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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. 2018-1

August 10, 2026

SPECIAL DISTRICT FINANCING & ADMINISTRATION
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Section 1. SPECIAL DISTRICT OVERVIEW

This Special Tax Levy 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. 2018-1 of the Temecula Valley Unified School District (the "School District"). Community Facilities District No. 2018-1 ("CFD No. 2018-1" or "CFD") was formed in February 2018 to fund school facilities needs generated from the development of homes within CFD No. 2018-1.

CFD No. 2018-1 is currently composed of approximately 26.58 gross acres (Originally, 19.34 acres owned by KB Home Coastal Inc., and 7.24 acres owned by Western Pacific Housing, Inc.) within the City of Temecula and the unincorporated County of Riverside as hereinafter described. These areas were projected to develop into 105 single-family residential dwelling units (51 residential dwelling units proposed by KB Home Coastal Inc., and 54 residential dwelling units proposed by Western Pacific Housing, Inc.).

CFD No. 2018-1 was formed pursuant to two separate School Facilities Funding and Mitigation Agreements between TVUSD and KB Home Coastal Inc. and between TVUSD and Western Pacific Housing, Inc., ("2018 KB Home Coastal / Western Pacific Housing Mitigation Agreements"). It is anticipated that additional projects will annex into CFD No. 2018-1 and enter into similar funding and mitigation agreements. The Mitigation Agreements establish an amount to be funded for TVUSD to mitigate the impacts of development within CFD No. 2018-1 and provides for additional funding by CFD No. 2018-1 of the described School Facilities. In June 2019, $2,195,000 in Special Tax Bonds were issued.

The Annual Maximum Special Tax – Developed Property for a Dwelling Unit is not subject to increase once established after the Initial Fiscal Year. For property not yet classified as Developed Property, the Special Tax escalates, as defined in the Rate and Method of Apportionment of the Special Tax (Appendix B), until building permit issuance.

The following table summarizes the fiscal year 2026/27 Special Tax levy for CFD No. 2018-1:

Table I
Summary of Fiscal Year 2026/27 Special Tax Levy

Class	Unit Type	Tract No.	Taxable Square Footage	2026/27 Average Special Tax per Square Foot	2026/27 CFD Levy Total**
Developed	Dwelling Unit	33584	98,331	$0.8333	$81,943.58
Developed	Dwelling Unit	35161	134,075	$0.8384	$112,407.52
Total			**232,406**		**$194,351.10**

*The Maximum Special Tax per Square Foot is $1.2370 for parcels with a building permit issued from 3/2/2025 through 3/1/2026. The Maximum Special Tax per Square Foot will vary due to the year a property is classified as Developed and escalated as prescribed in the Rate and Method of Apportionment of the Special Tax (Appendix B), and therefore may not sum to the Levy Total shown. Historical Special Tax Rates applicable to each year in which a property is developed is provided in Appendix E.

**Total may not sum due to rounding.

Section 2. CONTENTS OF THE REPORT

This report provides an analysis of the financial and administrative obligations of Community Facilities District No. 2018-1 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 ("CFD").

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, if any.

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 and a copy of all direct billed parcels.

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

Appendix C: Debt Service Schedule.

Appendix D: Notice of Special Tax for the CFD.

Appendix E: Historical Special Tax Rates and Mitigation Payment Tracking.

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. 2018-1 is a lot or parcel for which a building permit for one or more Dwelling Units has been issued on or before March 1. As of March 1, 2020, building permits had been issued for the construction of one-hundred five (105) dwelling units and therefore these units are classified as Developed Property. Tract No. 35161 ("Alure") and Tract No. 33584 ("Indigo Place") are now considered built out.

CFD No. 2018-1 was formed pursuant to two separate School Facilities Funding and Mitigation Agreements. The first between TVUSD and KB Home Coastal Inc. and the second between TVUSD and Western Pacific Housing, Inc., ("2018 KB Home Coastal / Western Pacific Housing Mitigation Agreements"). It is anticipated that in the future additional projects will annex into CFD No. 2018-1 and enter into similar funding and mitigation agreements. In June 2019, $2,195,000 in Special Tax Bonds were issued. As of July 1, 2026, $1,915,000 remains outstanding.

The Annual Maximum Special Tax – Developed Property for a Dwelling Unit is not subject to increase once established after the Initial Fiscal Year. For property not yet classified as Developed Property the Special Tax escalates, as defined in the Rate and Method of Apportionment of the Special Tax (Appendix B), until building permit issuance.

Table II below shows a summary of the classification of Developed Property by Tract number for fiscal year 2026/27.

TABLE II
SUMMARY OF CLASSIFICATION OF DEVELOPED PROPERTY
FOR FISCAL YEAR 2026/27 LEVY

Date	Annexation	Tract No.	Developer/ Development Name	Projected Dwelling Units at Build Out	Developed Dwelling Units as of 3/1/2026
2/20/2018	Formation	35161	KB Homes Coastal Inc. "Alure"	51	51
2/20/2018	Formation	33584	Western Pacific Housing, Inc. "Indigo Place"	54	54
Total				**105**	**105**

As of July 1, 2026, no lots have had the Special Tax obligation fully or partially 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. 2018-1.

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 special tax fund after the September payment is made is transferred by the Fiscal Agent to the residual fund to pay for the acquisition and/or construction of school facilities as described in the Fiscal Agent Agreement Section 3.12.

CFD No. 2018-1 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 bondholders 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	$148,157.61
Funds not Reflected	$0.00
Prepayment Account	$0.00
Special Tax Cap. Interest	$0.00
Interest Account	$14.43
Principal Account	$0.15
Total Available Funds:	**$148,172.19**
Debt Service Payment Due 09/01/2026	($99,315.63)
Administrative Expense Requirement from prior fiscal year above Administrative Fund Balance	($0.00)
Cashflow Contingency for Administration Expenses	($0.00)
Estimated Funding of School Facilities on 09/02/2026:	**$48,856.56**

B. DEBT SERVICE REQUIREMENTS

This subsection of the Special Tax Levy Report provides debt service requirements for CFD No. 2018-1. The School District issued Special Tax Bonds for CFD No. 2018-1 in June 2019. 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. 2018-1.

TABLE IV
DEBT SERVICE REQUIREMENTS

Debt Service Payment Dates	Principal Due	Interest Due	Total Debt Service
March 1, 2027	$0.00	$42,940.63	$42,940.63
September 1, 2027	$55,000.00	$42,940.63	$97,940.63
Total Debt Service:	**$55,000.00**	**$85,881.26**	**$140,881.26**

C. RESERVE FUND REQUIREMENT

For CFD No. 2018-1 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.

The following Table V calculates the reserve fund requirement, shows the current reserve fund balance and concludes that the reserve fund requirement has been satisfied for the fiscal year 2026/27 Special Tax levy.

TABLE V
RESERVE FUND REQUIREMENT (AFTER 9/2/2026)/FUND BALANCE

Description	Amount	
Ten Percent of the Original Proceeds	$219,500.00	
Maximum Annual Debt Service	$140,881.26	
125% of Average Annual Debt Service	$165,130.10	
Reserve Fund Requirement		$140,881.26
Reserve Fund Balance		$143,636.00
Current Year Reserve Fund (Requirement) / Excess		**$2,754.74**

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 Admin. Fee/District Supervision	$24,000.00
Agency Accounting	$750.00
County of Riverside Tax Collection Fees	$133.94
Delinquency Monitoring/Legal Fees	$1,500.00
Trustee Fees	$2,700.00
CDIAC/Continuing Disclosure	$3,000.00
Arbitrage Calculation	$0.00
Contingency	$6,417.00
Total Administrative Expense Requirements:	**$38,500.94**

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. 2018-1. 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 current year's debt service requirements, 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. 2018-1
Debt Service Requirements from Levy Fiscal Year 2026/27 (Table IV)	$140,881.26
Reserve Fund Requirement / (Excess) (Table V)	($2,754.74)
Projected Administrative Expense Requirement (Table VI)	$38,500.94
Estimated Fiscal Year 2026/27 Funding of School Facilities*	$17,723.64
Total Assigned Special Tax Levy Fiscal Year 2026/27:	**$194,351.10**

*Estimated fiscal year 2026/27 funding of school facilities has not been reduced by possible delinquencies.

F. HISTORICAL SPECIAL TAX RATES

The basis for allocating the aggregate Special Tax levy requirement or maximum Special Tax to the various parcels within the special district is contained in the Rate and Method of Apportionment of the Special Tax (Appendix B).

CFD No. 2018-1 sets the annual Special Tax levy at the maximum Special Tax authorized. The maximum Special Tax authorized is determined by the Annual Maximum Special Tax – Developed Property per Square Foot. After the Initial Fiscal Year an Assessor's parcel or portion thereof is classified as Developed Property, the Annual Maximum Special Tax – Developed Property for that parcel shall be fixed and no longer subject to any increases. The application of the allocation as directed by the tax formula results in the Special Tax rates shown in Appendix E, the Historical Special Tax Rates.

Appendix G contains the Resolution Authorizing the fiscal year 2026/27 Special Tax Rates.

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. 2018-1.

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 than March 1 and August 1 in each year, the District shall reconcile or cause to be reconciled the amount of Special Taxes levied to the amount of Special Taxes actually theretofore reported by the County as paid and received, and:

1. **Individual Delinquencies**. If the District determines that any single parcel within the District is delinquent in the payment of all or a portion of three (3) semi-annual installments of Special Taxes, then the District shall send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within forty-five (45) days of such determination, and (if the delinquency remains uncured) foreclosure proceedings shall be commenced by the District as to each parcel that received the delinquency notification within 120 days of such determination, to the extent permissible under applicable law.

2. **Aggregate Delinquencies**. If the District determines that (i) the total amount of the delinquent Special Taxes for the prior Fiscal Year for the District (including the total of delinquencies under “Individual Delinquencies” above) exceeds five percent (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, the District 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 forty-five (45) days of such determination, and shall commence foreclosure proceedings within 120 days of such August 1 determination against each parcel of land within the District that received the delinquency notification with a Special Tax delinquency, to the extent permissible under applicable law and shall thereafter diligently proceed with such foreclosure action(s) and/or proceedings in Superior Court to the extent permitted by law.

3. **Limiting Provision.** Notwithstanding the foregoing, however, the District shall not be required to order, or take action upon, the commencement of foreclosure proceedings under subsection (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 the District 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 38-39

- As of July 1, 2026, no parcels are over the delinquency covenant for CFD No. 2018-1. See Appendix H for the delinquency report.

- As of July 1, 2026, one parcel is delinquent a total of $1,343.12 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 $194,351.10. The difference, or $193,007.98, was collected as of July 1, 2026. The delinquency percentage can be calculated as ($1,343.12/ $194,351.10) 0.69%. Appendix H contains the most current delinquency report.

B. CALCULATION OF REBATABLE ARBITRAGE

Pursuant to the terms of the Tax and Non-Arbitrage Certificate of the District, rebate calculations are to be performed within 55 days of the end of the fifth Bond Year and every fifth Bond Year thereafter. The requirements allow for a “small issuer exemption” to be made if the total principal issued by the agency does not exceed fifteen million dollars. The School District verified that they did not exceed this threshold. As such, the obligation to perform such calculations does not apply.

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. 2018-1 Special Tax Bonds issued in June 2019 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 2019 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. 2018-1 was formed, the authority to form an Appeals Board was established. The Appeals Board is a three-member panel of School District staff that interprets any ambiguity found in the language of the Rate and Method of Apportionment of the Special Tax. Concerns regarding the application of the Special Tax may be brought to the Appeals Board by property owners within the CFD. The decisions of the Appeals Board are then taken to the Board of the School District.

B. ADMINISTRATIVE ACTIVITIES

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

1. **Direct Billed Parcels.** SDFA anticipates no direct bills to be generated 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 inquires 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, for each classification of property within the CFD, is contained with Appendix D. Note the Assessor's parcel number must be filled in by the agency. Please do not hesitate to contact SDFA to fulfill this requirement.

3. **Prepayment Information Letter.** A Prepayment Information Letter will be provided upon request.

4. **Mitigation Payment Tracking.** In accordance with the terms of the 2018 KB Home Coastal / Western Pacific Housing Mitigation Agreement, a mitigation payment is made at the time a Certificate of Compliance is issued. Tract Nos. 33584 and 35161 built out for the fiscal year 2020/21 Levy. The annual update to track such payments is contained in Appendix E and due to build out represents the final update of the Mitigation Payment Tracking Log for Tract Nos. 33584 and 35161.

5. **Fiscal Year 2019/20 Special Tax Levy and County of Riverside System Upgrade.** Sixteen lots levied in fiscal year 2019/20 under the then current "parent" parcel numbers 944-060-026, 944-060-031 and 944-060-032, were unable to pay the County Property Tax Bill due to segregation efforts in process. A County system upgrade delayed these efforts. In July 2020, the County processed updated Property Tax Bills for the 16 new assessor parcels which had now subdivided into the "child" parcels of 944-061-047 through 944-061-055, 944-061-057 through 944-061-061, 944-061-065 and 944-061-066 and mailed the updated Property Tax Bills to the current owners of record. The updated Property Tax Bills had only one installment due date of August 14, 2020. Special Tax payments received by the County from these 16 parcels for the fiscal year 2019/20 Levy were distributed to the Fiscal Agent on or before August 28, 2020.

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 VIII shows formation proceedings information for Community Facilities District No. 2018-1:

TABLE VIII
FORMATION SUMMARY DATA

Proceedings Item	Date & Resolution No.
Resolution of Intention to Establish	2017-18/18
Date of ROI to Establish	1/16/2018
Resolution of Formation	2017-18/30
Date of Resolution of Formation	2/20/2018
Date of Special Election	2/20/2018
County Fund Number	68-0097

3. **District Boundaries.** Appendix F contains the original boundary map and current Assessor's parcel maps for Community Facilities District No. 2018-1.

B. DEBT-ISSUANCE INFORMATION

The following table shows information applicable to the Bond issuance for Community Facilities District No. 2018-1:

TABLE IX
DEBT-ISSUANCE INFORMATION
2019 SPECIAL TAX BONDS

Proceeding Items	CFD No. 2018-1
Issuance Date of Bonds	06/13/2019
Final Maturity Date	09/01/2049
Special Tax Bond Issue Amount	$2,195,000.00
Interest Rate Range	3.00% to 5.00%
Arbitrage Yield (Form 8038 Statistics) - Stifel	3.01%
Payment Dates	March 1 & September 1
Subject to Arbitrage Calculation	To Be Determined
Additional Capacity	Yes

Section 8. APPENDICES

Appendix A	**Parcel Listing and Direct Billed Special Taxes**
Appendix B	**Rate and Method of Apportionment of the Special Tax**
Appendix C	**Debt Service Schedule**
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 and Direct Billed Special Taxes

If Special Taxes are unable to be applied to the County tax roll, Special District Financing & Administration will generate and mail direct bills. For fiscal year 2026/27 no direct bills were generated and mailed.

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: 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. 2018-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
33584	N/A	944-061-001	$0.00	$0.00
33584	N/A	944-061-002	$0.00	$0.00
33584	6	944-061-003	$1,605.58	$1,605.58
33584	7	944-061-004	$1,424.20	$1,424.20
33584	8	944-061-005	$1,605.58	$1,605.58
33584	9	944-061-006	$1,638.12	$1,638.12
33584	10	944-061-007	$1,424.20	$1,424.20
33584	N/A	944-061-008	$0.00	$0.00
33584	47	944-061-009	$1,605.58	$1,605.58
33584	48	944-061-010	$1,272.10	$1,272.10
33584	49	944-061-011	$1,272.10	$1,272.10
33584	50	944-061-012	$1,638.12	$1,638.12
33584	N/A	944-061-013	$0.00	$0.00
33584	N/A	944-061-014	$0.00	$0.00
33584	11	944-061-015	$1,605.58	$1,605.58
33584	12	944-061-016	$1,605.58	$1,605.58
33584	13	944-061-017	$1,424.20	$1,424.20
33584	14	944-061-018	$1,605.58	$1,605.58
33584	15	944-061-019	$1,638.12	$1,638.12
33584	N/A	944-061-020	$0.00	$0.00
33584	46	944-061-021	$1,272.10	$1,272.10
33584	N/A	944-061-022	$0.00	$0.00
33584	31	944-061-023	$1,661.99	$1,661.98
33584	32	944-061-024	$1,661.99	$1,661.98
33584	33	944-061-025	$1,316.79	$1,316.78
33584	34	944-061-026	$1,316.79	$1,316.78
33584	35	944-061-027	$1,316.79	$1,316.78
33584	36	944-061-028	$1,316.79	$1,316.78
33584	N/A	944-061-029	$0.00	$0.00
33584	24	944-061-030	$1,316.79	$1,316.78
33584	37	944-061-031	$1,316.79	$1,316.78
33584	38	944-061-032	$1,316.79	$1,316.78
33584	39	944-061-033	$1,695.67	$1,695.66
33584	40	944-061-034	$1,316.79	$1,316.78
33584	41	944-061-035	$1,316.79	$1,316.78
33584	42	944-061-036	$1,695.67	$1,695.66
33584	43	944-061-037	$1,316.79	$1,316.78
33584	44	944-061-038	$1,316.79	$1,316.78
33584	N/A	944-061-039	$0.00	$0.00
33584	25	944-061-040	$1,695.67	$1,695.66
33584	26	944-061-041	$1,661.99	$1,661.98
33584	27	944-061-042	$1,661.99	$1,661.98
33584	28	944-061-043	$1,695.67	$1,695.66

Temecula Valley Unified School District
Community Facilities District No. 2018-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
33584	29	944-061-044	$1,661.99	$1,661.98
33584	30	944-061-045	$1,661.99	$1,661.98
33584	N/A	944-061-046	$0.00	$0.00
33584	16	944-061-047	$1,695.67	$1,695.66
33584	17	944-061-048	$1,695.67	$1,695.66
33584	18	944-061-049	$1,695.67	$1,695.66
33584	19	944-061-050	$1,474.24	$1,474.24
33584	20	944-061-051	$1,474.24	$1,474.24
33584	21	944-061-052	$1,661.99	$1,661.98
33584	22	944-061-053	$1,316.79	$1,316.78
33584	23	944-061-054	$1,695.67	$1,695.66
33584	45	944-061-055	$1,695.67	$1,695.66
33584	N/A	944-061-056	$0.00	$0.00
33584	1	944-061-057	$1,316.79	$1,316.78
33584	2	944-061-058	$1,695.67	$1,695.66
33584	3	944-061-059	$1,695.67	$1,695.66
33584	4	944-061-060	$1,661.99	$1,661.98
33584	5	944-061-061	$1,695.67	$1,695.66
33584	N/A	944-061-062	$0.00	$0.00
33584	51	944-061-063	$1,343.13	$1,343.12
33584	52	944-061-064	$1,343.13	$1,343.12
33584	53	944-061-065	$1,638.12	$1,638.12
33584	54	944-061-066	$1,272.10	$1,272.10
33584	N/A	944-061-067	$0.00	$0.00
35161	1	964-620-001	$2,501.62	$2,501.62
35161	2	964-620-002	$1,894.32	$1,894.32
35161	3	964-620-003	$2,369.33	$2,369.32
35161	4	964-620-004	$2,212.62	$2,212.62
35161	5	964-620-005	$2,452.57	$2,452.56
35161	6	964-620-006	$1,960.88	$1,960.88
35161	7	964-620-007	$2,212.62	$2,212.62
35161	8	964-620-008	$2,452.57	$2,452.56
35161	9	964-620-009	$1,960.88	$1,960.88
35161	10	964-620-010	$2,212.62	$2,212.62
35161	11	964-620-011	$2,452.57	$2,452.56
35161	12	964-620-012	$2,212.62	$2,212.62
35161	13	964-620-013	$2,452.57	$2,452.56
35161	14	964-620-014	$2,212.62	$2,212.62
35161	15	964-620-015	$1,894.32	$1,894.32
35161	16	964-620-016	$2,212.62	$2,212.62
35161	17	964-620-017	$1,960.88	$1,960.88
35161	18	964-620-018	$1,960.88	$1,960.88
35161	19	964-620-019	$2,369.33	$2,369.32

Temecula Valley Unified School District
Community Facilities District No. 2018-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
35161	20	964-620-020	$2,137.52	$2,137.52
35161	21	964-620-021	$1,894.32	$1,894.32
35161	22	964-620-022	$2,369.33	$2,369.32
35161	23	964-620-023	$1,960.88	$1,960.88
35161	24	964-620-024	$2,212.62	$2,212.62
35161	25	964-620-025	$1,960.88	$1,960.88
35161	26	964-620-026	$2,452.57	$2,452.56
35161	27	964-620-027	$1,960.88	$1,960.88
35161	28	964-620-028	$2,212.62	$2,212.62
35161	29	964-620-029	$2,452.57	$2,452.56
35161	30	964-620-030	$1,960.88	$1,960.88
35161	N/A	964-620-031	$0.00	$0.00
35161	31	964-621-001	$2,212.62	$2,212.62
35161	32	964-621-002	$1,960.88	$1,960.88
35161	33	964-621-003	$2,212.62	$2,212.62
35161	34	964-621-004	$2,452.57	$2,452.56
35161	35	964-621-005	$1,960.88	$1,960.88
35161	36	964-621-006	$2,452.57	$2,452.56
35161	37	964-621-007	$2,212.62	$2,212.62
35161	38	964-621-008	$2,452.57	$2,452.56
35161	39	964-621-009	$2,452.57	$2,452.56
35161	40	964-621-010	$2,212.62	$2,212.62
35161	41	964-621-011	$1,960.88	$1,960.88
35161	42	964-621-012	$2,212.62	$2,212.62
35161	43	964-621-013	$2,452.57	$2,452.56
35161	44	964-621-014	$1,960.88	$1,960.88
35161	45	964-621-015	$2,452.57	$2,452.56
35161	46	964-621-016	$2,212.62	$2,212.62
35161	47	964-621-017	$2,452.57	$2,452.56
35161	48	964-621-018	$1,960.88	$1,960.88
35161	49	964-621-019	$2,452.57	$2,452.56
35161	50	964-621-020	$2,212.62	$2,212.62
35161	51	964-621-021	$1,960.88	$1,960.88
35161	N/A	964-622-001	$0.00	$0.00

Total Parcels	**120**
Total Taxable Parcels	**105**
Total Maximum Annual Special Tax	**$194,351.62**
Total Assigned Special Tax	**$194,351.10**

Appendix B: Rate & Method of Apportionment

Following is the Rate and Method of Apportionment of the Special Tax for the special district as it appears in the Community Facilities District Special Tax 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. 2018-1

The Board of Trustees ("Board") of the Temecula Valley Unified School District ("School District"), acting as the Legislative Body of Community Facilities District No. 2018-1 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 the Annual Maximum Special Tax – Developed 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. The Annual Maximum Special Tax – Developed Property is established in the Initial Fiscal Year based upon Table 1 and adjusted as described in the paragraph following Table 1. The Annual Maximum Special Tax – Developed Property for a Dwelling Unit is not subject to increase once established in the Initial Fiscal Year.

"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's Parcels for which a building permit for one or more Dwelling Units 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's 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.

"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's 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 Marshall and Swift Class "B" Wood Frame Construction Cost 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.

"Occupied Residential Property" means all Assessor's Parcels of Residential Property which have closed escrow to an end user (homeowner) as opposed to the developer or builder of the Dwelling Unit.

"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" include, but not by way of limitation the planning, engineering, design, acquisition, construction, lease and lease rental payments, expansion, improvement, relocation, rehabilitation, modernization and/or financing of interim and permanent facilities (including any debt and the cost to issue and sell such debt) to provide classrooms, multi-purpose, administration and auxiliary space for new or existing schools, central support and administrative facilities, special education facilities and transportation facilities inclusive of all land and land interests on or off site such as land required for construction or land required to be provided by the School District as mitigation for impacts, together with furniture, equipment, transportation including buses and vehicles and technology, needed by the School District in order to serve students as more particularly set forth in the District's Resolution of Intention to Establish Community Facilities District No. 2018-1,

"Special Tax" or **"Special Taxes"** means the special tax authorized to be levied in each Fiscal Year on each Assessor's Parcel, or portion thereof, of Developed 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, 4. Pay any amounts required to replenish any reserve fund related to all then outstanding Bonds, and 5. Pay directly for the acquisition and construction of School Facilities.

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

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

"Weighted Average Interest Rate" calculated as of the date the most recent series of Bonds were issued (including refunding Bonds) 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's 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 taxed as set forth in Table 1. 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.

Section 3. Annual Maximum Special Tax - Developed Property

The Annual Maximum Special Tax - Developed Property for each Assessor's Parcel or portion thereof classified as Developed Property shall be the amount determined by reference to Table 1 as applicable and the paragraphs that follow Table 1.

Table 1
Annual Maximum Special Tax - Developed Property

Fiscal Year	Annual Maximum Special Tax – Developed Property per Square Foot
2017/18	$0.7898

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 shall be increased for the 2018/19 Fiscal Year, and each Fiscal Year thereafter 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 a Developed Property, or portion thereof, after the Initial Fiscal Year shall be fixed and no longer subject to any increases.

Section 4. Levy of the Special Tax

Commencing in Fiscal Year 2018/19, 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.

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's 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 Units 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 5.0% 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 5.0% 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 Dwelling Unit during Fiscal Year 2017/18 is as follows. This is only an example.

Partial Prepayment Example

Formula	PP	=	(PVT	X	PCT)	+	F	+	RP
Example	PP	=	(($1,559.07 x 16.37)	X	50%)	+	$850.00	+	(0.03 x (PVT x PCT))
	PP	=	($25,528.52	X	0.5)	+	$850.00	+	(0.03 x (PVT x PCT))
	PP	=	$12,764.26			+	$850.00	+	(0.03 x $12,764.26)
	PP	=	$12,764.26			+	$850.00	+	$382.93
	PP	=	$13,997.19						

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 5.0% 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 5.0% 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 for which prepayment is being made, if any, to the County of Riverside.

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. Exemptions

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 deeded 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 Special Tax will be collected in the same manner and at the same time as ordinary ad valorem real property taxes. The Special Tax 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 Special Tax shall otherwise be subject to the provisions of the Act. The Board reserves the power to provide for alternative means of collection of Special Tax 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).

Appendix C: Debt Service Schedule

Temecula Valley Unified School District
Community Facilities District No. 2018-1

Debt Service Schedule
2019 Special Tax Bonds - $2,195,000

Year Ending September 1	Principal Due	Interest Rate	Interest Due	Total Debt Service	Payment Dates March 1	Payment Dates September 1
2019	0.00	0.0000%	21,651.77	21,651.77	-	21,651.77
2020	40,000.00	3.0000%	99,931.26	139,931.26	49,965.63	89,965.63
2021	45,000.00	4.0000%	98,731.26	143,731.26	49,365.63	94,365.63
2022	45,000.00	4.0000%	96,931.26	141,931.26	48,465.63	93,465.63
2023	50,000.00	4.0000%	95,131.26	145,131.26	47,565.63	97,565.63
2024	50,000.00	4.0000%	93,131.26	143,131.26	46,565.63	96,565.63
2025	50,000.00	5.0000%	91,131.26	141,131.26	45,565.63	95,565.63
2026	55,000.00	5.0000%	88,631.26	143,631.26	44,315.63	99,315.63
2027	55,000.00	5.0000%	85,881.26	140,881.26	42,940.63	97,940.63
2028	55,000.00	5.0000%	83,131.26	138,131.26	41,565.63	96,565.63
2029	60,000.00	5.0000%	80,381.26	140,381.26	40,190.63	100,190.63
2030	60,000.00	5.0000%	77,381.26	137,381.26	38,690.63	98,690.63
2031	65,000.00	5.0000%	74,381.26	139,381.26	37,190.63	102,190.63
2032	65,000.00	5.0000%	71,131.26	136,131.26	35,565.63	100,565.63
2033	70,000.00	5.0000%	67,881.26	137,881.26	33,940.63	103,940.63
2034	70,000.00	3.0000%	64,381.26	134,381.26	32,190.63	102,190.63
2035	75,000.00	3.0000%	62,281.26	137,281.26	31,140.63	106,140.63
2036	75,000.00	3.1250%	60,031.26	135,031.26	30,015.63	105,015.63
2037	75,000.00	3.1250%	57,687.50	132,687.50	28,843.75	103,843.75
2038	75,000.00	3.1250%	55,343.76	130,343.76	27,671.88	102,671.88
2039	80,000.00	5.0000%	53,000.00	133,000.00	26,500.00	106,500.00
2040	80,000.00	5.0000%	49,000.00	129,000.00	24,500.00	104,500.00
2041	85,000.00	5.0000%	45,000.00	130,000.00	22,500.00	107,500.00
2042	90,000.00	5.0000%	40,750.00	130,750.00	20,375.00	110,375.00
2043	90,000.00	5.0000%	36,250.00	126,250.00	18,125.00	108,125.00
2044	95,000.00	5.0000%	31,750.00	126,750.00	15,875.00	110,875.00
2045	100,000.00	5.0000%	27,000.00	127,000.00	13,500.00	113,500.00
2046	105,000.00	5.0000%	22,000.00	127,000.00	11,000.00	116,000.00
2047	110,000.00	5.0000%	16,750.00	126,750.00	8,375.00	118,375.00
2048	110,000.00	5.0000%	11,250.00	121,250.00	5,625.00	115,625.00
2049	115,000.00	5.0000%	5,750.00	120,750.00	2,875.00	117,875.00
Total	2,195,000.00		1,863,664.45	4,058,664.45	921,006.34	3,137,658.11

Appendix D: Notice of Special Tax

Developed Properties being **resold** within CFD No. 2018-1, must have a separate Notice of Special Tax for each property because of differing Annual Maximum Special Taxes levied per Square Foot according to the initial year classified as Developed Property. 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.

NOTICE OF SPECIAL TAX

COMMUNITY FACILITIES DISTRICT NO. 2018-1 (Annexable)
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE, CALIFORNIA

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

Parcel:	**Building Permit Date:**

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 for fiscal year 2022/23 for dwelling units permitted between March 2, _____ and March 1, _____ is $_____ per building square foot. Community Facilities District No. 2018-1 sets the Annual Maximum Special Tax – Developed Property at the maximum special tax per Building Square Footage of livable space authorized. The Annual Maximum Special Tax – Developed Property, for a Developed Property, or portion thereof, after the Initial Fiscal Year shall be fixed and no longer subject to any increases. The Special Tax shall be levied for a period not to exceed thirty-five (35) years as Developed Property.

The authorized 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 are school facilities, to include elementary, middle and high school buildings together with land and all necessary equipment. 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. 2018-1 (Annexable)			
Historical Special Tax Rates for Developed Property			
Building Permit Issued Between	**Class**	**Number of Taxable Units/ Square Feet**	**Assigned/Actual Special Tax Per Square Foot**
3/2/2016 - 3/1/2017	Developed Residential	No Permits Issued	$0.7898
3/2/2017 - 3/1/2018	Developed Residential	49,763 Square Feet	$0.8134
3/2/2018 - 3/1/2019	Developed Residential	176,602 Square Feet	$0.8419
3/2/2019 - 3/1/2020	Developed Residential	6,041Square Feet	$0.8588
3/2/2020 - 3/1/2021	Developed Residential	No Permits Issued	$0.8868
3/2/2021 - 3/1/2022	Developed Residential	No Permits Issued	$1.0199
3/2/2022 - 3/1/2023	Developed Residential	No Permits Issued	$1.1534
3/2/2023 - 3/1/2024	Developed Residential	No Permits Issued	$1.1764
3/2/2024 - 3/1/2025	Developed Residential	No Permits Issued	$1.1999
3/2/2025 - 3/1/2026	Developed Residential	No Permits Issued	$1.2370

Appendix F: Boundary Maps and Assessor's Parcel Maps

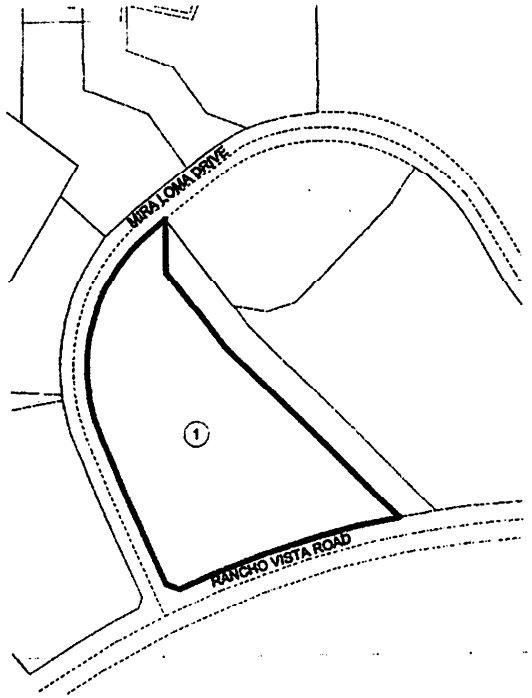
Following are reduced copies of the original boundary map and reduced copies of the current Assessor’s parcel maps for the special district.

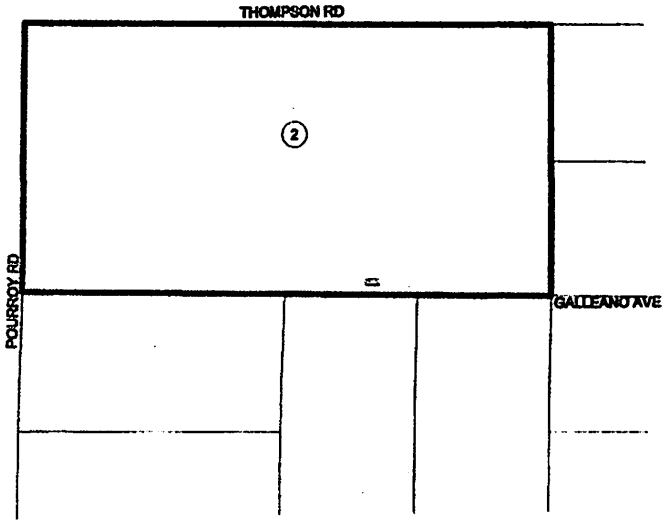
COPY

81/9

PROPOSED BOUNDARY MAP OF
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2018-1

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA





FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF EDUCATION OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT THIS 3rd DAY OF January, 2018.

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. 2018-1, 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 10th DAY OF January 2018, BY ITS RESOLUTION NO. 2017-18/20.

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

FILED THIS 22nd DAY OF JANUARY, 2018, AT THE HOUR OF 10:56 O'CLOCK A M. IN BOOK 81 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 97 AND AS INSTRUMENT NO. 2018-0024191, IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
FEE: $ 84.-

BY: Maria Shauna L. Olmos, DEPUTY
COUNTY RECORDER OF THE COUNTY OF RIVERSIDE
PETER ALDANA

LEGEND:

(1) LOT NUMBER

COMMUNITY FACILITIES DISTRICT BOUNDARY

LOT DESIGNATION			
LOT NO.	ASSESSOR'S PARCEL NO.	TRACT NO.	LOCATION
1	944-060-005	33584	CITY OF TEMECULA
2	964-010-001	35161	COUNTY OF RIVERSIDE

200 0 200 400
Scale in Feet

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

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

SHEET	1 OF 1
DATE	JANUARY 2018
JOB NO.	CFD 2018-1

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.

SW 1/4 OF SEC. 6, T.8S., R.2W. & SE 1/4 OF SEC. 1, T.8S., R.3W.

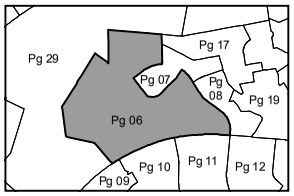
CITY OF TEMECULA

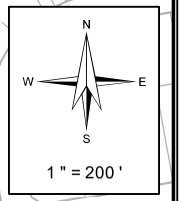
TRA 013-004

944-06

923-04

SHEET 1 OF 2





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

Map Reference
- MB 64/92 - 99 TRACT MAP NO. 4010
- MB 66/61 - 64 TRACT MAP NO. 4040
- MB 76/5 - 6 TRACT MAP NO. 4849
- PM 133/13 - 14 PARCEL MAP NO. 21014
- MB 456/15 - 22 TRACT MAP NO. 33584
- CM 247/5 - 17 POR LOT 1 #0429081 10/16/2017
- CM 251/87 - 100 POR LOT 1 #0181992 05/09/2018
- CM 251/101 - 110 POR LOTS 1 & 2 #0181995 05/09/2018
- CM 252/103 - 112 POR LOT 1 #0240865 06/14/2018
- CM 252/113 - 122 POR LOTS 1 & 3 #0240886 06/14/2018
- CM 252/123 - 132 POR LOT 1 #CM00009 01/02/19
- CM 257/154 - 157 POR LOT 1 #CM00021 01/02/19

Date	Old Number	New Number
12/21/2017	6	11-14
8/28/2018	11	15
8/28/2018	13	16
8/28/2018	14	17
8/28/2018	12	18, 061-1
8/28/2018	15	20-25, 061-2
8/28/2018	21	061-3-8
8/28/2018	22	061-9-13
8/28/2018	16,17,25	061-14
8/28/2018	23	061-15-20
8/28/2018	24	061-21-22
2/21/2019	18	26-27
2/21/2019	20	28-29
2/21/2019	27,29	30
2/21/2019	30	061-23-29
4/10/2019	28	31-34
4/10/2019	33	061-30-39
4/10/2019	34	061-40-46
8/15/2019	32	061-47-56
10/29/2019	26,31	35
10/26/2019	35	061-57-67

Data
G.L.O. PLAT
MB 11/507 S.D.
LLA 2518

ASSESSOR'S MAP BK944 PG.06
Riverside County, Calif.

Mamta Sahi

Nov 2019

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.

SE 1/4 OF SEC. 1, T.8S., R.3W.

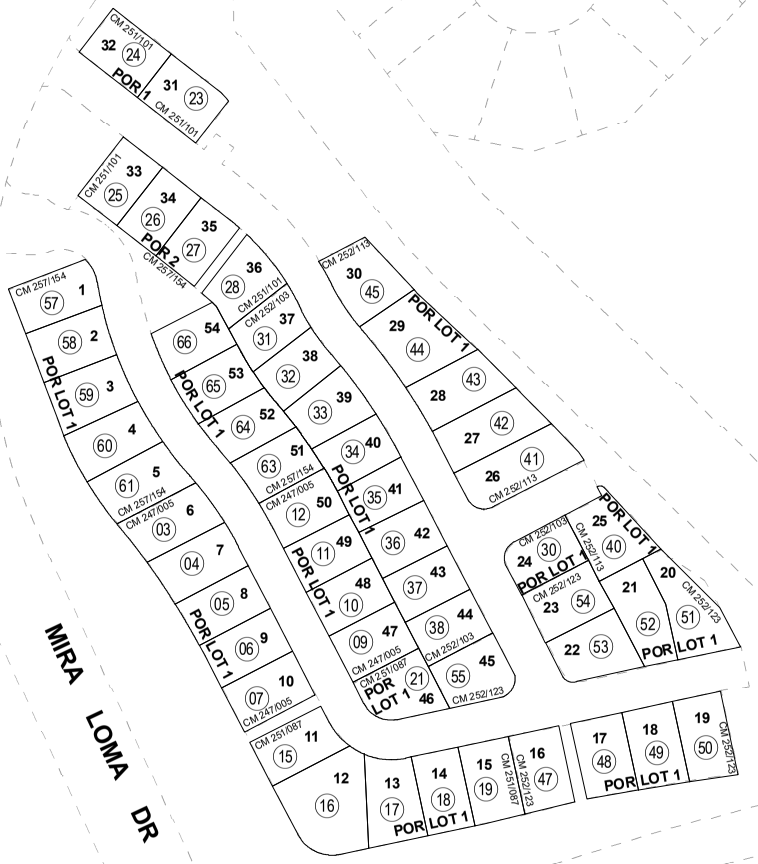
CITY OF TEMECULA

TRA 013-004

944-061

944-06

SHEET 2 OF 2
FLOOR 1



N
W E
S

1 " = 100 '

Legend

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

Map Reference

MB 456/15 - 22 TRACT MAP NO. 33584
CM 247/5 - 17 POR LOT 1 #0429081 10/16/2017
CM 251/87 - 100 POR LOT 1 #0181992 05/09/2018
CM 251/101 - 110 POR LOTS 1 & 2 #0181995 05/09/2018
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CM 252/113 - 122 POR LOTS 1 & 3 #0240886 06/14/2018
CM 252/123 - 132 POR LOT 1 #CM00009 01/02/19
CM 257/154 - 157 POR LOT 1 #CM00021 01/02/19

ASSESSOR'S MAP BK944 PG.061
Riverside County, Calif.

Mamta Sahi

Nov 2019

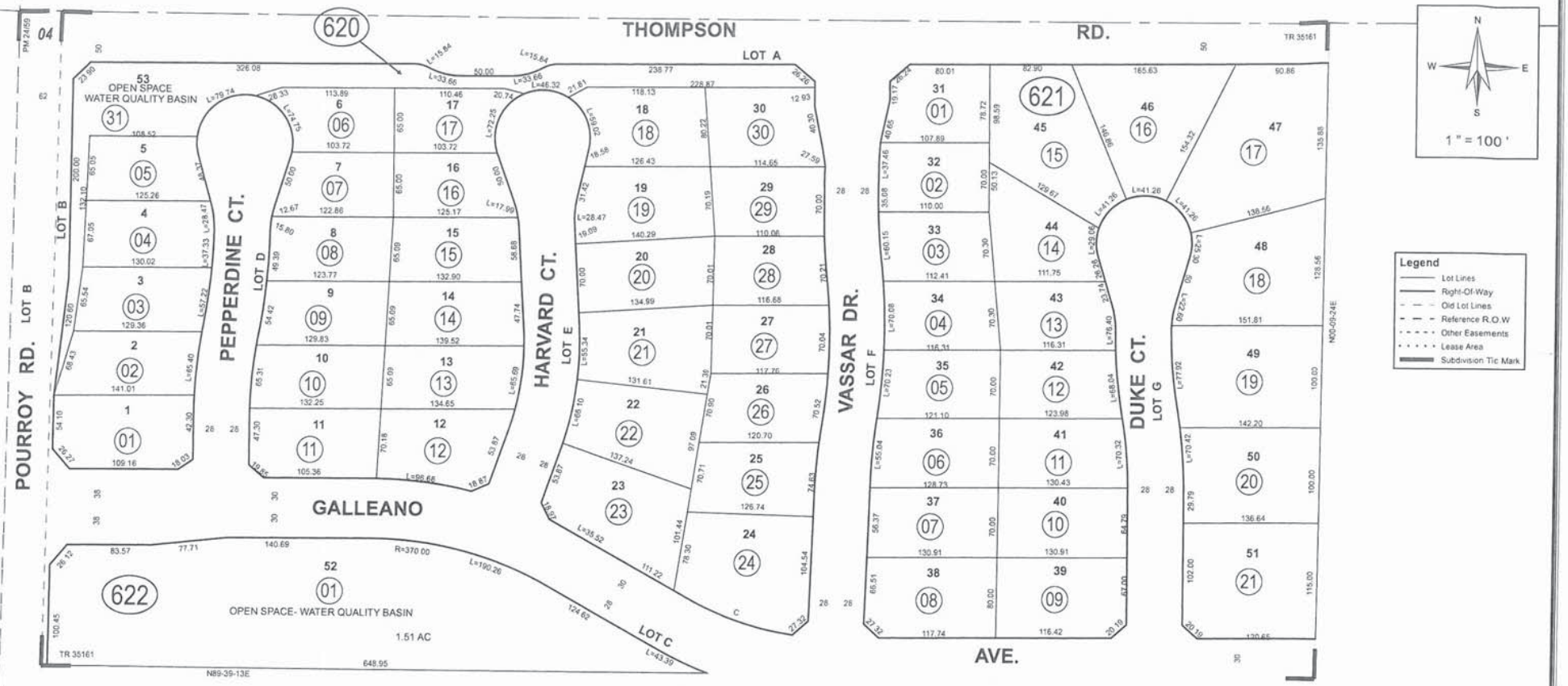
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

NW 1/4 OF SEC. 4, T.7S, R.2W

TRA 094-177

964-62

964-01



Bk 480 Pg 43	Bk 476 Pg 31	Bk 476 Pg 29
Bk 963 Pg 28	Pg 62	
Bk 963 Pg 29	Pg 01	

Map Reference
MB 461/1 - 6 TRACT MAP NO.35161
PM 24/59 PARCEL MAP NO.6643

ASSESSOR'S MAP BK964 PG. 62
Riverside County, Calif.

BBernard

Oct 2018

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-15

Temecula Valley Unified School District
Community Facilities District No. 2018-1 (Annexable)

Tax Rates for Fiscal Year 2026/27
Applicable to Newly Developed Property*

Table 1 Annual Special Tax – Developed Property		
Land Use Classification	**Per Square Foot Fiscal Year 2025/26**	**Per Square Foot Fiscal Year 2026/27***
	Maximum/Actual	**Maximum/Actual**
Developed Property	$1.1999	$1.2370

* Dwelling Units permitted from March 2, 2025, to March 1, 2026. The actual tax rate per square foot is not rounded.

* The above Annual Special Tax rate escalates annually on January 1 by the Marshall and Swift Western Division Class B Wood Frame Construction Cost Index as shown in the index titled "Current Building Cost Indexes, Western Division, Class B". Escalation continues until the fiscal year following the Initial Fiscal Year in which a property is classified as Developed Property. After such Initial Fiscal Year, the Maximum Annual Special Tax rate does not escalate. The above Annual Special Tax rate per Square Foot applies only to dwelling units initially levied in the Fiscal Years shown.

This is an annexable Community Facilities District. Bonds were issued in June of 2019.

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. 2018-1

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
944-061-064	Guanzon Leticia A Trust Dated 03/0	2605 Cross Timbers Tr	Bullhead City Az 86442	2025/26-Both	$1,343.12	

	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 %
2025/26	105	1	1	1	0.95	$194,351.10	$671.56	$671.56	$1,343.12	0.69
All Years						$194,351.10	$671.56	$671.56	$1,343.12	0.69

Total Number of Unique Delinquent Parcels is: 1