNTY, STATE OF CALIFORNIA
 RECORDED ON MAY 26, 2005, IN BOOK 62 OF MAPS OF ASSESSMENT AND COMMUNITY
 FACILITIES DISTRICTS AT PAGE 82, AS INSTRUMENT NO. 2005-423072 IN THE OFFICE OF
 THE RECORDER FOR THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.)



SHEET	2 OF 2
DATE	JANUARY 2016
JOB NO.	CFD2005-1H

SDFA
 SPECIAL DISTRICT FINANCING
 & ADMINISTRATION
 437 WEST GRAND AVENUE
 ESCONDIDO, CALIFORNIA 92025
 TELEPHONE: (760) 233-2630
 FAX: (760) 233-2631

Appendix B: Fiscal Year 2024/25 Revenues and Expenditures

Appendix B

Temecula Valley Unified School District
Community Facilities District No. 2005-1(H)
Revenues and Expenditures

	Fiscal Year 2024/25
Beginning Balance (July 1st):	808,713.26
Revenue:	
Special Taxes Collected ⁽¹⁾	352,699.48
Interest Earnings ⁽²⁾	11,611.22
Bond Proceeds	2,016,789.27
	0.00
Extra Reserve	0.00
Total Revenue	2,381,099.97
Expenditures:	
Facilities	0.00
Transfer to Escrow Fund	
Transfer to Revenue Fund	
Bonded Indebtedness	
Principal	135,000.00
Interest	81,877.78
Bond Costs	\$0.00
Administration	
Cost of Collection ⁽³⁾	36,142.15
Other	0.00
Total Expenditures	\$253,019.93
Ending Balance (June 30th) ⁽⁴⁾ :	\$2,936,793.30

Footnotes:

- (1) Represents the total amount of special taxes received from the County of Riverside along with the payment of delinquent special taxes directly to the CFD. These payments may include interest earnings on current year special tax payments, as well as penalties and interest on delinquent prior year special taxes paid.
- (2) Includes interest earned and accrued interest paid on investments.

Appendix B

Temecula Valley Unified School District Community Facilities District No. 2005-1(H)

- (3) Cost of Collection includes: the administrative expenses of the School District, the cost of an independent financial consultant, bank fees and charges, as well as the cost of legal fees as needed or required. The Cost of Collection does not include the cost of placing the levy onto the roll of the County of Riverside as these charges are collected by the County as a reduction in the amount of special taxes received annually.
- (4) See Page 2 for balance details by account.

Fiscal Year End Balances by Account⁽¹⁾

	Fiscal Year 2024/25
Funds and Accounts as of June 30th:	
Special Tax Fund	618,975.02
Principal Account	-
Interest Account	9.70
Bond Proceeds: School Facilities Account	0.00
Administrative Expense Fund	7,010.41
Direct Funding: School Facilities Account ⁽²⁾	25,132.86
Reserve Fund ⁽³⁾	-
Escrow Fund	0.00
Bond Fund	981.77
Ending Balance (June 30th)	652,109.76

Footnotes:

- (1) All funds are held by US Bank acting as Fiscal Agent for the District, except a portion of the School Facilities Account for Direct Funding.
- (2) Direct funding of School Facilities represents special tax funds annually deposited from the levy of special taxes in excess of debt service and required administration. Use of such funds is described in Appendix C.
- (3) The Hemet Unified School District, 2015 Refunding Bonds were issued as a Marks Roos Pooled Refunding issue, as such the Reserve Fund is held at the Authority Level.

Appendix C: School Facilities Construction and Funding Status

Appendix C

Temecula Valley Unified School District
Community Facilities District No. 2005-1(H)
School Facilities Construction and Funding Status

Projects Authorized and Funded through the Issuance of Debt

Project Funding from Proceeds: Activity and Balance	<u>Fiscal Year 2024/25</u>
Beginning Balance (July 1st)	0.00
Deposits (Interest, Accrued Interest, Etc.)	0.00
Expenditures	0.00
Ending Balance (June 30th)	\$0.00

Summary of Projects Authorized and Funded through Debt Issuance:

<u>Site</u>	<u>Description</u>	<u>Status</u>	<u>Approx. % of Total</u>
<i>Not applicable as CFD No. 2005-1(H) was within Hemet Unified School District at the time of debt issuance and expenditure of all bond proceeds.</i>			

Projects Authorized and Funded Directly from Special Taxes

Project Funding from Direct Funding: Activity and Balance	<u>Fiscal Year 2024/25</u>
Beginning Balance (July 1st)	24,040.43
Deposits ⁽¹⁾	1,092.43
Expenditures	0.00
Ending Balance (June 30th)	\$25,132.86

Fiscal Year 2024/25 Projects Authorized and Funded through Direct Funding:

<u>Site</u>	<u>Description</u>	<u>Status</u>	<u>Approx. % of Total</u>
<i>No expenditures - Fiscal Year 2024/25</i>			

Projected Projects Authorized and Funded through Fund Balances:

The above identified fund balances will be used to directly or indirectly benefit property within the CFD. Identified balances have not yet been dedicated but have been found to be needed to mitigate the impact of the development on school facilities. See the 2021 School Facilities Master Plan as to possible projects to be funded when adequate funding is available.

Footnote:

- (1) Represents the Special Taxes collected less expenditures within the fiscal year, both as described in Appendix B, including interest earnings and accrued interest paid. This total does not match the net change in total fund balance shown in Appendix B due to ending balances held in individual funds.