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Special Tax Levy Report

SPECIAL DISTRICT CALCULATIONS
& SPECIAL DISTRICT ADMINISTRATIVE ACTIONS
FOR FISCAL YEAR 2026/27

Temecula Valley Unified School District

Community Facilities District No. 2017-1

August 10, 2026

SPECIAL DISTRICT FINANCING & ADMINISTRATION
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Section 1. SPECIAL DISTRICT OVERVIEW

This Special Tax Levy Report ("Report") presents the findings of the analysis performed by Special District Financing & Administration, LLC ("SDFA") to determine the fiscal year 2026/27 Special Tax levy requirements for Community Facilities District No. 2017-1 ("CFD No. 2017-1" or "CFD") of the Temecula Valley Unified School District (the "School District"). (Capitalized terms which are not defined can be found within the Rate and Method of Apportionment for CFD No. 2017-1, or "RMA", Appendix B.)

CFD No. 2017-1 was formed in September 2017 to fund school facilities, sewer facilities to be owned and operated by the Eastern Municipal Water District ("EMWD") and public facilities to be owned and operated by the City of Temecula ("City") generated from the development of the property within CFD No. 2017-1. CFD No. 2017-1 was created with three tax zones. The Annual Maximum Special Tax – Developed Property for all Dwelling Unit is not subject to increase once established in the Initial Fiscal Year as described in the RMA. The result is all Developed Property within CFD No. 2017-1 in the same Land Use Classification will be levied the same amount per Dwelling Unit in each fiscal year the Maximum Special Tax – Developed Property is levied. To date, the Special Tax revenue has not been pledged to secure debt.

In May 2022, $7,210,000 in Special Tax Bonds were issued. As of July 1, 2026, $6,640,000 remains outstanding. The following table summarizes the fiscal year 2026/27 Special Tax levy for CFD No. 2017-1:

TABLE I
SUMMARY OF FISCAL YEAR 2026/27 SPECIAL TAX LEVY

Developed Property Land Use Classification	Building Square Footage	Type of Development	Number of Taxable Dwelling Units	Fiscal Year 2026/27 Annual Maximum Special Tax*	Fiscal Year 2026/27 Levy Total
Tax Zone A – Portion of Tract 37021 "Cava" (Townhomes)					
1	< 1,600	Dwelling Unit	16	$1,738.34	$27,813.44
2	1,600 - 1,800	Dwelling Unit	31	$1,780.79	$55,204.18
3	> 1,800	Dwelling Unit	16	$1,901.06	$30,416.96
Tax Zone B – Portion of Tract 37021 "Cassis" (Attached Condos)					
1	< 1,950	Dwelling Unit	0	$2,412.22	$0.00
2	1,950 - 2,150	Dwelling Unit	51	$2,488.28	$126,902.28
3	2,150 - 2,350	Dwelling Unit	0	$2,560.80	$0.00
4	> 2,350	Dwelling Unit	28	$2,642.51	$73,990.00
Tax Zone C – Portion of Tract 37021 "Cerro" (Duplex/Triplex)					
1	< 1,400	Dwelling Unit	17	$1,847.99	$31,415.66
2	1,400 - 1,550	Dwelling Unit	69	$1,941.39	$133,955.22
3	> 1,550	Dwelling Unit	17	$1,993.03	$33,881.34
Total			**245**		**$513,579.08**

*The Annual Maximum Special Tax – Developed Property for all Developed Property after the Initial Fiscal Year in which the first Dwelling Unit is classified and levied as Developed Property, and each fiscal year thereafter, shall be fixed and no longer subject to any increases. The Annual Maximum Special Tax multiplied by the number of Taxable Units may not sum to the CFD Levy Total due to rounding.

Section 2. CONTENTS OF THE REPORT

This Report provides an analysis of the financial and administrative obligations of CFD No. 2017-1 of the Temecula Valley Unified School District. In calculating the Special Tax liability for fiscal year 2026/27, this Report examines the current and prior fiscal year's financial obligations, the School District's reporting obligations, and development activity as it relates to the taxation of property within the Community Facilities District.

This Report is organized into the following sections:

Section Three: Special District Development Activity and Special Tax Classification of Property

This section provides development activity as it relates to the taxation of property within the CFD and classifies each parcel within the boundaries of the CFD into one of the required classifications for the purpose of allocating the aggregate Special Tax levy requirement. In addition, this section provides information on the status of prepaid parcels.

Section Four: Special District Financial Status

This section provides account balances for the Bond issue, current debt service requirements, an analysis of the reserve fund requirement, and summarizes Administrative Expenses. The section concludes by providing the aggregate Special Tax levy requirement, and historical Special Tax rate information.

Section Five: Administrative Obligations

This section reviews foreclosure requirements, California Debt and Investment Advisory Commission Reporting requirements, Continuing Disclosure Reporting requirements, and Arbitrage Rebate Calculation requirements.

Section Six: Policy Issues and Administrative Activities

This section summarizes policy issues and actions which relate to the administration of the Special District decided by the Board of the Temecula Valley Unified School District, the Appeals Board of the Community Facilities District, or staff. This section includes a discussion on all direct billed Special Taxes, Notice of Special Tax, the Prepayment Information Letter, and the Mitigation Payment.

Section Seven: Special District Reference Data

This section contains a synthesis of the proceedings for Formation and Debt-Issuance information.

Section Eight: Appendices

Appendix A: Listing of all parcels within the boundaries of the CFD.

Appendix B: Rate and Method of Apportionment of the Special Tax for the CFD.

Appendix C: Direct Billed Parcels.

Appendix D: Notice of Special Tax for the CFD.

Appendix E: Historical Special Tax Rates.

Appendix F: Original Boundary Map and current Assessor's Parcel Maps.

Appendix G: Resolution Establishing the Special Tax Rates for fiscal year 2026/27 as presented to the Board of the Temecula Valley Unified School District.

Appendix H: Delinquency Report.

Section 3. DEVELOPMENT ACTIVITY– CLASSIFICATION OF PROPERTY

The classification of Developed Property within CFD No. 2017-1 is a lot or parcel with a building permit issued on or before March 1. As of November 4, 2021, building permits had been issued for the construction of two hundred forty-five (245) dwelling units and therefore classified as Developed Property. The total projected number of Dwelling Units at build out for CFD No. 2017-1 is 245 attached single-family residential Dwelling Units.

The RMA further classifies Taxable Property into Tax Zones: Tax Zone A, Tax Zone B and Tax Zone C. Within the three Tax Zones are Land Use Classifications determined by the building square footage of each Dwelling Unit. Please refer to the RMA in Appendix B of this Report for further information on the applicable Land Use Classifications in each Tax Zone and a map of the Tax Zones.

The following Table II reflects the Developed Dwelling Units by Tax Zone and Land Use Classification within CFD No. 2017-1.

TABLE II
DEVELOPED DWELLING UNITS PER LAND USE CLASSIFICATION

Land Use Classification	Building Square Footage	Dwelling Units through 3/1/2026
Tax Zone A – Portion of Tract 37021 "Cava" (Townhomes)		
1	Less than 1,600 Square Feet	16
2	1,600 to 1,800 Square Feet	31
3	1,800 Square Feet or Greater	16
Tax Zone B – Portion of Tract 37021 "Cassis" (Attached Condos)		
1	Less than 1,950 Square Feet	0
2	1,950 to 2,150 Square Feet	51
3	2,150 to 2,350 Square Feet	0
4	2,350 Square Feet or Greater	28
Tax Zone C – Portion of Tract 37021 "Cerro" (Duplex/Triplex)		
1	Less than 1,400 Square Feet	17
2	1,400 to 1,550 Square Feet	69
3	1,550 Square Feet or Greater	17
Total		245

As of July 1, 2026, no lots have had their special tax obligation partially prepaid or fully prepaid and permanently satisfied.

Section 4. SPECIAL DISTRICT FINANCIAL STATUS

This section of the Special Tax Levy Report contains financial information relevant to the fiscal year 2026/27 Special Tax levy for Community Facilities District No. 2017-1.

A. ACCOUNT BALANCES

Table III shows the balances of CFD accounts to verify the adequacy of the CFD to pay the September debt service payment. Any excess in the debt service funds after the September payment is made is transferred by the Fiscal Agent to the District to pay for school facilities with a useful life of five years or longer, the benefit of which inures to the property within the CFD.

CFD No. 2017-1 has pledged the Special Tax revenue for the repayment of Special Tax Bonds and as such, the Special Tax revenue is held in trust for the Bond holders by the Fiscal Agent. According to the Bond Indenture, certain funds and accounts are established and maintained throughout the life of the issue. Further particulars regarding these bonds can be found in Section 7 of this report, "Reference Data," and in detail in the Bond Indenture.

TABLE III
FUNDS AVAILABLE FOR DEBT SERVICE

Account/Fund Balances and Pending Fund Transfers as of June 30, 2026	
Special Tax Fund	$322,245.23
Prepayment Account	$0.00
Interest Account	$25.54
Principal Account	$0.43
Total Available Funds:	**$322,271.20**
Debt Service Payment Due 09/01/2026:	($282,759.38)
Administrative Expense Requirement from prior fiscal year above Administrative Fund balance	($4,570.44)
Cashflow Contingency for Administration Expenses	($4,800.00)
Estimated Funding of School Facilities on 09/02/2026:	**$30,141.38**

B. DEBT SERVICE REQUIREMENTS

This subsection of the Special Tax Levy Report provides debt service requirements for CFD No. 2017-1. The School District issued Special Tax Bonds for CFD No. 2017-1 in May 2022. Pending debt service payments to be made from available Special Tax monies collected from the prior tax year are not incorporated into the debt service requirements as they are satisfied by current fund balances shown in Table III.

Appendix C contains the current debt service for CFD No. 2017-1.

TABLE IV DEBT SERVICE REQUIREMENTS			
Debt Service Payment Dates	**Principal Due**	**Interest Due**	**Total Debt Service**
March 1, 2027	$0.00	$145,059.38	$145,059.38
September 1, 2027	$140,000.00	$145,059.38	$285,059.38
Total Debt Service:	**$140,000.00**	**$290,118.76**	**$430,118.76**

C. RESERVE FUND REQUIREMENT

For CFD No. 2017-1 the reserve requirement means, with respect to the Bonds an amount, as of any date of calculation, equal to the least of (i) ten percent (10%) of the original principal amount of the Bonds, less original discount if any, plus original issue premium, if any, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of the average Annual Debt Service on the Bonds.

TABLE V RESERVE FUND REQUIREMENT (AFTER 9/2/2026)/FUND BALANCE		
Description	**Amount**	
Ten Percent of the Original Proceeds	$721,000.00	
Maximum Annual Debt Service	$433,118.76	
125% of Average Annual Debt Service	$527,799.59	
Reserve Fund Requirement		**$433,118.76**
Reserve Fund Balance		$435,973.29
Current Year Reserve Fund (Requirement) / Excess		**$2,854.53**

D. ADMINISTRATIVE EXPENSE REQUIREMENTS

Administrative Expenses associated with the special district are shown below. Such expenses include fees charged by bond counsel, financial advisors and other consultants, as well as the cost of district staff required to administer the special district.

Table VI summarizes the total estimated expenses associated with CFD administration. A brief description of each expense item follows.

TABLE VI ADMINISTRATIVE EXPENSE REQUIREMENTS	
Expense Item	**Total Estimated Fiscal Year 2026/27**
CFD Administration Fee/District Supervision	$34,000.00
Agency Accounting	$750.00
County of Riverside Tax Collection Fees	$184.34
Delinquency Monitoring/Legal Fees	$1,500.00
Trustee Fees	$2,800.00
CDIAC/Continuing Disclosure Fees	$3,000.00
Contingency	$8,447.00
Total Administrative Expense Requirements	**$50,681.34**

CFD Administration and District Supervision include all activities of the Temecula Valley Unified School District staff associated with annual administration of the Community Facilities District. This includes, but is not limited to, the estimated costs to administer the Special Tax levy, monitor collections, review delinquencies and disburse funds of the CFD. CFD Administration also includes the cost of preparing the Special Tax Levy Report and parcel tax information provided to the County of Riverside.

Agency Accounting covers the expenses charged by an independent accounting firm which provides audit services to the School District and reviews the special districts.

County Tax Collection Fees refer to the County of Riverside's processing fee of $0.11 per assessment and the County of Riverside Treasurer's Office charge of $0.25 per assessment and $96.14 per District (Fund No.) to levy and collect tax installments on the County Property Tax bill.

Delinquency Monitoring includes the costs to: Obtain delinquency listings from the County of Riverside; cause to be mailed reminder and demand letters informing the property owners in delinquency of the procedural steps that are taken should the delinquency continue; inform the School District of the procedural steps that must be followed if any delinquency continues, and at the School District's request inform a School District-appointed attorney of all steps that have taken place.

Fiscal Agent fees include all expenses related to Bond and fund administration.

California Debt and Investment Advisory Commission and Continuing Disclosure Reporting fees include the cost of compliance with Secondary Market Reporting requirements.

Arbitrage Calculation Fees include costs associated with calculation of Arbitrage Rebate Liability in accordance with IRS regulations.

Contingency is an estimated amount to allow for unforeseen expenses.

E. AGGREGATE SPECIAL TAX LEVY REQUIREMENT AND PROJECTED FUNDING OF SCHOOL FACILITIES

The following Table VII summarizes the fiscal year 2026/27 aggregate Special Tax levy requirement for CFD No. 2017-1. The RMA prescribes that the Annual Maximum Special Tax – Developed Property be levied in each applicable tax year. Special Taxes collected which are in excess of the administrative expenses and other designated facilities expenditures are set aside to pay for the construction or acquisition of school facilities as future student generation and capacity needs may dictate.

TABLE VII SPECIAL TAX LEVY REQUIREMENT	
Levy Components	**CFD No. 2017-1**
Debt Service Requirements from Levy Fiscal Year 2026/27 (Table IV)	$430,118.76
Reserve Fund Requirement / (Excess) (Table V)	($2,854.53)
Projected Administrative Expense Requirement (Table VI)	$50,681.34
Estimated Fiscal Year 2026/27 Funding of School Facilities*	$35,633.51
Total Assigned Special Tax Levy Fiscal Year 2026/27:	**$513,579.08**

F. HISTORICAL SPECIAL TAX RATES

Appendix E shows the historical Annual Maximum Special Tax – Developed Property applicable to each year in which a property is developed in each Zone and for each Land Use Classification. As previously noted, upon the initial year of taxation for the first dwelling unit, no further adjustments to the tax rates apply.

Section 5. ADMINISTRATIVE OBLIGATIONS

This section of the Special Tax Levy Report overviews the covenants entered into at the time of debt financing or reporting requirements under which the School District has an obligation to comply.

A. FORECLOSURE REQUIREMENTS

This subsection of the Report overviews the foreclosure covenant for Community Facilities District No. 2017-1.

The School District covenanted for the benefit of the owners of the Bonds that it will order, and cause to be commenced as provided below, and thereafter diligently prosecute to judgment (unless such delinquency is theretofore brought current), an action in the Superior Court to foreclose the lien of any Special Tax or installment thereof not paid when due, but only as provided in the following paragraphs.

No later August 1 in each year, CFD No. 2017-1 will compare the amount of Special Taxes theretofore levied in the prior Fiscal Year to the amount of Special Taxes theretofore reported by the County as paid and received, and:

1. **Individual Delinquencies**. If CFD No. 2017-1 determines that any single parcel within CFD No. 2017-1 is delinquent in the payment of all or a portion of three semi-annual installments of Special Taxes then CFD No. 2017-1 shall send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 45 days of such determination, and (if the delinquency remains uncured) foreclosure proceedings shall be commenced by CFD No. 2017-1 as to each parcel that received the delinquency notification within 120 days of such August 1 determination, to the extent permissible under applicable law.

2. **Aggregate Delinquencies**. If CFD No. 2017-1 determines that (i) the total amount of delinquent special Taxes for the prior Fiscal Year for CFD No. 2017-1 (including the delinquencies under the paragraph above exceeds 5% of the total Special Taxes due and payable for the prior Fiscal Year, and (ii) the Reserve Fund is less than the Reserve Requirement, CFD No. 2017-1 shall notify or cause to be notified property owners who are then delinquent in the payment of Special Taxes (and demand immediate payment of the delinquency) within 45 days of such determination, and shall commence foreclosure proceedings within 120 days of such August 1 determination against each parcel of land within CFD No. 2017-1 that received the delinquency notification with a Special Tax delinquency, to the extent permissible under applicable law and shall thereafter diligently proceeds with such foreclosure action(s) and/or proceedings in Superior Court to the extent permitted by law.

3. **Limiting Provision.** Notwithstanding the foregoing, however, CFD No. 2017-1 shall not be required to order, or take action upon, the commencement of foreclosure proceedings under subsections (1) and/or (2), above, if such

delinquencies, if not remedied, will not result in a draw on the Reserve Fund such that the balance of funds in the Reserve Fund will fall below the Reserve Requirement and no draw has been made on the Reserve Fund, which has not been restored, such that the Reserve Fund shall be funded to at least the Reserve Requirement.

4. **Additional Limitations.** Notwithstanding any of the foregoing, in certain instances the amount of a Special Tax delinquency on a particular parcel in relation to the cost of appropriate foreclosure proceedings may be such that the costs do not warrant the foreclosure proceedings costs. In such cases, foreclosure proceedings may be delayed by CFD No. 2017-1 until there are sufficient Special Tax delinquencies accruing to such parcel (including interest and penalties thereon) to warrant the cost of such foreclosure proceedings.

Source: Fiscal Agent Agreement, Pages 40-41

- As of July 1, 2026, one (1) parcel is over the delinquency covenant for CFD No. 2017-1. In accordance with the covenant, appropriate actions have been taken, if applicable. See Appendix H for the delinquency report.

- As of July 1, 2026, four (4) parcels were delinquent for a total of $5,441.40 for the 2025/26 tax year (Source: Riverside County Secured Paid & Unpaid List which provided payment received through June 30, 2026). The total levy for fiscal year 2025/26 was $513,579.08. The difference, or $508,137.68, was collected as of July 1, 2026. The delinquency percentage can be calculated as ($5,441.40 /$513,579.08) 1.06%. Appendix H contains the most current delinquency report.

B. CALCULATION OF REBATABLE ARBITRAGE

Pursuant to the terms of the Fiscal Agent Agreement, rebate calculations shall be performed within 55 days of the end of the fifth Bond Year and every fifth Bond Year thereafter. The first rebate computation is due within 55 days of September 1, 2026, for the 2022 Special Tax Bonds. SDFA will perform rebate calculations if required when requested in writing by the District.

C. CDIAC REPORTS

California Government Code requires the filing of a Yearly Fiscal Status Report with the California Debt and Investment Advisory Commission (“CDIAC”) each October for Bonds issued after January 1, 1993, as well as posting the same report on the School District’s website on or before January 31st. In addition, CDIAC requires the filing of an Annual Debt Transparency Report each January for debt issued after January 1, 2017. The outstanding Community Facilities District No. 2017-1 Special Tax Bonds issued in May 2022 are subject to the filing of the Yearly Fiscal Status Report and an Annual Debt Transparency Report. The School District is in compliance by filing as required and posting the reports on the School District’s website.

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

Secondary Market Reporting Requirements are applicable to certain debt issues dated after July 3, 1995. The 2022 Special Tax Bonds are subject to the requirements of secondary market reporting requirements. As Dissemination Agent, SDFA will prepare and distribute this report as required.

Section 6. POLICY ISSUES AND ADMINISTRATIVE ACTIVITIES

A. POLICY ISSUES

When Community Facilities District No. 2017-1 was formed, the authority to review an appeal from a property owner was given per Section 11 of the Rate and Method of Apportionment to the Assistant Superintendent of Business Services.

B. ADMINISTRATIVE ACTIVITIES

This subsection of the Report discloses administrative activities which need to be annually monitored and updated.

1. **Direct Billed Parcels.** There were no direct billed parcels in CFD No. 2017-1 for fiscal year 2026/27.

2. **Notice of Special Tax.** In accordance with Section 53340.2 of the Government Code, the 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). A copy of this Notice, which requires information regarding the parcel for which the Notice pertains, is contained within Appendix D. Note that the assessor's parcel number, building permit date, and Land Use Classification must be filled in by the agency. Please do not hesitate to contact SDFA to fulfill this requirement.

Section 7. CFD REFERENCE DATA

A. SPECIAL DISTRICT FORMATION & PROCEEDINGS SUMMARY

1. **Synthesis of the Proceedings.** 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 53363 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 services. A CFD is formed for financing purposes only and is governed by the agency that formed it.

2. **Formation Summary.** The following table shows formation proceedings information for Community Facilities District No. 2017-1:

TABLE VIII
FORMATION SUMMARY DATA

Proceedings Item	Date & Resolution No.
Resolution of Intention to Establish	2016-17/36
Date of Resolution of Intention to Establish	05/16/2017
Resolution of Formation	2016-17/37
Date of Resolution of Formation (Original PH Date 06/27/2017 – Cont.)	Continued
Resolution Continuing Public Hearings	2016-17/49
Date of Resolution of Formation	09/19/2017
Date of Special Election	09/19/2017
County Fund Number	68-6546

3. **District Boundaries.** Appendix F contains the original Boundary map and current Assessor's Parcel maps for Community Facilities District No. 2017-1.

4. **Facilities Authorized**. At the time of formation, a Special Tax Report was prepared which identifies the use of the funds collected or issued (bond proceeds). Such bonds are repaid from Special Taxes of the CFD. The Special Tax Report refers to the Resolution of Intention for a description of the authorized facilities as shown below:

Description of School Facilities

The School Facilities proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and/or financed by CFD No. 2017-1 are as follows:

1. Any school facility or facilities with an estimated useful life of five years or longer needed by the Temecula Valley Unified School District ("School District"), including, but not by way of limitation the following:

   (a) K-12 school sites and facilities including acquisition of land, construction of buildings, appurtenances, athletic fields, playgrounds and improvements thereto, as well as, but not by way of limitation, portable or relocatable buildings or interim additions to existing buildings.

   (b) Furniture, equipment and technology, including mobile devices and infrastructure therefor, with a useful life of at least five (5) years at such School Facilities, including modernization, rehabilitation, expansion, and technology upgrades and infrastructure.

   (c) Central support, administrative facilities and transportation facilities, including lease rental payments therefor, including furniture, equipment buses, vehicles, and technology with a useful life of at least five (5) years.

2. The costs attributable to planning, engineering, designing, coordinating, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of School Facilities described in this Exhibit (including, without limitation, construction management, inspection, materials testing, and construction staking); any "debt," as defined in Government Code Section 53317(d); the costs to issue and sell any such debt (including, without limitation, underwriters discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond trustee or fiscal agent, bond and official statement printing, and administrative expenses of the School District and/or CFD No. 2017-1), and all other incidental expenses.

The School Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and/or specifications approved by the School District. The School Facilities described are representative of the types of improvements to be funded or financed by the CFD No. 2017-1. Addition, deletion or modification of School Facilities may be made consistent with the requirements of the School District, CFD No. 2017-1, and the Mello-Roos Act.

Description of Eastern Municipal Water Facilities

The types of facilities to be owned and operated by the Water District and financed by the CFD No. 2017-1 are:

Acquisition Facilities: The type of Acquisition Facilities eligible to be financed by the Community Facilities District under the Act are as follows:

"Acquisition Facilities" means those facilities constructed by or on behalf of Developer and needed by the Water District in order to provide service to the Property including, but not limited to, any of the following: Water District sewer transmission

lines, sewer pump stations, including all costs of site acquisition, planning, design, engineering, legal services, materials testing, coordination, surveying, construction, inspection, and any and all appurtenant facilities relating to the foregoing.

The Acquisition Facilities listed above are representative of the types of facilities eligible to be financed by the Community Facilities District. Detailed scope and limits of specific projects will be determined as appropriate, consistent with the standards of the Water District.

Water District Fee Facilities: The type of Water District Fee Facilities eligible to be financed by the CFD No. 2017-1 under the Act are as follows:

"Water District Fee Facilities" means those sewer facilities included in the Water District's water and sewer capacity and connection fee programs used to finance expansion projects, exclusive of in-tract facilities contributed by the Developer. Water District Fee Facilities include, but are not limited to the following: sewer transmission pipelines, sewer treatment plants, disposal ponds, pumping plants, lift stations, and water reservoirs, including all costs of site acquisition, planning, design, engineering, legal services, materials testing, coordination, surveying, construction staking, construction, inspection, and any and all appurtenant facilities and appurtenant work relating to the foregoing.

Description of the City of Temecula Facilities and Fees

The types of facilities to be owned and operated by the City and financed by the CFD No. 2017-1 are:

- Park and landscaping improvements to be owned by the City.
- Any of the facilities included in the City's Capital Improvement Program that are eligible to be funded with development impact fees collected by the City and that have an estimated useful life of 5 years or more.

B. DEBT-ISSUANCE INFORMATION

The table below shows information applicable to the Bond issuance for Community Facilities District No. 2017-1:

TABLE IX
DEBT-ISSUANCE INFORMATION
2022 SPECIAL TAX BONDS

Proceeding Items	CFD No. 2017-1
Issuance Date of Bonds	05/05/2022
Final Maturity Date	09/01/2052
Special Tax Bond Issue Amount	$7,210,000.00
Interest Rate Range	4.00% to 5.00%
Arbitrage Yield (Form 8038 Statistics) - Stifel	4.3128%
Payment Dates	March 1 & September 1
Subject to Arbitrage Calculation	To Be Determined
Additional Capacity	Yes

Section 8. APPENDICES

Appendix A Parcel Listing

Appendix B Rate and Method of Apportionment of the Special Tax

Appendix C Direct Billed Special Taxes

Appendix D Notice of Special Tax

Appendix E Historical Special Tax Rates

Appendix F Boundary Map and Assessor's Parcel Maps

Appendix G Resolution Authorizing 2026/27 Special Tax

Appendix H Delinquency Report

Appendix A: Parcel Listing

Following is a parcel listing for the Special District in Assessor's Parcel number order. The information contained on the parcel listing includes all parcel characteristics necessary to calculate the levy of the Special Tax.

Please note that the parcel numbers are current for the 2026 tax roll. Parcel number changes can and do occur throughout the year.

Temecula Valley Unified School District
Community Facilities District No. 2017-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	N/A	961-460-006	$0.00	$0.00
37021	1	961-461-001	$2,488.28	$2,488.28
37021	2	961-461-002	$2,488.28	$2,488.28
37021	3	961-461-003	$2,642.50	$2,642.50
37021	4	961-461-004	$2,642.50	$2,642.50
37021	5	961-461-005	$2,488.28	$2,488.28
37021	6	961-461-006	$2,488.28	$2,488.28
37021	7	961-461-007	$2,488.28	$2,488.28
37021	8	961-461-008	$2,488.28	$2,488.28
37021	9	961-461-009	$2,642.50	$2,642.50
37021	10	961-461-010	$2,642.50	$2,642.50
37021	11	961-461-011	$2,488.28	$2,488.28
37021	12	961-461-012	$2,488.28	$2,488.28
37021	N/A	961-461-013	$0.00	$0.00
37021	N/A	961-461-014	$0.00	$0.00
37021	N/A	961-461-015	$0.00	$0.00
37021	183	961-461-016	$1,738.34	$1,738.34
37021	184	961-461-017	$1,901.06	$1,901.06
37021	185	961-461-018	$1,780.78	$1,780.78
37021	186	961-461-019	$1,780.78	$1,780.78
37021	187	961-461-020	$1,780.78	$1,780.78
37021	188	961-461-021	$1,901.06	$1,901.06
37021	189	961-461-022	$1,738.34	$1,738.34
37021	190	961-461-023	$1,738.34	$1,738.34
37021	191	961-461-024	$1,901.06	$1,901.06
37021	192	961-461-025	$1,780.78	$1,780.78
37021	193	961-461-026	$1,780.78	$1,780.78
37021	194	961-461-027	$1,780.78	$1,780.78
37021	195	961-461-028	$1,780.78	$1,780.78
37021	196	961-461-029	$1,901.06	$1,901.06
37021	197	961-461-030	$1,738.34	$1,738.34
37021	N/A	961-461-031	$0.00	$0.00
37021	80	961-461-032	$1,993.02	$1,993.02
37021	81	961-461-033	$1,847.98	$1,847.98
37021	82	961-461-034	$1,941.38	$1,941.38
37021	83	961-461-035	$1,941.38	$1,941.38
37021	84	961-461-036	$1,941.38	$1,941.38
37021	85	961-461-037	$1,993.02	$1,993.02
37021	86	961-461-038	$1,847.98	$1,847.98
37021	87	961-461-039	$1,941.38	$1,941.38
37021	N/A	961-461-040	$0.00	$0.00
37021	88	961-461-041	$1,941.38	$1,941.38
37021	89	961-461-042	$1,941.38	$1,941.38

Temecula Valley Unified School District
Community Facilities District No. 2017-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	90	961-461-043	$1,941.38	$1,941.38
37021	91	961-461-044	$1,941.38	$1,941.38
37021	92	961-461-045	$1,941.38	$1,941.38
37021	93	961-461-046	$1,941.38	$1,941.38
37021	177	961-461-047	$1,941.38	$1,941.38
37021	178	961-461-048	$1,847.98	$1,847.98
37021	179	961-461-049	$1,993.02	$1,993.02
37021	180	961-461-050	$1,941.38	$1,941.38
37021	181	961-461-051	$1,847.98	$1,847.98
37021	182	961-461-052	$1,993.02	$1,993.02
37021	N/A	961-461-053	$0.00	$0.00
37021	13	961-461-054	$2,488.28	$2,488.28
37021	14	961-461-055	$2,488.28	$2,488.28
37021	15	961-461-056	$2,642.50	$2,642.50
37021	16	961-461-057	$2,642.50	$2,642.50
37021	17	961-461-058	$2,488.28	$2,488.28
37021	18	961-461-059	$2,488.28	$2,488.28
37021	N/A	961-461-060	$0.00	$0.00
37021	76	961-461-061	$2,488.28	$2,488.28
37021	77	961-461-062	$2,642.50	$2,642.50
37021	78	961-461-063	$2,642.50	$2,642.50
37021	79	961-461-064	$2,488.28	$2,488.28
37021	N/A	961-461-065	$0.00	$0.00
37021	198	961-461-066	$1,738.34	$1,738.34
37021	199	961-461-067	$1,901.06	$1,901.06
37021	200	961-461-068	$1,780.78	$1,780.78
37021	201	961-461-069	$1,780.78	$1,780.78
37021	202	961-461-070	$1,780.78	$1,780.78
37021	203	961-461-071	$1,780.78	$1,780.78
37021	204	961-461-072	$1,901.06	$1,901.06
37021	205	961-461-073	$1,738.34	$1,738.34
N/A	N/A	961-461-074	$0.00	$0.00
37021	94	961-461-075	$1,941.38	$1,941.38
37021	95	961-461-076	$1,941.38	$1,941.38
37021	175	961-461-077	$1,941.38	$1,941.38
37021	176	961-461-078	$1,941.38	$1,941.38
N/A	N/A	961-461-079	$0.00	$0.00
37021	206	961-461-080	$1,738.34	$1,738.34
37021	207	961-461-081	$1,901.06	$1,901.06
37021	208	961-461-082	$1,780.78	$1,780.78
37021	209	961-461-083	$1,780.78	$1,780.78
37021	210	961-461-084	$1,780.78	$1,780.78
37021	211	961-461-085	$1,780.78	$1,780.78

Temecula Valley Unified School District
Community Facilities District No. 2017-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	212	961-461-086	$1,901.06	$1,901.06
37021	213	961-461-087	$1,738.34	$1,738.34
N/A	N/A	961-461-088	$0.00	$0.00
37021	238	961-461-089	$1,738.34	$1,738.34
37021	239	961-461-090	$1,901.06	$1,901.06
37021	240	961-461-091	$1,780.78	$1,780.78
37021	241	961-461-092	$1,780.78	$1,780.78
37021	242	961-461-093	$1,780.78	$1,780.78
37021	243	961-461-094	$1,780.78	$1,780.78
37021	244	961-461-095	$1,901.06	$1,901.06
37021	222	961-462-001	$1,738.34	$1,738.34
37021	223	961-462-002	$1,901.06	$1,901.06
37021	224	961-462-003	$1,780.78	$1,780.78
37021	225	961-462-004	$1,780.78	$1,780.78
37021	226	961-462-005	$1,780.78	$1,780.78
37021	227	961-462-006	$1,780.78	$1,780.78
37021	228	961-462-007	$1,901.06	$1,901.06
37021	229	961-462-008	$1,738.34	$1,738.34
N/A	N/A	961-462-009	$0.00	$0.00
37021	214	961-462-010	$1,738.34	$1,738.34
37021	215	961-462-011	$1,901.06	$1,901.06
37021	216	961-462-012	$1,780.78	$1,780.78
37021	217	961-462-013	$1,780.78	$1,780.78
37021	218	961-462-014	$1,780.78	$1,780.78
37021	219	961-462-015	$1,780.78	$1,780.78
37021	220	961-462-016	$1,901.06	$1,901.06
37021	221	961-462-017	$1,738.34	$1,738.34
N/A	N/A	961-462-018	$0.00	$0.00
37021	19	961-462-019	$2,488.28	$2,488.28
37021	20	961-462-020	$2,488.28	$2,488.28
37021	21	961-462-021	$2,642.50	$2,642.50
37021	22	961-462-022	$2,642.50	$2,642.50
37021	23	961-462-023	$2,488.28	$2,488.28
37021	24	961-462-024	$2,488.28	$2,488.28
N/A	N/A	961-462-025	$0.00	$0.00
37021	70	961-462-026	$2,488.28	$2,488.28
37021	71	961-462-027	$2,488.28	$2,488.28
37021	72	961-462-028	$2,642.50	$2,642.50
37021	73	961-462-029	$2,642.50	$2,642.50
37021	74	961-462-030	$2,488.28	$2,488.28
37021	75	961-462-031	$2,488.28	$2,488.28
N/A	N/A	961-462-032	$0.00	$0.00
37021	25	961-462-033	$2,488.28	$2,488.28

Temecula Valley Unified School District
Community Facilities District No. 2017-1
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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	26	961-462-034	$2,488.28	$2,488.28
37021	27	961-462-035	$2,642.50	$2,642.50
37021	28	961-462-036	$2,642.50	$2,642.50
37021	29	961-462-037	$2,488.28	$2,488.28
37021	30	961-462-038	$2,488.28	$2,488.28
N/A	N/A	961-462-039	$0.00	$0.00
37021	96	961-462-040	$1,941.38	$1,941.38
37021	97	961-462-041	$1,941.38	$1,941.38
37021	98	961-462-042	$1,941.38	$1,941.38
37021	99	961-462-043	$1,941.38	$1,941.38
37021	172	961-462-044	$1,993.02	$1,993.02
37021	173	961-462-045	$1,847.98	$1,847.98
37021	174	961-462-046	$1,941.38	$1,941.38
N/A	N/A	961-462-047	$0.00	$0.00
37021	100	961-462-048	$1,941.38	$1,941.38
37021	101	961-462-049	$1,941.38	$1,941.38
37021	169	961-462-050	$1,993.02	$1,993.02
37021	170	961-462-051	$1,847.98	$1,847.98
37021	171	961-462-052	$1,941.38	$1,941.38
N/A	N/A	961-462-053	$0.00	$0.00
37021	102	961-462-054	$1,941.38	$1,941.38
37021	103	961-462-055	$1,941.38	$1,941.38
37021	104	961-462-056	$1,941.38	$1,941.38
37021	105	961-462-057	$1,941.38	$1,941.38
37021	166	961-462-058	$1,993.02	$1,993.02
37021	167	961-462-059	$1,847.98	$1,847.98
37021	168	961-462-060	$1,941.38	$1,941.38
N/A	N/A	961-462-061	$0.00	$0.00
37021	106	961-462-062	$1,941.38	$1,941.38
37021	107	961-462-063	$1,941.38	$1,941.38
37021	108	961-462-064	$1,941.38	$1,941.38
37021	109	961-462-065	$1,941.38	$1,941.38
37021	164	961-462-066	$1,941.38	$1,941.38
37021	165	961-462-067	$1,941.38	$1,941.38
N/A	N/A	961-462-068	$0.00	$0.00
37021	230	961-462-069	$1,738.34	$1,738.34
37021	231	961-462-070	$1,901.06	$1,901.06
37021	232	961-462-071	$1,780.78	$1,780.78
37021	233	961-462-072	$1,780.78	$1,780.78
37021	234	961-462-073	$1,780.78	$1,780.78
37021	235	961-462-074	$1,780.78	$1,780.78
37021	236	961-462-075	$1,901.06	$1,901.06
37021	237	961-462-076	$1,738.34	$1,738.34

Temecula Valley Unified School District
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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	245	961-461-096	$1,738.34	$1,738.34
0	0	961-462-077	$0.00	$0.00
37021	31	961-462-078	$2,488.28	$2,488.28
N/A	N/A	961-461-097	$0.00	$0.00
37021	32	961-462-079	$2,488.28	$2,488.28
37021	33	961-462-080	$2,642.50	$2,642.50
37021	34	961-462-081	$2,642.50	$2,642.50
37021	35	961-462-082	$2,488.28	$2,488.28
37021	36	961-462-083	$2,488.28	$2,488.28
N/A	N/A	961-462-084	$0.00	$0.00
37021	66	961-462-085	$2,488.28	$2,488.28
37021	67	961-462-086	$2,642.50	$2,642.50
37021	68	961-462-087	$2,642.50	$2,642.50
37021	69	961-462-088	$2,488.28	$2,488.28
N/A	N/A	961-462-089	$0.00	$0.00
37021	37	961-463-001	$2,488.28	$2,488.28
37021	38	961-463-002	$2,488.28	$2,488.28
37021	39	961-463-003	$2,642.50	$2,642.50
37021	40	961-463-004	$2,642.50	$2,642.50
37021	41	961-463-005	$2,488.28	$2,488.28
37021	42	961-463-006	$2,488.28	$2,488.28
N/A	N/A	961-463-007	$0.00	$0.00
37021	110	961-463-008	$1,941.38	$1,941.38
37021	111	961-463-009	$1,941.38	$1,941.38
37021	112	961-463-010	$1,941.38	$1,941.38
37021	113	961-463-011	$1,941.38	$1,941.38
37021	161	961-463-012	$1,941.38	$1,941.38
37021	162	961-463-013	$1,847.98	$1,847.98
37021	163	961-463-014	$1,993.02	$1,993.02
N/A	N/A	961-463-015	$0.00	$0.00
37021	114	961-463-016	$1,941.38	$1,941.38
37021	115	961-463-017	$1,941.38	$1,941.38
37021	116	961-463-018	$1,941.38	$1,941.38
37021	117	961-463-019	$1,941.38	$1,941.38
37021	118	961-463-020	$1,941.38	$1,941.38
37021	119	961-463-021	$1,941.38	$1,941.38
37021	158	961-463-022	$1,941.38	$1,941.38
37021	159	961-463-023	$1,847.98	$1,847.98
37021	160	961-463-024	$1,993.02	$1,993.02
N/A	N/A	961-463-025	$0.00	$0.00
37021	61	961-463-026	$2,488.28	$2,488.28
37021	62	961-463-027	$2,488.28	$2,488.28
37021	63	961-463-028	$2,642.50	$2,642.50

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Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	64	961-463-029	$2,642.50	$2,642.50
37021	65	961-463-030	$2,488.28	$2,488.28
N/A	N/A	961-463-031	$0.00	$0.00
37021	120	961-463-032	$1,941.38	$1,941.38
37021	121	961-463-033	$1,941.38	$1,941.38
37021	155	961-463-034	$1,993.02	$1,993.02
37021	156	961-463-035	$1,847.98	$1,847.98
37021	157	961-463-036	$1,941.38	$1,941.38
N/A	N/A	961-463-037	$0.00	$0.00
37021	43	961-463-038	$2,488.28	$2,488.28
37021	44	961-463-039	$2,488.28	$2,488.28
37021	45	961-463-040	$2,642.50	$2,642.50
37021	46	961-463-041	$2,642.50	$2,642.50
37021	47	961-463-042	$2,488.28	$2,488.28
37021	48	961-463-043	$2,488.28	$2,488.28
N/A	N/A	961-463-044	$0.00	$0.00
37021	49	961-463-045	$2,488.28	$2,488.28
37021	50	961-463-046	$2,488.28	$2,488.28
37021	51	961-463-047	$2,642.50	$2,642.50
37021	52	961-463-048	$2,642.50	$2,642.50
37021	53	961-463-049	$2,488.28	$2,488.28
37021	54	961-463-050	$2,488.28	$2,488.28
N/A	N/A	961-463-051	$0.00	$0.00
37021	55	961-463-052	$2,488.28	$2,488.28
37021	56	961-463-053	$2,488.28	$2,488.28
37021	57	961-463-054	$2,642.50	$2,642.50
N/A	N/A	961-463-055	$0.00	$0.00
37021	58	961-463-056	$2,642.50	$2,642.50
37021	59	961-463-057	$2,488.28	$2,488.28
37021	60	961-463-058	$2,488.28	$2,488.28
N/A	N/A	961-463-059	$0.00	$0.00
37021	122	961-463-060	$1,941.38	$1,941.38
37021	123	961-463-061	$1,847.98	$1,847.98
37021	124	961-463-062	$1,993.02	$1,993.02
37021	154	961-463-063	$1,941.38	$1,941.38
37021	153	961-463-064	$1,847.98	$1,847.98
37021	152	961-463-065	$1,993.02	$1,993.02
N/A	N/A	961-463-066	$0.00	$0.00
37021	127	961-463-067	$1,941.38	$1,941.38
37021	126	961-463-068	$1,847.98	$1,847.98
37021	125	961-463-069	$1,993.02	$1,993.02
37021	151	961-463-070	$1,993.02	$1,993.02
37021	150	961-463-071	$1,847.98	$1,847.98

Temecula Valley Unified School District
Community Facilities District No. 2017-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
37021	149	961-463-072	$1,941.38	$1,941.38
37021	128	961-463-073	$1,941.38	$1,941.38
37021	129	961-463-074	$1,941.38	$1,941.38
37021	130	961-463-075	$1,941.38	$1,941.38
37021	131	961-463-076	$1,941.38	$1,941.38
N/A	N/A	961-463-077	$0.00	$0.00
37021	146	961-463-078	$1,993.02	$1,993.02
37021	147	961-463-079	$1,847.98	$1,847.98
37021	148	961-463-080	$1,941.38	$1,941.38
N/A	N/A	961-463-081	$0.00	$0.00
37021	132	961-463-082	$1,941.38	$1,941.38
37021	133	961-463-083	$1,941.38	$1,941.38
37021	134	961-463-084	$1,941.38	$1,941.38
37021	135	961-463-085	$1,941.38	$1,941.38
37021	136	961-463-086	$1,941.38	$1,941.38
37021	137	961-463-087	$1,941.38	$1,941.38
37021	138	961-463-088	$1,941.38	$1,941.38
37021	139	961-463-089	$1,847.98	$1,847.98
37021	140	961-463-090	$1,993.02	$1,993.02
37021	141	961-463-091	$1,941.38	$1,941.38
37021	142	961-463-092	$1,941.38	$1,941.38
37021	143	961-463-093	$1,941.38	$1,941.38
37021	144	961-463-094	$1,847.98	$1,847.98
37021	145	961-463-095	$1,993.02	$1,993.02
N/A	N/A	961-463-096	$0.00	$0.00

Total Parcels	**283**
Total Taxable Parcels	**245**
Total Maximum Annual Special Tax	**$513,579.08**
Total Assigned Special Tax	**$513,579.08**

Appendix B: Rate and Method of Apportionment of the Special Tax

Following is the Rate and Method of Apportionment for the special district as it appears in the Community Facilities District Report adopted at the time of formation.

RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2017-1

The Board of Trustees ("Board") of the Temecula Valley Unified School District ("School District"), acting as the Legislative Body of Community Facilities District No. 2017-1 of the Temecula Valley Unified School District ("CFD" or "District"), shall levy and collect Special Taxes (as defined below) applicable to each Assessor's Parcel (as defined below) located within the boundaries of the CFD.

The Special Taxes will be levied as herein specified. All property located within the boundaries of the CFD shall be taxed, to the extent and in the manner herein set forth, unless exempted by law or as herein provided.

Section 1. Definitions

"Act" means the Mello-Roos Community Facilities District Act of 1982, as amended, being Section 53311, et seq. of the California Government Code.

"Administrative Expense" means any actual or estimated ordinary and necessary expense incurred by the School District on behalf of the CFD related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits or appropriate allocation thereof of any School District employee whose duties are directly related to the administration of the CFD, and costs otherwise incurred in order to carry out the authorized purposes of the CFD.

"Annual Maximum Special Tax" or **"Annual Maximum Special Taxes"** means either the Annual Maximum Special Tax – Developed Property and/or the Annual Maximum Special Tax – Undeveloped Property which may be levied annually as described herein.

"Annual Maximum Special Tax - Developed Property" means the maximum Special Tax which may be annually levied on an Assessor's Parcel that has been classified as Developed Property as described in Section 3(A). The Annual Maximum Special Tax - Developed Property is established in the Initial Fiscal Year based upon Table 2, as applicable, adjusted as described in Section 3. The Annual Maximum Special Tax - Developed Property for all Dwelling Units is not subject to increase following the Initial Fiscal Year in which the first Dwelling Unit is classified and levied as Developed Property.

"Annual Maximum Special Tax - Undeveloped Property" means the maximum Special Tax, increased as described in Section 3(B), which may be annually levied on an Assessor's Parcel that has been classified as Undeveloped Property as described in Section 3(B).

"Assessor's Parcel" means a parcel of land as designated on an official map of the Riverside County Assessor and for which a discrete identifying parcel number has been assigned.

"Board" means the Board of Trustees of the Temecula Valley Unified School District.

"Bonds" means the bonds authorized and issued or to be issued on behalf of the CFD or equivalent securities, including but not limited to certificates of participation or leases issued and sold by or on behalf of the CFD or to which the Special Taxes have been pledged to finance School Facilities.

"Building Square Footage" means for each Dwelling Unit the square footage determined by calculating all of the square footage within the perimeter of the Dwelling Unit (exclusive of garages, carports, overhangs or patios). For purposes of this determination, the District may rely on the square footage as identified on the building permit(s) issued by the applicable issuing agency. The Building Square Footage will be based upon the building permit(s) issued for each Dwelling Unit prior to it being classified as Occupied Residential Property, and shall not change as a result of additions or modifications made after such classification as Occupied Residential Property, except as authorized by statute.

"Calendar Year" means the period commencing on January 1 of any year and ending the following December 31.

"County" means the County of Riverside.

"Developed Property" means Assessor Parcels for which a building permit has been issued by the applicable agency on or before the March 1 prior to the Fiscal Year for which the Annual Maximum Special Tax – Developed Property is being levied on all or a portion thereof which are not Exempt Property and for which the Annual Maximum Special Tax - Developed Property obligation has not been fully prepaid and/or permanently satisfied. Assessor Parcels, or portions thereof, for which a building permit has been issued by the applicable agency on or before March 1 shall be designated as Developed Property and subject to the levy of the Annual Maximum Special Tax - Developed Property in the following Fiscal Year. If a building permit has been issued for which the improvements to be constructed by the building permit together with previously issued building permits, if applicable, does not constitute the ultimate development of the entire Assessor's Parcel, as reasonably determined by the School District, the remaining undeveloped portion of the Assessor's Parcel will be classified as Undeveloped Property and will be subject to the levy of the Annual Maximum Special Tax - Undeveloped Property as herein provided.

"Dwelling Unit" means one residential unit of any configuration, including, but not limited to a single family attached or detached dwelling unit, second dwelling unit, condominium, townhome, an apartment unit, mobile home, or otherwise, but excludes therefrom hotels and motels.

"Exempt Property" means all Assessor Parcels which are exempt from the levy of the Special Tax pursuant to law or Section 7, hereof.

"Fiscal Year" means the period commencing on July 1 of any Calendar Year and ending the following June 30.

"Index" means the Marshall and Swift Class "B" Wood Frame Construction Cost Index as shown in the index titled, "Current Building Cost Indexes, Western Division, Class B" for the month of November or such other index as the District shall determine if the Index herein ceases publication. The Index shall be utilized as prescribed in Section 3 to calculate the increase in the Annual Maximum Special Taxes.

"Initial Fiscal Year" applies only to Developed Property and means the first Fiscal Year in which the Annual Maximum Special Tax - Developed Property will be levied.

"Land Use Classification" means the land use classifications listed in Table 1.

"Occupied Residential Property" means all Assessor's Parcels of Residential Property which have closed escrow to an end user (homeowner).

"Residential Property" means all Developed Property within the CFD for which a building permit has been issued for constructing one or more Dwelling Units.

"School District" means the Temecula Valley Unified School District.

"School Facilities" means the planning, designing, acquisition, construction, leasing, expanding, improving, relocation, rehabilitating and/or financing of interim and permanent facilities, including classrooms, multi-purpose, administration and auxiliary space at a school, central support and administrative facilities and special education facilities, together with furniture, equipment and technology, needed by the School District in order to serve District students as more particularly set forth in the District's Resolution of Intention to Establish Community Facilities District No. 2017-1, in addition to all land or interests in land required for the construction of such on-site or off-site facilities and all land or interests in land required to be provided by the School District as mitigation of impacts associated with the development of such School Facilities.

"Special Tax" or **"Special Taxes"** means the special tax authorized to be levied in each Fiscal Year on each Assessor Parcel, or portion thereof, of Developed Property and Undeveloped Property pursuant to Section 3 and collected pursuant to Section 4 of this Rate and Method of Apportionment.

"Special Tax Requirement" means that amount required in any Fiscal Year, after taking into consideration available funds pursuant to the CFD Bond documents to: 1. Pay annual debt service on all then outstanding Bonds, 2. Pay periodic costs on the Bonds including, but not limited to, credit enhancement and rebate payments on the Bonds, 3. Pay Administrative Expenses and, 4. Pay any amounts required to replenish any reserve fund related to all then outstanding Bonds.

"Taxable Property" means all Assessor Parcels, except Exempt Property, that are subject to the levy of the Special Taxes.

"Tax Zone" means Tax Zone A, Tax Zone B or Tax Zone C as geographically identified on Exhibit "A" attached as the final page to this Rate and Method of Apportionment.

"Tax Zone A" means the specific area identified on Exhibit "A" attached as the final page of this Rate and Method of Apportionments as Tax Zone A of the CFD which includes portions of Tentative Tract Map 37021.

"Tax Zone B" means the specific area identified on Exhibit "A" attached as the final page of this Rate and Method of Apportionments as Tax Zone B of the CFD which includes portions of Tentative Tract Map 37021.

"Tax Zone C" means the specific area identified on Exhibit "A" attached as the final page of this Rate and Method of Apportionments as Tax Zone C of the CFD which includes portions of Tentative Tract Map 37021.

"Undeveloped Property" means all Assessor Parcels or portions thereof that are not classified as Developed Property or Exempt Property.

"Undeveloped Dwelling Unit" means a Dwelling Unit based on a tract map, condominium plan, site plan, or similar document which is not classified as a Dwelling Unit on Developed Property during the Fiscal Year for which the Special Tax is being levied.

"Weighted Average Interest Rate" calculated at the time the Bonds are issued or refunded means the net interest cost of the Bonds derived by adding together all the interest payments for the term of the Bonds and dividing that sum by the sum of the amount of each Bond multiplied by the number of years such Bond is outstanding.

Section 2. Assignment to Land Use Classifications

The District shall classify all Assessor Parcels within the boundaries of the CFD as Developed Property, Undeveloped Property or Exempt Property. Such classification shall be made on or before July 1 of each year. All Developed Property shall be assigned to one of the applicable designated Land Use Classifications listed in Table 1 and taxed as set forth in Table 2. For purposes of this determination, the District may rely on the Building Square Footage as identified on the building permit(s) issued by the applicable issuing agency. Undeveloped Property shall be taxed as set forth in Section 3(B) below.

Table 1
Land Use Classifications for Developed Property

Land Use Classification	Description		
	Type of Development	Building Square Footage Equal to or Greater Than	Building Square Footage Less Than
Tax Zone A			
1	Dwelling Unit	Na	1,600
2	Dwelling Unit	1,600	1,800
3	Dwelling Unit	1,800	Na
Tax Zone B			
1	Dwelling Unit	Na	1,950
2	Dwelling Unit	1,950	2,150
3	Dwelling Unit	2,150	2,350
4	Dwelling Unit	2,350	Na
Tax Zone C			
1	Dwelling Unit	Na	1,400
2	Dwelling Unit	1,400	1,550
3	Dwelling Unit	1,550	Na

Section 3. Annual Maximum Special Taxes

A. Annual Maximum Special Tax - Developed Property

The Annual Maximum Special Tax - Developed Property for each Assessor Parcel or portion thereof classified as Developed Property shall be the amount determined by reference to Table 2 as applicable and the paragraphs that follow Table 2.

Table 2
Annual Maximum Special Tax - Developed Property
Fiscal Year 2017/18 per Land Use Classification

Land Use Classification	Annual Maximum Special Tax – Developed Property
Tax Zone A	
1	$1,598.71 per Dwelling Unit
2	$1,637.75 per Dwelling Unit
3	$1,748.36 per Dwelling Unit
Tax Zone B	
1	$2,218.47 per Dwelling Unit
2	$2,288.42 per Dwelling Unit
3	$2,355.11 per Dwelling Unit
4	$2,430.26 per Dwelling Unit
Tax Zone C	
1	$1,699.56 per Dwelling Unit
2	$1,785.45 per Dwelling Unit
3	$1,832.95 per Dwelling Unit

In determining the Annual Maximum Special Tax applicable to an Assessor's Parcel of Developed Property in the Initial Fiscal Year, the Annual Maximum Special Tax – Developed Property for each Land Use Classification in Table 2 shall be increased for the 2018/19 Fiscal Year, and each Fiscal Year thereafter (unless the provisions described in the next paragraph apply) by the greater of: (i) the annual percentage change in the Index determined on January 1, 2018 for the prior twelve (12) month period, and on each January 1st thereafter for the prior twelve (12) month period, or (ii) two percent (2%).

The Annual Maximum Special Tax – Developed Property for all Developed Property after the Initial Fiscal Year in which the first Dwelling Unit is classified and levied as Developed Property, and each Fiscal Year thereafter, shall be fixed and no longer subject to any increases. The result of such actions will be that all Developed Property within CFD No. 2017-1 in the same Land Use Classification will be levied the same amount per Dwelling Unit in each Fiscal Year the Maximum Special Tax – Developed Property is levied.

B. Annual Maximum Special Tax - Undeveloped Property

The Annual Maximum Special Tax - Undeveloped Property for each Assessor Parcel, or portion thereof, classified as Undeveloped Property shall be $1,951.52 per Undeveloped Dwelling Unit for Fiscal Year 2017/18 for all Tax Zones and shall be increased for the 2018/19 Fiscal Year, and each Fiscal Year thereafter (unless the provisions described in the next paragraph apply), by the greater of: (i) the annual percentage change in the Index determined on January 1, 2018, for the prior twelve (12) month period, and on each January 1st thereafter for the prior twelve (12) month period, or (ii) two percent (2%).

The Annual Maximum Special Tax – Undeveloped Property for all Undeveloped Property after the Initial Fiscal Year the first Dwelling Unit is classified and levy as Developed Property, and each Fiscal Year thereafter, shall be fixed and no longer subject to any increases.

The calculation of the amount to be levied on each Assessor Parcel of Undeveloped Property shall be determined:

First by the allocation of the total projected Dwelling Units (both those classified as Developed Property and those classified as Undeveloped Dwelling Units) onto the then current configuration of Assessor Parcels provided by the County. For Fiscal Year 2016/17 such allocation is shown below:

Table 3
Allocation of Undeveloped Dwelling Units per Assessor Parcel
Fiscal Year 2016/17

Assessor's Parcel Numbers Fiscal Year 2016/17:	Dwelling Units Classified as Developed Property	Number of Undeveloped Dwelling Units	Total Projected Dwelling Units as Buildout*
961-450-012	0	112	112
961-450-013	0	133	133
Total	**0**	**245**	**245**

* The above table shows the projected Dwelling Units within Tentative Tract Map 37021. Upon subdivision of an Assessor's Parcel, the above will be revised.

Secondly, the total number of Undeveloped Dwelling Units will be allocated an equal proportion of the Annual Maximum Special Tax – Undeveloped Property required to satisfy the Special Tax Requirement, as determined in Section 4 below, in every such Fiscal Year the Annual Maximum Special Tax – Undeveloped Property is levied.

Section 4. Levy of the Special Tax

Commencing in Fiscal Year 2017/18, the Board shall levy the Annual Maximum Special Tax - Developed Property on each Assessor's Parcel, or portion thereof, which is classified as Developed Property. If additional monies are needed to satisfy the Special Tax Requirement, after considering monies to be levied on Developed Property pursuant to the preceding sentence, the Board shall then levy such difference proportionately on each Assessor's Parcel, or portion thereof, which is classified as Undeveloped Property up to 100% of the Annual Maximum Special Tax – Undeveloped Property for such Undeveloped Property.

Section 5. Partial Prepayment of the Annual Maximum Special Tax - Developed Property

A property owner may make a one-time election to prepay a portion of the Annual Maximum Special Tax - Developed Property for a Dwelling Unit for which a Building Permit is pending by notifying the School District in writing of such intention no less than ten (10) business days prior to requesting a certificate of compliance for such Dwelling Unit. The written notification shall include such owner's intent to partially prepay the Annual Maximum Special Tax - Developed Property, the date on which a certificate of compliance is expected to be requested for the Dwelling Unit, a copy of the final map and condominium plan, the lot and unit number(s) and Assessor Parcel Number(s) for which partial prepayment is being requested, the Building Square Footage of the Dwelling Unit(s) and the percentage by which the Annual Maximum Special Tax - Developed Property shall be prepaid. If partial prepayment is requested on a limited number of Dwelling Units of a group for which certificates of compliance will be requested together, the above required information must be supplied for all Dwelling Unit for which certificates of compliance will be requested. The partial prepayment formula per Dwelling Unit is defined as follows:

Partial Prepayment Formula per Dwelling Unit: PP = (PVT x PCT) + F + RP

The variables can be described as: PP - the partial prepayment amount per Dwelling Unit. PVT - the present value of the current Annual Maximum Special Tax – Developed Property using a 4.0% discount rate, prior to the issuance of Bonds, and a term of 35 years. After the issuance of Bonds the discount rate used to calculate the present value will be based on the lesser of 4.0% or the Weighted Average Interest Rate on the Bonds. PCT - the partial prepayment percent. F – all prepayment fees, and RP - redemption premium on the Bonds, if applicable. The RP shall be calculated by multiplying the redemption premium as set forth in the Bond documents for a mandatory redemption of the Bonds, or other such category for which prepayment is identified, as of the prepayment date by the PVT and then multiplied by the PCT. The partial prepayment percent shall be indicated in the notification described above.

An example of the partial prepayment of a Land Use Classification 2 Dwelling Unit during Fiscal Year 2017/18 for Tax Zone A is as follows. This is only an example.

Tax Zone A; Land Use Classification 2 – Partial Prepayment Example

Formula	PP	=	(PVT	X	PCT)	+ F	+ RP
Example	PP	=	(($1,637.75 x 18.66)	X	50%)	+ $850.00	+ (0.03 x (PVT x PCT))
	PP	=	($30,560.42	X	.5)	+ $850.00	+ (0.03 x (PVT x PCT))
	PP	=	$15,280.21			+ $850.00	+ (0.03 x $15,280.21)
	PP	=	$15,280.21			+ $850.00	+ $458.41
	PP	=	$16,588.61				

The CFD administrator shall provide the owner with a statement of the amount required per Dwelling Unit for the partial prepayment of the Annual Maximum Special Tax - Developed Property within ten (10) business days of the request and may charge a reasonable fee for providing this service. The payment of the partial prepayment of the Annual Maximum Special Tax - Developed Property is due prior to the issuance of the certificate of compliance for the Dwelling Unit.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of the Annual Maximum Special Tax that may be levied on all Taxable Property within the CFD both prior to and after the proposed partial prepayment less annual Administrative Expenses is at least 1.1 times the annual debt service on the outstanding Bonds.

Section 6. Prepayment of the Annual Maximum Special Tax - Developed Property

The owner of a Dwelling Unit classified as Developed Property which is subject to the Annual Maximum Special Tax - Developed Property may prepay the *entire outstanding* Special Tax obligation at any time. The prepayment formula per Dwelling Unit is defined as follows:

Prepayment Formula: P = PVT + F + RP

The variables are described as: P - the prepayment amount, PVT - the present value of taxes, F – all prepayment fees, and RP - redemption premium on the Bonds if applicable. The PVT or present value of taxes means the present value of the Annual Maximum Special Tax - Developed Property applicable to the Dwelling Unit in each remaining Fiscal Year that such taxes may be levied subsequent to the Fiscal Year in which the calculation is made. The present value of the Annual Maximum Special Tax - Developed Property is calculated by using a discount rate of 4.0% prior to the issuance of Bonds. After the issuance of Bonds the discount rate used to calculate the present value will be based on the lesser of 4.0% or the Weighted Average Interest Rate on the Bonds. The remaining Fiscal Years, or the term for the present value calculation, is

calculated by subtracting the number of years, including the present Fiscal Year, the Dwelling Unit has been subject to the Annual Maximum Special Tax - Developed Property from thirty-five (35). The current year's Special Taxes must be paid directly to the County and will not be accepted by the School District with the prepayment.

Prepayment fees or F means the fees of the School District, the fiscal agent and any consultants retained by the School District in connection with the prepayment calculations and redemption of the Bonds.

Redemption premium on the Bonds or RP means a prepayment premium as set forth in the Bond documents for a mandatory redemption, or other such category for which prepayment is identified, of the Bonds as of the prepayment date. The RP shall be calculated by multiplying such redemption premium as of the prepayment date by the PVT.

The CFD administrator shall provide the owner with a statement of the amount required for the prepayment of the Annual Maximum Special Tax - Developed Property within ten (10) business days of the request and may charge a reasonable fee for providing this service. In addition, any property owner prepaying his or her Annual Maximum Special Tax - Developed Property must also pay the present Fiscal Year levy and all delinquent Special Taxes, interest and penalties owing on the Dwelling Unit to the County of Riverside for which prepayment is being made, if any.

Notwithstanding the foregoing, no full prepayment shall be allowed unless the amount of the Annual Maximum Special Tax that may be levied on all Taxable Property within the CFD both prior to and after the proposed prepayment less annual Administrative Expenses is at least 1.1 times the annual debt service on the outstanding Bonds.

Section 7. Limitations

The Board shall not levy any Special Taxes on: 1) properties conveyed or irrevocably dedicated to a public agency, land which is in the public right-of-way, unmanned utility easements which make utilization for other than the purpose set forth in the easement impractical, common areas, private streets, school, parks, and open space lots; 2) properties which are owned by the State of California, Federal or other local governments, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act; 3) Assessor's Parcels, or portions thereof, developed as commercial or industrial property; 4) Assessor's Parcels, or portions thereof, developed as age-restricted dwelling units; and 5) Assessor's Parcels for which the Annual Maximum Special Tax has been fully discharged, as determined pursuant to Section 6. Although exempt from the levy of any Special Taxes as developed property, commercial property, industrial property, and age-restricted dwelling units are subject to the payment of applicable statutory school fees

Section 8. Manner of Collection

The Annual Maximum Special Taxes will be collected in the same manner and at the same time as ordinary ad valorem real property taxes. The Annual Maximum Special Taxes shall be subject to the same penalties, procedures, sale and lien priority in any case of delinquency as provided for with ad valorem taxes. The collection of the Annual Maximum Special Taxes shall otherwise be subject to the provisions of the Act. The Board reserves the power to provide for alternative means of collection of Special Taxes as permitted by the Act.

Section 9. Term of the Special Taxes

The term of the payment of the Annual Maximum Special Tax – Developed Property shall be determined on a Dwelling Unit by Dwelling Unit basis and shall be levied for a period not to exceed thirty-five (35) years as Developed Property.

Section 10. Excess Annual Maximum Special Tax – Developed Property

In any Fiscal Year, when proceeds of Annual Maximum Special Tax - Developed Property are greater than principal and interest on any Bonds and Administrative Expenses, such amount shall be available for the School District subject to any required reserve fund replenishment. The School District shall use proceeds for acquisition, construction or financing of school facilities in accordance with the Act and other applicable law as determined by the School District.

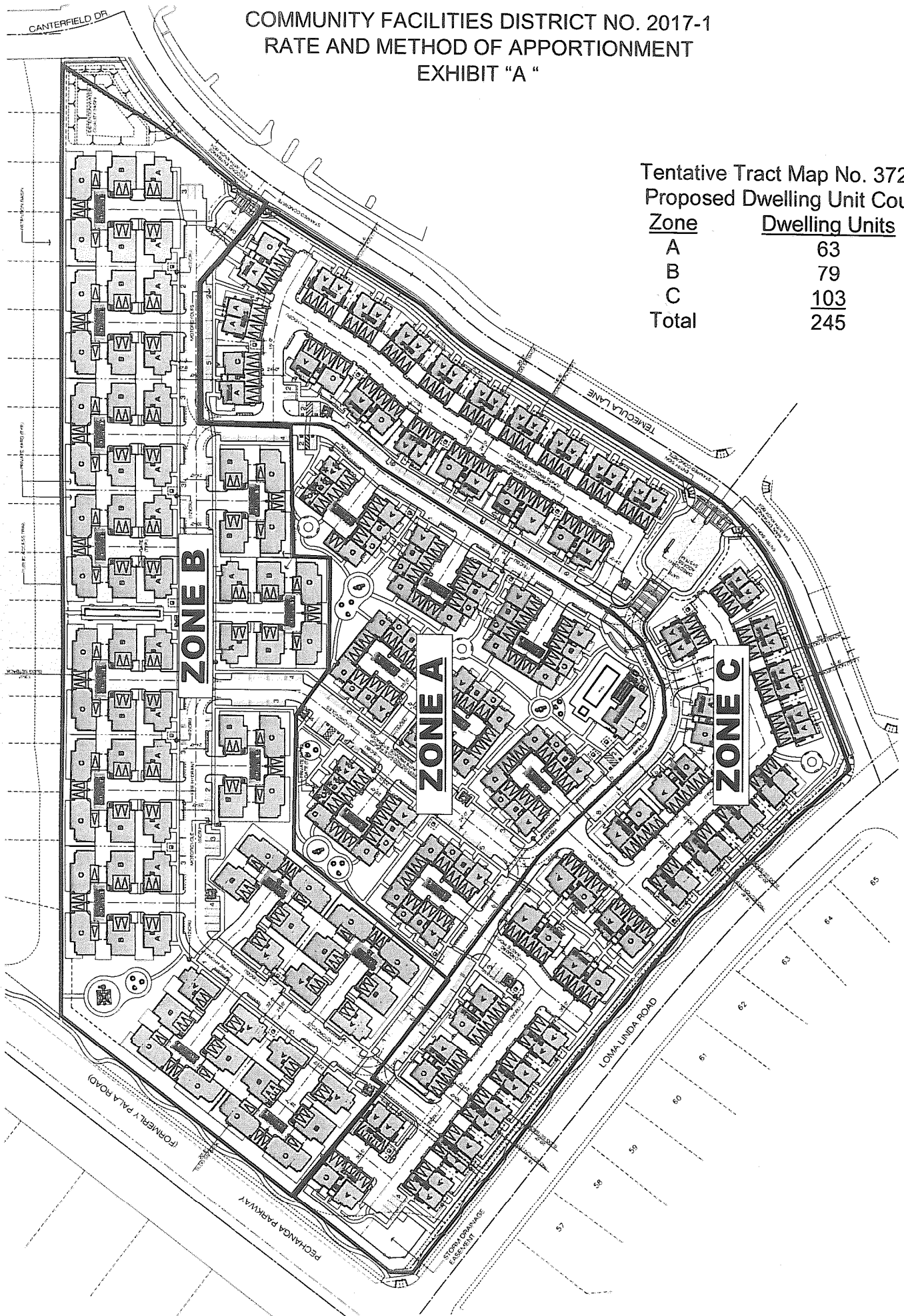
Section 11. Review/Appeals Panel

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Assistant Superintendent of Business Services not later than twelve months after having paid the first installment of the Special Tax that is disputed. The Assistant Superintendent of Business Services 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 Assistant Superintendent of Business Service's decision requires that the Special Tax for a Dwelling Unit be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of the levy), but an adjustment shall be made to the Annual Maximum Special Tax – Developed Property on such Dwelling Unit in the subsequent Fiscal Year(s).

COMMUNITY FACILITIES DISTRICT NO. 2017-1
RATE AND METHOD OF APPORTIONMENT
EXHIBIT "A "

Tentative Tract Map No. 37201
Proposed Dwelling Unit Count

Zone	Dwelling Units
A	63
B	79
C	103
Total	245



Appendix C: Debt Service Schedule

Temecula Valley Unified School District
Community Facilities District No. 2017-1

Debt Service Schedule
2022 Special Tax Bonds - $7,210,000

Year Ending September 1	Principal Due	Interest Rate	Interest Due	Total Debt Service	Payment Dates March 1	Payment Dates September 1
2022	185,000.00	4.0000%	102,569.38	287,569.38	-	102,569.38
2023	125,000.00	4.0000%	310,918.76	435,918.76	155,459.38	280,459.38
2024	130,000.00	4.0000%	305,918.76	435,918.76	152,959.38	282,959.38
2025	130,000.00	4.0000%	300,718.76	430,718.76	150,359.38	280,359.38
2026	135,000.00	4.0000%	295,518.76	430,518.76	147,759.38	282,759.38
2027	140,000.00	5.0000%	290,118.76	430,118.76	145,059.38	285,059.38
2028	150,000.00	5.0000%	283,118.76	433,118.76	141,559.38	291,559.38
2029	155,000.00	5.0000%	275,618.76	430,618.76	137,809.38	292,809.38
2030	160,000.00	5.0000%	267,868.76	427,868.76	133,934.38	293,934.38
2031	170,000.00	5.0000%	259,868.76	429,868.76	129,934.38	299,934.38
2032	175,000.00	5.0000%	251,368.76	426,368.76	125,684.38	300,684.38
2033	185,000.00	5.0000%	242,618.76	427,618.76	121,309.38	306,309.38
2034	195,000.00	5.0000%	233,368.76	428,368.76	116,684.38	311,684.38
2035	205,000.00	5.0000%	223,618.76	428,618.76	111,809.38	316,809.38
2036	210,000.00	4.0000%	213,368.76	423,368.76	106,684.38	316,684.38
2037	220,000.00	4.0000%	204,968.76	424,968.76	102,484.38	322,484.38
2038	230,000.00	4.0000%	196,168.76	426,168.76	98,084.38	328,084.38
2039	235,000.00	4.2500%	186,968.76	421,968.76	93,484.38	328,484.38
2040	245,000.00	4.2500%	176,981.26	421,981.26	88,490.63	333,490.63
2041	255,000.00	4.2500%	166,568.76	421,568.76	83,284.38	338,284.38
2042	265,000.00	4.2500%	155,731.26	420,731.26	77,865.63	342,865.63
2043	275,000.00	4.2500%	144,468.76	419,468.76	72,234.38	347,234.38
2044	285,000.00	4.3750%	132,781.26	417,781.26	66,390.63	351,390.63
2045	295,000.00	4.3750%	120,312.50	415,312.50	60,156.25	355,156.25
2046	310,000.00	4.3750%	107,406.26	417,406.26	53,703.13	363,703.13
2047	320,000.00	4.3750%	93,843.76	413,843.76	46,921.88	366,921.88
2048	335,000.00	4.3750%	79,843.76	414,843.76	39,921.88	374,921.88
2049	350,000.00	4.3750%	65,187.50	415,187.50	32,593.75	382,593.75
2050	365,000.00	4.3750%	49,875.00	414,875.00	24,937.50	389,937.50
2051	380,000.00	4.3750%	33,906.26	413,906.26	16,953.13	396,953.13
2052	395,000.00	4.3750%	17,281.26	412,281.26	8,640.63	403,640.63
Total	7,210,000.00		5,788,875.90	12,998,875.90	2,843,153.26	9,970,722.64

Appendix D: Notice of Special Tax

Pertaining to Developed properties being **resold** within CFD No. 2017-1, each Zone and Special Tax Land Use Classification, because it has a different Annual Maximum Special Tax – Developed Property, must have a separate Notice of Special Tax. Following is a generic Notice of Special Tax.

Please contact Special District Financing & Administration for assistance in complying with any request for a Notice of Special Tax.

COMMUNITY FACILITIES DISTRICT NO. 2017-1 (Zones A, B and C)
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE, CALIFORNIA

TO: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

Parcel:	**Zone:**	**Land Use Class:**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY.

This property is subject to a Special Tax that is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This Special Tax is not necessarily imposed on all parcels within the City or County where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities that are likely to particularly benefit this property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.

The Maximum Annual Special Tax – Developed Property which may be levied against this parcel to pay for public facilities in any fiscal year is $_____. The Maximum Annual Special Tax – Developed Property, for a Developed Property does not escalate. The Maximum Annual Special Tax – Developed Property shall be levied for a period not to exceed thirty-five (35) years as Developed Property.

The authorized public facilities which are being paid for by the Special Taxes, and by the money received from the sale of Bonds which are being repaid by the Special Taxes, include school facilities to be owned and operated by the Temecula Valley Unified School District, sewer facilities to be owned and operated by the Eastern Municipal Water District and City facilities to be owned and operated by the City of Temecula. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION WHICH AUTHORIZES CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED BY CALLING THE ASSISTANT SUPERINTENDENT OF BUSINESS SUPPORT SERVICES OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT AT 951-676-2661. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THIS NOTICE. I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

DATE: _____

SIGNATURES: _____

Appendix E: Historical Special Tax Rates

Temecula Valley Unified School District Community Facilities District No. 2017-1				
Historical Summary of Developed Special Tax Rates				
Fiscal Year	**Land Use Classification**	**Unit Type**	**Number of Taxable Units**	**Annual Maximum Special Tax - Developed Property***
2017/18 (Permits Issued from 3/2/2016 through 3/1/2017.)	Tax Zone A - Tract 37021			
	1	Dwelling Unit	0	$1,598.71
	2	Dwelling Unit	0	$1,637.75
	3	Dwelling Unit	0	$1,748.36
	Tax Zone B - Tract 37021			
	1	Dwelling Unit	0	$2,218.47
	2	Dwelling Unit	0	$2,288.42
	3	Dwelling Unit	0	$2,355.11
	4	Dwelling Unit	0	$2,430.26
	Tax Zone C - Tract 37021			
	1	Dwelling Unit	0	$1,699.56
	2	Dwelling Unit	0	$1,785.45
	3	Dwelling Unit	0	$1,832.95
2018/19 (Permits Issued from 3/2/2017 through 3/1/2018.)	Tax Zone A - Tract 37021			
	1	Dwelling Unit	0	$1,646.41
	2	Dwelling Unit	0	$1,686.61
	3	Dwelling Unit	0	$1,800.52
	Tax Zone B - Tract 37021			
	1	Dwelling Unit	0	$2,284.66
	2	Dwelling Unit	0	$2,356.70
	3	Dwelling Unit	0	$2,425.37
	4	Dwelling Unit	0	$2,502.77
	Tax Zone C - Tract 37021			
	1	Dwelling Unit	0	$1,750.27
	2	Dwelling Unit	0	$1,838.72
	3	Dwelling Unit	0	$1,887.64
2019/20 (Permits Issued from 3/2/2018 through 3/1/2019.)	Tax Zone A - Tract 37021			
	1	Dwelling Unit	0	$1,704.25
	2	Dwelling Unit	0	$1,745.87
	3	Dwelling Unit	0	$1,863.78
	Tax Zone B - Tract 37021			
	1	Dwelling Unit	0	$2,364.93
	2	Dwelling Unit	0	$2,439.49
	3	Dwelling Unit	0	$2,510.59
	4	Dwelling Unit	0	$2,590.70
	Tax Zone C - Tract 37021			
	1	Dwelling Unit	0	$1,811.76
	2	Dwelling Unit	0	$1,903.32
	3	Dwelling Unit	0	$1,953.96

Temecula Valley Unified School District Community Facilities District No. 2017-1				
Historical Summary of Developed Special Tax Rates				
Fiscal Year	**Land Use Classification**	**Unit Type**	**Number of Taxable Units**	**Annual Maximum Special Tax - Developed Property***
2020/21 (Permits Issued from 3/2/2019 through 3/1/2020.)	Tax Zone A - Tract 37021			
	1	Dwelling Unit	6	$1,738.34
	2	Dwelling Unit	11	$1,780.79
	3	Dwelling Unit	6	$1,901.06
	Tax Zone B - Tract 37021			
	1	Dwelling Unit	0	$2,412.22
	2	Dwelling Unit	10	$2,488.28
	3	Dwelling Unit	0	$2,560.80
	4	Dwelling Unit	5	$2,642.51
	Tax Zone C - Tract 37021			
	1	Dwelling Unit	3	$1,847.99
	2	Dwelling Unit	7	$1,941.39
	3	Dwelling Unit	3	$1,993.03
2021/22 (Permits Issued from 3/2/2020 through 3/1/2021.)	Tax Zone A - Tract 37021			
	1	Dwelling Unit	10	$1,738.34
	2	Dwelling Unit	20	$1,780.79
	3	Dwelling Unit	10	$1,901.06
	Tax Zone B - Tract 37021			
	1	Dwelling Unit	0	$2,412.22
	2	Dwelling Unit	24	$2,488.28
	3	Dwelling Unit	0	$2,560.80
	4	Dwelling Unit	14	$2,642.51
	Tax Zone C - Tract 37021			
	1	Dwelling Unit	5	$1,847.99
	2	Dwelling Unit	31	$1,941.39
	3	Dwelling Unit	5	$1,993.03
2022/23 (Permits Issued from 3/2/2021 through 3/1/2022.) **This CFD is built out as of FY 2022-23; no additions to historical rates are required.**	Tax Zone A - Tract 37021			
	1	Dwelling Unit	0	$1,738.34
	2	Dwelling Unit	0	$1,780.79
	3	Dwelling Unit	0	$1,901.06
	Tax Zone B - Tract 37021			
	1	Dwelling Unit	0	$2,412.22
	2	Dwelling Unit	17	$2,488.28
	3	Dwelling Unit	0	$2,560.80
	4	Dwelling Unit	9	$2,642.51
	Tax Zone C - Tract 37021			
	1	Dwelling Unit	9	$1,847.99
	2	Dwelling Unit	31	$1,941.39
	3	Dwelling Unit	9	$1,993.03

*The Annual Maximum Special Tax - Developed Property for all Dwelling Units is not subject to increase following the Initial Fiscal Year in which the first Dwelling Unit is classified and levied as Developed Property. The result of such actions will be that all Developed Property within CFD No. 2017-1 in the same Land Use Classification will be levied the same amount per Dwelling Unit in each Fiscal Year the Maximum Special Tax - Developed Property is levied.

Appendix F: Boundary Maps and Assessor's Parcel Maps

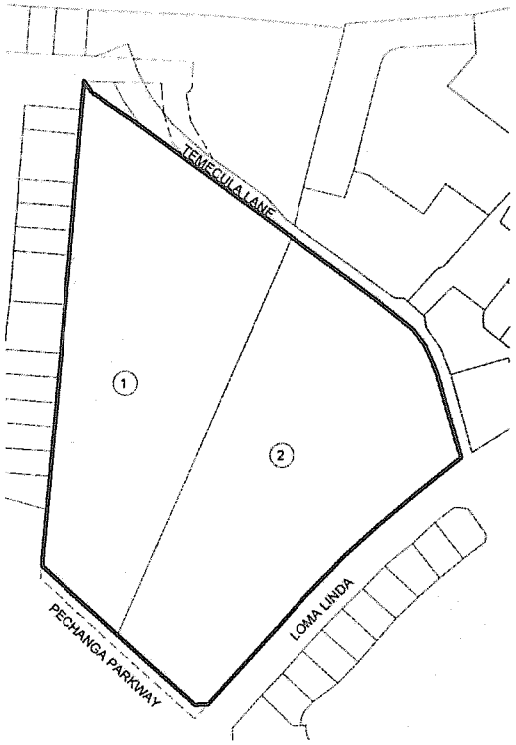
Following are reduced copies of the original Boundary map and current Assessor's Parcel maps for the Special District.

copy

80/79

PROPOSED BOUNDARY MAP OF
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2017-1

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



LOT DESIGNATION	
LOT NO.	ASSESSOR'S PARCEL NO.
1	961-450-012
2	961-450-013

LEGEND:

① LOT NUMBER

COMMUNITY FACILITIES DISTRICT BOUNDARY

200 0 200 400
Scale In Feet

FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF EDUCATION OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT THIS 27th DAY OF April, 2017.

KRRhine
CLERK OF THE BOARD OF EDUCATION
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2017-1, RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF EDUCATION OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT AT A REGULAR MEETING THEREOF, HELD ON THE 16th DAY OF May, 2017, BY ITS RESOLUTION NO. 16-17/38.

KRRhine
CLERK OF THE BOARD OF EDUCATION
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
STATE OF CALIFORNIA

FILED THIS 21st DAY OF JUN, 2017, AT THE HOUR OF 11:02 O'CLOCK A M. IN BOOK 80 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 79, AND AS INSTRUMENT NO. 2017-0211367, IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
FEE: $ 10.00

Peter Aldana

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

NOTE: FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE RIVERSIDE COUNTY ASSESSOR'S PARCEL MAPS.

SHEET	1 OF 1
DATE	JANUARY 2017
JOB NO.	CFD 2017-1

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.

NE 1/4 OF SEC. 19 & NW 1/4 OF SEC. 20 T.8S, R.2W

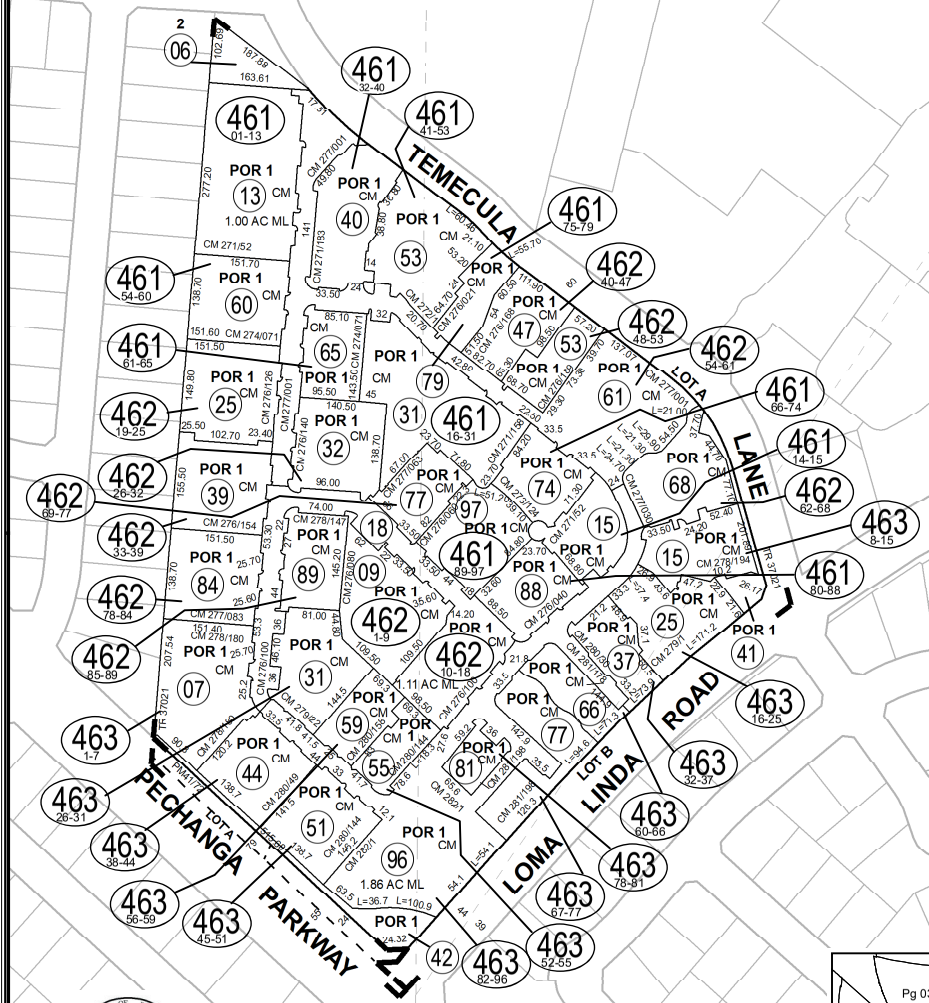
CITY OF TEMECULA

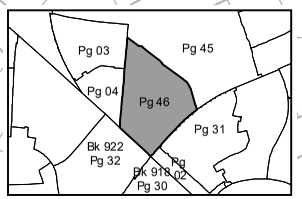
TRA 013-004

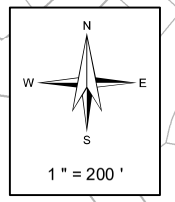
961-46

961-45

SHEET 1 OF 4







Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Map Reference

PM 41/72-73 PARCEL MAP NO. 8856
MB 468/28 - 32 TRACT MAP NO. 37021
CM 271/52 - 68 POR LOT 1 #0216793 05/21/2020
CM 271/158 - 182 POR LOT 1 #0263078 06/18/2020
CM 271/183 - 204 POR LOT 1 #0263079 06/18/2020
CM 272/1 - 24 POR LOT 1 #0263283 06/18/2020
CM 274/71 - 74 POR LOT 1 #0522202 10/28/2020
CM 273/124 - 144 POR LOT 1 #0436982 9/16/2020 (REF # 2021-CM00001 10/29/2020)
CM 276/21 - 39 POR LOT 1 #0631219 12/11/2020
CM 276/40 - 59 POR LOT 1 #0631254 12/11/2020
CM 276/60 - 79 POR LOT 1 #0631255 12/11/2020
CM 276/80 - 99 POR LOT 1 #0631256 12/11/2020
CM 276/100 - 125 POR LOT 1 #0631257 12/11/2020
CM 276/126 - 139 POR LOT 1 #0631258 12/11/2020
CM 276/140 - 153 POR LOT 1 #0631259 12/11/2020
CM 276/154 - 167 POR LOT 1 #0631260 12/11/2020
CM 276/168 - 188 POR LOT 1 #0631334 12/11/2020
CM 276/189 - 207 POR LOT 1 #0631335 12/11/2020
CM 276/126 - 139 POR LOT 1 #0631258 12/11/2020
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CM 276/189 - 207 POR LOT 1 #0631335 12/11/2020
CM 277/1 - 29 POR LOT 1 #0631336 12/11/2020
CM 277/30 - 48 POR LOT 1 #0631337 12/11/2020
CM 277/63 - 52 POR LOT 1 #0667802 12/30/2020
CM 277/83 - 96 POR LOT 1 #0667803 12/30/2020
CM 278/147 - 161 POR LOT 1 #0173652 3/18/2021
CM 278/180 - 193 POR LOT 1 #0221514 04/08/2021
CM 278/194 - 212 POR LOT 1 #0221593 04/08/2021
CM 279/1 - 21 POR LOT 1 #0235297 04/15/2021
CM 279/22 - 35 POR LOT 1 #0235298 04/15/2021
CM 280/30 - 48 POR LOT 1 #0283040 05/06/2021
CM 280/49 - 62 POR LOT 1 #0283041 05/06/2021
CM 280/144 - 157 POR LOT 1 #0381544 06/24/2021
CM 280/158 - 171 POR LOT 1 #0381545 06/24/2021
CM 281/178 - 197 POR LOT 1 #0595305 10/07/2021
CM 281/198 - 225 POR LOT 1 #0595306 10/07/2021
CM 282/1 - 31 POR LOT 1 #0595307 10/07/2021

Date	Old Number	New Number
11/12/2020	450-70	01-05
11/12/2020	450-71	06
11/12/2020	02	461-01-15
11/12/2020	03	461-16-31
11/12/2020	04	461-32-40
11/12/2020	05	461-41-53
3/17/2021	01	07-09
3/17/2021	07	461-54-60
3/17/2021	08	461-61-65
7/15/2021	09	10-22
7/15/2021	10	461-66-74
7/15/2021	11	461-75-79
7/15/2021	12	461-80-88
7/15/2021	13	461-89-97
7/15/2021	14	462-01-09
7/15/2021	15	462-10-18
8/10/2021	16	462-19-25
8/10/2021	17	462-26-32
8/10/2021	18	462-33-39
8/10/2021	19	462-40-47
8/10/2021	20	462-48-53
11/4/2021	22	23-27
11/4/2021	23	462-54-61
11/4/2021	24	462-62-68
11/4/2021	21	462-69-77
11/4/2021	25	462-78-84
11/4/2021	26	462-85-89
4/20/2022	460-27	28 - 42
4/20/2022	460-28	463-01-07
4/20/2022	460-29	463-08-15
4/20/2022	460-30	463-16-25
4/21/2022	460-31	463-26-31
4/21/2022	460-32	463-32-37
4/21/2022	460-33	463-38-44
4/21/2022	460-34	463-45-51
4/21/2022	460-35	463-52-55
4/21/2022	460-36	463-56-59
4/21/2022	460-37	463-60-66
4/22/2022	460-38	463-67-77
4/22/2022	460-39	463-78-81
4/22/2022	460-40	463-82-96

ASSESSOR'S MAP BK961 PG. 46
Riverside County, Calif.

Mamta Sahi

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.

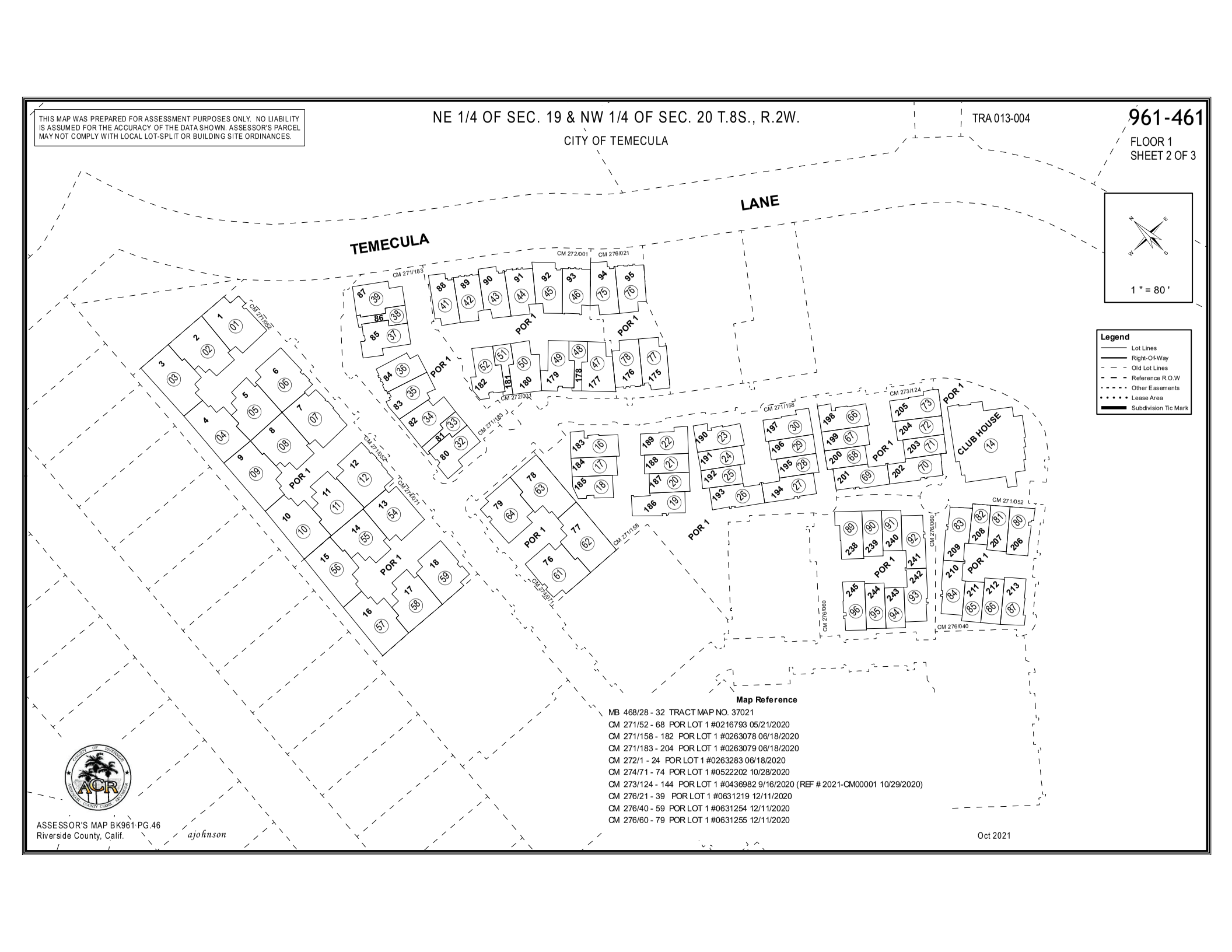
NE 1/4 OF SEC. 19 & NW 1/4 OF SEC. 20 T.8S., R.2W.

CITY OF TEMECULA

TRA 013-004

961-461

FLOOR 1
SHEET 2 OF 3



Map Reference

MB 468/28 - 32 TRACT MAP NO. 37021
CM 271/52 - 68 POR LOT 1 #0216793 05/21/2020
CM 271/158 - 182 POR LOT 1 #0263078 06/18/2020
CM 271/183 - 204 POR LOT 1 #0263079 06/18/2020
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CM 276/60 - 79 POR LOT 1 #0631255 12/11/2020

ASSESSOR'S MAP BK961 PG.46
Riverside County, Calif.

ajohnson

Oct 2021

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NE 1/4 OF SEC. 19 & NW 1/4 OF SEC. 20 T.8S., R.2W.

CITY OF TEMECULA

TRA 013-004

961-462

FLOOR 1
SHEET 3 OF 3

TEMECULA LANE

CM 276/126
CM 276/140
CM 277/001
CM 276/154
CM 277/083
CM 276/100
CM 276/147
CM 276/080
CM 276/168
CM 276/189
CM 277/030

1 " = 80 '

Legend
- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

Map Reference

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CM 276/189 - 207 POR LOT 1 #0631335 12/11/2020
CM 277/1 - 29 POR LOT 1 #0631336 12/11/2020
CM 277/30 - 48 POR LOT 1 #0631337 12/11/2020
CM 277/63 - 52 POR LOT 1 #0667802 12/30/2020
CM 277/83 - 96 POR LOT 1 #0667803 12/30/2020
CM 278/147 - 161 POR LOT 1 #0173652 3/18/2021

Jan 2022

ASSESSOR'S MAP BK961 PG.46
Riverside County, Calif.

ajohnson

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.

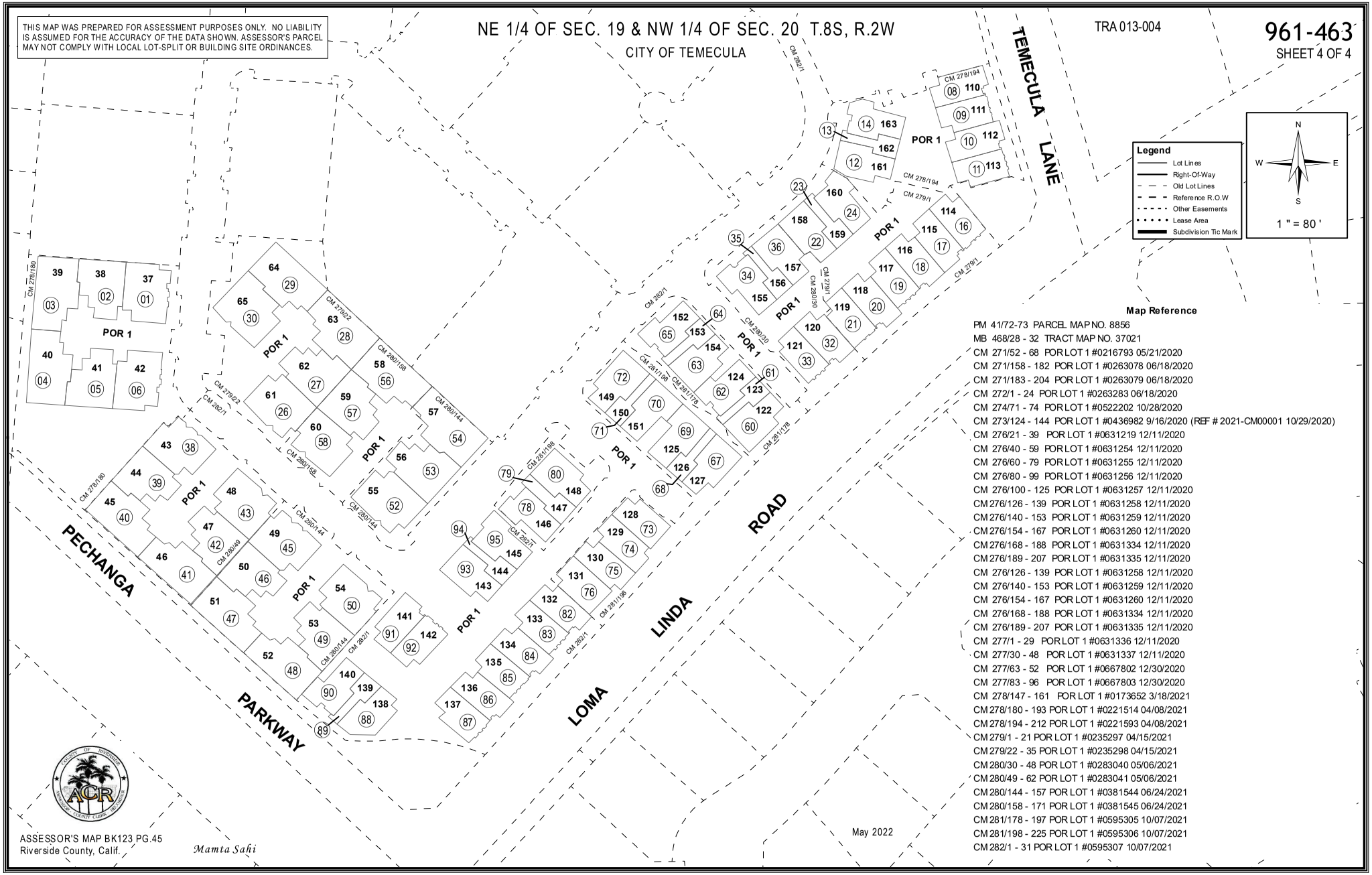
NE 1/4 OF SEC. 19 & NW 1/4 OF SEC. 20 T.8S, R.2W

CITY OF TEMECULA

TRA 013-004

961-463

SHEET 4 OF 4



Map Reference

PM 41/72-73 PARCEL MAP NO. 8856
MB 468/28 - 32 TRACT MAP NO. 37021
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CM 281/198 - 225 POR LOT 1 #0595306 10/07/2021
CM 282/1 - 31 POR LOT 1 #0595307 10/07/2021

ASSESSOR'S MAP BK123 PG.45
Riverside County, Calif.

Mamta Sahi

May 2022

Appendix G: Resolution Authorizing 2026/27 Special Tax

TEMECULA VALLEY
UNIFIED SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 2025-26/48

RESOLUTION OF THE GOVERNING BOARD OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT ACTING AS THE LEGISLATIVE BODY FOR COMMUNITY FACILITIES DISTRICTS NOS. 1, 89-1, 2000-1, 2002-1, 2002-2, 2003-2, 2004-1, 2005-1, 2010-1, 2011-1, 2013-1, 2014-1, 2005-1(H), 2017-1, 2018-1, 2021-1, 2025-1, AND 2026-1 OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT AUTHORIZING THE LEVY OF A SPECIAL TAX FOR FISCAL YEAR 2026-27

On motion of Member Anderson, seconded by Member Barham, the following resolution was adopted:

WHEREAS, the Governing Board of the Temecula Valley Unified School District (hereinafter referred to as the "District") as the legislative body of Community Facilities Districts Nos. 1, 89-1, 2000-1, 2002-1, 2002-2, 2003-2, 2004-1, 2005-1, 2010-1, 2011-1, 2013-1, 2014-1, 2005-1(H), 2017-1, 2018-1, 2021-1, 2025-1, and 2026-1 including any zones or improvement areas thereof, has initiated proceedings, held public hearings, conducted elections, and received a favorable vote from the qualified electors relating to a levy of a special tax within 16 community facilities districts, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. These Community Facilities Districts shall hereinafter be referred to as Community Facilities District No. 1 (French Valley/Territory Transfer) hereinafter referred to as "CFD No. 1", Community Facilities District No. 89-1 (Redhawk) hereinafter referred to as "CFD No. 89-1", Community Facilities District No. 2000-1 (Beazer) hereinafter referred to as "CFD No. 2000-1", Community Facilities District No. 2002-1 (Rancho Bella Vista Improvement Areas 1-2) hereinafter referred to as "CFD No. 2002-1", Community Facilities District No. 2002-2 (Redhawk II) herein after referred to as "CFD No. 2002-2", Community Facilities District No. 2003-2 (Sheffield/Buie) herein after referred to as "CFD No. 2003-2", Community Facilities District No. 2004-1 (Wolf Creek Improvement Area A and B) herein after referred to as "CFD No. 2004-1", Community Facilities District No. 2005-1 (KB Homes) herein after referred to as "CFD No. 2005-1", Community Facilities District No. 2010-1 (Portion of Quinta do Lago) herein after referred to as "CFD No. 2010-1", Community Facilities District No. 2011-1 (Rancho Bella Vista Improvement Area 4) herein after referred to as "CFD No. 2011-1", Community Facilities District No. 2013-1 (Rancho Bella Vista Improvement Area 3) herein after referred to as "CFD No. 2013-1", Community Facilities District No. 2014-1 (Morningstar Ranch) hereinafter referred to as "CFD No. 2014-1", Community Facilities District No. 2005-1(H) (French Valley/Territory Transfer) hereinafter referred to as "CFD No. 2005-1(H), Community Facilities District No. 2017-1 (Cypress Ridge) herein after referred to as "CFD No. 2017-1", Community Facilities District No. 2018-1 (Annexable) herein after referred to as "CFD No. 2018-1", Community Facilities District No. 2021-1 (Sevilla) herein after referred to as "CFD No. 2021-1", Community Facilities District No. 2025-1 (Village Core) herein after referred to as "CFD No. 2025-1", and Community Facilities District No. 2026-1 (Amber Valley) herein after referred to as "CFD No. 2026-1" (collectively "CFDs") and,

WHEREAS, the governance of CFD 2005-1(H), on or about July 1, 2015, was transferred to the District in accordance with the transfer of territory effective on such date which, pursuant to an agreement between the District, CFD No. 2005-1(H) and Hemet Unified School District ("HUSD"), provides for the Governing Board of the District to become the Legislative Body effective July 1, 2015, replaces the HUSD Governing Board as the Legislative Body of CFD 2005-1(H) and adds the requirement to the Governing Board of the District to administer CFD 2005-1(H) including approving the levy of special taxes of CFD 2005-1(H); and

WHEREAS, this District by Ordinances as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of special taxes to pay for costs and expenses related to said CFDs, and this District is desirous to establish the specific rates of the special taxes to be collected for the next fiscal year.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

Section 1. That the above recitals are all true and correct.

Section 2. That the specific rates and amounts of the special taxes to be collected to pay for the costs and expenses for the next fiscal year (2026-27) for each of the referenced CFDs are hereby determined and established as set forth in the attached, referenced and incorporated Exhibit 'A-1', Exhibit 'A-2', Exhibit 'A-3', Exhibit 'A-4', Exhibit 'A-5', Exhibit 'A-6', Exhibit 'A-7', Exhibit 'A-8', Exhibit 'A-9', Exhibit 'A-10', Exhibit 'A-11', Exhibit 'A-12', Exhibit 'A-13', Exhibit 'A-14', Exhibit 'A-15', Exhibit 'A-16', Exhibit 'A-17', and Exhibit 'A-18'.

Section 3. That the rates as set forth above do not exceed the amounts as previously authorized by the Ordinances of this legislative body, and are not in excess of that as previously approved by the qualified electors of each of the respective CFDs.

Section 4. That the proceeds of the special taxes shall be used to pay in whole or in part, the costs of the following as they pertain to each of the respective CFDs in the following order of priority.

a. Payment of costs associated with required administrative duties.

b. Payment of principal and interest on any outstanding authorized bonded indebtedness;

c. Necessary replenishment of bond reserve funds or other reserve funds;

d. Payment of costs and expenses of constructing and acquiring public facilities authorized in the formation documents and applicable "CFD Reports" of the respective CFDs and including as to each of the CFDs the cost of acquiring seating capacity at the grade TK-12 level (except CFD No. 89-1, the TK-8 level) and public services, if any, as applicable;

e. Repayment of advances and loans, if appropriate; and

f. The proceeds of the special taxes shall be used as set forth above and shall not be used for any other purpose.

Section 5. The special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes or earlier if bond covenants require, and the tax collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any special taxes.

Section 6. All monies above collected shall be paid into the respective Community Facilities District funds, including any bond and reserve fund or otherwise as applicable relative to acquisition of or construction of additional public facilities for the CFDs.

Section 7. A listing of all parcels subject to the special taxes, together with the applicable tax to be levied for the next year, shall be filed with the County Auditor on or before the 10th day of August this year. It is hereby further decided that a certified copy of this resolution also be filed with the County Auditor on or before the 10th day of August of this year.

Section 8. The Auditor of the County is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "public improvements", "special tax", or by any other suitable designation, the installment of the special taxes.

Section 9. The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount and/or amounts of such special tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making such collection.

PASSED AND ADOPTED by said Governing Board on **June 9, 2026**, by the following vote:

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

By: _____
President of the Board of Education of the
Temecula Valley Unified School District

ATTEST:

By: _____
Clerk of the Board of Education of the
Temecula Valley Unified School District

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

I, Dr. Melinda Anderson, Clerk of the Governing Board of the Temecula Valley Unified School District, do hereby certify that the foregoing resolution was duly adopted by the Board of Education of the Temecula Valley Unified School District at a meeting thereof held on the **9th day of June, 2026**, at which meeting a quorum of such Board was present and acting throughout and for which notice and an agenda was prepared and posted as required by law, and that such Resolution 2025-26/48 was so adopted by the following vote:

AYES: 5
NOES: 0
ABSTAIN: 0
ABSENT: 0

By: _____
Clerk of the Governing Board of the
Temecula Valley Unified School District

EXHIBIT A-14

Temecula Valley Unified School District
Community Facilities District No. 2017-1 (Cypress Ridge)

Tax Rates for Fiscal Year 2026/27
Applicable to All Property

Table 1 Developed Property – Assigned Special Tax						
Land Use Class	**Tax Zone**	**Building Square Footage**	**Annual Special Tax Per Dwelling Unit Fiscal Year 2025/26**		**Annual Special Tax Per Dwelling Unit Fiscal Year 2026/27**	
			Maximum	**Actual**	**Maximum**	**Actual**
Zone A						
1	A	< 1,600	$1,783.34	$1,783.34	$1,783.34	$1,783.34
2	A	1,600 to < 1,800	$1,780.79	$1,780.78	$1,780.79	$1,780.78
3	A	1,800 & Greater	$1,901.06	$1,901.06	$1,901.06	$1,901.06
Zone B						
1	B	< 1,950	$2,412.22	$2,412.28	$2,412.22	$2,412.28
2	B	1,950 to < 2,150	$2,488.28	$2,488.28	$2,488.28	$2,488.28
3	B	2,150 to < 2,350	$2,560.80	$2,560.80	$2,560.80	$2,560.80
4	B	2,350 & Greater	$2,642.51	$2,642.50	$2,642.51	$2,642.50
Zone C						
1	C	< 1,400	$1,847.99	$1,847.98	$1,847.99	$1,847.98
2	C	1,400 to < 1,550	$1,941.39	$1,941.38	$1,941.39	$1,941.38
3	C	1,550 & Greater	$1,993.03	$1,993.02	$1,993.03	$1,993.02

Table 2 Undeveloped Property – All Zones			
Maximum Undeveloped Special Tax per Projected Dwelling Unit Fiscal Year 2025/26	**Actual Undeveloped Special Tax per Projected Dwelling Unit Fiscal Year 2025/26**	**Maximum Undeveloped Special Tax per Projected Dwelling Unit Fiscal Year 2026/27**	**Actual Undeveloped Special Tax per Projected Dwelling Unit Fiscal Year 2026/27**
$2,121.96	$0.00	$2,121.96	$0.00

The above Annual Special Tax rates escalated annually by (i) the greater of the annual percentage change in the Index determined on January 1 for the prior twelve (12) month period, and on each January 1st thereafter for the prior twelve (12) month period, or (ii) two percent (2%). The escalation of the Maximum Special Tax – Developed Property continued until the Fiscal Year 2020/21 levy when the first Dwelling Unit was classified and levied as Developed Property, thereafter the Special Tax is no longer subject to increase. The result of such action is all Developed Property in the same Land Use Class is levied the same amount per Dwelling Unit in each Fiscal Year. The Annual Special Tax for Undeveloped Property is established annually by Resolution. Bonds were issued in May of 2022.

Appendix H: Delinquency Report

Please note: The delinquency data from the County of Riverside Secured Paid and Unpaid List provided information on payments received through June 30, 2026. The ownership information shown on the detailed report is as of January 1, 2026, and reflects data as provided by the County of Riverside 2026 tax roll.

County of Riverside

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

Community Facilities District No. 2017-1

Delinquency Status Report for All Years

Reflects Payments as of June 30, 2026

Assessor's Parcel No.	Owner Name	Mailing Address or Situs (*)	City/State/Zip	Tax Installment	Delinquent Amount	Status
961-461-072	Hagen Darren S	31329 Via Nubes	Temecula Ca 92592	2024/25-Both	$1,901.06	
				2025/26-Both	$1,901.06	
					$3,802.12 *	
961-461-082	Kinchen Seth Mladenovic-Kinchen M	45715 Via Nubes	Temecula Ca 92592	2025/26-Both	$1,780.78	
961-461-089	Colmenar Cristina	31588 Calle Canto	Temecula Ca 92592	2025/26-2	$869.17	
961-462-073	Ran Hong	31560 Calle Canto	Temecula Ca 92592	2025/26-2	$890.39	
961-463-054	Munirathnam Mohan Chittim Mohan	45314 Via Vela	Temecula Ca 92592	2022/23-2	$1,321.25	

	Parcels					Levy				
Tax Year	Levied Parcels	Delinquent Install #1	Delinquent Install #2	Parcels	Parcel %	Total Levy Amt	Delinquent Install #1	Delinquent Install #2	Delinquent Levy Amt	Delinquent Levy %
2022/23	244	0	1	1	0.41	$513,579.08	$0.00	$1,321.25	$1,321.25	0.26
2024/25	245	1	1	1	0.41	$513,579.08	$950.53	$950.53	$1,901.06	0.37
2025/26	245	2	4	4	1.63	$513,579.08	$1,840.92	$3,600.48	$5,441.40	1.06
All Years						$1,540,737.24	$2,791.45	$5,872.26	$8,663.71	0.56

Total Number of Unique Delinquent Parcels is: 5

*Over Foreclosure Covenant