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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. 2025-1

**August 10, 2026**

SPECIAL DISTRICT FINANCING & ADMINISTRATION
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# TABLE OF CONTENTS


Section 1. SPECIAL DISTRICT OVERVIEW ..... 1

Section 2. CONTENTS OF THE REPORT ..... 2

Section 3. DEVELOPMENT ACTIVITY–CLASSIFICATION OF PROPERTY ..... 4

Section 4. SPECIAL DISTRICT FINANCIAL STATUS ..... 5

A. ADMINISTRATIVE EXPENSE REQUIREMENTS ..... 5
B. AGGREGATE SPECIAL TAX REQUIREMENT AND PROJECTED FUNDING OF SCHOOL FACILITIES ..... 6
C. HISTORICAL SPECIAL TAX RATES ..... 6

Section 5. POLICY ISSUES AND ADMINISTRATIVE ACTIVITIES ..... 7

A. POLICY ISSUES ..... 7
B. ADMINISTRATIVE ACTIVITIES ..... 7

Section 6. CFD REFERENCE DATA ..... 8

A. SPECIAL DISTRICT FORMATION & PROCEEDINGS SUMMARY ..... 8
B. DELINQUENT SPECIAL TAXES ..... 10

Section 7. APPENDICES ..... 11

APPENDIX A……PARCEL LISTING
APPENDIX B……RATE AND METHOD OF APPORTIONMENT
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

# 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. 2025-1 of the Temecula Valley Unified School District (the "School District").

Community Facilities District No. 2025-1 ("CFD No. 2025-1" or "CFD") was formed in 2025 to fund the needs of School Facilities generated from the development of the homes within CFD No. 2025-1. The authorized Assigned Annual Special Tax for Developed Property is based on the Developed Floor Area. The Annual Special Taxes escalate at two percent (2%) annually. To date, the Special Tax revenue has not been pledged to secure debt.

The following table summarizes the fiscal year 2026/27 Special Tax levy for CFD No. 2025-1:

**TABLE I**
**SUMMARY OF FISCAL YEAR 2026/27**

| Land Use Category | Taxable Unit | Developed Floor Area | Assigned Special Tax per Taxable Unit | Actual Special Tax Levy 2026/27 per DU/Acre | Fiscal Year 2026/27 CFD Levy Total |
|---|---|---|---|---|---|
| **Zone A** | | | | | |
| 1 – Residential Property | DU | Less than 1,900 sq. ft. | $1,422.90 | $1,422.90 | $2,845.80 |
| 2 – Residential Property | DU | 1,900 sq. ft. to 2,100 sq. ft. | $1,652.40 | $1,652.40 | $0.00 |
| 3 – Residential Property | DU | 2,101 sq, ft, to 2,300 sq, ft, | $1,881.90 | $1,881.90 | $13,173.30 |
| 4 – Residential Property | DU | 2,301 sq. ft. to 2,500 sq. ft. | $2,111.40 | $2,111.40 | $16,891.20 |
| 5 – Residential Property | DU | Greater than 2,500 sq. ft. | $2,340.90 | $2,340.90 | $4,681.80 |
| 6 – Non-Residential Property | Acre | NA | $21,123.89 | $0.00 | $0.00 |
| **Zone B** | | | | | |
| 1 – Residential Property | DU | Less than 4,000 sq. ft. | $2,295.00 | $2,295.00 | $13,770.00 |
| 2 – Residential Property | DU | Greater than 3,999 sq. ft. | $2,983.50 | $2,983.50 | $14,917.50 |
| 3 – Non-Residential Property | Acre | N/A | $7,375.74 | $0.00 | $0.00 |
| **Total** | | | | | **$66,279.60** |

# Section 2. CONTENTS OF THE REPORT

This report provides an analysis of the financial and administrative obligations of CFD No. 2025-1 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.

Section Four: Special District Financial Status

This section summarizes administrative expenses and concludes by providing the aggregate Special Tax levy requirement and resulting facilities funding.

Section Five: 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, an Appeals decision, or staff. This section includes a discussion on all direct billed Special Taxes and the Notice of Special Tax.

Section Six: Special District Reference Data

This section contains a synthesis of the proceedings for formation.

Section Seven: Appendices

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

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

Appendix C: Contains a copy of all Direct Billed Parcels.

Appendix D: Contains a Notice of Special Tax for the CFD.

Appendix E: Contains a table of Historical Special Tax Rates.

Appendix F: Contains the recorded Boundary Map, the map of the Territory Transfer Area (for reference only) and copies of current Assessor's Parcel Maps.

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

# Section 3. DEVELOPMENT ACTIVITY– CLASSIFICATION OF PROPERTY

The classification of Developed Property within Community Facilities District No. 2025-1 ("CFD No. 2025-1") is a lot or parcel with a building permit issued on or before March 1. As of March 1, 2026, 30 permits have been issued and therefore classified as Developed Property. The total projected number of dwelling units at buildout for CFD No. 2025-1 is 132 units. The breakdown by zone is provided below.

| Tract No. | Number of Projected Dwelling Units |
|---|---|
| 37926 (Zone A) | 104 |
| 37925/37928 (Zone B) | 28 |
| Total: | 132 |

As of the date of this Report, no bonds have been issued by CFD No. 2025-1.

As of March 1, 2026 no lots have had the special tax obligation fully prepaid and permanently satisfied.

**Table II**
**Dwelling Units Per Land Use Category As Of March 1, 2026**

| Land Use Category | Taxable Unit | Developed Floor Area | Actual Dwelling Unit Permitted as of 03/01/2026 |
|---|---|---|---|
| **Zone A** | | | |
| 1 – Residential Property | DU | Less than 1,900 sq. ft. | 2 |
| 2 – Residential Property | DU | 1,900 sq. ft. to 2,100 sq. ft. | 0 |
| 3 – Residential Property | DU | 2,101 sq, ft, to 2,300 sq, ft, | 7 |
| 4 – Residential Property | DU | 2,301 sq. ft. to 2,500 sq. ft. | 8 |
| 5 – Residential Property | DU | Greater than 2,500 sq. ft. | 2 |
| 6 – Non-Residential Property | Acre | NA | 0 |
| **Zone B** | | | |
| 1 – Residential Property | DU | Less than 4,000 sq. ft. | 6 |
| 2 – Residential Property | DU | Greater than 3,999 sq. ft. | 5 |
| 3 – Non-Residential Property | Acre | N/A | 0 |
| **Total** | | | **30** |

# 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. 2025-1.

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

**TABLE III**
**ESTIMATED ADMINISTRATIVE EXPENSE REQUIREMENTS**

| Expense Item | Total Estimated Fiscal Year 2026/27 |
|---|---|
| CFD Administration Fee/District Supervision | $24,000 |
| Agency Accounting | $750.00 |
| County of Riverside Tax Collection Fees | $148.70 |
| Delinquency Monitoring/Legal Fees | $1,500.00 |
| Contingency | $4,813.30 |
| **Total Estimated Administrative Requirements** | **$31,212.00** |

*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.*

*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.*

*Contingency is an estimated amount to allow for unforeseen expenses.*

## B. AGGREGATE SPECIAL TAX REQUIREMENT AND PROJECTED FUNDING OF SCHOOL FACILITIES

The following Table IV summarizes the fiscal year 2026/27 aggregate Special Tax Requirement for CFD No. 2025-1. 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, loan repayments and other designated facilities expenditures are set aside to pay for the construction or acquisition of school facilities as student generation and capacity needs may dictate.

**TABLE IV**
**ANNUAL SPECIAL TAX LEVY REQUIREMENT**

| Levy Components | CFD No. 2025-1 |
|---|---|
| Annual Maximum Special Tax – Developed Property Fiscal Year 2026/27 | $66,279.60 |
| Less Administrative Expense Requirement | ($31,212.00) |
| **Estimated Fiscal Year 2026/27 Funding of School Facilities** | **$35,067.60** |

## C. HISTORICAL SPECIAL TAX RATES

Appendix E shows the historical Annual Maximum Special Tax – Developed Property for each Land Use Classification for all years.

# Section 5. POLICY ISSUES AND ADMINISTRATIVE ACTIVITIES

## A. POLICY ISSUES

When Community Facilities District No. 2025-1 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. 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.

The School District Appeals Board has not been formed. No issues or appeals have called for the Board's formation.

## B. ADMINISTRATIVE ACTIVITIES

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

1. **Direct Billed Parcels.** There were no direct billed parcels in CFD No. 2025-1 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 is contained with Appendix D. Note that the Assessor parcel number, the date of the building permit issuance, the square footage of the dwelling unit and the Maximum Developed Special Tax must be filled in by the agency. Please do not hesitate to contact SDFA to fulfill this requirement.

# Section 6. 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. 2025-1:

**TABLE IV**
**FORMATION SUMMARY DATA**

| Proceedings Item | Date & Resolution No. |
|---|---|
| Resolution of Intention to Establish | 2024-25/31 |
| Date of ROI to Establish | 5/13/2025 |
| Resolution of Intention to Incur Bonded and Other Indebtedness | 2024-25/32 |
| Date of Intention to Incur Bonded and Other Indebtedness | 5/13/2025 |
| Vendor Number | 274054 |
| County Fund Number | 68-6550 |

3. **District Boundaries.** Appendix F contains the original Boundary map and current Assessor's Parcel maps for Community Facilities District No. 2025-1.

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 CFD No. 2025-1. The Special Tax Report refers to the Resolution of Intention for a description of the authorized facilities as shown below:

**Description of CFD Facilities**

The types of facilities ("Public Facilities") proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2025-1 of the Temecula Valley Unified School District ("CFD No. 2025-1") under the Mello Roos Community Facilities Act of 1982 ("Mello-Roos Act") are as follows:

I. Public Facilities

1. "School Facilities" includes, but not by way of limitation, facilities of the Temecula

Valley Unified School District consisting of the planning, engineering, design, acquisition, construction, lease, improvement, and/or financing of interim and permanent facilities, including classrooms, multi-purpose facilities, recreational facilities, administration and auxiliary space at school facilities, central support, and transportation facilities as reasonably determined from time to time by the School District to be necessary to accommodate the student population of the School District, including the property within CFD No. 2025-1, and all appurtenances and appurtenant work in connection with the foregoing, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such School Facilities and any other expense incidental to the construction, acquisition, modification, expansion or rehabilitation of such School Facilities, during the term of the special taxes as follows:

a. School sites and facilities for all grade levels of education provided by the School District, including pre-school/early age, TK-12, and adult education, including lease rental payments therefore related to the acquisition of land, or interests in land required for the construction of such on-site or off-site facilities, including, but not limited to, buildings, appurtenances, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, as well as portable or relocatable buildings or interim additions to existing buildings at such school facilities.

b. Modernization, rehabilitation, relocation and expansion of existing school facilities and related infrastructure.

c. Central support, administrative facilities, special education facilities and transportation facilities, including, but not by way of limitation, buses and vehicles.

d. Furniture, equipment, and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five years at such school facilities.

e. The costs attributable to planning, engineering, designing, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of school facilities (including, without limitation, construction management, inspection, materials testing, and construction staking); any “debt,” as defined in California 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. 2025-1), 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 in this Exhibit are representative of the types of improvements to be funded or financed by CFD No. 2025-1. Addition, deletion, or modification of school facilities may be made consistent with the requirements of the School District, CFD No. 2025-1, and the Mello-Roos Act.

II. Other Costs.

Incidental expenses to be incurred, as permitted under the provisions of the Mello Roos Act including:

1. The cost of engineering, planning, designing and rehabilitating the Facilities, legal services, materials testing, coordination, surveying, construction staking, construction inspection, environmental evaluations of Facilities, and any and all appurtenant facilities to the foregoing required to serve the Property.

2. All costs chargeable as administrative or incidental costs associated with the creation of CFD No. 2025-1, the issuance of the Bonds thereby in one or more series, and the determination of the amount of special taxes to be levied, collection of special taxes, payment of special taxes, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2025-1.

3. All other expenses incidental to the construction, acquisition, modification, maintenance, rehabilitation, completion, and inspection of the Facilities.

## B. DELINQUENT SPECIAL TAXES

The Special Taxes of CFD No. 2025-1 have not been pledged to the repayment of any obligation as of the date of this Report.

There are no current or prior year delinquencies to report in Community Facilities District No. 2025-1.

# Section 7. APPENDICES

**Appendix A** **Parcel Listing**
**Appendix B** **Rate and Method of Apportionment**
**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 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. 2025-1
Fiscal Year 2026/2027 Special Tax Roll

| Tract | Lot | Assessor's Parcel Number | Maximum Special Tax | Assigned Special Tax |
|---|---|---|---|---|
| 37926 | 1 | 957-820-001 | $2,340.90 | $2,340.90 |
| 37926 | 2 | 957-820-002 | $2,111.40 | $2,111.40 |
| 37926 | 3 | 957-820-003 | $0.00 | $0.00 |
| 37926 | 4 | 957-820-004 | $0.00 | $0.00 |
| 37926 | 5 | 957-820-005 | $0.00 | $0.00 |
| 37926 | 6 | 957-820-006 | $0.00 | $0.00 |
| 37926 | 7 | 957-820-007 | $0.00 | $0.00 |
| 37926 | 8 | 957-820-008 | $0.00 | $0.00 |
| 37926 | 9 | 957-820-009 | $0.00 | $0.00 |
| 37926 | 10 | 957-820-010 | $0.00 | $0.00 |
| 37926 | 42 | 957-820-011 | $0.00 | $0.00 |
| 37926 | 43 | 957-820-012 | $0.00 | $0.00 |
| 37926 | 44 | 957-820-013 | $0.00 | $0.00 |
| 37926 | 45 | 957-820-014 | $0.00 | $0.00 |
| 37926 | 46 | 957-820-015 | $2,111.40 | $2,111.40 |
| 37926 | 47 | 957-820-016 | $1,881.90 | $1,881.90 |
| 37926 | 48 | 957-820-017 | $2,111.40 | $2,111.40 |
| 37926 | 49 | 957-820-018 | $1,881.90 | $1,881.90 |
| 37926 | 50 | 957-820-019 | $2,111.40 | $2,111.40 |
| 37926 | 51 | 957-820-020 | $1,881.90 | $1,881.90 |
| 37926 | 52 | 957-820-021 | $2,111.40 | $2,111.40 |
| 37926 | 53 | 957-820-022 | $2,340.90 | $2,340.90 |
| 37926 | 54 | 957-820-023 | $1,422.90 | $1,422.90 |
| 37926 | 55 | 957-820-024 | $0.00 | $0.00 |
| 37926 | 56 | 957-820-025 | $0.00 | $0.00 |
| 37926 | 57 | 957-820-026 | $0.00 | $0.00 |
| 37926 | 58 | 957-820-027 | $0.00 | $0.00 |
| 37926 | 59 | 957-820-028 | $0.00 | $0.00 |
| 37926 | 60 | 957-820-029 | $0.00 | $0.00 |
| 37926 | 61 | 957-820-030 | $0.00 | $0.00 |
| 37926 | 62 | 957-820-031 | $0.00 | $0.00 |
| 37926 | 63 | 957-820-032 | $0.00 | $0.00 |
| 37926 | 64 | 957-820-033 | $0.00 | $0.00 |
| 37926 | 65 | 957-820-034 | $0.00 | $0.00 |
| 37926 | 66 | 957-820-035 | $0.00 | $0.00 |
| 37926 | 67 | 957-820-036 | $0.00 | $0.00 |
| 37926 | 68 | 957-820-037 | $0.00 | $0.00 |
| 37926 | 69 | 957-820-038 | $0.00 | $0.00 |
| 37926 | 70 | 957-820-039 | $0.00 | $0.00 |
| 37926 | 71 | 957-820-040 | $0.00 | $0.00 |
| 37926 | 72 | 957-820-041 | $0.00 | $0.00 |
| 37926 | 73 | 957-820-042 | $0.00 | $0.00 |

Temecula Valley Unified School District
Community Facilities District No. 2025-1
Fiscal Year 2026/2027 Special Tax Roll

| Tract | Lot | Assessor's Parcel Number | Maximum Special Tax | Assigned Special Tax |
|---|---|---|---|---|
| 37926 | 74 | 957-820-043 | $0.00 | $0.00 |
| 37926 | 75 | 957-820-044 | $0.00 | $0.00 |
| 37926 | 76 | 957-820-045 | $0.00 | $0.00 |
| 37926 | 77 | 957-820-046 | $0.00 | $0.00 |
| 37926 | 78 | 957-820-047 | $0.00 | $0.00 |
| 37926 | 79 | 957-820-048 | $0.00 | $0.00 |
| 37926 | 80 | 957-820-049 | $0.00 | $0.00 |
| 37926 | 81 | 957-820-050 | $0.00 | $0.00 |
| 37926 | 82 | 957-820-051 | $0.00 | $0.00 |
| 37926 | 83 | 957-820-052 | $0.00 | $0.00 |
| 37926 | 84 | 957-820-053 | $0.00 | $0.00 |
| 37926 | 85 | 957-820-054 | $0.00 | $0.00 |
| 37926 | 86 | 957-820-055 | $0.00 | $0.00 |
| 37926 | 87 | 957-820-056 | $0.00 | $0.00 |
| 37926 | 88 | 957-820-057 | $0.00 | $0.00 |
| 37926 | 89 | 957-820-058 | $0.00 | $0.00 |
| 37926 | 90 | 957-820-059 | $0.00 | $0.00 |
| 37926 | 91 | 957-820-060 | $0.00 | $0.00 |
| 37926 | 92 | 957-820-061 | $0.00 | $0.00 |
| 37926 | 93 | 957-820-062 | $0.00 | $0.00 |
| 37926 | 94 | 957-820-063 | $0.00 | $0.00 |
| 37926 | 95 | 957-820-064 | $0.00 | $0.00 |
| 37926 | 96 | 957-820-065 | $1,422.90 | $1,422.90 |
| 37926 | 97 | 957-820-066 | $2,111.40 | $2,111.40 |
| 37926 | 98 | 957-820-067 | $1,881.90 | $1,881.90 |
| 37926 | 99 | 957-820-068 | $0.00 | $0.00 |
| 37926 | 100 | 957-820-069 | $1,881.90 | $1,881.90 |
| 37926 | 101 | 957-820-070 | $2,111.40 | $2,111.40 |
| 37926 | 102 | 957-820-071 | $1,881.90 | $1,881.90 |
| 37926 | 103 | 957-820-072 | $2,111.40 | $2,111.40 |
| 37926 | 104 | 957-820-073 | $1,881.90 | $1,881.90 |
| 37926 | 107 | 957-820-074 | $0.00 | $0.00 |
| 37926 | NA | 957-820-075 | $0.00 | $0.00 |
| 37926 | 11 | 957-830-001 | $0.00 | $0.00 |
| 37926 | 12 | 957-830-002 | $0.00 | $0.00 |
| 37926 | 13 | 957-830-003 | $0.00 | $0.00 |
| 37926 | 14 | 957-830-004 | $0.00 | $0.00 |
| 37926 | 15 | 957-830-005 | $0.00 | $0.00 |
| 37926 | 16 | 957-830-006 | $0.00 | $0.00 |
| 37926 | 17 | 957-830-007 | $0.00 | $0.00 |
| 37926 | 18 | 957-830-008 | $0.00 | $0.00 |
| 37926 | 19 | 957-830-009 | $0.00 | $0.00 |

Temecula Valley Unified School District
Community Facilities District No. 2025-1
Fiscal Year 2026/2027 Special Tax Roll

| Tract | Lot | Assessor's Parcel Number | Maximum Special Tax | Assigned Special Tax |
|---|---|---|---|---|
| 37926 | 20 | 957-830-010 | $0.00 | $0.00 |
| 37926 | 21 | 957-830-011 | $0.00 | $0.00 |
| 37926 | 22 | 957-830-012 | $0.00 | $0.00 |
| 37926 | 23 | 957-830-013 | $0.00 | $0.00 |
| 37926 | 24 | 957-830-014 | $0.00 | $0.00 |
| 37926 | 25 | 957-830-015 | $0.00 | $0.00 |
| 37926 | 26 | 957-830-016 | $0.00 | $0.00 |
| 37926 | 27 | 957-830-017 | $0.00 | $0.00 |
| 37926 | 28 | 957-830-018 | $0.00 | $0.00 |
| 37926 | 29 | 957-830-019 | $0.00 | $0.00 |
| 37926 | 30 | 957-830-020 | $0.00 | $0.00 |
| 37926 | 31 | 957-830-021 | $0.00 | $0.00 |
| 37926 | 32 | 957-830-022 | $0.00 | $0.00 |
| 37926 | 33 | 957-830-023 | $0.00 | $0.00 |
| 37926 | 34 | 957-830-024 | $0.00 | $0.00 |
| 37926 | 35 | 957-830-025 | $0.00 | $0.00 |
| 37926 | 36 | 957-830-026 | $0.00 | $0.00 |
| 37926 | 37 | 957-830-027 | $0.00 | $0.00 |
| 37926 | 38 | 957-830-028 | $0.00 | $0.00 |
| 37926 | 39 | 957-830-029 | $0.00 | $0.00 |
| 37926 | 40 | 957-830-030 | $0.00 | $0.00 |
| 37926 | 41 | 957-830-031 | $0.00 | $0.00 |
| 37926 | 105 | 957-830-032 | $0.00 | $0.00 |
| 37926 | 106 | 957-830-033 | $0.00 | $0.00 |
| 37928 | 1 | 957-840-001 | $0.00 | $0.00 |
| 37928 | 2 | 957-840-002 | $0.00 | $0.00 |
| 37928 | 3 | 957-840-003 | $0.00 | $0.00 |
| 37928 | 4 | 957-840-004 | $0.00 | $0.00 |
| 37928 | 5 | 957-840-005 | $0.00 | $0.00 |
| 37928 | 6 | 957-840-006 | $2,295.00 | $2,295.00 |
| 37928 | 9 | 957-840-007 | $2,983.50 | $2,983.50 |
| 37928 | 10 | 957-840-008 | $2,295.00 | $2,295.00 |
| 37928 | 11 | 957-840-009 | $0.00 | $0.00 |
| 37928 | 12 | 957-840-010 | $0.00 | $0.00 |
| 37928 | 13 | 957-840-011 | $0.00 | $0.00 |
| 37928 | 14 | 957-840-012 | $0.00 | $0.00 |
| 37928 | 15 | 957-840-013 | $0.00 | $0.00 |
| 37928 | 16 | 957-840-014 | $0.00 | $0.00 |
| 37928 | 17 | 957-840-015 | $0.00 | $0.00 |
| 37928 | Lot A | 957-840-016 | $0.00 | $0.00 |
| 37928 | 7 | 957-840-017 | $2,983.50 | $2,983.50 |
| 37928 | 8 | 957-840-018 | $2,295.00 | $2,295.00 |

Temecula Valley Unified School District
Community Facilities District No. 2025-1
Fiscal Year 2026/2027 Special Tax Roll

| Tract | Lot | Assessor's Parcel Number | Maximum Special Tax | Assigned Special Tax |
|---|---|---|---|---|
| 37925 | 1 | 964-930-001 | $0.00 | $0.00 |
| 37925 | 2 | 964-930-002 | $0.00 | $0.00 |
| 37925 | 3 | 964-930-003 | $0.00 | $0.00 |
| 37925 | 4 | 964-930-004 | $0.00 | $0.00 |
| 37925 | 5 | 964-930-005 | $0.00 | $0.00 |
| 37925 | 6 | 964-930-006 | $2,295.00 | $2,295.00 |
| 37925 | 7 | 964-930-007 | $2,983.50 | $2,983.50 |
| 37925 | 8 | 964-930-008 | $2,295.00 | $2,295.00 |
| 37925 | 9 | 964-930-009 | $2,983.50 | $2,983.50 |
| 37925 | 10 | 964-930-010 | $2,295.00 | $2,295.00 |
| 37925 | 11 | 964-930-011 | $0.00 | $0.00 |
| 37925 | 12 | 964-930-012 | $0.00 | $0.00 |
| 37925 | 13 | 964-930-013 | $2,983.50 | $2,983.50 |
| 37925 | 14 | 964-930-014 | $0.00 | $0.00 |
| 37925 | 15 | 964-930-015 | $0.00 | $0.00 |
| 37925 | Lot A | 964-930-016 | $0.00 | $0.00 |

| | |
|---|---|
| **Total Parcels** | **142** |
| **Total Taxable Parcels** | **30** |
| **Total Maximum Annual Special Tax** | **$66,279.60** |
| **Total Assigned Special Tax** | **$66,279.60** |

# Appendix B: Rate & Method of Apportionment

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 SPECIAL TAXES
COMMUNITY FACILITIES DISTRICT NO. 2025-1
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

An annual Special Tax (as hereinafter defined) shall be levied on all applicable Assessor's Parcels (as hereinafter defined) within Community Facilities District No. 2025-1 of the Temecula Valley Unified School District ("CFD No. 2025-1") commencing in Fiscal Year 2025/26 and collected each Fiscal Year thereafter, in an amount determined by the Temecula Valley Unified School District ("School District"), through the application of this Rate and Method of Apportionment of Special Taxes as described below. All of the real property within the boundaries of CFD No. 2025-1, unless exempted by law or by the provisions hereof, shall be subject to the Special Tax for the purposes, to the extent and in the manner herein provided.

## A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Accessory Dwelling Unit"** means an accessory dwelling unit which may be located within, attached to, or detached from the primary structure of a Dwelling Unit.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the administration of CFD No. 2025-1 including but not limited to (i) the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the School District or designee thereof or both); (ii) the costs of collecting the Special Taxes (whether by the County or otherwise); (iii) the costs of remitting the Special Taxes to the Trustee; (iv) the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; (v) the costs to the School District, CFD No. 2025-1 or any designee thereof of complying with arbitrage rebate requirements; (vi) the costs to the School District, CFD No. 2025-1 or any designee thereof of complying with School District's or CFD No. 2025-1's disclosure requirements in connection with the financing associated with applicable federal and State securities laws and of the Act; (vii) the costs associated with preparing Special Tax disclosure statements and responding to property owner and public inquiries regarding CFD No. 2025-1, including its Special Taxes; (viii) the costs associated with the computation of the Backup Special Tax; (ix) the costs of the School District, CFD No. 2025-1 or any designee thereof related to an appeal of the Special Tax; (x) the costs associated with the release of funds from an escrow account; and (xi) the School District's annual administration fees and third party expenses, including the payment of the allocable portion of the salaries and benefits of any School District employee whose duties are directly related to the administration of CFD No. 2025-1. Administrative Expenses shall also include amounts estimated or advanced by the School District or CFD No. 2025-1 for any formation or other administrative purposes of CFD No. 2025-1, including attorney's fees and other costs

related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor's Parcel number.

**"Assigned Special Tax"** means the Special Tax which may be annually levied on an Assessor's Parcel of Developed Property, or portion thereof, as determined in accordance with Section C.1.b.

**"Assistant Superintendent of Business Services"** means the Assistant Superintendent of Business Services of the School District, Deputy Superintendent of Business Services of the School District or the Chief Business Official of the School District, as appropriate, or his or her designee in consultation with the CFD administrator.

**"Backup Special Tax"** means the Special Tax applicable to each Assessor's Parcel of Developed Property, or portion thereof, as determined in accordance with Section C.1.c.

**"Board"** means the Governing Board of the School District acting as the legislative body of CFD No. 2025-1.

**"Bonds"** means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which Special Taxes within CFD No. 2025-1 have been pledged, including any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, pursuant to the Act which are secured by a pledge of the Special Taxes.

**"County"** means the County of Riverside, California.

**"Developed Floor Area"** means for any Dwelling Unit, the square footage of assessable space of such Dwelling Unit as defined in Government Code section 65995(b)(1). For purposes of this determination, such square footage of assessable space shall be, and the School District, acting for CFD No. 2025-1, may rely on, the square footage, including the square footage of an Accessory Dwelling Unit, as may be identified on the building permit(s) issued by the applicable issuing agency if such square footage calculation is found consistent with such code section. Modifications to the Developed Floor Area shown on the originally issued building permit made prior to first occupancy may occur and shall be used to adjust the determination of Developed Floor Area. Modifications made after first occupancy, such as additions, shall be subject to then current development fees and not used to determine or adjust the Developed Floor Area used in the application of this Rate and Method of Apportionment. Additional Dwelling Units, such as an attached or detached Accessory Dwelling Unit, permitted after first

occupancy of the original Dwelling Unit shall be subject to then current development fees and not used to determine or adjust the Developed Floor Area used in the application of this Rate and Method of Apportionment or subject to the Special Tax as a Dwelling Unit.

**"Developed Property"** means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to March 1st of the prior Fiscal Year.

**"Dwelling Unit"** or **"DU"** means each residential dwelling unit which comprises an Independent Facility.

**"Exempt Property"** means all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section E, or Assessor's Parcels designated as being exempt from Special Taxes pursuant to the definition of Welfare Exemption Property determined as applicable in such Fiscal Year as described.

**"Final Map"** means a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*.), an applicable local ordinance, a condominium plan pursuant to California Civil Code Section 6624 or functionally equivalent map or instrument recorded with the County recorder that creates individual lots for which building permits may be issued without further subdivision.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Indenture"** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

**"Initial Fiscal Year"** means Fiscal Year 2025/26.

**"Independent Facility"** means a structure identified on a building permit for residential use that provides the ability to live independently from another attached or detached structure. Independent Facility includes but is not limited to an individual single-family detached or attached home, townhome, condominium, apartment or other such residential dwelling unit, including each separate living area within a duplex, triplex, fourplex, or other residential structure, that comprises an Independent Facility capable of conveyance or as a rental separate from the primary dwelling unit(s). This definition excludes Accessory Dwelling Unit(s) if they are permitted prior to first occupancy of the primary dwelling unit, such that the Developed Floor Area of an Accessory Dwelling Unit is included as part of the Developed Floor Area of the primary dwelling unit. If the Accessory Dwelling Unit is permitted after first occupancy of the original dwelling unit then the Accessory Dwelling Unit shall be subject to then current development fees and shall not be used to determine or adjust the Developed Floor Area of the primary dwelling unit used in the application of this Rate and Method of Apportionment or subject to the Special Tax as a Dwelling Unit. If an Accessory Dwelling Unit that was permitted prior to the initial occupancy of the primary dwelling unit is conveyed independently of the primary dwelling unit, the Developed Floor Area of the Accessory Dwelling Unit shall

continue to be included as part of the Developed Floor Area of the primary dwelling unit for purposes of the application of this Rate and Method of Apportionment.

"**Land Use Category"** means any of the categories listed in Table 1.

**"Land Use Class"** means the identified class of Taxable Property within CFD No. 2025-1 to include Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property or Public Property that is not Exempt Property.

**"Maximum Special Tax"** means for each Assessor's Parcel, the maximum amount of Special Tax, determined in accordance with Section C, below, that may be levied on such Assessor's Parcel of Taxable Property in the applicable Fiscal Year.

**"Non-Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued for the construction of a non-residential structure. All Non-Residential Property is subject to the Non-Residential Property Payment Obligation prior to receipt of a certificate of compliance by the School District.

**"Non-Residential Property Payment Obligation"** means, prior to the issuance of the last series of Bonds, other than Bonds issued solely for refunding purposes, at the time of the issuance of a certificate of compliance for any Non-Residential Property, the owner of such property shall pay Statutory School Fees after which the School District shall extinguish the Special Tax obligation of CFD No. 2025-1 for such Assessor's Parcel(s) if such Assessor's Parcel includes only Non-Residential Property and is designated as fully developed by the Assistant Superintendent of Business Services. After the issuance of the last series of Bonds, other than Bonds issued solely for refunding purposes, the Non-Residential Property Payment Obligation due at time of the issuance of a certificate of compliance for any Non-Residential Property is the greater of (1) the applicable Statutory School Fees for the requested Non-Residential Property or (2) the amount determined pursuant to Section I.1 less any redemption premium as described in Section I.1.(a) and less the determined administrative fee pursuant to Section I.1.(b), as determined by the Assistant Superintendent of Business Services. If the Non-Residential Property Payment Obligation is determined by Statutory School Fees pursuant to clause (1) above, the School District shall collect such amounts and apply the required portion of the amount to CFD No. 2025-1 to fully extinguish the Special Tax obligation of CFD No. 2025-1 for such Assessor Parcel(s). If the Non-Residential Property Payment Obligation is determined pursuant to clause (2) above, the property owner will be provided with the option to prepay the Special Tax in full pursuant to Section I.1 in order to receive the certificate of compliance, or, in lieu of making such a payment as a condition to receiving the certificate of compliance, be subject to the annual levy of the Special Tax as set forth in this Rate and Method of Apportionment.

**"Outstanding Bonds"** means all Bonds which are deemed to be outstanding under an Indenture(s).

**Property Owner Association Property"** means, for each Fiscal Year, all Assessor Parcels within the boundaries of CFD No. 2025-1 that are owned by a property owner association,

including any master or sub-association as shown on the closed roll of the County which is available on or about July 1st of the Fiscal Year provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2025-1 to less than the minimum Acreage pursuant to Section E.

**"Proportionately"** means, for Developed Property classified as Residential Property, that the quotient of (i) the actual Special Tax levy less the Assigned Special Tax divided by (ii) the Backup Special Tax less the Assigned Special Tax is equal for all Assessor's Parcels of Developed Property for which the Maximum Special Tax is derived by the application of the Backup Special Tax. For Undeveloped Property "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property. For Non-Residential Property that is not Exempt Property, Property Owner Association Property that is not Exempt Property, and Public Property that is not Exempt Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Non-Residential Property, Property Owner Association Property and Public Property, respectively.

**"Public Property"** means, for each Fiscal Year, all Assessor's Parcels within the boundaries of CFD No. 2025-1 that are (i) used for rights-of-way or any other purpose and is owned by the federal government, the State, the County or any other public agency, including school districts, as shown on the closed roll of the County which is available on or about July 1st of the Fiscal Year or (ii) encumbered by a public or by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement as shown on the closed roll of the County which is available on or about July 1st of the Fiscal Year or (3) Assessor's Parcels which are used for other types of public uses as determined by the Assistant Superintendent of Business Services, provided however, that no such classification shall reduce the Acreage of all Taxable Property to less than the minimum Acreage pursuant to Section E and provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed at the rate as described in Section C.2. and as applicable per Section D.

**"Rate and Method of Apportionment"** means the "Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2025-1 of the Temecula Valley Unified School District."

**"Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more Dwelling Units.

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

**"Special Tax"** or **"Special Taxes"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property within the boundaries of CFD No. 2025-1 in accordance with this Rate and Method of Apportionment.

**"Special Tax Requirement"** means that amount required in any Fiscal Year for CFD No. 2025-1 to: (i) pay Administration Expenses of CFD No. 2025-1 as provided in this Rate and Method of Apportionment; (ii) pay debt service on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iv) pay any amounts required to replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of facilities that are eligible to be financed through CFD No. 2025-1 under the Act, as reasonably determined by the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax levied on Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2025-1 levied in the previous Fiscal Year if available or if not available, the lowest delinquency rate of all community facilities districts of the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax levied on Undeveloped Property prior to the issuance of Bonds, less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the Assistant Superintendent of Business Services pursuant to the Indenture.

**"State"** means the State of California.

**"Statutory School Fee"** means those fees established by Section 17620 of the Education Code and Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code or successor or similar statutory provisions of law being collected by the School District at the time of request for a certificate of compliance.

**"Taxable Property"** means all of the Assessor's Parcels within the boundaries of CFD No. 2025-1 for which (i) the Special Tax has not been fully prepaid pursuant to Section I.1 or, (ii) the Assessor Parcel has not been classified as Exempt Property.

**"Trustee"** means the trustee or fiscal agent under an Indenture(s).

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Property Owner Association Property that is not Exempt Property or Public Property that is not 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.

**"Welfare Exemption Property"** means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 2025-1 that has received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place, as a result of which, except as provided in the following clause, the Assessor's Parcel shall be exempt from Special Tax; provided however, after the issuance of Bonds, an Assessor's Parcel of Welfare Exemption Property shall not be exempt from Special Taxes and

shall be taxed at the rate as described in Section C.2. and as applicable per Section D if the Assessor's Parcel had not been Welfare Exemption Property on the date of issuance of the Bonds.

**"Zone(s)"** means Zone A or Zone B as geographically identified on Exhibit "A" attached to this Rate and Method of Apportionment.

**"Zone A"** means the specific area identified on Exhibit "A" attached to this Rate and Method of Apportionment as Zone A of the CFD.

**"Zone B"** means the specific area identified on Exhibit "A" attached to this Rate and Method of Apportionment as Zone B of the CFD.

## B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year for the term of the Special Tax, all Assessor's Parcels within CFD No. 2025-1 shall be assigned to either Zone A or Zone B and then shall be classified as either Taxable or Exempt Property. Taxable Property shall be further classified as Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property, or Public Property that is not Exempt Property and shall be subject to Special Taxes in accordance with this Rate and Method of Apportionment determined pursuant to Sections C and D below. An Assessor's Parcel may contain both Developed Property subject to Special Taxes in accordance with Section C.1, below, and Taxable Property subject to Special Taxes as Undeveloped Property, Property Owner Association Property that is not Exempt Property, or Public Property that is not Exempt Property subject to Special Tax in accordance with Section C.2, below. Assessor's Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property, and finally into Land Use Categories.

After the issuance of Bonds, once an Assessor's Parcel or a portion thereof has been taxed in any Fiscal Year as Developed Property, the Assessor's Parcel, or area of land such Assessor Parcel contains if further subdivision occurs, shall continue to be taxed as Developed Property regardless of changes to or expiration of the building permit records at the time of Bond issuance, and regardless of revisions to or destruction of the structure that was or was expected to be constructed pursuant to the building permit records at the time of Bond issuance. The Assigned Special Tax applicable to that Assessor's Parcel, or area of land such Assessor Parcel contains if further subdivision occurs, shall not be reduced in future Fiscal Years regardless of changes described above or changes in land use on the Assessor's Parcel.

## C. MAXIMUM SPECIAL TAX RATE

An Assessor's Parcel may contain more than one Land Use Class and/or Land Use Category. The Maximum Special Tax which may be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax that can be imposed based on each Land Use Class and Land Use Category applicable to such Assessor's Parcel.

## 1. Developed Property

a. Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel of Developed Property that is classified as Residential Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

The Maximum Special Tax for each Assessor's Parcel of Developed Property that is classified as Non-Residential Property shall be the Assigned Special Tax described in Table 1.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor's Parcel, or portion thereof, classified as Developed Property is shown in Table 1 below.

**TABLE 1**
Assigned Special Taxes for Developed Property
for the Initial Fiscal Year

| Land Use Category | Taxable Unit | Developed Floor Area | Assigned Special Tax Per Taxable Unit |
|---|---|---|---|
| **Zone A** | | | |
| 1 - Residential Property | DU | Less than 1,900 sq. ft. | $1,395.00 |
| 2 - Residential Property | DU | 1,900 sq. ft. to 2,100 sq. ft. | $1,620.00 |
| 3 - Residential Property | DU | 2,101 sq. ft. to 2,300 sq. ft. | $1,845.00 |
| 4 - Residential Property | DU | 2,301 sq. ft. to 2,500 sq. ft. | $2,070.00 |
| 5 - Residential Property | DU | Greater than 2,500 sq. ft. | $2,295.00 |
| 6 – Non-Residential Property | Acre | NA | $20,709.70 |
| **Zone B** | | | |
| 1 – Residential Property | DU | Less than 4,000 sq. ft. | $2,250.00 |
| 2 – Residential Property | DU | Greater than 3,999 sq. ft. | $2,925.00 |
| 3 - Non-Residential Property | Acre | N/A | $7,231.12 |

c. Backup Special Tax

The Backup Special Tax per Dwelling Unit of Residential Property by Zone is provided in Table 2 below. The Backup Special Tax per Assessor's Parcel of

Residential Property within each Zone of CFD No. 2025-1 was determined by multiplying the Maximum Special Tax per Acre for Undeveloped Property for the Initial Fiscal Year by the total Acreage of Taxable Property, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner's Association Property in the portion of such Final Map included within such Zone of CFD No. 2025-1 and dividing such amount by the number of Assessor's Parcels that are or are expected to be Residential Property (i.e., the number of residential lots or Dwelling Units) within such Zone and Final Map included within CFD No. 2025-1. Table 2 below provides the calculation of the Backup Special Tax for the Initial Fiscal Year for both Zone A and Zone B of CFD No. 2025-1.

**TABLE 2**
Backup Special Tax
for the Initial Fiscal Year

| Zone Tract Map and Planning Area | Final Map Acreage of Taxable Property | Projected Number of Residential Dwelling Units | Status of Backup Tax* | Backup Special Tax per Lot or Dwelling Unit* |
|---|---|---|---|---|
| Zone A; Tract Map 37926 – PA 12 | 10.2343 | 104 | Final | ($20,709.70 times 10.2343 divided by 104 lots) $2,037.97 |
| Zone B; Tract Map 37928 – PA 33A and Tract Map 37925 – PA 10 | 11.1324 | 28 | Final | ($7,231.12 times 11.1324 divided by 28 lots) $2,875.00 |

* Note: The Backup Special Tax per affected lot may be modified if the Final Map is modified as described below.

Notwithstanding the foregoing, if all or any portion of the applicable Final Maps contained within the boundaries of CFD No. 2025-1 is subsequently changed or modified, then the Backup Special Tax for each Dwelling Unit of Residential Property in such Final Map area contained with the boundaries of CFD No. 2025-1 that is changed or modified shall be recalculated as follows:

1. Determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.

2. The result of paragraph 1 above shall be divided by the total number of Dwelling Units constructed or projected to be constructed within such a changed or modified Final Map area contained within the boundaries of CFD No. 2025-1, as reasonably determined by the Assistant Superintendent of Business Services.

3. The result of paragraph 2 is the Backup Special Tax per Dwelling Unit which shall be applicable to Assessor's Parcels of Developed Property classified as Residential Property in such changed or modified Final Map area contained within the boundaries of CFD No. 2025-1.

d. Annual Special Tax Increases

Each July 1st, commencing July 1, 2026, the Assigned Special Taxes and the Backup Special Tax shall increase by two percent (2%) of the amount established in the prior Fiscal Year.

**2. Undeveloped Property, Property Owner Association Property and Public Property**

a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property, Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property within CFD No. 2025-1 shall be $20,709.70 per Acre for Zone A and $7,231.12 per Acre for Zone B for the Initial Fiscal Year.

b. Annual Special Tax Increases

Each July 1st, commencing July 1, 2026, the Assigned Special Taxes and the Backup Special Tax shall increase by two percent (2%) of the amount established in the prior Fiscal Year.

**3. Reduction of Special Tax.**

Up to one hundred-twenty (120) days prior to the expected issuance of the first series of Bonds, the Assigned Special Tax applicable to Developed Property, under Section C.1.(b), and Maximum Special Tax applicable to Undeveloped Property, Property Owner Association Property, and Public Property, under Section C.2., may be reduced in accordance with the documents approved by the School District related to CFD No. 2025-1 .

Concurrent with the reduction of the Assigned Special Tax, the Board shall also reduce the Backup Special Tax applicable to an Assessor's Parcel of Residential Property. The reduced Backup Special Tax shall be calculated pursuant to the formula in Section C.1.(c) above based on the reduced Maximum Special Tax rate for Undeveloped Property.

In the event of a Special Tax reduction pursuant to this Section C.3, the Board shall direct in a resolution that a notice of the reduction in the Special Tax shall be recorded pursuant to the Act.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with the Initial Fiscal Year and for each following Fiscal Year for the term of the Special Tax, the School District shall levy the Special Tax as detailed in the following steps:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in each Zone in an amount equal to the applicable Assigned Special Tax;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in each Zone in an amount up to one hundred percent (100%) of the Maximum Special Tax for Undeveloped Property to satisfy the Special Tax Requirement; and

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Public Property which is not Exempt Property and Property Owner Association Property which is not Exempt Property in each Zone in an amount up to one hundred percent (100%) of the Maximum Special Tax for Property Owner Association Property which is not Exempt Property and Public Property which is not Exempt Property to satisfy the Special Tax Requirement; and

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the levy of the Special Tax on each Assessor's Parcel of Residential Property for which the Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax in each Zone.

Under no circumstances may the Special Tax on one Assessor's Parcel be increased by more than ten percent (10%) as a consequence of delinquency or default in payment of the Special Tax levied on another Assessor's Parcel or Assessor's Parcels.

E. EXEMPTIONS

As of the date of formation, applicable Assessor's Parcels within the boundaries of CFD No. 2025-1 meeting the definition of Public Property or Property Owner Association Property have been classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act. Except as limited in the following paragraph, after the date of formation Assessor's Parcels within the boundaries of CFD No. 2025-1 which are classified by definition as Public Property or Property Owner Association Property shall be identified and annually classified as Exempt Property and shall be exempt from the Special Tax.

Tax exempt status will be irrevocably assigned on an annual basis to Assessor's Parcels as described in the previous paragraph in the chronological order in which property becomes

Exempt Property provided, however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2025-1 to less than 9.2109 Acres within Zone A and 10.0192 Acres within Zone B as determined by the Assistant Superintendent of Business Services. Public Property or Property Owner Association Property that would, if designated as Exempt Property, cause the Acreage of all Taxable Property to be less than 9.2109 Acres in Zone A or 10.0192 Acres in Zone B shall be required to either (i) prepay the Special Tax for such Assessor's Parcel in full per Acre at the applicable Maximum Special Tax rate per Acre for Property Owner Association Property or Public Property (Section C.2) applied to the Acres of such Assessor's Parcel within such Zone, which resulting amount is to be used as the Assigned Special Tax in the calculation of the prepayment pursuant to Section I.1 or (ii) be subject to taxation pursuant to the third step of Section D.

## F. APPEAL

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. The written notice of appeal must be filed within twelve (12) months after having paid the first installment of the Special Tax that is disputed was levied and the property owner must be current and remain current in the payment of all Special Taxes levied on or before the payment date.

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 Services' decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) and a cash refund shall be made representing the amount of the adjustment for the most recent Fiscal Year if the Assistant Superintendent of Business Services determines such funds are available. If funds are not available to provide a cash refund, a credit to the levy of Special Tax in one or more subsequent Fiscal Years shall be made up to the same amount of the required adjustment.

The Assistant Superintendent of Business Services may interpret this Rate and Method of Apportionment for purposes of clarifying ambiguity and make determinations relative to the amount of Special Taxes levied. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal actions by such property owner.

## G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2025-1 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet

its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

## H. ASSIGNED SPECIAL TAX REMAINDER FROM DEVELOPED PROPERTY

In any Fiscal Year, when proceeds of Assigned Special Taxes from Developed Property are greater than the Special Tax Requirement, such amount(s) 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, other applicable law, and documents approved by the School District related to CFD No. 2025-1 as determined by the School District.

## I. PREPAYMENT OF SPECIAL TAX

### 1. Prepayment in Full

The Special Tax obligation may only be prepaid and permanently satisfied for an Assessor's Parcel of Developed Property, Undeveloped Property for which a building permit has been issued, and Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E. The Prepayment Amount (defined below) for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued shall be based on the Assigned Special Tax for the applicable Zone and Land Use Category shown in Table 1 based on the building permit issued for such Assessor's Parcel and the then current Assigned Special Tax rates. The Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the Assistant Superintendent of Business Services with written notice of intent to prepay, and within five (5) business days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2025-1 in calculating the proper amount of a prepayment. Within fifteen (15) business days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the Prepayment Amount for such Assessor's Parcel.

a) The Prepayment Amount for an Assessor's Parcel will be equal to the sum of (1) the present value of the Assigned Special Tax of such Assessor's Parcel and the amount determined pursuant to Section I.1.c., if applicable, using a discount rate equal to five and one-half percent (5.50%) prior to the issuance of Bonds or the Weighted Average Interest Rate after the issuance of Bonds and a term equal to the lesser of (i) the remaining term for which the Special Tax may be levied pursuant to Section J or (ii) thirty-five (35) years plus (2) the redemption premium, if any, as provided in the Indenture ("Prepayment Amount"). The redemption premium shall be calculated by

multiplying the present value calculated pursuant to part (1) of the prior sentence by the applicable redemption premium percentage as of the prepayment calculation date as indicated in the Indenture. Special Taxes that have already been levied as of the date of the prepayment shall not be considered in the calculations made pursuant to this Section I.1.

b) A reasonable administrative fee (net of the non-refundable deposit) for determining and administering such prepayment shall be added to the amount determined in Section I.1.a.

c) If at the date of the prepayment calculation all or a portion of the Backup Special Tax is being levied as a result of the total Residential Property within CFD No. 2025-1 being less than the total estimated Residential Property that was assumed when the Bonds were issued as determined by the Assistant Superintendent of Business Services, that portion of the Backup Special Tax being levied in excess of the Assigned Special Tax for the Assessor's Parcel for which the prepayment is being sought shall be added to the Assigned Special Tax in Section I.1.a. (before calculating the present value) for purposes of calculating the Prepayment Amount.

d) Prior to the issuance of Bonds, the Prepayment Amount, after reduction for administrative expenses, shall be deposited into a separate account held with the School District and disbursed to fund facilities authorized by CFD No. 2025-1 and in accordance with the documents approved by the School District related to CFD No. 2025-1. After the issuance of Bonds, the Prepayment Amount, after the reduction for administrative expenses, shall be deposited into the applicable accounts or funds established pursuant to the Indenture. If additional Bonds are anticipated to be issued at the time of the prepayment, not to include the refunding of any outstanding Bonds, the Prepayment Amount, after reduction for administrative expenses, shall be allocated as determined by the Assistant Superintendent of Business Services and deposited as directed above for both prepayments prior to the issuance of Bonds and after the issuance of Bonds.

Upon cash payment of the Prepayment Amount due pursuant to the above and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that all prior and current Fiscal Year's Special Taxes, including any delinquency penalties and interest, for such Assessor's Parcel has been paid, the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Taxable Property assuming buildout of CFD No. 2025-1, less Administrative Expenses, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds in each future Fiscal Year.

Notwithstanding any of the foregoing, as an alternative prepayment method prior to the issuance of Bonds, the Special Tax for an Assessor's Parcel shall be deemed to be prepaid in whole on the date on which a notice of special tax lien is recorded against the Assessor's Parcel showing that such Assessor's Parcel has been included in a separate Community Facilities District of the School District. Upon such occurrence the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

**2. <u>Prepayment in Part</u>**

The Special Tax obligation for an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a building permit has been issued may be partially prepaid, provided an Assessor's Parcel of Developed Property may only be partially prepaid prior to or concurrent with the close of escrow of a sale to the initial homebuyer. The amount of the prepayment shall be calculated as in Section I.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + G$$

These terms have the following meaning:

PP = the partial Prepayment Amount.
$P_E$ = the Prepayment Amount calculated according to Section I.1.a.
F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax obligation.
G = the administrative fee determined in Section I.1.b.

The owner of an Assessor's Parcel who desires to partially prepay the Special Tax obligation shall notify the Assistant Superintendent of Business Services of (i) such owner's intent to partially prepay the Special Tax obligation, and (ii) the percentage by which the Special Tax obligation shall be prepaid, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit to cover the cost to be incurred by CFD No. 2025-1 in calculating the proper amount of a partial prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the partial Prepayment Amount of such Assessor's Parcel.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Assistant Superintendent of Business Services shall (i) distribute the funds remitted pursuant to Section I.1.d, and (ii) indicate in the records of CFD No. 2025-1 that there has been a partial prepayment of the Special Tax obligation and that a portion of the Assigned Special Tax and Backup Special Tax equal to the outstanding percentage (1.00 - F) of the Assigned Special Tax and Backup Special Tax shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section D.

Notwithstanding the foregoing, no partial Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Taxable Property assuming buildout of CFD No. 2025-1, less Administrative Expenses, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds in each future Fiscal Year.

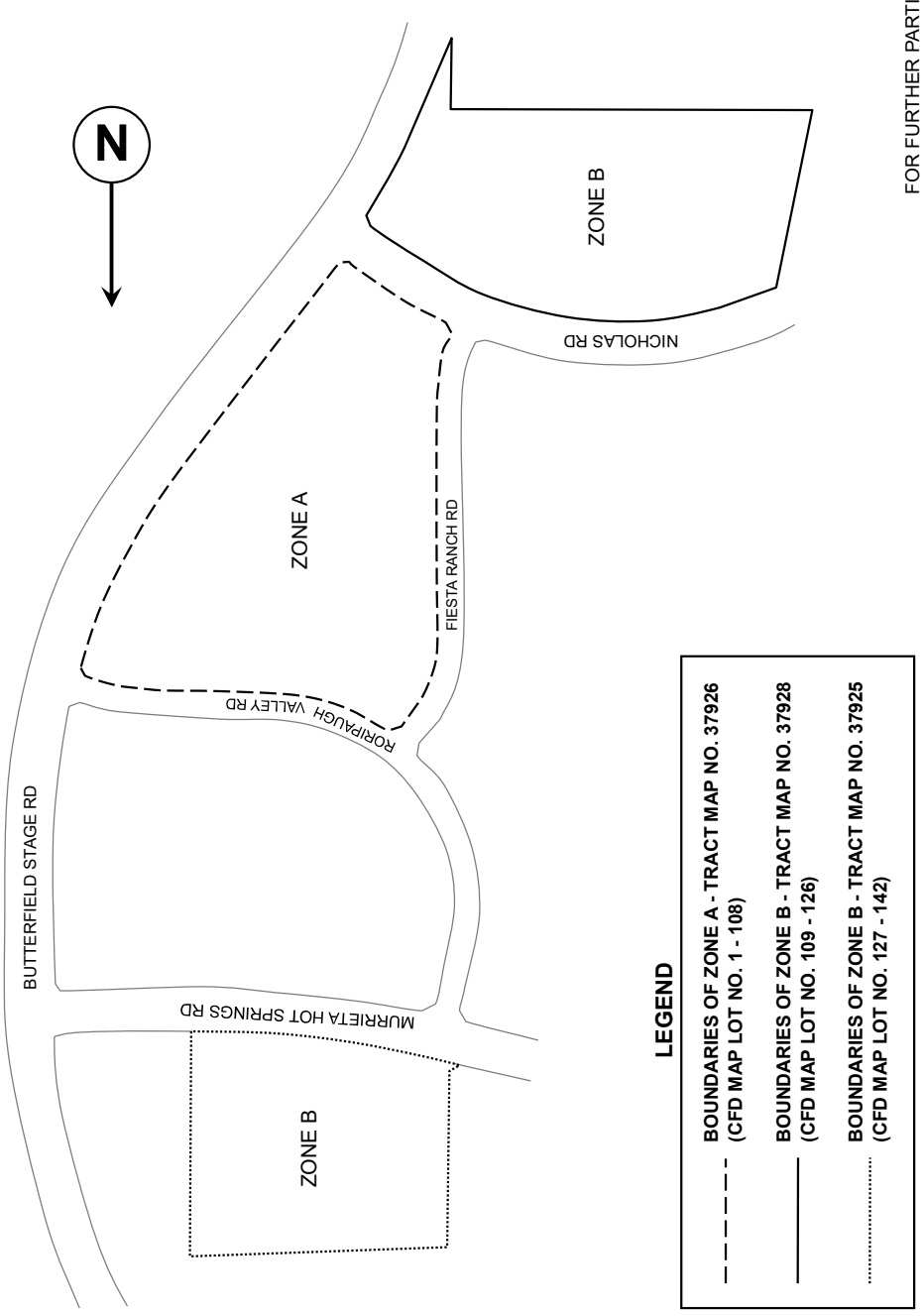
## J. TERM OF THE SPECIAL TAX

The Special Tax shall be levied annually on each Assessor's Parcels of Taxable Property for a term of five (5) Fiscal Years after the final maturity of the last series of Bonds, provided that the Special Taxes shall not be levied later than Fiscal Year 2070/71.

## K. PURPOSE OF THE SPECIAL TAXES

The authorized facilities that may be funded and financed by CFD 2025-1 are detailed in the Resolution of Intention to Establish CFD No. 2025-1 approved by the School District related to CFD No. 2025-1. A summary of the proposed facilities to be funded and financed include, but is not limited to, elementary, middle, and high school buildings; special education facilities and transportation facilities, as well as central administration and support facilities as needed and applicable, together with land and all necessary equipment including technology improvements, equipment and personal property of the School District, with an estimated useful life of five (5) years or longer to serve the properties and students within CFD No. 2025-1, and the School District. The herein-provided Special Taxes are contractually encumbered and committed to the School District as contemplated by Section 9 of Article 1 of the California Constitution and the applicable provisions of the Federal Constitution.

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2025-1
DEPICTION OF ZONE LOCATIONS




**LEGEND**

- **BOUNDARIES OF ZONE A - TRACT MAP NO. 37926 (CFD MAP LOT NO. 1 - 108)**
- **BOUNDARIES OF ZONE B - TRACT MAP NO. 37928 (CFD MAP LOT NO. 109 - 126)**
- **BOUNDARIES OF ZONE B - TRACT MAP NO. 37925 (CFD MAP LOT NO. 127 - 142)**

FOR FURTHER PARTICULARS REFERENCE THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2025-1 BOUNDARY MAP ("CFD MAP").

SHEET 1 OF 1

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# Appendix C: 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.

# Appendix D: Notice of Special Tax

Pertaining to Developed properties being **resold** within CFD No. 2025-1, each 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 for each Land Use Classification.

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

**DOC # 2025-0230692**
07/29/2025 02:41 PM Fees: $442.00
Page 1 of 24
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted to the County of Riverside for recording**
Receipted by: NORMA #248

**RECORDING REQUESTED BY AND AFTER RECORDATION RETURN TO:**
Clerk
Temecula Valley Unified School District
31350 Rancho Vista Road,
Temecula, California 92592

# NOTICE OF SPECIAL TAX LIEN

## TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
## Community Facilities District No. 2025-1

Pursuant to the requirements of Section 3114.5 of the California Streets and Highways Code and Section 53328.3 of the California Government Code, the undersigned Clerk of the Board of Education of the Temecula Valley Unified School District, County of Riverside, State of California, hereby gives notice that a lien to secure payment of a special tax is hereby imposed by the Board of Education of the Temecula Valley Unified School District, County of Riverside. The special tax secured by this lien is authorized to be levied for the purpose of paying principal and interest on bonds and other debt (as defined in the Mello-Roos Community Facilities Act of 1982, as amended), the proceeds of which are being used to finance the acquisition and construction of all or a portion of the public facilities described in Exhibit A attached hereto and hereby made a part hereof, paying for such public facilities directly and paying the cost of administering the CFD (defined below).

The special tax is authorized to be levied within the "Temecula Valley Unified School District Community Facilities District No. 2025-1" (the "CFD") which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are as set forth in said Exhibit B and hereby incorporated herein by this reference.

Notice is further given that upon the recording of this notice in the office of the County Recorder of the County of Riverside the obligation to pay the special tax levy shall become a lien

lien upon all nonexempt real property within the CFD in accordance with Section 3115.5 of the Streets and Highways Code of California.

The name(s) of the owner(s) and the assessor's tax parcel numbers of the real property included within the area of the CFD and not exempt from the special tax are as set forth in Exhibit C attached hereto and hereby made a part hereof.

A map of the proposed boundaries of the CFD was recorded in the Riverside County Recorder's Office as Document No. 2025-0154875 on May 22, 2025, in Book 96 at Pages 24-28 of Maps of Assessment and Community Facilities Districts (the "Boundary Map"). The Boundary Map is now the final boundary map of the CFD.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Superintendent, Temecula Valley Unified School District, 31350 Rancho Vista Road, Temecula, California, (951) 676-2661.

Dated: As of June 24, 2025

By: _____

Emil Barham, Clerk
Board of Education
Temecula Valley Unified School District

# EXHIBIT A

## NOTICE OF SPECIAL TAX LIEN

## TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
## Community Facilities District No. 2025-1

### DESCRIPTION OF FACILITIES
### TO BE FINANCED BY THE CFD

It is intended that the CFD will be authorized to finance all or a portion of the costs of any of the following:

**I Facilities.**

The types of facilities ("Facilities") proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2025-1 of the Temecula Valley Unified School District ("CFD No. 2025-1") under the Mello Roos Community Facilities Act of 1982 ("Mello-Roos Act") are as follows:

1. "School Facilities" includes, but not by way of limitation, facilities of the Temecula Valley Unified School District consisting of the planning, engineering, design, acquisition, construction, lease, improvement, and/or financing of interim and permanent facilities, including classrooms, multi-purpose facilities, recreational facilities, administration and auxiliary space at school facilities, central support, and transportation facilities as reasonably determined from time to time by the School District to be necessary to accommodate the student population of the School District, including the property within CFD No. 2025-1, and all appurtenances and appurtenant work in connection with the foregoing, including the cost of engineering, planning, designing, materials testing, coordination, construction staking, construction management and supervision for such School Facilities and any other expense incidental to the construction, acquisition, modification, expansion or rehabilitation of such School Facilities, during the term of the special taxes as follows:

   (A) School sites and facilities for all grade levels of education provided by the School District, including pre-school/early age, TK-12, and adult education, including lease rental payments therefore related to the acquisition of land, or interests in land required for the construction of such on-site or off-site facilities, including, but not limited to, buildings, appurtenances, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, as well as portable or relocatable buildings or interim additions to existing buildings at such school facilities.

   (B) Modernization, rehabilitation, relocation and expansion of existing school facilities and related infrastructure.

(C) Central support, administrative facilities, special education facilities and transportation facilities, including, but not by way of limitation, buses and vehicles.
(D) Furniture, equipment, and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five years at such school facilities.

(E) The costs attributable to planning, engineering, designing, leasing, financing, acquiring, expanding, relocating, rehabilitating, or constructing (or any combination thereof) of school facilities (including, without limitation, construction management, inspection, materials testing, and construction staking); any "debt," as defined in California 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. 2025-1), 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 in this Exhibit are representative of the types of improvements to be funded or financed by CFD No. 2025-1. Addition, deletion, or modification of school facilities may be made consistent with the requirements of the School District, CFD No. 2025-1, and the Mello-Roos Act.

**II. Other Costs.**

Incidental expenses to be incurred, as permitted under the provisions of the Mello-Roos Act including:

1. The cost of engineering, planning, designing and rehabilitating the Facilities, legal services, materials testing, coordination, surveying, construction staking, construction inspection, environmental evaluations of Facilities, and any and all appurtenant facilities to the foregoing required to serve the Property.

2. All costs chargeable as administrative or incidental costs associated with the creation of CFD No. 2025-1, the issuance of the Bonds thereby in one or more series, and the determination of the amount of special taxes to be levied, collection of special taxes, payment of special taxes, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2025-1.

All other expenses incidental to the construction, acquisition, modification, maintenance, rehabilitation, completion, and inspection of the Facilities.

# EXHIBIT B

## NOTICE OF SPECIAL TAX LIEN

## TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
## Community Facilities District No. 2025-1

## RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

(see attached)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
COMMUNITY FACILITIES DISTRICT NO. 2025-1
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

An annual Special Tax (as hereinafter defined) shall be levied on all applicable Assessor's Parcels (as hereinafter defined) within Community Facilities District No. 2025-1 of the Temecula Valley Unified School District ("CFD No. 2025-1") commencing in Fiscal Year 2025/26 and collected each Fiscal Year thereafter, in an amount determined by the Temecula Valley Unified School District ("School District"), through the application of this Rate and Method of Apportionment of Special Taxes as described below. All of the real property within the boundaries of CFD No. 2025-1, unless exempted by law or by the provisions hereof, shall be subject to the Special Tax for the purposes, to the extent and in the manner herein provided.

## A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Accessory Dwelling Unit"** means an accessory dwelling unit which may be located within, attached to, or detached from the primary structure of a Dwelling Unit.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California.

**"Administrative Expenses"** means the actual or reasonably estimated costs directly related to the administration of CFD No. 2025-1 including but not limited to (i) the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the School District or designee thereof or both); (ii) the costs of collecting the Special Taxes (whether by the County or otherwise); (iii) the costs of remitting the Special Taxes to the Trustee; (iv) the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; (v) the costs to the School District, CFD No. 2025-1 or any designee thereof of complying with arbitrage rebate requirements; (vi) the costs to the School District, CFD No. 2025-1 or any designee thereof of complying with School District's or CFD No. 2025-1's disclosure requirements in connection with the financing associated with applicable federal and State securities laws and of the Act; (vii) the costs associated with preparing Special Tax disclosure statements and responding to property owner and public inquiries regarding CFD No. 2025-1, including its Special Taxes; (viii) the costs associated with the computation of the Backup Special Tax; (ix) the costs of the School District, CFD No. 2025-1 or any designee thereof related to an appeal of the Special Tax; (x) the costs associated with the release of funds from an escrow account; and (xi) the School District's annual administration fees and third party expenses, including the payment of the allocable portion of the salaries and benefits of any School District employee whose duties are directly related to the administration of CFD No. 2025-1. Administrative Expenses shall also include amounts estimated or advanced by the School District or CFD No. 2025-1 for any formation or other administrative purposes of CFD No. 2025-1, including attorney's fees and other costs

related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel"** means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County designating parcels by Assessor's Parcel number.

**"Assigned Special Tax"** means the Special Tax which may be annually levied on an Assessor's Parcel of Developed Property, or portion thereof, as determined in accordance with Section C.1.b.

**"Assistant Superintendent of Business Services"** means the Assistant Superintendent of Business Services of the School District, Deputy Superintendent of Business Services of the School District or the Chief Business Official of the School District, as appropriate, or his or her designee in consultation with the CFD administrator.

**"Backup Special Tax"** means the Special Tax applicable to each Assessor's Parcel of Developed Property, or portion thereof, as determined in accordance with Section C.1.c.

**"Board"** means the Governing Board of the School District acting as the legislative body of CFD No. 2025-1.

**"Bonds"** means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which Special Taxes within CFD No. 2025-1 have been pledged, including any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, pursuant to the Act which are secured by a pledge of the Special Taxes.

**"County"** means the County of Riverside, California.

**"Developed Floor Area"** means for any Dwelling Unit, the square footage of assessable space of such Dwelling Unit as defined in Government Code section 65995(b)(1). For purposes of this determination, such square footage of assessable space shall be, and the School District, acting for CFD No. 2025-1, may rely on, the square footage, including the square footage of an Accessory Dwelling Unit, as may be identified on the building permit(s) issued by the applicable issuing agency if such square footage calculation is found consistent with such code section. Modifications to the Developed Floor Area shown on the originally issued building permit made prior to first occupancy may occur and shall be used to adjust the determination of Developed Floor Area. Modifications made after first occupancy, such as additions, shall be subject to then current development fees and not used to determine or adjust the Developed Floor Area used in the application of this Rate and Method of Apportionment. Additional Dwelling Units, such as an attached or detached Accessory Dwelling Unit, permitted after first

occupancy of the original Dwelling Unit shall be subject to then current development fees and not used to determine or adjust the Developed Floor Area used in the application of this Rate and Method of Apportionment or subject to the Special Tax as a Dwelling Unit.

**"Developed Property"** means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to March 1st of the prior Fiscal Year.

**"Dwelling Unit"** or **"DU"** means each residential dwelling unit which comprises an Independent Facility.

**"Exempt Property"** means all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section E, or Assessor's Parcels designated as being exempt from Special Taxes pursuant to the definition of Welfare Exemption Property determined as applicable in such Fiscal Year as described.

**"Final Map"** means a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*), an applicable local ordinance, a condominium plan pursuant to California Civil Code Section 6624 or functionally equivalent map or instrument recorded with the County recorder that creates individual lots for which building permits may be issued without further subdivision.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Indenture"** means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time.

**"Initial Fiscal Year"** means Fiscal Year 2025/26.

**"Independent Facility"** means a structure identified on a building permit for residential use that provides the ability to live independently from another attached or detached structure. Independent Facility includes but is not limited to an individual single-family detached or attached home, townhome, condominium, apartment or other such residential dwelling unit, including each separate living area within a duplex, triplex, fourplex, or other residential structure, that comprises an Independent Facility capable of conveyance or as a rental separate from the primary dwelling unit(s). This definition excludes Accessory Dwelling Unit(s) if they are permitted prior to first occupancy of the primary dwelling unit, such that the Developed Floor Area of an Accessory Dwelling Unit is included as part of the Developed Floor Area of the primary dwelling unit. If the Accessory Dwelling Unit is permitted after first occupancy of the original dwelling unit then the Accessory Dwelling Unit shall be subject to then current development fees and shall not be used to determine or adjust the Developed Floor Area of the primary dwelling unit used in the application of this Rate and Method of Apportionment or subject to the Special Tax as a Dwelling Unit. If an Accessory Dwelling Unit that was permitted prior to the initial occupancy of the primary dwelling unit is conveyed independently of the primary dwelling unit, the Developed Floor Area of the Accessory Dwelling Unit shall

continue to be included as part of the Developed Floor Area of the primary dwelling unit for purposes of the application of this Rate and Method of Apportionment.

"**Land Use Category**" means any of the categories listed in Table 1.

**"Land Use Class"** means the identified class of Taxable Property within CFD No. 2025-1 to include Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property or Public Property that is not Exempt Property.

**"Maximum Special Tax"** means for each Assessor's Parcel, the maximum amount of Special Tax, determined in accordance with Section C, below, that may be levied on such Assessor's Parcel of Taxable Property in the applicable Fiscal Year.

**"Non-Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued for the construction of a non-residential structure. All Non-Residential Property is subject to the Non-Residential Property Payment Obligation prior to receipt of a certificate of compliance by the School District.

**"Non-Residential Property Payment Obligation"** means, prior to the issuance of the last series of Bonds, other than Bonds issued solely for refunding purposes, at the time of the issuance of a certificate of compliance for any Non-Residential Property, the owner of such property shall pay Statutory School Fees after which the School District shall extinguish the Special Tax obligation of CFD No. 2025-1 for such Assessor's Parcel(s) if such Assessor's Parcel includes only Non-Residential Property and is designated as fully developed by the Assistant Superintendent of Business Services. After the issuance of the last series of Bonds, other than Bonds issued solely for refunding purposes, the Non-Residential Property Payment Obligation due at time of the issuance of a certificate of compliance for any Non-Residential Property is the greater of (1) the applicable Statutory School Fees for the requested Non-Residential Property or (2) the amount determined pursuant to Section I.1 less any redemption premium as described in Section I.1.(a) and less the determined administrative fee pursuant to Section I.1.(b), as determined by the Assistant Superintendent of Business Services. If the Non-Residential Property Payment Obligation is determined by Statutory School Fees pursuant to clause (1) above, the School District shall collect such amounts and apply the required portion of the amount to CFD No. 2025-1 to fully extinguish the Special Tax obligation of CFD No. 2025-1 for such Assessor Parcel(s). If the Non-Residential Property Payment Obligation is determined pursuant to clause (2) above, the property owner will be provided with the option to prepay the Special Tax in full pursuant to Section I.1 in order to receive the certificate of compliance, or, in lieu of making such a payment as a condition to receiving the certificate of compliance, be subject to the annual levy of the Special Tax as set forth in this Rate and Method of Apportionment.

**"Outstanding Bonds"** means all Bonds which are deemed to be outstanding under an Indenture(s).

**Property Owner Association Property"** means, for each Fiscal Year, all Assessor Parcels within the boundaries of CFD No. 2025-1 that are owned by a property owner association,

including any master or sub-association as shown on the closed roll of the County which is available on or about July 1st of the Fiscal Year provided however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2025-1 to less than the minimum Acreage pursuant to Section E.

**"Proportionately"** means, for Developed Property classified as Residential Property, that the quotient of (i) the actual Special Tax levy less the Assigned Special Tax divided by (ii) the Backup Special Tax less the Assigned Special Tax is equal for all Assessor's Parcels of Developed Property for which the Maximum Special Tax is derived by the application of the Backup Special Tax. For Undeveloped Property "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property. For Non-Residential Property that is not Exempt Property, Property Owner Association Property that is not Exempt Property, and Public Property that is not Exempt Property, "Proportionately" means that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is equal for all Assessor's Parcels of Non-Residential Property, Property Owner Association Property and Public Property, respectively.

**"Public Property"** means, for each Fiscal Year, all Assessor's Parcels within the boundaries of CFD No. 2025-1 that are (i) used for rights-of-way or any other purpose and is owned by the federal government, the State, the County or any other public agency, including school districts, as shown on the closed roll of the County which is available on or about July 1st of the Fiscal Year or (ii) encumbered by a public or by an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement as shown on the closed roll of the County which is available on or about July 1st of the Fiscal Year or (3) Assessor's Parcels which are used for other types of public uses as determined by the Assistant Superintendent of Business Services, provided however, that no such classification shall reduce the Acreage of all Taxable Property to less than the minimum Acreage pursuant to Section E and provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed at the rate as described in Section C.2. and as applicable per Section D.

**"Rate and Method of Apportionment"** means the "Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2025-1 of the Temecula Valley Unified School District."

**"Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more Dwelling Units.

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

**"Special Tax"** or **"Special Taxes"** means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property within the boundaries of CFD No. 2025-1 in accordance with this Rate and Method of Apportionment.

**"Special Tax Requirement"** means that amount required in any Fiscal Year for CFD No. 2025-1 to: (i) pay Administration Expenses of CFD No. 2025-1 as provided in this Rate and Method of Apportionment; (ii) pay debt service on all Outstanding Bonds due in the calendar year that commences in such Fiscal Year; (iii) pay periodic costs on the Bonds, including but not limited to, credit enhancement and rebate payments on the Bonds; (iv) pay any amounts required to replenish any reserve funds for all Outstanding Bonds; (v) pay directly for acquisition or construction of facilities that are eligible to be financed through CFD No. 2025-1 under the Act, as reasonably determined by the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax levied on Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2025-1 levied in the previous Fiscal Year if available or if not available, the lowest delinquency rate of all community facilities districts of the School District, so long as the inclusion of such amount does not cause an increase in the Special Tax levied on Undeveloped Property prior to the issuance of Bonds, less (vii) a credit for funds available to reduce the annual Special Tax levy, as determined by the Assistant Superintendent of Business Services pursuant to the Indenture.

**"State"** means the State of California.

**"Statutory School Fee"** means those fees established by Section 17620 of the Education Code and Chapter 4.9 (commencing with Section 65995) of Division 1 of Title 7 of the Government Code or successor or similar statutory provisions of law being collected by the School District at the time of request for a certificate of compliance.

**"Taxable Property"** means all of the Assessor's Parcels within the boundaries of CFD No. 2025-1 for which (i) the Special Tax has not been fully prepaid pursuant to Section I.1 or, (ii) the Assessor Parcel has not been classified as Exempt Property.

**"Trustee"** means the trustee or fiscal agent under an Indenture(s).

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Property Owner Association Property that is not Exempt Property or Public Property that is not 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.

**"Welfare Exemption Property"** means, for each Fiscal Year, any Assessor's Parcel within the boundaries of CFD No. 2025-1 that has received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place, as a result of which, except as provided in the following clause, the Assessor's Parcel shall be exempt from Special Tax; provided however, after the issuance of Bonds, an Assessor's Parcel of Welfare Exemption Property shall not be exempt from Special Taxes and

shall be taxed at the rate as described in Section C.2. and as applicable per Section D if the Assessor's Parcel had not been Welfare Exemption Property on the date of issuance of the Bonds.

**"Zone(s)"** means Zone A or Zone B as geographically identified on Exhibit "A" attached to this Rate and Method of Apportionment.

**"Zone A"** means the specific area identified on Exhibit "A" attached to this Rate and Method of Apportionment as Zone A of the CFD.

**"Zone B"** means the specific area identified on Exhibit "A" attached to this Rate and Method of Apportionment as Zone B of the CFD.

## B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year for the term of the Special Tax, all Assessor's Parcels within CFD No. 2025-1 shall be assigned to either Zone A or Zone B and then shall be classified as either Taxable or Exempt Property. Taxable Property shall be further classified as Developed Property, Undeveloped Property, Property Owner Association Property that is not Exempt Property, or Public Property that is not Exempt Property and shall be subject to Special Taxes in accordance with this Rate and Method of Apportionment determined pursuant to Sections C and D below. An Assessor's Parcel may contain both Developed Property subject to Special Taxes in accordance with Section C.1, below, and Taxable Property subject to Special Taxes as Undeveloped Property, Property Owner Association Property that is not Exempt Property, or Public Property that is not Exempt Property subject to Special Tax in accordance with Section C.2, below. Assessor's Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property, and finally into Land Use Categories.

After the issuance of Bonds, once an Assessor's Parcel or a portion thereof has been taxed in any Fiscal Year as Developed Property, the Assessor's Parcel, or area of land such Assessor Parcel contains if further subdivision occurs, shall continue to be taxed as Developed Property regardless of changes to or expiration of the building permit records at the time of Bond issuance, and regardless of revisions to or destruction of the structure that was or was expected to be constructed pursuant to the building permit records at the time of Bond issuance. The Assigned Special Tax applicable to that Assessor's Parcel, or area of land such Assessor Parcel contains if further subdivision occurs, shall not be reduced in future Fiscal Years regardless of changes described above or changes in land use on the Assessor's Parcel.

## C. MAXIMUM SPECIAL TAX RATE

An Assessor's Parcel may contain more than one Land Use Class and/or Land Use Category. The Maximum Special Tax which may be levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax that can be imposed based on each Land Use Class and Land Use Category applicable to such Assessor's Parcel.

## 1. Developed Property

a. Maximum Special Tax

The Maximum Special Tax for each Assessor's Parcel of Developed Property that is classified as Residential Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax.

The Maximum Special Tax for each Assessor's Parcel of Developed Property that is classified as Non-Residential Property shall be the Assigned Special Tax described in Table 1.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor's Parcel, or portion thereof, classified as Developed Property is shown in Table 1 below.

**TABLE 1**
Assigned Special Taxes for Developed Property
for the Initial Fiscal Year

| Land Use Category | Taxable Unit | Developed Floor Area | Assigned Special Tax Per Taxable Unit |
|---|---|---|---|
| **Zone A** | | | |
| 1 - Residential Property | DU | Less than 1,900 sq. ft. | $1,395.00 |
| 2 - Residential Property | DU | 1,900 sq. ft. to 2,100 sq. ft. | $1,620.00 |
| 3 - Residential Property | DU | 2,101 sq. ft. to 2,300 sq. ft. | $1,845.00 |
| 4 - Residential Property | DU | 2,301 sq. ft. to 2,500 sq. ft. | $2,070.00 |
| 5 - Residential Property | DU | Greater than 2,500 sq. ft. | $2,295.00 |
| 6 – Non-Residential Property | Acre | NA | $20,709.70 |
| **Zone B** | | | |
| 1 – Residential Property | DU | Less than 4,000 sq. ft. | $2,250.00 |
| 2 – Residential Property | DU | Greater than 3,999 sq. ft. | $2,925.00 |
| 3 - Non-Residential Property | Acre | N/A | $7,231.12 |

c. Backup Special Tax

The Backup Special Tax per Dwelling Unit of Residential Property by Zone is provided in Table 2 below. The Backup Special Tax per Assessor's Parcel of

Residential Property within each Zone of CFD No. 2025-1 was determined by multiplying the Maximum Special Tax per Acre for Undeveloped Property for the Initial Fiscal Year by the total Acreage of Taxable Property, excluding the Acreage associated with Non-Residential Property, Public Property and Property Owner's Association Property in the portion of such Final Map included within such Zone of CFD No. 2025-1 and dividing such amount by the number of Assessor's Parcels that are or are expected to be Residential Property (i.e., the number of residential lots or Dwelling Units) within such Zone and Final Map included within CFD No. 2025-1. Table 2 below provides the calculation of the Backup Special Tax for the Initial Fiscal Year for both Zone A and Zone B of CFD No. 2025-1.

**TABLE 2**
Backup Special Tax
for the Initial Fiscal Year

| Zone Tract Map and Planning Area | Final Map Acreage of Taxable Property | Projected Number of Residential Dwelling Units | Status of Backup Tax* | Backup Special Tax per Lot or Dwelling Unit* |
|---|---|---|---|---|
| Zone A; Tract Map 37926 – PA 12 | 10.2343 | 104 | Final | ($20,709.70 times 10.2343 divided by 104 lots) $2,037.97 |
| Zone B; Tract Map 37928 – PA 33A and Tract Map 37925 – PA 10 | 11.1324 | 28 | Final | ($7,231.12 times 11.1324 divided by 28 lots) $2,875.00 |

* Note: The Backup Special Tax per affected lot may be modified if the Final Map is modified as described below.

Notwithstanding the foregoing, if all or any portion of the applicable Final Maps contained within the boundaries of CFD No. 2025-1 is subsequently changed or modified, then the Backup Special Tax for each Dwelling Unit of Residential Property in such Final Map area contained with the boundaries of CFD No. 2025-1 that is changed or modified shall be recalculated as follows:

1. Determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.

2. The result of paragraph 1 above shall be divided by the total number of Dwelling Units constructed or projected to be constructed within such a changed or modified Final Map area contained within the boundaries of CFD No. 2025-1, as reasonably determined by the Assistant Superintendent of Business Services.

3. The result of paragraph 2 is the Backup Special Tax per Dwelling Unit which shall be applicable to Assessor's Parcels of Developed Property classified as Residential Property in such changed or modified Final Map area contained within the boundaries of CFD No. 2025-1.

d. Annual Special Tax Increases

Each July 1st, commencing July 1, 2026, the Assigned Special Taxes and the Backup Special Tax shall increase by two percent (2%) of the amount established in the prior Fiscal Year.

**2. Undeveloped Property, Property Owner Association Property and Public Property**

a. Maximum Special Tax

The Maximum Special Tax for Undeveloped Property, Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property within CFD No. 2025-1 shall be $20,709.70 per Acre for Zone A and $7,231.12 per Acre for Zone B for the Initial Fiscal Year.

b. Annual Special Tax Increases

Each July 1st, commencing July 1, 2026, the Assigned Special Taxes and the Backup Special Tax shall increase by two percent (2%) of the amount established in the prior Fiscal Year.

**3. Reduction of Special Tax.**

Up to one hundred-twenty (120) days prior to the expected issuance of the first series of Bonds, the Assigned Special Tax applicable to Developed Property, under Section C.1.(b), and Maximum Special Tax applicable to Undeveloped Property, Property Owner Association Property, and Public Property, under Section C.2., may be reduced in accordance with the documents approved by the School District related to CFD No. 2025-1 .

Concurrent with the reduction of the Assigned Special Tax, the Board shall also reduce the Backup Special Tax applicable to an Assessor's Parcel of Residential Property. The reduced Backup Special Tax shall be calculated pursuant to the formula in Section C.1.(c) above based on the reduced Maximum Special Tax rate for Undeveloped Property.

In the event of a Special Tax reduction pursuant to this Section C.3, the Board shall direct in a resolution that a notice of the reduction in the Special Tax shall be recorded pursuant to the Act.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with the Initial Fiscal Year and for each following Fiscal Year for the term of the Special Tax, the School District shall levy the Special Tax as detailed in the following steps:

First: The Special Tax shall be levied on each Assessor's Parcel of Developed Property in each Zone in an amount equal to the applicable Assigned Special Tax;

Second: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property in each Zone in an amount up to one hundred percent (100%) of the Maximum Special Tax for Undeveloped Property to satisfy the Special Tax Requirement; and

Third: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Public Property which is not Exempt Property and Property Owner Association Property which is not Exempt Property in each Zone in an amount up to one hundred percent (100%) of the Maximum Special Tax for Property Owner Association Property which is not Exempt Property and Public Property which is not Exempt Property to satisfy the Special Tax Requirement; and

Fourth: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, the levy of the Special Tax on each Assessor's Parcel of Residential Property for which the Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax in each Zone.

Under no circumstances may the Special Tax on one Assessor's Parcel be increased by more than ten percent (10%) as a consequence of delinquency or default in payment of the Special Tax levied on another Assessor's Parcel or Assessor's Parcels.

E. EXEMPTIONS

As of the date of formation, applicable Assessor's Parcels within the boundaries of CFD No. 2025-1 meeting the definition of Public Property or Property Owner Association Property have been classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act. Except as limited in the following paragraph, after the date of formation Assessor's Parcels within the boundaries of CFD No. 2025-1 which are classified by definition as Public Property or Property Owner Association Property shall be identified and annually classified as Exempt Property and shall be exempt from the Special Tax.

Tax exempt status will be irrevocably assigned on an annual basis to Assessor's Parcels as described in the previous paragraph in the chronological order in which property becomes

Exempt Property provided, however, that no such classification shall reduce the Acreage of all Taxable Property within CFD No. 2025-1 to less than 9.2109 Acres within Zone A and 10.0192 Acres within Zone B as determined by the Assistant Superintendent of Business Services. Public Property or Property Owner Association Property that would, if designated as Exempt Property, cause the Acreage of all Taxable Property to be less than 9.2109 Acres in Zone A or 10.0192 Acres in Zone B shall be required to either (i) prepay the Special Tax for such Assessor's Parcel in full per Acre at the applicable Maximum Special Tax rate per Acre for Property Owner Association Property or Public Property (Section C.2) applied to the Acres of such Assessor's Parcel within such Zone, which resulting amount is to be used as the Assigned Special Tax in the calculation of the prepayment pursuant to Section I.1 or (ii) be subject to taxation pursuant to the third step of Section D.

## F. APPEAL

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. The written notice of appeal must be filed within twelve (12) months after having paid the first installment of the Special Tax that is disputed was levied and the property owner must be current and remain current in the payment of all Special Taxes levied on or before the payment date.

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 Services' decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) and a cash refund shall be made representing the amount of the adjustment for the most recent Fiscal Year if the Assistant Superintendent of Business Services determines such funds are available. If funds are not available to provide a cash refund, a credit to the levy of Special Tax in one or more subsequent Fiscal Years shall be made up to the same amount of the required adjustment.

The Assistant Superintendent of Business Services may interpret this Rate and Method of Apportionment for purposes of clarifying ambiguity and make determinations relative to the amount of Special Taxes levied. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal actions by such property owner.

## G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 2025-1 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet

its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

## H. ASSIGNED SPECIAL TAX REMAINDER FROM DEVELOPED PROPERTY

In any Fiscal Year, when proceeds of Assigned Special Taxes from Developed Property are greater than the Special Tax Requirement, such amount(s) 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, other applicable law, and documents approved by the School District related to CFD No. 2025-1 as determined by the School District.

## I. PREPAYMENT OF SPECIAL TAX

### 1. Prepayment in Full

The Special Tax obligation may only be prepaid and permanently satisfied for an Assessor's Parcel of Developed Property, Undeveloped Property for which a building permit has been issued, and Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E. The Prepayment Amount (defined below) for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued shall be based on the Assigned Special Tax for the applicable Zone and Land Use Category shown in Table 1 based on the building permit issued for such Assessor's Parcel and the then current Assigned Special Tax rates. The Special Tax obligation applicable to such Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the Assistant Superintendent of Business Services with written notice of intent to prepay, and within five (5) business days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by CFD No. 2025-1 in calculating the proper amount of a prepayment. Within fifteen (15) business days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the Prepayment Amount for such Assessor's Parcel.

a) The Prepayment Amount for an Assessor's Parcel will be equal to the sum of (1) the present value of the Assigned Special Tax of such Assessor's Parcel and the amount determined pursuant to Section I.1.c., if applicable, using a discount rate equal to five and one-half percent (5.50%) prior to the issuance of Bonds or the Weighted Average Interest Rate after the issuance of Bonds and a term equal to the lesser of (i) the remaining term for which the Special Tax may be levied pursuant to Section J or (ii) thirty-five (35) years plus (2) the redemption premium, if any, as provided in the Indenture ("Prepayment Amount"). The redemption premium shall be calculated by

multiplying the present value calculated pursuant to part (1) of the prior sentence by the applicable redemption premium percentage as of the prepayment calculation date as indicated in the Indenture. Special Taxes that have already been levied as of the date of the prepayment shall not be considered in the calculations made pursuant to this Section I.1.

b) A reasonable administrative fee (net of the non-refundable deposit) for determining and administering such prepayment shall be added to the amount determined in Section I.1.a.

c) If at the date of the prepayment calculation all or a portion of the Backup Special Tax is being levied as a result of the total Residential Property within CFD No. 2025-1 being less than the total estimated Residential Property that was assumed when the Bonds were issued as determined by the Assistant Superintendent of Business Services, that portion of the Backup Special Tax being levied in excess of the Assigned Special Tax for the Assessor's Parcel for which the prepayment is being sought shall be added to the Assigned Special Tax in Section I.1.a. (before calculating the present value) for purposes of calculating the Prepayment Amount.

d) Prior to the issuance of Bonds, the Prepayment Amount, after reduction for administrative expenses, shall be deposited into a separate account held with the School District and disbursed to fund facilities authorized by CFD No. 2025-1 and in accordance with the documents approved by the School District related to CFD No. 2025-1. After the issuance of Bonds, the Prepayment Amount, after the reduction for administrative expenses, shall be deposited into the applicable accounts or funds established pursuant to the Indenture. If additional Bonds are anticipated to be issued at the time of the prepayment, not to include the refunding of any outstanding Bonds, the Prepayment Amount, after reduction for administrative expenses, shall be allocated as determined by the Assistant Superintendent of Business Services and deposited as directed above for both prepayments prior to the issuance of Bonds and after the issuance of Bonds.

Upon cash payment of the Prepayment Amount due pursuant to the above and upon owner providing confirmation from the County to the Assistant Superintendent of Business Services that all prior and current Fiscal Year's Special Taxes, including any delinquency penalties and interest, for such Assessor's Parcel has been paid, the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of the owner of such Assessor's Parcel to pay the Special Tax shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Taxable Property assuming buildout of CFD No. 2025-1, less Administrative Expenses, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds in each future Fiscal Year.

Notwithstanding any of the foregoing, as an alternative prepayment method prior to the issuance of Bonds, the Special Tax for an Assessor's Parcel shall be deemed to be prepaid in whole on the date on which a notice of special tax lien is recorded against the Assessor's Parcel showing that such Assessor's Parcel has been included in a separate Community Facilities District of the School District. Upon such occurrence the School District shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Taxes and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

**2. <u>Prepayment in Part</u>**

The Special Tax obligation for an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a building permit has been issued may be partially prepaid, provided an Assessor's Parcel of Developed Property may only be partially prepaid prior to or concurrent with the close of escrow of a sale to the initial homebuyer. The amount of the prepayment shall be calculated as in Section I.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = (P_E \times F) + G$$

These terms have the following meaning:

PP = the partial Prepayment Amount.
$P_E$ = the Prepayment Amount calculated according to Section I.1.a.
F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax obligation.
G = the administrative fee determined in Section I.1.b.

The owner of an Assessor's Parcel who desires to partially prepay the Special Tax obligation shall notify the Assistant Superintendent of Business Services of (i) such owner's intent to partially prepay the Special Tax obligation, and (ii) the percentage by which the Special Tax obligation shall be prepaid, and within five (5) days of receipt of such notice, the Assistant Superintendent of Business Services shall notify such owner of the amount of the non-refundable deposit to cover the cost to be incurred by CFD No. 2025-1 in calculating the proper amount of a partial prepayment. Within fifteen (15) days of receipt of such non-refundable deposit, the Assistant Superintendent of Business Services shall notify such owner of the partial Prepayment Amount of such Assessor's Parcel.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the Assistant Superintendent of Business Services shall (i) distribute the funds remitted pursuant to Section I.1.d, and (ii) indicate in the records of CFD No. 2025-1 that there has been a partial prepayment of the Special Tax obligation and that a portion of the Assigned Special Tax and Backup Special Tax equal to the outstanding percentage (1.00 - F) of the Assigned Special Tax and Backup Special Tax shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section D.

Notwithstanding the foregoing, no partial Special Tax prepayment shall be allowed unless the amount of Assigned Special Taxes that may be levied on Taxable Property assuming buildout of CFD No. 2025-1, less Administrative Expenses, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds in each future Fiscal Year.

## J. TERM OF THE SPECIAL TAX

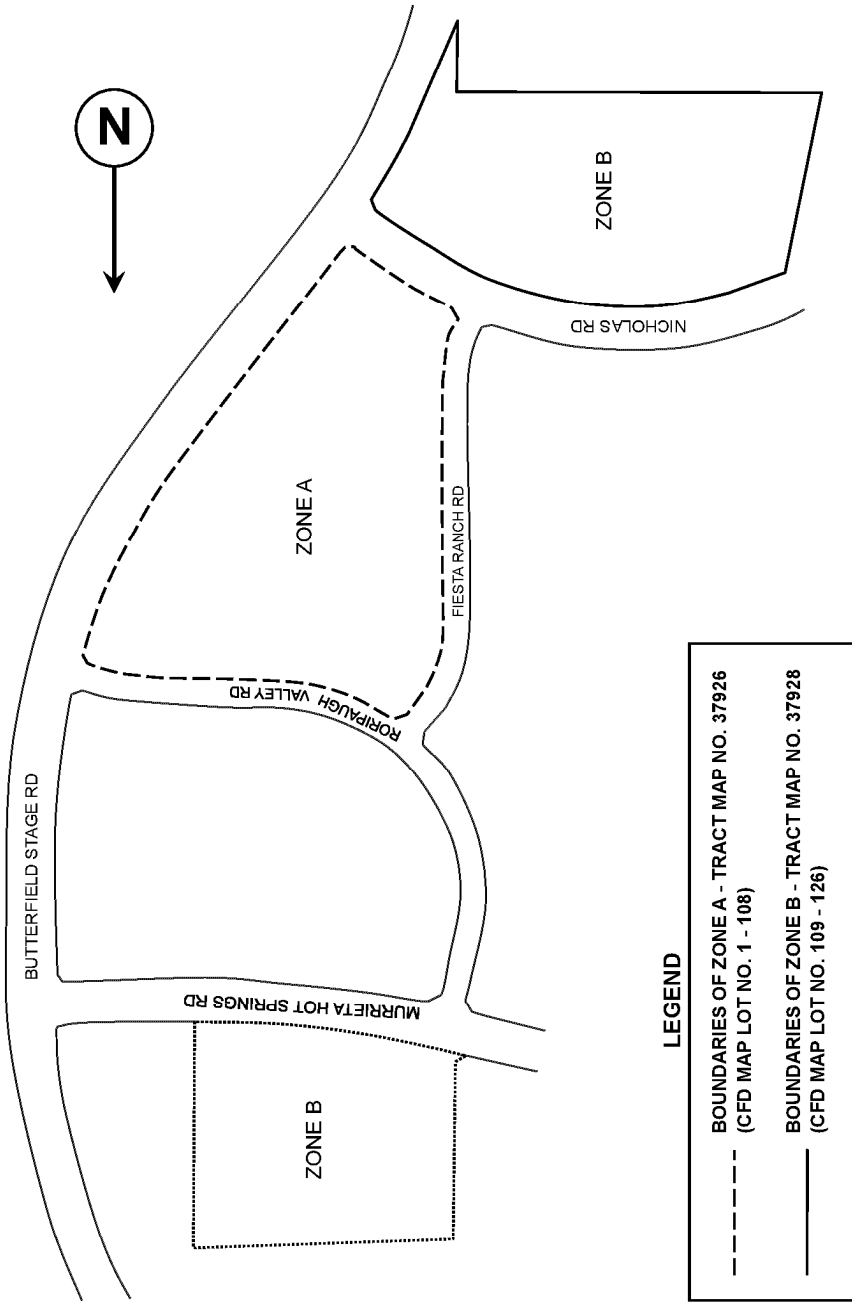
The Special Tax shall be levied annually on each Assessor's Parcels of Taxable Property for a term of five (5) Fiscal Years after the final maturity of the last series of Bonds, provided that the Special Taxes shall not be levied later than Fiscal Year 2070/71.

## K. PURPOSE OF THE SPECIAL TAXES

The authorized facilities that may be funded and financed by CFD 2025-1 are detailed in the Resolution of Intention to Establish CFD No. 2025-1 approved by the School District related to CFD No. 2025-1. A summary of the proposed facilities to be funded and financed include, but is not limited to, elementary, middle, and high school buildings; special education facilities and transportation facilities, as well as central administration and support facilities as needed and applicable, together with land and all necessary equipment including technology improvements, equipment and personal property of the School District, with an estimated useful life of five (5) years or longer to serve the properties and students within CFD No. 2025-1, and the School District. The herein-provided Special Taxes are contractually encumbered and committed to the School District as contemplated by Section 9 of Article 1 of the California Constitution and the applicable provisions of the Federal Constitution.

EXHIBIT "A"
DEPICTION OF ZONE LOCATION

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2025-1
DEPICTION OF ZONE LOCATIONS




LEGEND

- BOUNDARIES OF ZONE A - TRACT MAP NO. 37926 (CFD MAP LOT NO. 1 - 108)
- BOUNDARIES OF ZONE B - TRACT MAP NO. 37928 (CFD MAP LOT NO. 109 - 126)
- BOUNDARIES OF ZONE B - TRACT MAP NO. 37925 (CFD MAP LOT NO. 127 - 142)

FOR FURTHER PARTICULARS REFERENCE THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 2025-1 BOUNDARY MAP ("CFD MAP").

SHEET 1 OF 1

SD FA

KeyAnalytics

# APPENDIX C

## NOTICE OF SPECIAL TAX LIEN

## TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
## Community Facilities District No. 2025-1

**OWNER:** Richmond American Homes of Maryland, Inc.,
A Maryland Corporation

### ASSESSOR'S PARCEL NUMBERS
### WITHIN THE CFD

| Zone | Assessor's Parcel Number | Zone | Assessor's Parcel Number | Zone | Assessor's Parcel Number |
|---|---|---|---|---|---|
| A | 957-820-001 | A | 957-820-026 | A | 957-820-051 |
| A | 957-820-002 | A | 957-820-027 | A | 957-820-052 |
| A | 957-820-003 | A | 957-820-028 | A | 957-820-053 |
| A | 957-820-004 | A | 957-820-029 | A | 957-820-054 |
| A | 957-820-005 | A | 957-820-030 | A | 957-820-055 |
| A | 957-820-006 | A | 957-820-031 | A | 957-820-056 |
| A | 957-820-007 | A | 957-820-032 | A | 957-820-057 |
| A | 957-820-008 | A | 957-820-033 | A | 957-820-058 |
| A | 957-820-009 | A | 957-820-034 | A | 957-820-059 |
| A | 957-820-010 | A | 957-820-035 | A | 957-820-060 |
| A | 957-820-011 | A | 957-820-036 | A | 957-820-061 |
| A | 957-820-012 | A | 957-820-037 | A | 957-820-062 |
| A | 957-820-013 | A | 957-820-038 | A | 957-820-063 |
| A | 957-820-014 | A | 957-820-039 | A | 957-820-064 |
| A | 957-820-015 | A | 957-820-040 | A | 957-820-065 |
| A | 957-820-016 | A | 957-820-041 | A | 957-820-066 |
| A | 957-820-017 | A | 957-820-042 | A | 957-820-067 |
| A | 957-820-018 | A | 957-820-043 | A | 957-820-068 |
| A | 957-820-019 | A | 957-820-044 | A | 957-820-069 |
| A | 957-820-020 | A | 957-820-045 | A | 957-820-070 |
| A | 957-820-021 | A | 957-820-046 | A | 957-820-071 |
| A | 957-820-022 | A | 957-820-047 | A | 957-820-072 |
| A | 957-820-023 | A | 957-820-048 | A | 957-820-073 |
| A | 957-820-024 | A | 957-820-049 | A | 957-820-074 |
| A | 957-820-025 | A | 957-820-050 | A | 957-820-075 |

**NOTICE OF SPECIAL TAX LIEN**
**(Continued)**

**TEMECULA VALLEY UNIFIED SCHOOL DISTRICT**
**Community Facilities District No. 2025-1**

**ASSESSOR'S PARCEL NUMBERS**
**WITHIN THE CFD**

| Zone | Assessor's Parcel Number | Zone | Assessor's Parcel Number | Zone | Assessor's Parcel Number |
|---|---|---|---|---|---|
| A | 957-830-001 | A | 957-830-026 | B | 957-840-018 |
| A | 957-830-002 | A | 957-830-027 | B | 964-930-001 |
| A | 957-830-003 | A | 957-830-028 | B | 964-930-002 |
| A | 957-830-004 | A | 957-830-029 | B | 964-930-003 |
| A | 957-830-005 | A | 957-830-030 | B | 964-930-004 |
| A | 957-830-006 | A | 957-830-031 | B | 964-930-005 |
| A | 957-830-007 | A | 957-830-032 | B | 964-930-006 |
| A | 957-830-008 | A | 957-830-033 | B | 964-930-007 |
| A | 957-830-009 | B | 957-840-001 | B | 964-930-008 |
| A | 957-830-010 | B | 957-840-002 | B | 964-930-009 |
| A | 957-830-011 | B | 957-840-003 | B | 964-930-010 |
| A | 957-830-012 | B | 957-840-004 | B | 964-930-011 |
| A | 957-830-013 | B | 957-840-005 | B | 964-930-012 |
| A | 957-830-014 | B | 957-840-006 | B | 964-930-013 |
| A | 957-830-015 | B | 957-840-007 | B | 964-930-014 |
| A | 957-830-016 | B | 957-840-008 | B | 964-930-015 |
| A | 957-830-017 | B | 957-840-009 | B | 964-930-016 |
| A | 957-830-018 | B | 957-840-010 | | |
| A | 957-830-019 | B | 957-840-011 | | |
| A | 957-830-020 | B | 957-840-012 | | |
| A | 957-830-021 | B | 957-840-013 | | |
| A | 957-830-022 | B | 957-840-014 | | |
| A | 957-830-023 | B | 957-840-015 | | |
| A | 957-830-024 | B | 957-840-016 | | |
| A | 957-830-025 | B | 957-840-017 | | |

# Appendix E: Historical Special Tax

**Temecula Valley Unified School Distirct**
**Community Facilities District No. 2025-1**
**Historical Tax Rates: Developed, Backup and Undeveloped**

| | ZONE A | | | | | | ZONE B | | |
|---|---|---|---|---|---|---|---|---|---|
| Square Footage of Dwelling Unit | Less than 1,900 | 1,900 to 2,100 | 2,101 to 2,300 | 2,301 to 2,500 | Greater than 2,500 | Non-Residential Property | Less than 4,000 | Greater than 3,999 | Non-Residential Property |
| **Category** | **1** | **2** | **3** | **4** | **5** | **6** | **1** | **2** | **3** |
| FY 2025-26 (RMA) | $1,395.00 | $1,620.00 | $1,845.00 | $2,070.00 | $2,295.00 | $20,709.70 | $2,250.00 | $2,925.00 | $7,231.12 |
| FY 2026-27 | $1,422.90 | $1,652.40 | $1,881.90 | $2,111.40 | $2,340.90 | $21,123.89 | $2,295.00 | $2,983.50 | $7,375.74 |

# Appendix F: Boundary Maps and Assessor's Parcel Maps

Following are reduced copies of the Map of the Territory Transfer Area (for reference only), the recorded Boundary map and current Assessor's Parcel maps for the Special District.

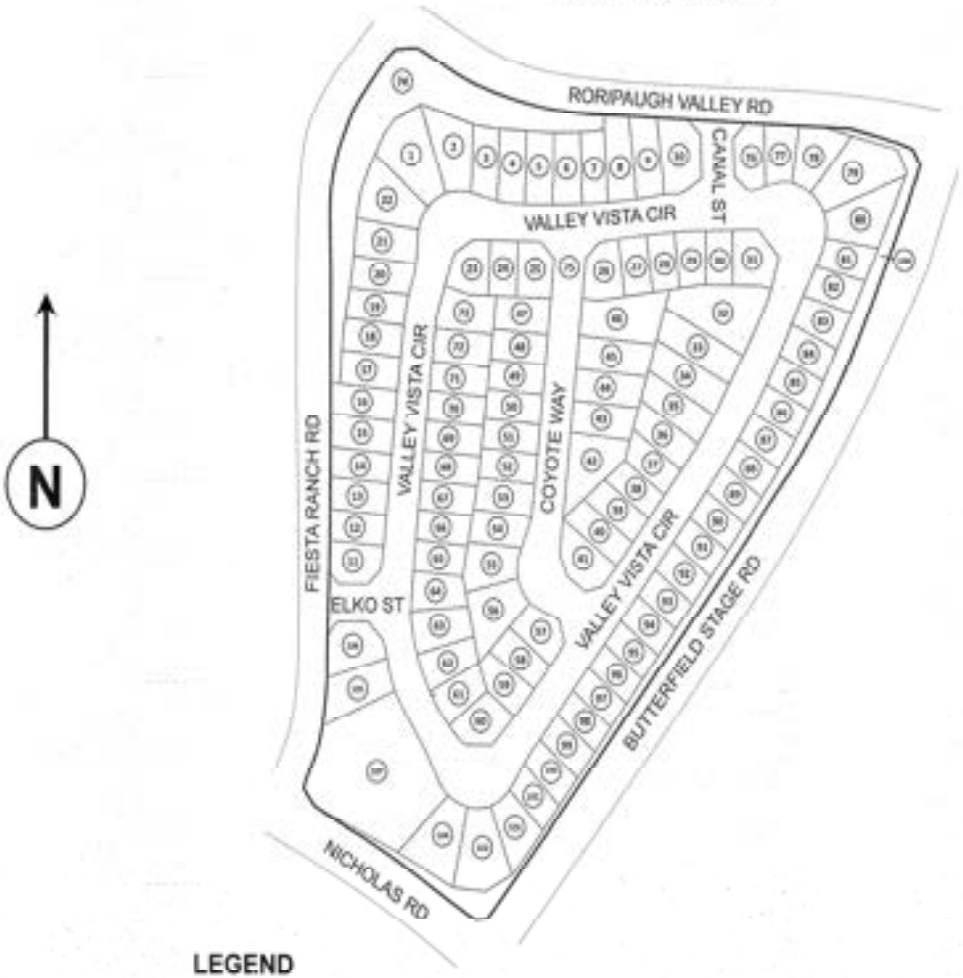
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96/24

SHEET 1 OF 5

# PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2025-1

OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
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 25th DAY OF April, 2025

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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT 2025-1 OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT, 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 13th DAY OF May, 2025 BY ITS RESOLUTION NO. 2024-25/31.

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

FILED THIS 22nd DAY OF May, 2025, AT THE HOUR OF 8:27 O'CLOCK A M. IN BOOK 96 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES 24-28, AND AS INSTRUMENT NO. 2025-0154835, IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

FEE: $ 17

ASSESSOR — RECORDER
COUNTY OF RIVERSIDE
Peter Aldana

BY: _____
DEPUTY RECORDER OF THE COUNTY OF RIVERSIDE

## LEGEND

| | |
|---|---|
| ——— | BOUNDARIES OF ZONE A OF COMMUNITY FACILITIES DISTRICT 2025-1 (SEE SHEET 4) |
| ——— | PARCEL BOUNDARY |
| (1) | LOT NUMBER |

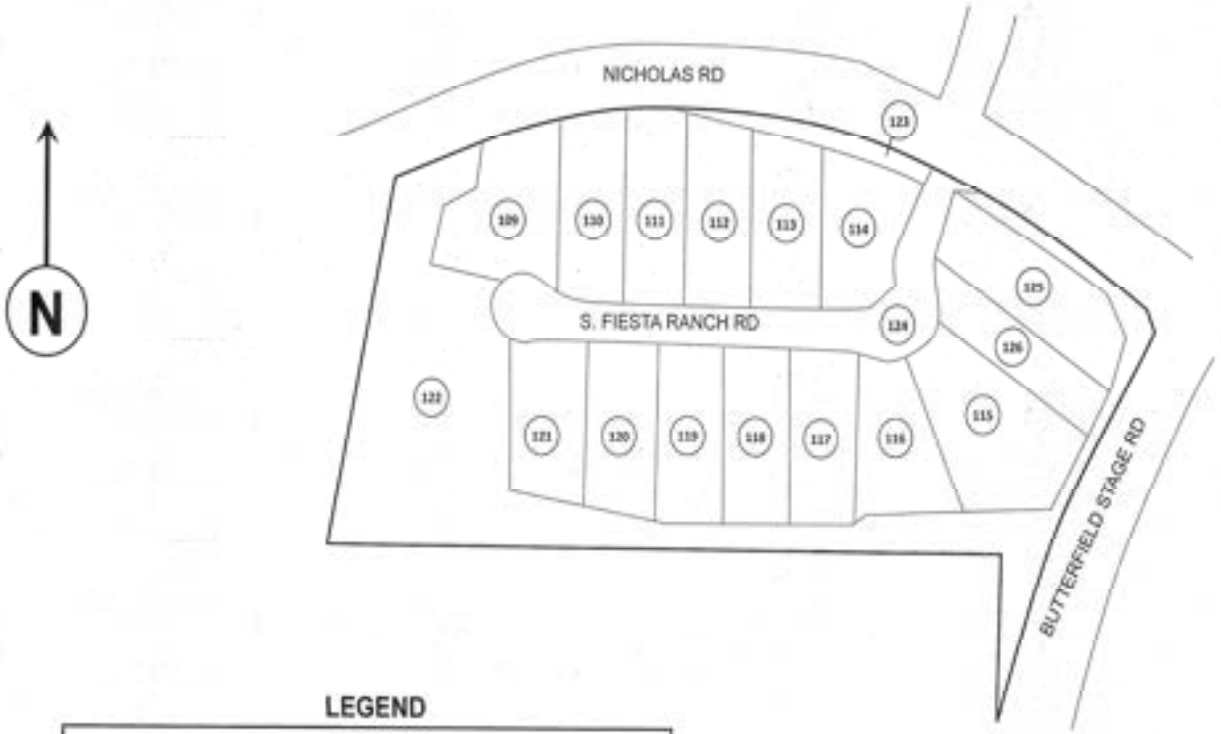
NOTE: FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE RIVERSIDE COUNTY ASSESSOR'S PARCEL MAPS.

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Copy 9/25

# PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2025-1

OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA




**LEGEND**

| | |
|---|---|
| ——— | BOUNDARIES OF ZONE B OF COMMUNITY FACILITIES DISTRICT 2025-1 (SEE SHEET 5) |
| ——— | PARCEL BOUNDARY |
| (1) | LOT NUMBER |

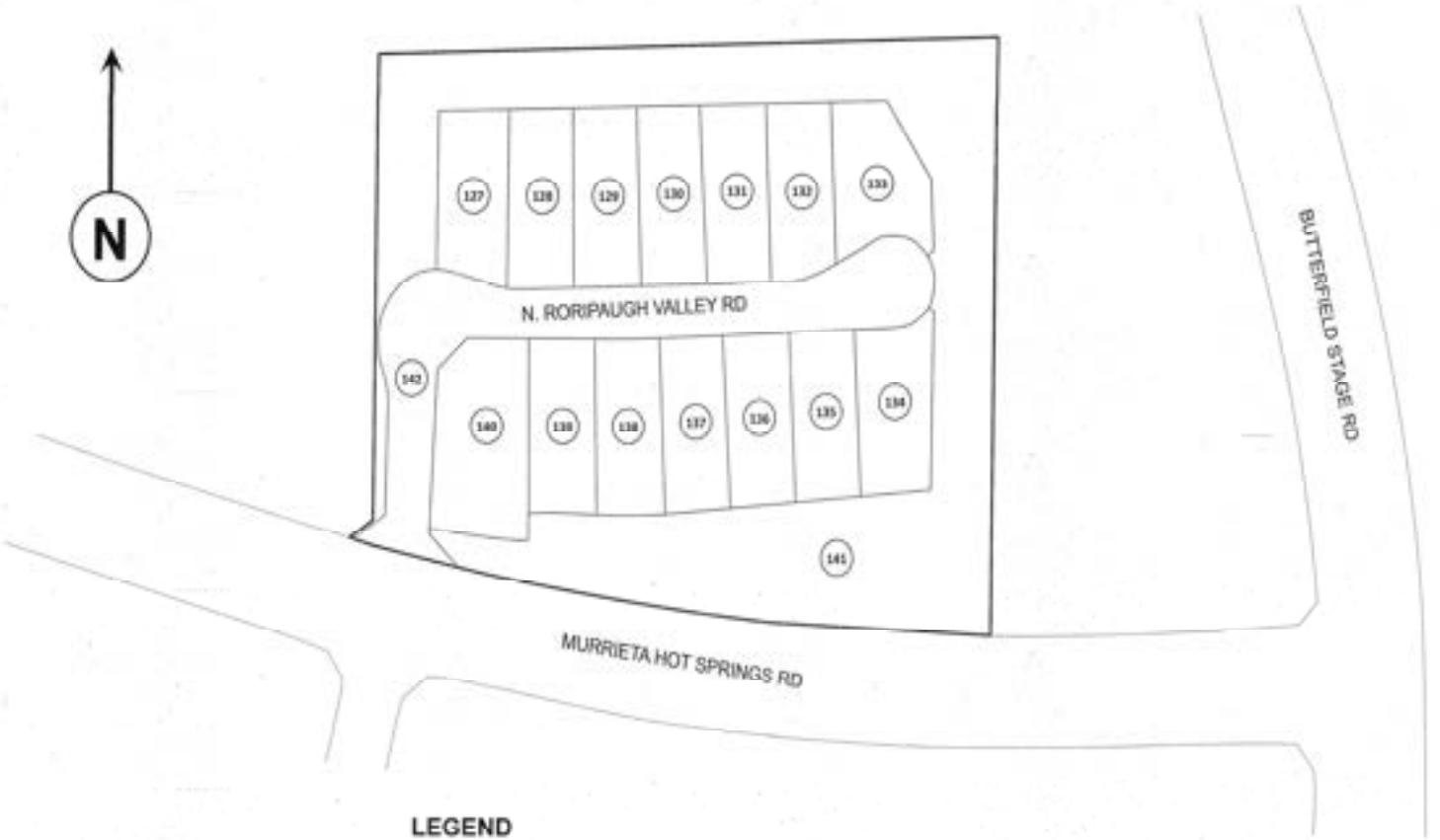
SDFA
KeyAnalytics

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

SHEET 3 OF 5

# PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2025-1

OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA




**LEGEND**

| | |
|---|---|
| ——— | BOUNDARIES OF ZONE B OF COMMUNITY FACILITIES DISTRICT 2025-1 (SEE SHEET 5) |
| ——— | PARCEL BOUNDARY |
| (1) | LOT NUMBER |

SDFA
KeyAnalytics

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

# PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2025-1

OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

## LOT DESCRIPTION

### *ZONE A*

| LOT DESIGNATION | |
|---|---|
| LOT NO. | ASSESSOR'S PARCEL NUMBER |
| 1 | 957-820-001 |
| 2 | 957-820-002 |
| 3 | 957-820-003 |
| 4 | 957-820-004 |
| 5 | 957-820-005 |
| 6 | 957-820-006 |
| 7 | 957-820-007 |
| 8 | 957-820-008 |
| 9 | 957-820-009 |
| 10 | 957-820-010 |
| 11 | 957-820-011 |
| 12 | 957-820-012 |
| 13 | 957-820-013 |
| 14 | 957-820-014 |
| 15 | 957-820-015 |
| 16 | 957-820-016 |
| 17 | 957-820-017 |
| 18 | 957-820-018 |
| 19 | 957-820-019 |
| 20 | 957-820-020 |
| 21 | 957-820-021 |
| 22 | 957-820-022 |
| 23 | 957-820-023 |
| 24 | 957-820-024 |
| 25 | 957-820-025 |
| 26 | 957-820-026 |
| 27 | 957-820-027 |

| LOT DESIGNATION | |
|---|---|
| LOT NO. | ASSESSOR'S PARCEL NUMBER |
| 28 | 957-820-028 |
| 29 | 957-820-029 |
| 30 | 957-820-030 |
| 31 | 957-820-031 |
| 32 | 957-820-032 |
| 33 | 957-820-033 |
| 34 | 957-820-034 |
| 35 | 957-820-035 |
| 36 | 957-820-036 |
| 37 | 957-820-037 |
| 38 | 957-820-038 |
| 39 | 957-820-039 |
| 40 | 957-820-040 |
| 41 | 957-820-041 |
| 42 | 957-820-042 |
| 43 | 957-820-043 |
| 44 | 957-820-044 |
| 45 | 957-820-045 |
| 46 | 957-820-046 |
| 47 | 957-820-047 |
| 48 | 957-820-048 |
| 49 | 957-820-049 |
| 50 | 957-820-050 |
| 51 | 957-820-051 |
| 52 | 957-820-052 |
| 53 | 957-820-053 |
| 54 | 957-820-054 |

| LOT DESIGNATION | |
|---|---|
| LOT NO. | ASSESSOR'S PARCEL NUMBER |
| 55 | 957-820-055 |
| 56 | 957-820-056 |
| 57 | 957-820-057 |
| 58 | 957-820-058 |
| 59 | 957-820-059 |
| 60 | 957-820-060 |
| 61 | 957-820-061 |
| 62 | 957-820-062 |
| 63 | 957-820-063 |
| 64 | 957-820-064 |
| 65 | 957-820-065 |
| 66 | 957-820-066 |
| 67 | 957-820-067 |
| 68 | 957-820-068 |
| 69 | 957-820-069 |
| 70 | 957-820-070 |
| 71 | 957-820-071 |
| 72 | 957-820-072 |
| 73 | 957-820-073 |
| 74 | 957-820-074 |
| 75 | 957-820-075 |
| 76 | 957-830-001 |
| 77 | 957-830-002 |
| 78 | 957-830-003 |
| 79 | 957-830-004 |
| 80 | 957-830-005 |
| 81 | 957-830-006 |

| LOT DESIGNATION | |
|---|---|
| LOT NO. | ASSESSOR'S PARCEL NUMBER |
| 82 | 957-830-007 |
| 83 | 957-830-008 |
| 84 | 957-830-009 |
| 85 | 957-830-010 |
| 86 | 957-830-011 |
| 87 | 957-830-012 |
| 88 | 957-830-013 |
| 89 | 957-830-014 |
| 90 | 957-830-015 |
| 91 | 957-830-016 |
| 92 | 957-830-017 |
| 93 | 957-830-018 |
| 94 | 957-830-019 |
| 95 | 957-830-020 |
| 96 | 957-830-021 |
| 97 | 957-830-022 |
| 98 | 957-830-023 |
| 99 | 957-830-024 |
| 100 | 957-830-025 |
| 101 | 957-830-026 |
| 102 | 957-830-027 |
| 103 | 957-830-028 |
| 104 | 957-830-029 |
| 105 | 957-830-030 |
| 106 | 957-830-031 |
| 107 | 957-830-032 |
| 108 | 957-830-033 |

Copy 96/28

SHEET 5 OF 5

# PROPOSED BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO. 2025-1

OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

## LOT DESCRIPTION

***ZONE B***

| LOT DESIGNATION | |
|---|---|
| LOT NO. | ASSESSOR'S PARCEL NUMBER |
| 109 | 957-840-001 |
| 110 | 957-840-002 |
| 111 | 957-840-003 |
| 112 | 957-840-004 |
| 113 | 957-840-005 |
| 114 | 957-840-006 |
| 115 | 957-840-007 |
| 116 | 957-840-008 |
| 117 | 957-840-009 |
| 118 | 957-840-010 |
| 119 | 957-840-011 |
| 120 | 957-840-012 |
| 121 | 957-840-013 |
| 122 | 957-840-014 |
| 123 | 957-840-015 |
| 124 | 957-840-016 |
| 125 | 957-840-017 |

| LOT DESIGNATION | |
|---|---|
| LOT NO. | ASSESSOR'S PARCEL NUMBER |
| 126 | 957-840-018 |
| 127 | 964-930-001 |
| 128 | 964-930-002 |
| 129 | 964-930-003 |
| 130 | 964-930-004 |
| 131 | 964-930-005 |
| 132 | 964-930-006 |
| 133 | 964-930-007 |
| 134 | 964-930-008 |
| 135 | 964-930-009 |
| 136 | 964-930-010 |
| 137 | 964-930-011 |
| 138 | 964-930-012 |
| 139 | 964-930-013 |
| 140 | 964-930-014 |
| 141 | 964-930-015 |
| 142 | 964-930-016 |

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.

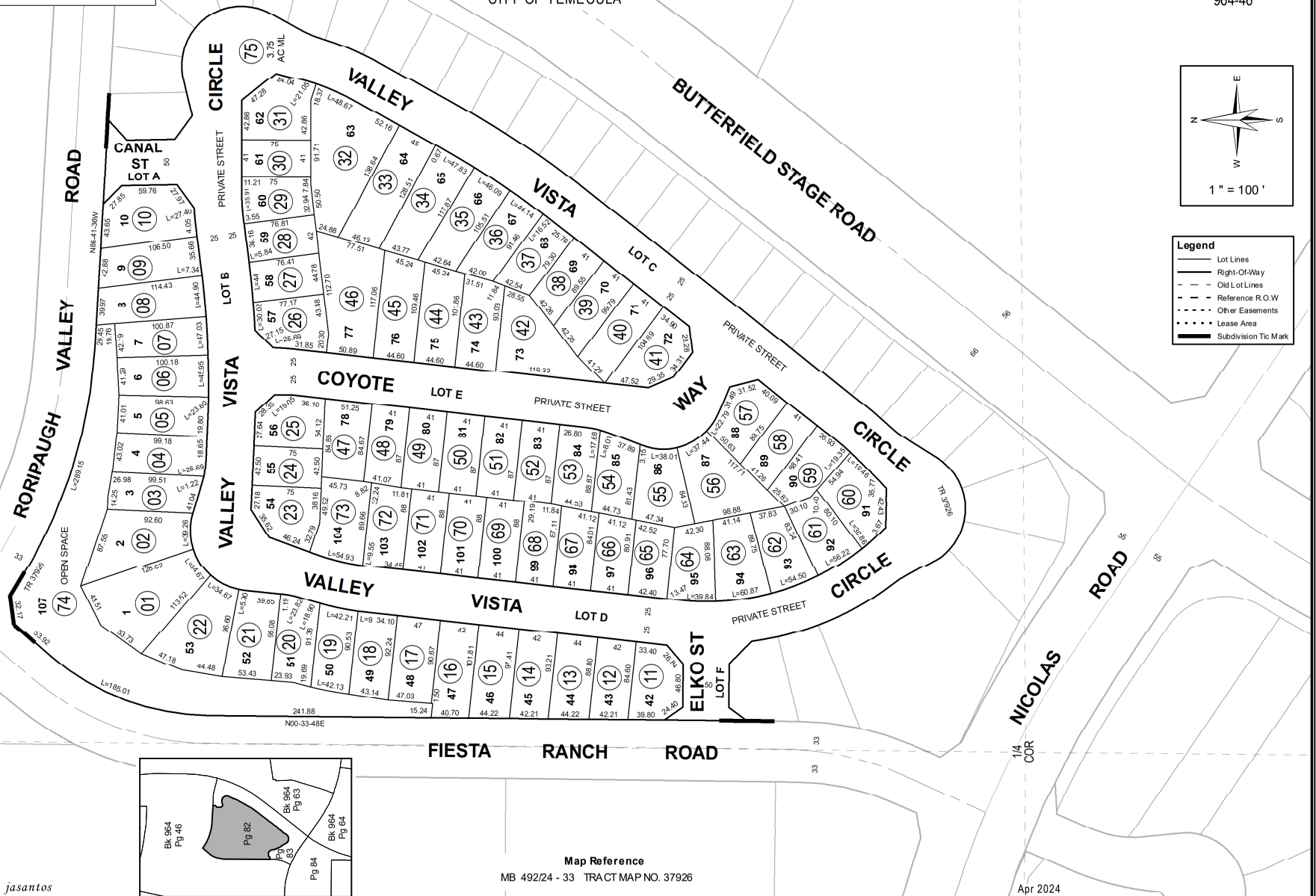
# NW 1/4 OF SEC. 21 T.7S, R.2W

CITY OF TEMECULA

TRA 013-116

**957-82**

964-46




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 492/24 - 33 TRACT MAP NO. 37926

ASSESSOR'S MAP BK957 PG. 82
Riverside County, Calif.

*jasantos*

Apr 2024

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.

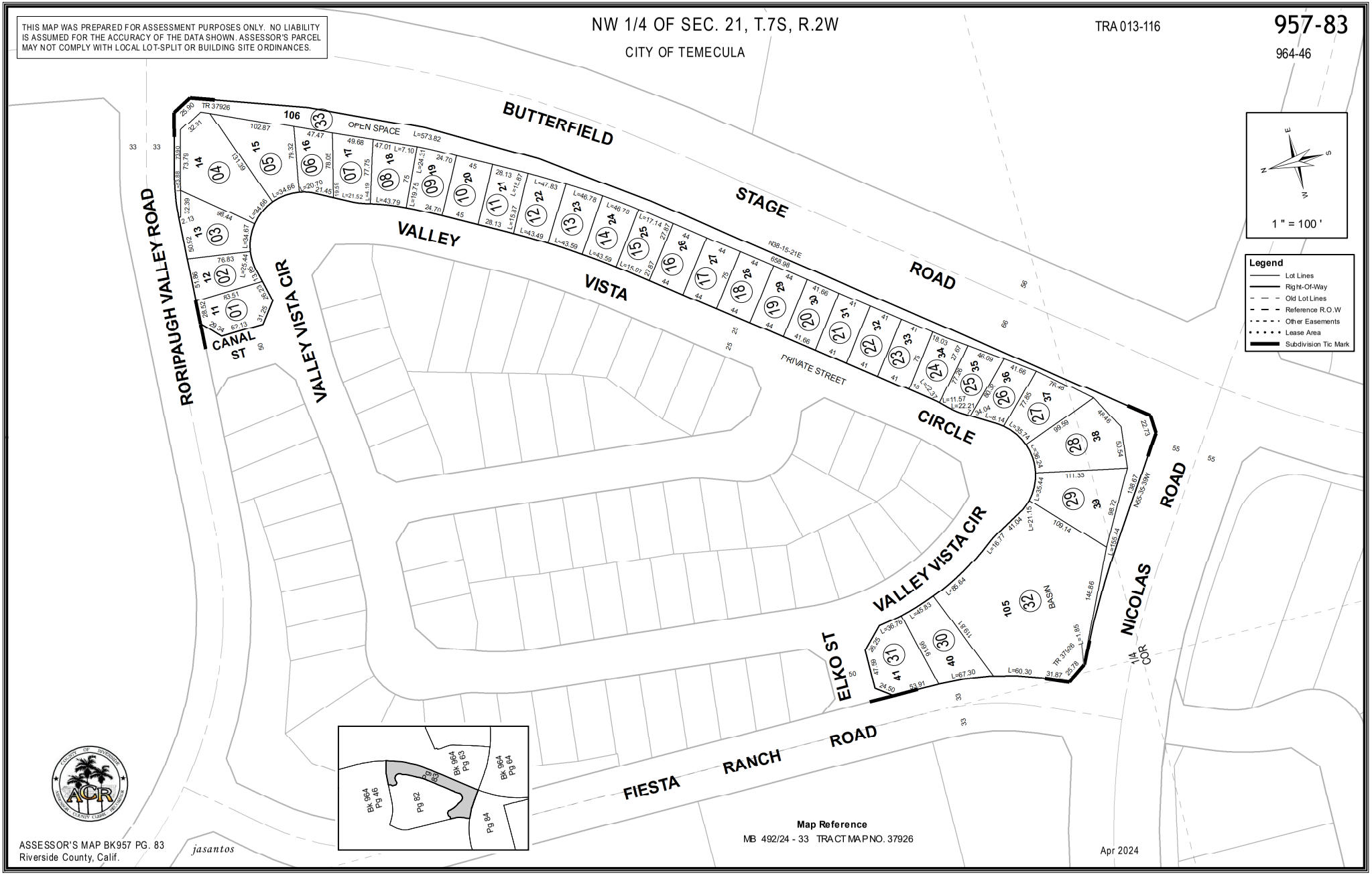
# NW 1/4 OF SEC. 21, T.7S, R.2W

CITY OF TEMECULA

TRA 013-116

**957-83**

964-46




**Map Reference**

MB 492/24 - 33 TRACT MAP NO. 37926

ASSESSOR'S MAP BK957 PG. 83
Riverside County, Calif.

*jasantos*

Apr 2024

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.

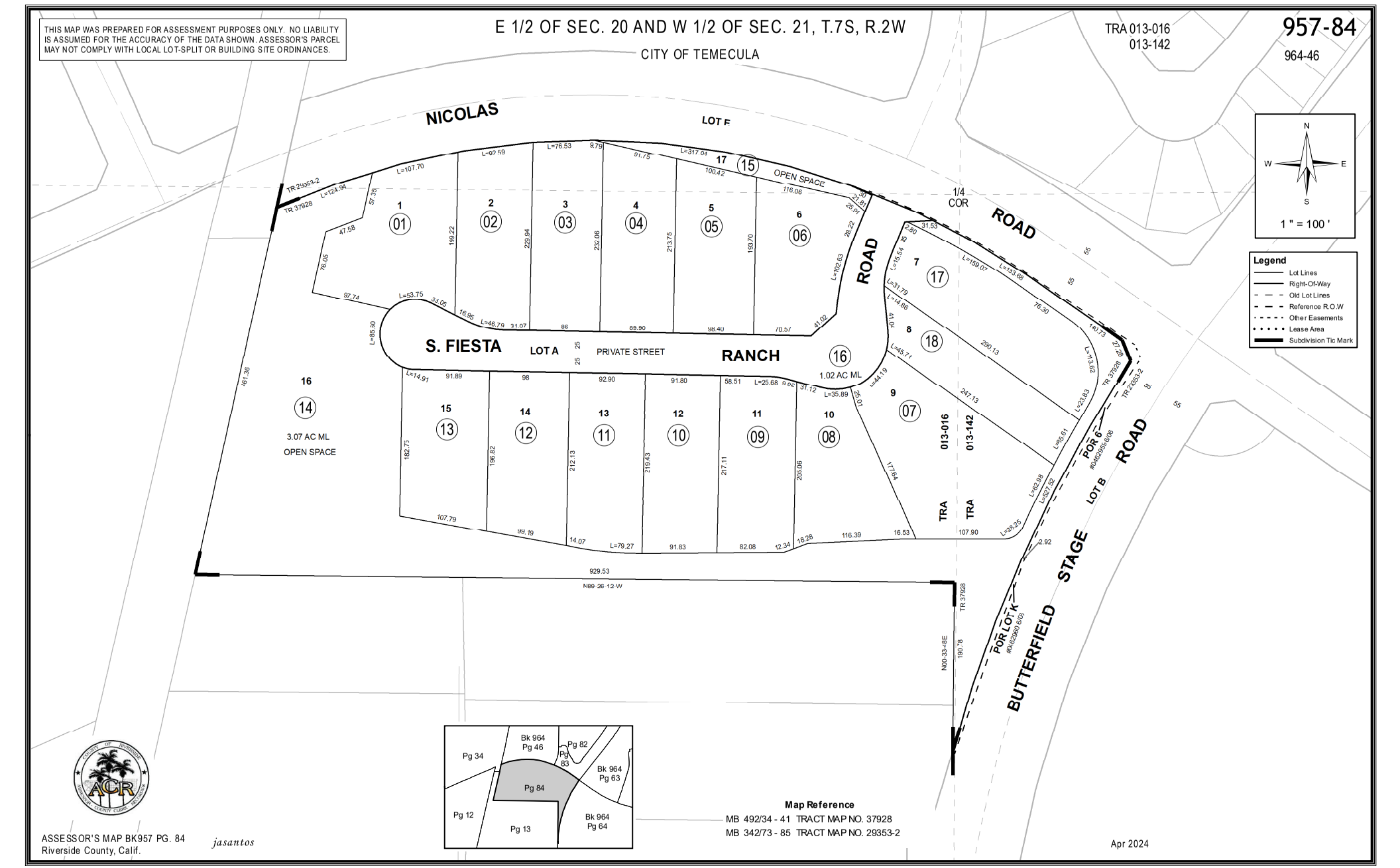
# E 1/2 OF SEC. 20 AND W 1/2 OF SEC. 21, T.7S, R.2W

CITY OF TEMECULA

TRA 013-016
013-142

**957-84**

964-46







**Map Reference**

MB 492/34 - 41 TRACT MAP NO. 37928
MB 342/73 - 85 TRACT MAP NO. 29353-2

ASSESSOR'S MAP BK957 PG. 84
Riverside County, Calif.

*jasantos*

Apr 2024

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. 21, T.7S, R.2W

CITY OF TEMECULA

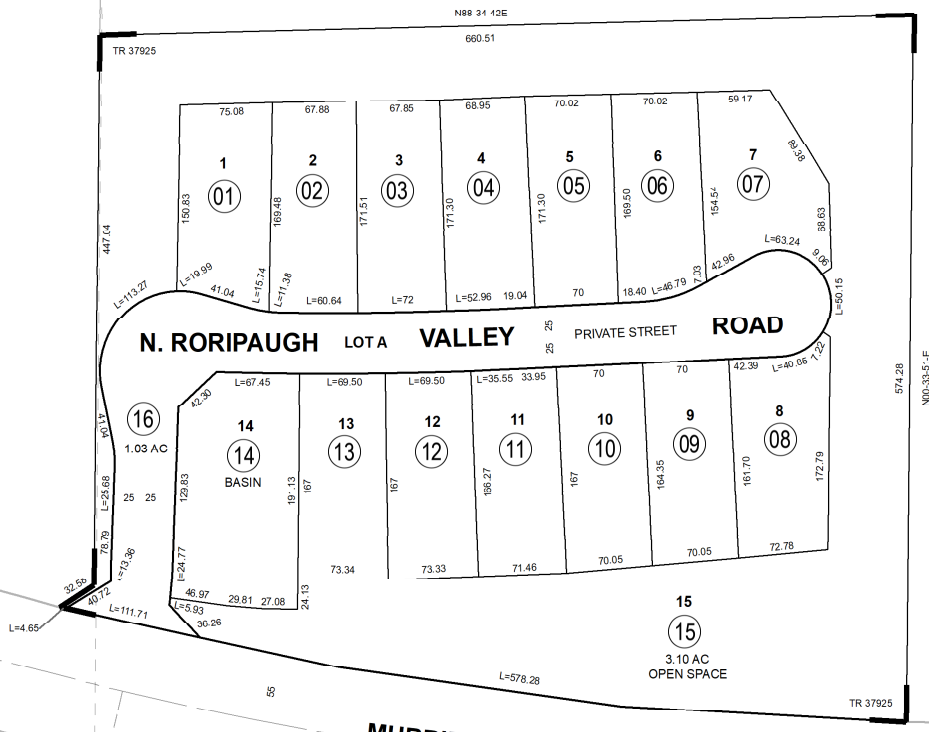
TRA 013-116

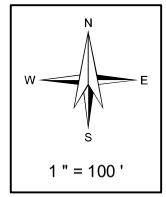
# 964-93

964-46

17 16

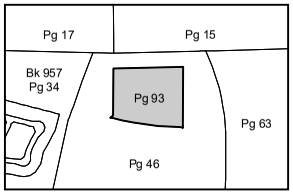
20 21




**Legend**

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




**Map Reference**

MB 492/19 - 23 TRACT MAP NO. 37925

ASSESSOR'S MAP BK964 PG. 93
Riverside County, Calif.

*jasantos*

Apr 2024

# 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: Melinda Anderson
Clerk of the Governing Board of the
Temecula Valley Unified School District

# EXHIBIT A-17

Temecula Valley Unified School District
Community Facilities District No. 2025-1 (Village Core)

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

**Table 1**
**Developed Property – Assigned Special Tax**

| Land Use Category | Taxable Unit | Developed Floor Area | Assigned Special Tax Per Taxable Unit Fiscal Year 2025/26 | | Assigned Special Tax Per Taxable Unit Fiscal Year 2026/27 | |
|---|---|---|---|---|---|---|
| | | | Maximum | Actual | Maximum | Actual |
| *Zone A* | | | | | | |
| 1 | Residential DU | Less than 1,900 sq. ft. | $1,395.00 | $1,395.00 | $1,422.90 | $1,422.90 |
| 2 | Residential DU | 1,900 sq. ft. to 2,100 sq. ft. | $1,620.00 | $1,620.00 | $1,652.40 | $1,652.40 |
| 3 | Residential DU | 2,101 sq. ft. to 2,300 sq. ft. | $1,845.00 | $1,845.00 | $1,881.90 | $1,881.90 |
| 4 | Residential DU | 2,301 sq. ft. to 2,500 sq. ft. | $2,070.00 | $2,070.00 | $2,111.40 | $2,111.40 |
| 5 | Residential DU | Greater than 2,500 sq. ft. | $2,295.00 | $2,295.00 | $2,340.90 | $2,340.90 |
| 6 | Acre | N/A | $20,709.70 | $20,709.70 | $21,123.89 | $21,123.88 |
| *Zone B* | | | | | | |
| 1 | Residential DU | Less than 4,000 sq. ft. | $2,250.00 | $2,250.00 | $2,295.00 | $2,295.00 |
| 2 | Residential DU | Greater than 3,999 sq. ft. | $2,925.00 | $2,925.00 | $2,983.50 | $2,983.50 |
| 3 | Acre | N/A | $7,231.12 | $7,231.12 | $7,375.74 | $7,375.74 |

* Unit is applied per dwelling unit for residential property and per acre for nonresidential property as defined in the Rate and Method of Apportionment.

**Table 2**
**Developed Property – Backup Special Tax**

| Maximum Special Tax Per Lot Fiscal Year 2025/26 | Actual Special Tax Per Lot Fiscal Year 2025/26 | Maximum Special Tax Per Lot Fiscal Year 2026/27 | Actual Special Tax Per Lot Fiscal Year 2026/27 |
|---|---|---|---|
| *Zone A* | | | |
| $2,037.97 | $0.00 | $2,078.73 | $0.00 |
| *Zone B* | | | |
| $2,875.00 | $0.00 | $2,932.50 | $0.00 |

# EXHIBIT A-17 (CONTINUED)

Temecula Valley Unified School District
Community Facilities District No. 2025-1 (Village Core)

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

| **Table 3**<br>**Undeveloped Property** | | | |
|---|---|---|---|
| **Maximum Undeveloped Special Tax per Acre Fiscal Year 2025/26** | **Actual Undeveloped Special Tax per Acre Fiscal Year 2025/26** | **Maximum Undeveloped Special Tax per Acre Fiscal Year 2026/27** | **Actual Undeveloped Special Tax per Acre Fiscal Year 2026/27** |
| *Zone A* | | | |
| $20,709.70 | $0.00 | $21,123.89 | $0.00 |
| *Zone B* | | | |
| $7,231.12 | $0.00 | $7,375.74 | $0.00 |

The above Assigned Special Taxes escalate annually at 2%. The actual Annual Special Taxes are annually established by Resolution at an amount to cover debt service, estimated annual administrative services and facilities needs for the coming fiscal year.