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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. 2021-1

August 10, 2026

SPECIAL DISTRICT FINANCING & ADMINISTRATION
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Section 1. SPECIAL DISTRICT OVERVIEW

This Special Tax Levy Report ("Report") presents the findings of the analysis performed by Special District Financing & Administration, LLC ("SDFA") to determine the fiscal year 2026/27 Special Tax levy requirements for Community Facilities District No. 2021-1 ("CFD No. 2021-1" or "CFD") of the Temecula Valley Unified School District (the "School District"). (Capitalized terms which are not defined can be found within the Rate and Method of Apportionment for CFD No. 2021-1, or "RMA", Appendix B.)

CFD No. 2021-1 was formed in November 2021 to fund school facilities and water and sewer facilities to be owned and operated by the Eastern Municipal Water District ("EMWD" or "Water District"). The Special Taxes are not subject to increase as described in the RMA. To date, the Special Tax revenue has not been pledged to secure debt.

In August 2024, $4,790,000 in Special Tax Bonds were issued. As of July 1, 2026, $4,770,000 remains outstanding. The following table summarizes the fiscal year 2026/27 Special Tax levy for CFD No. 2021-1:

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

Developed Property Land Use Classification	Building Square Footage	Type of Development	Number of Taxable Dwelling Units	Assigned Special Tax*	Fiscal Year 2026/27 Levy Total
1	1,550 Sq. Ft. or Less	Residential DU	112 Units	$2,040.66 Per Unit	$228,553.92
2	1,551 Sq. Ft. to 1,750 Sq. Ft.	Residential DU	16 Units	$2,221.05 Per Unit	$35,536.80
3	1,751 Sq. Ft. or Greater	Residential DU	52 Units	$2,410.93 Per Unit	$125,367.84
4	N/A	Residential DU	0 Units	$2,404.07 Per Unit	$0.00
Total			**180 Units**		**$389,458.40**

*The Assigned Special Tax for all Developed Property shall be fixed and not subject to any increases as described in the RMA. The Assigned Special Tax multiplied by the number of Taxable Units may not sum to the CFD Levy Total due to rounding.

Section 2. CONTENTS OF THE REPORT

This Report provides an analysis of the financial and administrative obligations of CFD No. 2021-1 of the Temecula Valley Unified School District. In calculating the Special Tax liability for fiscal year 2026/27, this Report examines the current and prior fiscal year's financial obligations, the School District's reporting obligations, and development activity as it relates to the taxation of property within the Community Facilities District.

This Report is organized into the following sections:

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

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

Section Four: Special District Financial Status

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

Section Five: Administrative Obligations

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

Section Six: Policy Issues and Administrative Activities

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

Section Seven: Special District Reference Data

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

Section Eight: Appendices

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

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

Appendix C: Direct Billed Parcels.

Appendix D: Notice of Special Tax for the CFD.

Appendix E: Historical Special Tax Rates.

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

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

Appendix H: Delinquency Report.

Section 3. DEVELOPMENT ACTIVITY– CLASSIFICATION OF PROPERTY

The classification of Developed Property within CFD No. 2021-1 is a lot or parcel with a building permit issued prior to March 1. As of March 1, 2026, building permits had been issued for the construction of 180 dwelling units and therefore classified as Developed Property. The total projected number of Dwelling Units at build out for CFD No. 2021-1 is 180 single-family attached residential Dwelling Units.

The RMA classifies Taxable Property into Land Use Classifications determined by the building square footage of each Dwelling Unit. Please refer to the RMA in Appendix B of this Report for further information on the applicable Land Use Classifications within CFD No. 2021-1.

The following Table II reflects the Developed Dwelling Units by Land Use Classification within CFD No. 2021-1 through March 1, 2026.

TABLE II
DEVELOPED DWELLING UNITS PER LAND USE CLASSIFICATION

Land Use Classification	Building Square Footage	Dwelling Units through 3/1/2026
1	Less than 1,550 Square Feet	112
2	1,551 to 1,750 Square Feet	16
3	1,751 Square Feet or Greater	52
Non-Residential	NA	0
Total		180

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

Section 4. SPECIAL DISTRICT FINANCIAL STATUS

This section of the Special Tax Levy Report contains financial information relevant to the fiscal year 2026/27 Special Tax levy for CFD No. 2021-1.

A. ACCOUNT BALANCES

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

CFD No. 2021-1 has pledged the Special Tax revenue for the repayment of Special Tax Bonds and as such, the Special Tax revenue is held in trust for the Bond holders by the Fiscal Agent. According to the Bond Indenture, certain funds and accounts are established and maintained throughout the life of the issue. Further particulars regarding these bonds can be found in Section 7 of this report, "Reference Data," and in detail in the Bond Indenture.

TABLE III
FUNDS AVAILABLE FOR DEBT SERVICE

Account/Fund Balances and Pending Fund Transfers as of June 30, 2026	
Special Tax Fund	$274,180.33
School Facilities Construction Account	$3,147,527.94
Interest Account	$16,625.28
Principal Account	$0.00
Total Available Funds:	**$3,438,333.55**
Debt Service Payment Due 09/01/2026:	($204,250.00)
Administrative Expense Requirement from prior fiscal year above Administrative Fund balance	($0.00)
Cashflow Contingency for Administration Expenses	($0.00)
Estimated Funding of School Facilities on 09/02/2026:	**$3,234,083.55**

B. DEBT SERVICE REQUIREMENTS

This subsection of the Special Tax Levy Report provides debt service requirements for CFD No. 2021-1. The School District issued Special Tax Bonds for CFD No. 2021-1 in August 2024. Pending debt service payments to be made from available Special Tax monies collected from the prior tax year are not incorporated into the debt service requirements as they are satisfied by current fund balances shown in Table III.

Appendix C contains the current debt service for CFD No. 2021-1.

TABLE IV DEBT SERVICE REQUIREMENTS			
Debt Service Payment Dates	**Principal Due**	**Interest Due**	**Total Debt Service**
March 1, 2027	$0.00	$117,125.00	$117,125.00
September 1, 2027	$85,000.00	$117,125.00	$202,125.00
Total Debt Service:	**$85,000.00**	**$234,250.00**	**$319,250.00**

C. RESERVE FUND REQUIREMENT

For CFD No. 2021-1 the reserve requirement means, with respect to the Bonds an amount, as of any date of calculation, equal to the least of (i) ten percent (10%) of the original principal amount of the Bonds, less original discount if any, plus original issue premium, if any, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of the average Annual Debt Service on the Bonds.

TABLE V RESERVE FUND REQUIREMENT (AFTER 9/2/2026)/FUND BALANCE		
Description	**Amount**	
Ten Percent of the Original Proceeds	$479,000.00	
Maximum Annual Debt Service	$320,750.00	
125% of Average Annual Debt Service	$390,145.09	
Reserve Fund Requirement		**$320,750.00**
Reserve Fund Balance		$325,121.72
Current Year Reserve Fund (Requirement) / Excess		**$4,371.72**

D. ADMINISTRATIVE EXPENSE REQUIREMENTS

Administrative Expenses associated with the special district are shown below. Such expenses include fees charged by bond counsel, financial advisors and other consultants, as well as the cost of district staff required to administer the special district. Table III summarizes the total estimated expenses associated with CFD administration. A brief description of each expense item follows.

TABLE VI ADMINISTRATIVE EXPENSE REQUIREMENTS	
Expense Item	**Total Estimated Fiscal Year 2026/27**
CFD Administration Fee/District Supervision	$29,000.00
Agency Accounting	$750.00
County of Riverside Tax Collection Fees	$160.94
Delinquency Monitoring/Legal Fees	$1,500.00
Trustee Fees	$2,700.00
CDIAC/Continuing Disclosure Fees	$3,000.00
Contingency	$7,422.00
Total Administrative Expense Requirements	**$44,532.94**

CFD Administration and District Supervision include all activities of the Temecula Valley Unified School District staff and required consultants 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 and review delinquencies. CFD Administration also includes the cost of preparing this Special Tax Levy Report and other reports as required.

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 special district (Fund No.) to levy and collect tax installments on the County property tax bill.

Delinquency Monitoring includes the costs to obtain and analyze delinquency data from the County of Riverside; cause to be mailed reminder and demand letters informing delinquent property owners of the procedural steps that may be 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.

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

The following Table IV summarizes the fiscal year 2026/27 aggregate Special Tax levy requirement for CFD No. 2021-1. The RMA prescribes that the Annual Maximum Special Tax – Developed Property be levied in each applicable tax year. Special Taxes collected which are in excess of the administrative expenses and other designated facilities expenditures are set aside to pay for the construction or acquisition of school facilities as future student generation and capacity needs may dictate.

TABLE VII
SPECIAL TAX LEVY REQUIREMENT

Levy Components	CFD No. 2021-1
Debt Service Requirements from Levy Fiscal Year 2026/27 (Table IV)	$319,250.00
Reserve Fund Requirement / (Excess) (Table V)	($4,371.72)
Projected Administrative Expense Requirement (Table VI)	$44,532.94
Estimated Fiscal Year 2026/27 Funding of School Facilities*	$30,047.18
Total Assigned Special Tax Levy Fiscal Year 2026/27:	**$389,458.40**

F. HISTORICAL SPECIAL TAX RATES

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

Section 5. ADMINISTRATIVE OBLIGATIONS

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

A. FORECLOSURE REQUIREMENTS

This subsection of the Report overviews the foreclosure covenant for Community Facilities District No. 2021-1.

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

No later August 1 in each year, CFD No. 2021-1 will compare the amount of Special Taxes theretofore levied in the prior Fiscal Year to the amount of Special Taxes theretofore reported by the County as paid and received, and:

1. **Individual Delinquencies**. If CFD No. 2021-1 determines that any single parcel within CFD No. 2021-1 is delinquent in the payment of all or a portion of three semi-annual installments of Special Taxes then CFD No. 2021-1 shall send or cause to be sent a notice of delinquency (and a demand for immediate payment thereof) to the property owner within 45 days of such determination, and (if the delinquency remains uncured) foreclosure proceedings shall be commenced by CFD No. 2021-1 as to each parcel that received the delinquency notification within 120 days of such August 1 determination, to the extent permissible under applicable law.

2. **Aggregate Delinquencies**. If CFD No. 2021-1 determines that (i) the total amount of delinquent special Taxes for the prior Fiscal Year for CFD No. 2021-1 (including the delinquencies under the paragraph above exceeds 5% of the total Special Taxes due and payable for the prior Fiscal Year, and (ii) the Reserve Fund is less than the Reserve Requirement, CFD No. 2021-1 shall notify or cause to be notified property owners who are then delinquent in the payment of Special Taxes (and demand immediate payment of the delinquency) within 45 days of such determination, and shall commence foreclosure proceedings within 120 days of such August 1 determination against each parcel of land within CFD No. 2021-1 that received the delinquency notification with a Special Tax delinquency, to the extent permissible under applicable law and shall thereafter diligently proceeds with such foreclosure action(s) and/or proceedings in Superior Court to the extent permitted by law.

3. **Limiting Provision.** Notwithstanding the foregoing, however, CFD No. 2021-1 shall not be required to order, or take action upon, the commencement of foreclosure proceedings under subsections (1) and/or (2), above, if such delinquencies, if not remedied, will not result in a draw on the Reserve Fund such that the balance of funds in the Reserve Fund will fall below the Reserve

Requirement and no draw has been made on the Reserve Fund, which has not been restored, such that the Reserve Fund shall be funded to at least the Reserve Requirement.

4. **Additional Limitations.** Notwithstanding any of the foregoing, in certain instances the amount of a Special Tax delinquency on a particular parcel in relation to the cost of appropriate foreclosure proceedings may be such that the costs do not warrant the foreclosure proceedings costs. In such cases, foreclosure proceedings may be delayed by CFD No. 2021-1 until there are sufficient Special Tax delinquencies accruing to such parcel (including interest and penalties thereon) to warrant the cost of such foreclosure proceedings.

Source: Fiscal Agent Agreement, Pages 38-39

- As of July 1, 2026, two parcels were over the delinquency covenant for CFD No. 2021-1. In accordance with the covenant, appropriate actions have been taken, if applicable. See Appendix H for the delinquency report.

- As of July 1, 2026, two parcels were delinquent for a total of $4,261.70 for the 2025/26 tax year (Source: Riverside County Secured Paid & Unpaid List which provided payment received through June 30, 2026). The total levy for fiscal year 2025/26 was $389,458.40. The difference, or $385,196.70, was collected as of July 1, 2026. The delinquency percentage can be calculated as ($4,261.70 /$389,458.40) 1.09%. Appendix H contains the most current delinquency report.

B. CALCULATION OF REBATABLE ARBITRAGE

Pursuant to the terms of the Fiscal Agent Agreement, rebate calculations shall be performed within 55 days of the end of the fifth Bond Year and every fifth Bond Year thereafter. The first rebate computation is due within 55 days of September 1, 2029, for the 2024 Special Tax Bonds. SDFA will perform rebate calculations if required when requested in writing by the District.

C. CDIAC REPORTS

California Government Code requires the filing of a Yearly Fiscal Status Report with the California Debt and Investment Advisory Commission (“CDIAC”) each October for Bonds issued after January 1, 1993, as well as posting the same report on the School District’s website on or before January 31st. In addition, CDIAC requires the filing of an Annual Debt Transparency Report each January for debt issued after January 1, 2017. The outstanding Community Facilities District No. 2021-1 Special Tax Bonds issued in August 2024 are subject to the filing of the Yearly Fiscal Status Report and an Annual Debt Transparency Report. The School District is in compliance by filing as required and posting the reports on the School District’s website.

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

Secondary Market Reporting Requirements are applicable to certain debt issues dated after July 3, 1995. The 2024 Special Tax Bonds are subject to the requirements of secondary market reporting requirements. As Dissemination Agent, SDFA will prepare and distribute this report as required.

Section 6. POLICY ISSUES AND ADMINISTRATIVE ACTIVITIES

A. POLICY ISSUES

When CFD No. 2021-1 was formed, the authority to review an appeal from a property owner was given per Section 11 of the Rate and Method of Apportionment to the Assistant Superintendent of Business Services.

B. ADMINISTRATIVE ACTIVITIES

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

1. **Direct Billed Parcels.** There were no direct billed parcels in CFD No. 2021-1 for fiscal year 2026/27.

2. **Notice of Special Tax.** In accordance with Section 53340.2 of the Government Code, the agency will designate an office, department, or bureau to establish procedures to promptly respond to inquiries concerning current and future estimated tax liability. For purposes of enabling sellers of real property subject to the levy of Special Taxes to satisfy the Notice requirements, the designated party will furnish a Notice of Special Tax to any individual requesting the notice within five (5) business days of receiving a request for such Notice. The local agency may charge a reasonable fee for this service not to exceed ten dollars ($10.00). A copy of this Notice, which requires information regarding the parcel for which the Notice pertains, is contained within Appendix D. Note that the assessor's parcel number, building permit date, and Land Use Classification must be filled in by the agency. Please do not hesitate to contact SDFA to fulfill this requirement.

Section 7. CFD REFERENCE DATA

A. SPECIAL DISTRICT FORMATION & PROCEEDINGS SUMMARY

1. **Synthesis of the Proceedings.** The Mello-Roos Community Facilities Act (Act) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 Era. State Senators Mello and Roos sponsored this Bill which was enacted into law by the California Legislature and is now Sections 53311 through 53363 of the *California Government Code*. The Act, as amended, authorizes a local governmental agency, such as a School District or City, to form a Community Facilities District within a defined set of boundaries for the purposes of providing public facilities and services. A Community Facilities District 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 CFD No. 2021-1:

TABLE VIII
FORMATION SUMMARY DATA

Proceedings Item	Date & Resolution No.
Resolution of Intention to Establish	2021-22/18
Date of Resolution of Intention to Establish	11/09/2021
Resolution of Formation	2021-22/25
Date of Resolution of Formation	12/14/2021
Date of Special Election	12/14/2021
County Fund Number	68-0432

3. **District Boundaries.** Appendix E contains the original Boundary map and current Assessor's Parcel maps for Community Facilities District No. 2021-1.

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. 2021-1. 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 CFD Facilities proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and/or financed by CFD No. 2021-1 are as follows:

1. Any school facility or facilities needed to accommodate residential development with an estimated useful life of five (5) years or longer needed by the Temecula Valley Unified School District ("School District"), including, without limitation: sites; on-site and off-site improvements (including landscaping, access

roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment); classrooms; recreational facilities; multi-purpose facilities; on-site school offices and other administrative spaces; interim student housing; transportation facilities; and furnishings and equipment (including, to the extent permitted by law, vehicles and technology equipment and infrastructure).

2. Any Eastern Municipal Water District ("EMWD") water and sewer facilities and fees, which include any of the following: funding of sewer and water capacity and connection fees payable to EMWD to be used by EMWD to construct facilities; and the construction, acquisition, modification, expansion or rehabilitation of sewer system facilities and water system facilities to be owned, operated and maintained by EMWD, including capacity in existing facilities; all in accordance with a JCFA entered into under the Act, and to the extent permitted by law.

3. The costs attributable to planning, engineering, designing, coordinating, leasing, financing, acquiring, expanding, relocating, rehabilitating, improving, or constructing (or any combination thereof) of CFD Facilities described in this Exhibit (including, without limitation, construction management, inspection, materials testing and construction staking); and "debt," as defined by Government Code Section 53317(d); the costs to issue and sell any debt (including, without limitation, underwriters discount, appraisals, market studied, reserve fund, capitalized interest, financial advisor, 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. 2021-1; and all other incidental expenses).

The CFD Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and/or specifications approved by the School District.

The CFD Facilities listed in this Exhibit are representative of the types of improvements to be furnished by CFD No. 2021-1. Addition, deletion or modification of descriptions of CFD Facilities may be made consistent with the requirements of the School District, CFD No. 2021-1, and the Act.

B. DEBT-ISSUANCE INFORMATION

The table below shows information applicable to the Bond issuance for Community Facilities District No. 2021-1:

TABLE IX
DEBT-ISSUANCE INFORMATION
2024 SPECIAL TAX BONDS

Proceeding Items	CFD No. 2021-1
Issuance Date of Bonds	8/15/2024
Final Maturity Date	09/01/2054
Special Tax Bond Issue Amount	$4,790,000
Interest Rate Range	5.00%
Arbitrage Yield	4.7789%
Payment Dates	March 1 & September 1
Subject to Arbitrage	Yes

Section 8. APPENDICES

Appendix A Parcel Listing

Appendix B Rate and Method of Apportionment of the Special Tax

Appendix C Debt Service Schedule

Appendix D Notice of Special Tax

Appendix E Boundary Map and Assessor's Parcel Maps

Appendix F Resolution Authorizing 2026/27 Special Tax

Appendix G Delinquency Report

Appendix A: Parcel Listing

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

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

Temecula Valley Unified School District
Community Facilities District No. 2021-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
15358	E	476-560-001	$0.00	$0.00
15358	2	476-560-003	$0.00	$0.00
15358	3	476-560-004	$0.00	$0.00
15358	5	476-560-005	$0.00	$0.00
32151	1	476-574-001	$2,410.92	$2,410.92
32151	2	476-574-002	$2,404.07	$2,040.66
32151	3	476-574-003	$2,404.07	$2,040.66
32151	4	476-574-004	$2,404.07	$2,040.66
32151	5	476-574-005	$2,404.07	$2,040.66
32151	6	476-574-006	$2,410.92	$2,410.92
32151	7	476-574-007	$2,410.92	$2,410.92
32151	8	476-574-008	$2,404.07	$2,040.66
32151	9	476-574-009	$2,404.07	$2,040.66
32151	10	476-574-010	$2,404.07	$2,040.66
32151	11	476-574-011	$2,410.92	$2,410.92
32151	0	476-574-012	$0.00	$0.00
32151	12	476-574-013	$2,410.92	$2,410.92
32151	13	476-574-014	$2,404.07	$2,040.66
32151	14	476-574-015	$2,404.07	$2,040.66
32151	15	476-574-016	$2,404.07	$2,040.66
32151	16	476-574-017	$2,404.07	$2,040.66
32151	17	476-574-018	$2,410.92	$2,410.92
32151	18	476-574-019	$2,410.92	$2,410.92
32151	19	476-574-020	$2,404.07	$2,040.66
32151	20	476-574-021	$2,404.07	$2,040.66
32151	21	476-574-022	$2,404.07	$2,040.66
32151	22	476-574-023	$2,404.07	$2,040.66
32151	23	476-574-024	$2,410.92	$2,410.92
32151	0	476-574-025	$0.00	$0.00
32151	24	476-574-026	$2,410.92	$2,410.92
32151	25	476-574-027	$2,404.07	$2,040.66
32151	26	476-574-028	$2,404.07	$2,040.66
32151	27	476-574-029	$2,404.07	$2,040.66
32151	28	476-574-030	$2,404.07	$2,040.66
32151	29	476-574-031	$2,410.92	$2,410.92
32151	30	476-574-032	$2,410.92	$2,410.92
32151	31	476-574-033	$2,404.07	$2,040.66
32151	32	476-574-034	$2,404.07	$2,040.66
32151	33	476-574-035	$2,404.07	$2,040.66
32151	34	476-574-036	$2,404.07	$2,040.66
32151	35	476-574-037	$2,410.92	$2,410.92
32151	0	476-574-038	$0.00	$0.00

Temecula Valley Unified School District
Community Facilities District No. 2021-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
32151	0	476-574-039	$0.00	$0.00
32151	0	476-574-040	$0.00	$0.00
32151	0	476-574-041	$0.00	$0.00
32151	0	476-574-042	$0.00	$0.00
32151	36	476-575-001	$2,410.92	$2,410.92
32151	37	476-575-002	$2,404.07	$2,040.66
32151	38	476-575-003	$2,404.07	$2,040.66
32151	39	476-575-004	$2,404.07	$2,040.66
32151	40	476-575-005	$2,410.92	$2,410.92
32151	41	476-575-006	$2,410.92	$2,410.92
32151	42	476-575-007	$2,404.07	$2,040.66
32151	43	476-575-008	$2,404.07	$2,040.66
32151	44	476-575-009	$2,404.07	$2,040.66
32151	45	476-575-010	$2,404.07	$2,040.66
32151	46	476-575-011	$2,410.92	$2,410.92
32151	0	476-575-012	$0.00	$0.00
32151	47	476-575-013	$2,410.92	$2,410.92
32151	48	476-575-014	$2,404.07	$2,040.66
32151	49	476-575-015	$2,404.07	$2,040.66
32151	50	476-575-016	$2,404.07	$2,040.66
32151	51	476-575-017	$2,404.07	$2,040.66
32151	52	476-575-018	$2,410.92	$2,410.92
32151	53	476-575-019	$2,410.92	$2,410.92
32151	54	476-575-020	$2,404.07	$2,040.66
32151	55	476-575-021	$2,404.07	$2,040.66
32151	56	476-575-022	$2,404.07	$2,040.66
32151	57	476-575-023	$2,404.07	$2,040.66
32151	58	476-575-024	$2,410.92	$2,410.92
32151	0	476-575-025	$0.00	$0.00
32151	59	476-575-026	$2,410.92	$2,410.92
32151	60	476-575-027	$2,404.07	$2,040.66
32151	61	476-575-028	$2,404.07	$2,040.66
32151	62	476-575-029	$2,404.07	$2,040.66
32151	63	476-575-030	$2,404.07	$2,040.66
32151	64	476-575-031	$2,410.92	$2,410.92
32151	65	476-575-032	$2,410.92	$2,410.92
32151	66	476-575-033	$2,404.07	$2,040.66
32151	67	476-575-034	$2,404.07	$2,040.66
32151	68	476-575-035	$2,404.07	$2,040.66
32151	69	476-575-036	$2,404.07	$2,040.66
32151	70	476-575-037	$2,410.92	$2,410.92
32151	0	476-575-038	$0.00	$0.00

Temecula Valley Unified School District
Community Facilities District No. 2021-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
32151	71	476-575-039	$2,404.07	$2,221.04
32151	72	476-575-040	$2,404.07	$2,040.66
32151	73	476-575-041	$2,404.07	$2,040.66
32151	74	476-575-042	$2,404.07	$2,221.04
32151	75	476-575-043	$2,404.07	$2,221.04
32151	76	476-575-044	$2,404.07	$2,040.66
32151	77	476-575-045	$2,404.07	$2,040.66
32151	78	476-575-046	$2,404.07	$2,221.04
32151	0	476-575-047	$0.00	$0.00
32151	79	476-575-048	$2,404.07	$2,221.04
32151	80	476-575-049	$2,404.07	$2,040.66
32151	81	476-575-050	$2,404.07	$2,040.66
32151	82	476-575-051	$2,404.07	$2,221.04
32151	83	476-575-052	$2,404.07	$2,221.04
32151	84	476-575-053	$2,404.07	$2,040.66
32151	85	476-575-054	$2,404.07	$2,040.66
32151	86	476-575-055	$2,404.07	$2,221.04
32151	0	476-575-056	$0.00	$0.00
32151	87	476-575-057	$2,404.07	$2,221.04
32151	88	476-575-058	$2,404.07	$2,040.66
32151	89	476-575-059	$2,404.07	$2,040.66
32151	90	476-575-060	$2,404.07	$2,221.04
32151	91	476-575-061	$2,404.07	$2,221.04
32151	92	476-575-062	$2,404.07	$2,040.66
32151	93	476-575-063	$2,404.07	$2,040.66
32151	94	476-575-064	$2,404.07	$2,221.04
32151	0	476-575-065	$0.00	$0.00
32151	126	476-575-066	$2,410.92	$2,410.92
32151	127	476-575-067	$2,404.07	$2,040.66
32151	128	476-575-068	$2,404.07	$2,040.66
32151	129	476-575-069	$2,404.07	$2,040.66
32151	130	476-575-070	$2,404.07	$2,040.66
32151	131	476-575-071	$2,410.92	$2,410.92
32151	132	476-575-072	$2,410.92	$2,410.92
32151	133	476-575-073	$2,404.07	$2,040.66
32151	134	476-575-074	$2,404.07	$2,040.66
32151	135	476-575-075	$2,404.07	$2,040.66
32151	136	476-575-076	$2,404.07	$2,040.66
32151	137	476-575-077	$2,410.92	$2,410.92
32151	0	476-575-078	$0.00	$0.00
32151	95	476-576-001	$2,404.07	$2,221.04
32151	96	476-576-002	$2,404.07	$2,040.66

Temecula Valley Unified School District
Community Facilities District No. 2021-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
32151	97	476-576-003	$2,404.07	$2,040.66
32151	98	476-576-004	$2,404.07	$2,221.04
32151	99	476-576-005	$2,404.07	$2,221.04
32151	100	476-576-006	$2,404.07	$2,040.66
32151	101	476-576-007	$2,404.07	$2,040.66
32151	102	476-576-008	$2,404.07	$2,221.04
32151	0	476-576-009	$0.00	$0.00
32151	103	476-576-010	$2,410.92	$2,410.92
32151	104	476-576-011	$2,404.07	$2,040.66
32151	105	476-576-012	$2,404.07	$2,040.66
32151	106	476-576-013	$2,404.07	$2,040.66
32151	107	476-576-014	$2,404.07	$2,040.66
32151	108	476-576-015	$2,410.92	$2,410.92
32151	0	476-576-016	$0.00	$0.00
32151	109	476-576-017	$2,410.92	$2,410.92
32151	110	476-576-018	$2,404.07	$2,040.66
32151	111	476-576-019	$2,404.07	$2,040.66
32151	112	476-576-020	$2,404.07	$2,040.66
32151	113	476-576-021	$2,410.92	$2,410.92
32151	0	476-576-022	$0.00	$0.00
32151	114	476-576-023	$2,410.92	$2,410.92
32151	115	476-576-024	$2,404.07	$2,040.66
32151	116	476-576-025	$2,404.07	$2,040.66
32151	117	476-576-026	$2,404.07	$2,040.66
32151	118	476-576-027	$2,404.07	$2,040.66
32151	119	476-576-028	$2,410.92	$2,410.92
32151	120	476-576-029	$2,410.92	$2,410.92
32151	121	476-576-030	$2,404.07	$2,040.66
32151	122	476-576-031	$2,404.07	$2,040.66
32151	123	476-576-032	$2,404.07	$2,040.66
32151	124	476-576-033	$2,404.07	$2,040.66
32151	125	476-576-034	$2,410.92	$2,410.92
32151	0	476-576-035	$0.00	$0.00
32151	138	476-576-036	$2,410.92	$2,410.92
32151	139	476-576-037	$2,404.07	$2,040.66
32151	140	476-576-038	$2,404.07	$2,040.66
32151	141	476-576-039	$2,404.07	$2,040.66
32151	142	476-576-040	$2,404.07	$2,040.66
32151	143	476-576-041	$2,410.92	$2,410.92
32151	0	476-576-042	$0.00	$0.00
32151	144	476-576-043	$2,410.92	$2,410.92
32151	145	476-576-044	$2,404.07	$2,040.66

Temecula Valley Unified School District
Community Facilities District No. 2021-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
32151	146	476-576-045	$2,404.07	$2,040.66
32151	147	476-576-046	$2,410.92	$2,410.92
32151	0	476-576-047	$0.00	$0.00
32151	148	476-576-048	$2,410.92	$2,410.92
32151	149	476-576-049	$2,404.07	$2,040.66
32151	150	476-576-050	$2,404.07	$2,040.66
32151	151	476-576-051	$2,404.07	$2,040.66
32151	152	476-576-052	$2,410.92	$2,410.92
32151	153	476-576-053	$2,410.92	$2,410.92
32151	154	476-576-054	$2,404.07	$2,040.66
32151	155	476-576-055	$2,404.07	$2,040.66
32151	156	476-576-056	$2,404.07	$2,040.66
32151	157	476-576-057	$2,410.92	$2,410.92
32151	0	476-576-058	$0.00	$0.00
32151	158	476-576-059	$2,410.92	$2,410.92
32151	159	476-576-060	$2,404.07	$2,040.66
32151	160	476-576-061	$2,404.07	$2,040.66
32151	161	476-576-062	$2,404.07	$2,040.66
32151	162	476-576-063	$2,404.07	$2,040.66
32151	163	476-576-064	$2,410.92	$2,410.92
32151	0	476-576-065	$0.00	$0.00
32151	164	476-576-066	$2,410.92	$2,410.92
32151	165	476-576-067	$2,404.07	$2,040.66
32151	166	476-576-068	$2,404.07	$2,040.66
32151	167	476-576-069	$2,404.07	$2,040.66
32151	168	476-576-070	$2,404.07	$2,040.66
32151	169	476-576-071	$2,410.92	$2,410.92
32151	0	476-576-072	$0.00	$0.00
32151	170	476-576-073	$2,410.92	$2,410.92
32151	171	476-576-074	$2,404.07	$2,040.66
32151	172	476-576-075	$2,404.07	$2,040.66
32151	173	476-576-076	$2,404.07	$2,040.66
32151	174	476-576-077	$2,404.07	$2,040.66
32151	175	476-576-078	$2,410.92	$2,410.92
32151	176	476-576-079	$2,410.92	$2,410.92
32151	177	476-576-080	$2,404.07	$2,040.66
32151	178	476-576-081	$2,404.07	$2,040.66
32151	179	476-576-082	$2,404.07	$2,040.66
32151	180	476-576-083	$2,410.92	$2,410.92
32151	0	476-576-084	$0.00	$0.00
32151	0	476-576-085	$0.00	$0.00
32151	0	476-576-086	$0.00	$0.00

Temecula Valley Unified School District
Community Facilities District No. 2021-1
Fiscal Year 2026/2027 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
32151	0	476-576-087	$0.00	$0.00
32151	0	476-576-088	$0.00	$0.00

Total Parcels	**212**
Total Taxable Parcels	**180**
Total Maximum Annual Special Tax	**$433,088.80**
Total Assigned Special Tax	**$389,458.40**

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

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

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES
COMMUNITY FACILITIES DISTRICT NO. 2021-1
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. 2021-1 of the Temecula Valley Unified School District ("CFD No. 2021-1") and collected each Fiscal Year commencing in Fiscal Year 2022-2023, 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 ("Rate and Method of Apportionment"), as described below. All of the real property within the boundaries of CFD No. 2021-1, 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:

"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. 2021-1 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. 2021-1 or any designee thereof of complying with arbitrage rebate requirements; (vi) the costs to the School District, CFD No. 2021-1 or any designee thereof of complying with School District's, CFD No. 2021-1's or obligated persons' 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. 2021-1, including its Special Taxes; (viii) the cost associated with the computation of the Backup Special Tax; (ix) the costs of the School District, CFD No. 2021-1 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. 2021-1. Administrative Expenses shall also include amounts estimated or advanced by the School District or CFD No. 2021-1 for any formation or other administrative purposes of CFD No. 2021-1, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Assessor's Parcel" or **"Assessor Parcels"** 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 designating parcels by Assessor's parcel number.

"Assigned Special Tax" means the Special Tax for each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.b below.

"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, as determined in accordance with Section C.1.c, below.

"Board" means the Governing Board of the School District acting as the legislative body of CFD No. 2021-1.

"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. 2021-1 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 or other debt that is legally permissible to use Special Taxes to repay.

"Boundary Map" means the map of CFD No. 2021-1 titled, "Proposed Boundary Map of Community Facilities District No. 2021-1 of the Temecula Valley Unified School District, County of Riverside, State of California" presented to and approved by the Board.

"Building Permit" means the first legal document issued by the County giving official permission for new construction of a building on an Assessor's Parcel. For purposes of this definition, "Building Permit" shall include any subsequent building permits issued or changed prior to the first occupancy of the structure, as determined by the CFD Administrator.

"Certificate of Compliance" means the form issued by the District directly prior to the issuance of a Building Permit after payment of the Statutory School Fees.

"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. 2021-1, may rely on, the square footage as identified on the Building

Permit(s) issued by the applicable issuing agency if found consistent with such code section. Modifications to 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 pay the amount of Statutory School Fees specified by the then-current applicable law prior to the issuance of a Certificate of Compliance for such Developed Floor Area and will not be used to modify the Land Use Category used in the application of this Rate and Method of Apportionment.

"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 including but not limited to an individual single-family detached dwelling unit, townhome, condominium, apartment, attached or detached second dwelling unit, granny flat, accessory dwelling unit or other such residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section E, below.

"Final Map" means a subdivision of property by recordation of 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 or recordation of a condominium plan pursuant to California Civil Code Section 6624 or functionally equivalent map or instrument 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.

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

"Land Use Class" means any of the classes described in Section C.

"Maximum Special Tax" means for each Assessor's Parcel and each Fiscal Year, the Maximum Special Tax, determined in accordance with Section C, below, that may be levied on such Assessor's Parcel in such Fiscal Year.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit was issued for any type of non-residential use.

"Non-Residential Property Payment Obligation" means, prior to the issuance of Bonds, at the time of the issuance of a Certificate of Compliance for any Non-Residential Property such

property shall pay Statutory School Fees after which the School District shall extinguish the special tax obligation of CFD No. 2021-1 for such Assessor Parcel(s). After the issuance of Bonds, the Non-Residential Property Payment Obligation due at time of the issuance of a Certificate of Compliance for any non-residential use 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 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 Service. 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. 2021-1 to fully extinguish the special tax obligation of CFD No. 2021-1 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 Compliane, 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).

"Projected Dwelling Unit(s)" or **"PDU"** means the number of projected Dwelling Units projected to be developed on the property within CFD No. 2021-1 as shown in Table 2. The Assigned Special Tax for Nonresidential Developed Property per PDU is determined based on the total number of projected dwelling units displaced based on the area of the Non-Residential Property as determined by the CFD Administrator. The Special Tax on Undeveloped Property is per PDU determined as described in Section C.2.

"Property Owner Association Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 2021-1 that is owned by a property owner association, including any master or sub-association as shown on the equalized 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 PDU of all Taxable Property within CFD No. 2021-1 to less than the minimum PDU pursuant to Section E, below.

"Proportionately" means (a) for Undeveloped Property in the second step of Section D below, Proportionately means that the ratio of the actual Special Tax levy per Projected Dwelling Unit to the Maximum Special Tax per Projected Dwelling Unit is equal for all Assessor's Parcels of Undeveloped Property; (b) for Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property in the third step of Section D, Proportionately means that the ratio of the actual Special Tax levy per Projected Dwelling Unit to the Maximum Special Tax per Projected Dwelling Unit is equal for all Assessor's Parcels of Property Owner Association Property and Public Property; and (c) for Developed Property in the fourth step of Section D, Proportionately means that the amount of the increase above the Assigned Special Tax levy, if necessary, is equal for all Assessor's Parcels of Developed Property, except that if the Backup Special Tax limits the increase on

any Assessor's Parcel(s), then the amount of the increase shall be equal for the remaining Assessor's Parcels.

"Public Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 2021-1 that is (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 equalized 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 equalized 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 PDU of all Taxable Property within CFD No. 2021-1 to less than the minimum PDU pursuant to Section E, below, 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 and classified in a Land Use Category in accordance with its zoning or use, whichever is greater.

"Rate and Method of Apportionment" means this "Rate and Method of Appointment of Special Taxes for Community Facilities District No. 2021-1 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 residential 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. 2021-1 in accordance with this Rate and Method of Apportionment.

"Special Tax Requirement" means for each Fiscal Year, that amount required for CFD No. 2021-1 to: (i) pay Administration Expenses of CFD No. 2021-1 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 as evidenced by the fund balance at the end of the previous Fiscal Year; (v) pay directly for acquisition or construction of facilities that are eligible to be financed through CFD No. 2021-1 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 levy attributable to the Undeveloped Property; (vi) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate of Special Taxes within CFD No. 2021-1 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 levy attributable to the 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 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. 2021-1 which have not been prepaid pursuant to Section I, below, or which are not exempt from the Special Tax pursuant to law or Section E below.

"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 or Public Property as shown on the equalized roll of the County which is available on or about July 1st of the Fiscal Year.

"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 principal of each Bond multiplied by the number of years such Bond is outstanding.

B. ASSIGNMENT TO LAND USE CLASS

Each Fiscal Year, all Taxable Property within CFD No. 2021-1 shall be assigned into the applicable Land Use Class or Land Use Classes of 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.

C. MAXIMUM SPECIAL TAX RATE

An Assessor's Parcel may contain more than one 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 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, below.

b. Assigned Special Tax

The Assigned Special Tax for each Assessor's Parcel of Developed Property is shown in Table 1, below.

TABLE 1
Assigned Special Taxes for Developed Property
Fiscal Year 2022-2023

Land Use Category	Taxable Unit	Developed Floor Area	Assigned Special Tax Per Taxable Unit
1 - Residential Property	DU	1,550 sq. ft. or Less	$2,040.66
2 - Residential Property	DU	1,551 sq. ft. to 1,750 sq. ft.	$2,221.05
3 - Residential Property	DU	1,751 sq. ft. or Greater	$2,410.93
4 – Non-Residential Property	PDU	N/A	$2,404.07

c. Backup Special Tax

The Backup Special Tax per Dwelling Unit of Residential Property shall be $2,404.07 per Dwelling Unit.

Notwithstanding the foregoing, if all or any portion of the applicable Final Maps and/or condominium plan contained within the boundaries of CFD No. 2021-1 is subsequently changed or modified, then the Backup Special Tax for each Dwelling Unit of Residential Property in such Final Map or condominium plan area contained with the boundaries of CFD No. 2021-1 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 or condominium plan 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 Dwelling Units to be constructed within such changed or modified Final Map or condominium plan area contained within the boundaries of CFD No. 2021-1, as reasonably determined by the CFD Administrator.

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 or condominium plan area contained within the boundaries of CFD No. 2021-1.

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

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. 2021-1 shall be $2,404.07 per Projected Dwelling Unit as shown in the fourth column of Table 2. Table 2 below identifies the Assessor Parcel within the boundaries of CFD No. 2021-1 for Fiscal Year 2021-22, the Land Use Class(es) for each Assessor's Parcel and the number of Projected Dwelling Units assigned to each Assessor's Parcel. At the beginning of each Fiscal Year prior to the issuance of Bonds, the CFD Administrator shall update the information in Table 2 based on changes in the Assessor Parcels, the Dwelling Units classified as Developed Property as the result of the issuance of Building Permits and modifications, if any, to the Final Map resulting in a change to the number of total PDU at buildout and/or assignment of such PDU to each Assessor Parcel Number. At the beginning of each Fiscal Year after the issuance of Bonds, the CFD Administrator shall update the information in Table 2 based on changes in the Assessor Parcels, the Dwelling Units classified as Developed Property as the result of the issuance of Building Permits and modifications, if any, to the Final Map resulting in a change to the assignment of such PDU to each Assessor Parcel Number, but there will be no changes made to the total PDU at buildout. Given the delay in assigning Assessor Parcel numbers in any given Fiscal Year, it is possible that an Assessor Parcel may consist of a portion that would otherwise be classified as Developed Property, and a portion that is classified into a different Land Use Class. In such cases, the CFD Administrator shall identify for each Assessor's Parcel a number of Projected Dwelling Units within each such Land Use Class. The Special Tax that may be levied on each Assessor's Parcel containing property assigned to the Land Use Class of Undeveloped Property, Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property within CFD No. 2021-1, in that Fiscal Year pursuant to Section D shall then be based on the number of Projected Dwelling Units determined for the Assessor's Parcel and the Land Use Class to which they are assigned.

Table 2
Projected Dwelling Units per Assessor's Parcel for
Fiscal Year 2020-2021

Assessor's Parcels Fiscal Year 2021-2022:	Land Use Class	Number of Dwelling Units Classified as Developed Property	Number of Projected Dwelling Units Not Classified as Developed Property	Total Projected Dwelling Units at Buildout*
478-010-072	Undeveloped Property	0	180	180
478-010-073	Undeveloped Property	0	0	0
478-010-074	Undeveloped Property	0	0	0
Total		**0**	**180**	**180**

* The above table shows the Projected Dwelling Units within Tentative Tract No. TTM3215R01. At the beginning of each Fiscal Year, the information provided will be revised as described above.

3. Reduction of Special Tax.

Notwithstanding Section C.l and Section C.2, up to 120 days prior to the expected issuance of the first series of Bonds, the Board may determine, by resolution, upon a date set by the Board at its sole discretion on or before the date of issuance of the first series of Bonds to reduce the Assigned Special Tax applicable to Developed Property (Section C.1.(b)) and the Maximum Special Tax applicable to Undeveloped Property, Property Owner Association Property that is not Exempt Property and Public Property that is not Exempt Property (Section C.2) to an amount which shall be designated by the Board in such resolution. Such amendment to the Assigned Special Tax applicable to Developed Property and Maximum Special Tax applicable to Undeveloped Property, Property Owner Association Property and Public Property shall thereafter be permanent.

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) based on the reduced Maximum Special Tax rate for Undeveloped Property and shall also be designated in the Board resolution.

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

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 2022-2023 and for each following Fiscal Year, the School District shall levy the Special Tax as follows:

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

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 an amount up to 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 an amount up to 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.

E. EXEMPTIONS

Any Assessor's Parcel within the boundaries of CFD No. 2021-1 that is owned or irrevocably dedicated to a public agency as of the date of formation of CFD No. 2021-1 shall be classified as Exempt Property and shall be exempt from the Special Tax in accordance with Section 53340 of the Act. The total number of Projected Dwelling Units within CFD No. 2021-1 has been determined to be equal to 180 PDU as of the date of formation of CFD No. 2021-1, subject to change as set forth herein.

Except as limited in the following paragraph, the following Assessor's Parcels within the boundaries of CFD No. 2021-1 shall be classified as Exempt Property: (i) Assessor's Parcels which are classified by definition as Public Property or Property Owner Association Property, (ii) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, and (iii) Assessor's Parcels which are used for other types of public uses as determined by the Assistant Superintendent of Business Services.

Tax exempt status will be irrevocably assigned in the chronological order in which property becomes Exempt Property provided, however, that no such classification shall reduce the

Projected Dwelling Units of all Taxable Property within CFD No. 2021-1 to less than 162 PDU 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 Projected Dwelling Units of all Taxable Property to be less than 162 PDU shall be required to either (i) prepay the Special Tax for such Assessor's Parcel in full per PDU at the applicable Maximum Special Tax rate per PDU for Property Owner Association Property or Public Property (Section C.2) applied to property, 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 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.

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 in the same amount.

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. 2021-1 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 principal and interest on Bonds and the Administrative Expenses, 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 and other applicable law, as determined by the School District.

I. PREPAYMENT OF SPECIAL TAX

1. Prepayment in Full

The Special Tax obligation may be prepaid and permanently satisfied for an Assessor's Parcel of Developed Property, Undeveloped Property for which a Building Permit has been issued or is pending to be issued, and Public Property and/or Property Owner's Association Property that is not Exempt Property pursuant to Section E, above. The prepayment amount for an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued or is pending to be issued shall be based on the Assigned Special Tax for the applicable Land Use Category shown in Table 1, above, based on the Building Permit 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. 2021-1 with respect to CFD No. 2021-1 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 four point five percent (4.50%) 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, below, or (ii) thirty-five (35) years plus (2) the redemption premium, if any, as provided in the Indenture. 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 and Nonresidential Property within CFD No. 2021-1 being less than the total estimated Residential Property and Nonresidential 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. 2021-1 and in accordance with the documents approved by the School District related to CFD No. 2021-1. 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. 2021-1, 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, 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. Prepayment in Part

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. 2021-1 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. 2021-1 with respect to CFD No. 2021-1 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, above.

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. 2021-1, 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

A summary of the proposed facilities to be financed include, but is not limited to, (1) water and sewer facilities of Eastern Municipal Water District, and (2) for acquisition, construction, or financing of school facilities in accordance with the Act and other applicable law. The authorized facilities are detailed in the Resolution of Intention to Establish CFD No. 2021-1 approved by the School District related to CFD No. 2021-1. 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 U.S. Constitution.

Appendix C: Debt Service Schedule

Temecula Valley Unified School District
Community Facilities District No. 2021-1

Debt Service Schedule
2024 Special Tax Bonds - $4,790,000

Year Ending September 1	Principal Due	Interest Rate	Interest Due	Total Debt Service	Payment Dates March 1	Payment Dates September 1
2025	$20,000.00	5.0000%	$250,144.44	$270,144.44	130,394.44	$139,750.00
2026	85,000.00	5.0000%	238,500.00	323,500.00	119,250.00	204,250.00
2027	85,000.00	5.0000%	234,250.00	319,250.00	117,125.00	202,125.00
2028	90,000.00	5.0000%	230,000.00	320,000.00	115,000.00	205,000.00
2029	95,000.00	5.0000%	225,500.00	320,500.00	112,750.00	207,750.00
2030	100,000.00	5.0000%	220,750.00	320,750.00	110,375.00	210,375.00
2031	105,000.00	5.0000%	215,750.00	320,750.00	107,875.00	212,875.00
2032	110,000.00	5.0000%	210,500.00	320,500.00	105,250.00	215,250.00
2033	115,000.00	5.0000%	205,000.00	320,000.00	102,500.00	217,500.00
2034	115,000.00	5.0000%	199,250.00	314,250.00	99,625.00	214,625.00
2035	125,000.00	5.0000%	193,500.00	318,500.00	96,750.00	221,750.00
2036	130,000.00	5.0000%	187,250.00	317,250.00	93,625.00	223,625.00
2037	135,000.00	5.0000%	180,750.00	315,750.00	90,375.00	225,375.00
2038	140,000.00	5.0000%	174,000.00	314,000.00	87,000.00	227,000.00
2039	145,000.00	5.0000%	167,000.00	312,000.00	83,500.00	228,500.00
2040	155,000.00	5.0000%	159,750.00	314,750.00	79,875.00	234,875.00
2041	160,000.00	5.0000%	152,000.00	312,000.00	76,000.00	236,000.00
2042	165,000.00	5.0000%	144,000.00	309,000.00	72,000.00	237,000.00
2043	175,000.00	5.0000%	135,750.00	310,750.00	67,875.00	242,875.00
2044	180,000.00	5.0000%	127,000.00	307,000.00	63,500.00	243,500.00
2045	190,000.00	5.0000%	118,000.00	308,000.00	59,000.00	249,000.00
2046	200,000.00	5.0000%	108,500.00	308,500.00	54,250.00	254,250.00
2047	210,000.00	5.0000%	98,500.00	308,500.00	49,250.00	259,250.00
2048	220,000.00	5.0000%	88,000.00	308,000.00	44,000.00	264,000.00
2049	230,000.00	5.0000%	77,000.00	307,000.00	38,500.00	268,500.00
2050	240,000.00	5.0000%	65,500.00	305,500.00	32,750.00	272,750.00
2051	250,000.00	5.0000%	53,500.00	303,500.00	26,750.00	276,750.00
2052	260,000.00	5.0000%	41,000.00	301,000.00	20,500.00	280,500.00
2053	275,000.00	5.0000%	28,000.00	303,000.00	14,000.00	289,000.00
2054	285,000.00	5.0000%	14,250.00	299,250.00	7,125.00	292,125.00
Total	4,790,000.00		4,542,894.44	9,332,894.44	2,276,769.44	7,056,125.00

Appendix D: Notice of Special Tax

Pertaining to Developed properties being **resold** within CFD No. 2021-1, 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.

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

COMMUNITY FACILITIES DISTRICT NO. 2021-1
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COUNTY OF RIVERSIDE, CALIFORNIA

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

Parcel:	**Land Use Category:**

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

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

The Maximum Special Tax – Developed Property which may be levied against this parcel to pay for public facilities in any fiscal year is $_____. The Maximum Special Tax – Developed Property, for a Developed Property does not escalate. The Maximum Special Tax – Developed Property shall be levied 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 2070/2071.

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

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

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

DATE: _____

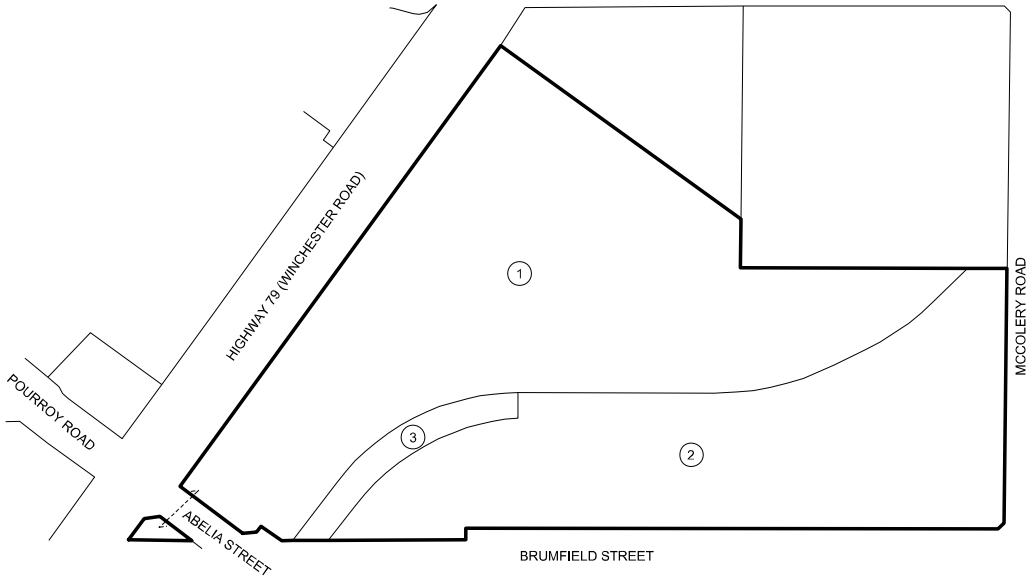
SIGNATURES: _____

Appendix E: Boundary Maps and Assessor's Parcel Maps

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

PROPOSED BOUNDARY MAP OF
TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2021-1

COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF EDUCATION OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT THIS _____ DAY OF _____, 2021.

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

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2021-1, RIVERSIDE COUNTY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF EDUCATION OF THE TEMECULA VALLEY UNIFIED SCHOOL DISTRICT AT A REGULAR MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2021, BY ITS RESOLUTION NO. _____.

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

FILED THIS _____ DAY OF _____, 2021, AT THE HOUR OF _____ O'CLOCK _____,M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGES _____, AND AS INSTRUMENT NO. _____. IN THE OFFICES OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.
FEE: $ _____

_____
COUNTY RECORDER OF THE COUNTY OF RIVERSIDE

LEGEND:

(1) LOT NUMBER

COMMUNITY FACILITIES DISTRICT BOUNDARY

LOT DESIGNATION	
LOT NO.	ASSESSOR'S PARCEL NO.
1	476-010-072
2	476-010-073
3	476-010-074

200 0 200 400
Scale In Feet

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

SDFA
SPECIAL DISTRICT FINANCING & ADMINISTRATION

437 WEST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025
TELEPHONE: (760)233-2630
FAX: (760)233-2631

SHEET	1 OF 1
DATE	SEPTEMBER 2021
JOB NO.	TVCFD 2021-1

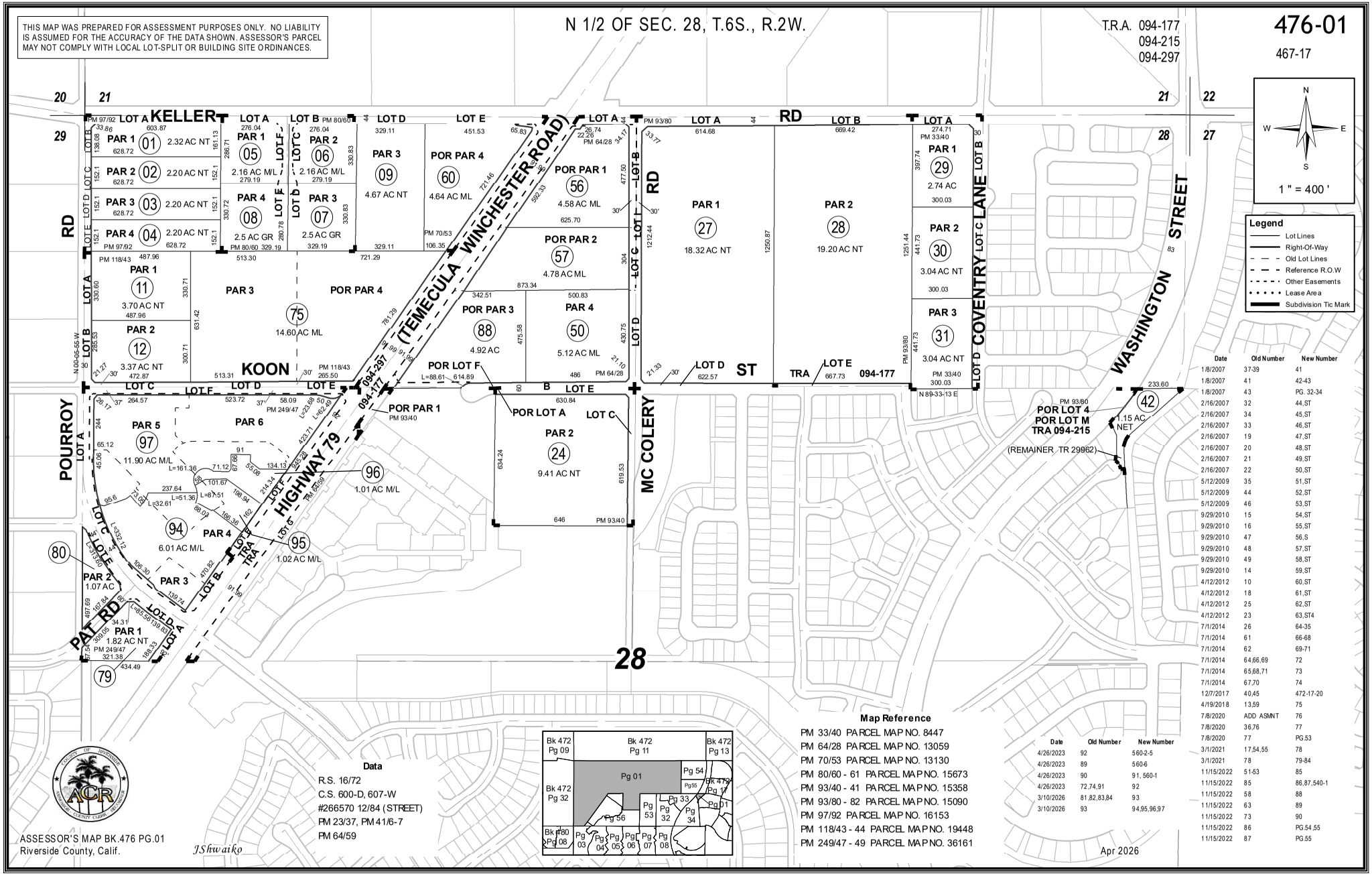
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N 1/2 OF SEC. 28, T.6S., R.2W.

T.R.A. 094-177
094-215
094-297

476-01

467-17



N
W E
S

1 " = 400 '

Legend

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

Date	Old Number	New Number
1/8/2007	37-39	41
1/8/2007	41	42-43
1/8/2007	43	PG. 32-34
2/16/2007	32	44,ST
2/16/2007	34	45,ST
2/16/2007	33	46,ST
2/16/2007	19	47,ST
2/16/2007	20	48,ST
2/16/2007	21	49,ST
2/16/2007	22	50,ST
5/12/2009	35	51,ST
5/12/2009	44	52,ST
5/12/2009	46	53,ST
9/29/2010	15	54,ST
9/29/2010	16	55,ST
9/29/2010	47	56,S
9/29/2010	48	57,ST
9/29/2010	49	58,ST
9/29/2010	14	59,ST
4/12/2012	10	60,ST
4/12/2012	18	61,ST
4/12/2012	25	62,ST
4/12/2012	23	63,ST4
7/1/2014	26	64-35
7/1/2014	61	66-68
7/1/2014	62	69-71
7/1/2014	64,66,69	72
7/1/2014	65,68,71	73
7/1/2014	67,70	74
12/7/2017	40,45	472-17-20
4/19/2018	13,59	75
7/8/2020	ADD ASMNT	76
7/8/2020	36,76	77
7/8/2020	77	PG.53
3/1/2021	17,54,55	78
3/1/2021	78	79-84
11/15/2022	51-53	85
11/15/2022	85	86,87,540-1
11/15/2022	58	88
11/15/2022	63	89
11/15/2022	73	90
11/15/2022	86	PG.54,55
11/15/2022	87	PG.55

Map Reference

PM 33/40 PARCEL MAP NO. 8447
PM 64/28 PARCEL MAP NO. 13059
PM 70/53 PARCEL MAP NO. 13130
PM 80/60 - 61 PARCEL MAP NO. 15673
PM 93/40 - 41 PARCEL MAP NO. 15358
PM 93/80 - 82 PARCEL MAP NO. 15090
PM 97/92 PARCEL MAP NO. 16153
PM 118/43 - 44 PARCEL MAP NO. 19448
PM 249/47 - 49 PARCEL MAP NO. 36161

Date	Old Number	New Number
4/26/2023	92	560-2-5
4/26/2023	89	560-6
4/26/2023	90	91, 560-1
4/26/2023	72,74,91	92
3/10/2026	81,82,83,84	93
3/10/2026	93	94,95,96,97

Data

R.S. 16/72
C.S. 600-D, 607-W
#266570 12/84 (STREET)
PM 23/37, PM 41/6-7
PM 64/59

ASSESSOR'S MAP BK.476 PG.01
Riverside County, Calif.

JShwaiko

Apr 2026

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NW 1/4 OF SEC. 28, T.6S, R.2W

TRA 094-177

476-56

476-01

KOON ST

LOT C

TR 32151

332.50

L=123.10

L=47.97

187.13

COMMERCIAL
LOT 4
06
4.36 AC

530

N00-40-53E

722.36

WINCHESTER RD

251.14

104.24

21.27

N89-55-22W
624.70

TR 32151

112.31

110.35

60.04

DRAINAGE
LOT 3
04
2.74 AC

L=42.60

L=36.60

106.81

L=66.06

L=54.94

346.39

257.21

442.24

LOT B

AGAVE DR

106.15

L=25.20

L=483.33

L=233.47

143.90

104.89

84.78

350.50

TR 32151

LOT F

1287.35

1302.06

LOT E

TR 32151
PM 93/40

44.84

21.71

614.88

Mc COLERY RD

OPEN SPACE/
MSHCP CONSERVATION
LOT 2
03
14.93 AC

01

PARK
LOT 5
05

LOT A

ABELIA ST

71.20

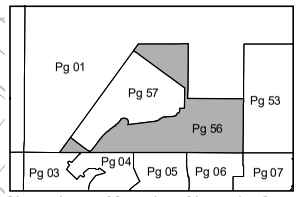
89.88

118.36

28

1 " = 200 '

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



Map Reference
PM 93/40 - 41 PARCEL MAP NO. 15358
MB 486/93 - 102 TRACT MAP NO. 32151

Date	Old Number	New Number
5/5/2023	2	PG.57

ASSESSOR'S MAP BK476 PG.56
Riverside County, Calif.

arrodrig

May 2023

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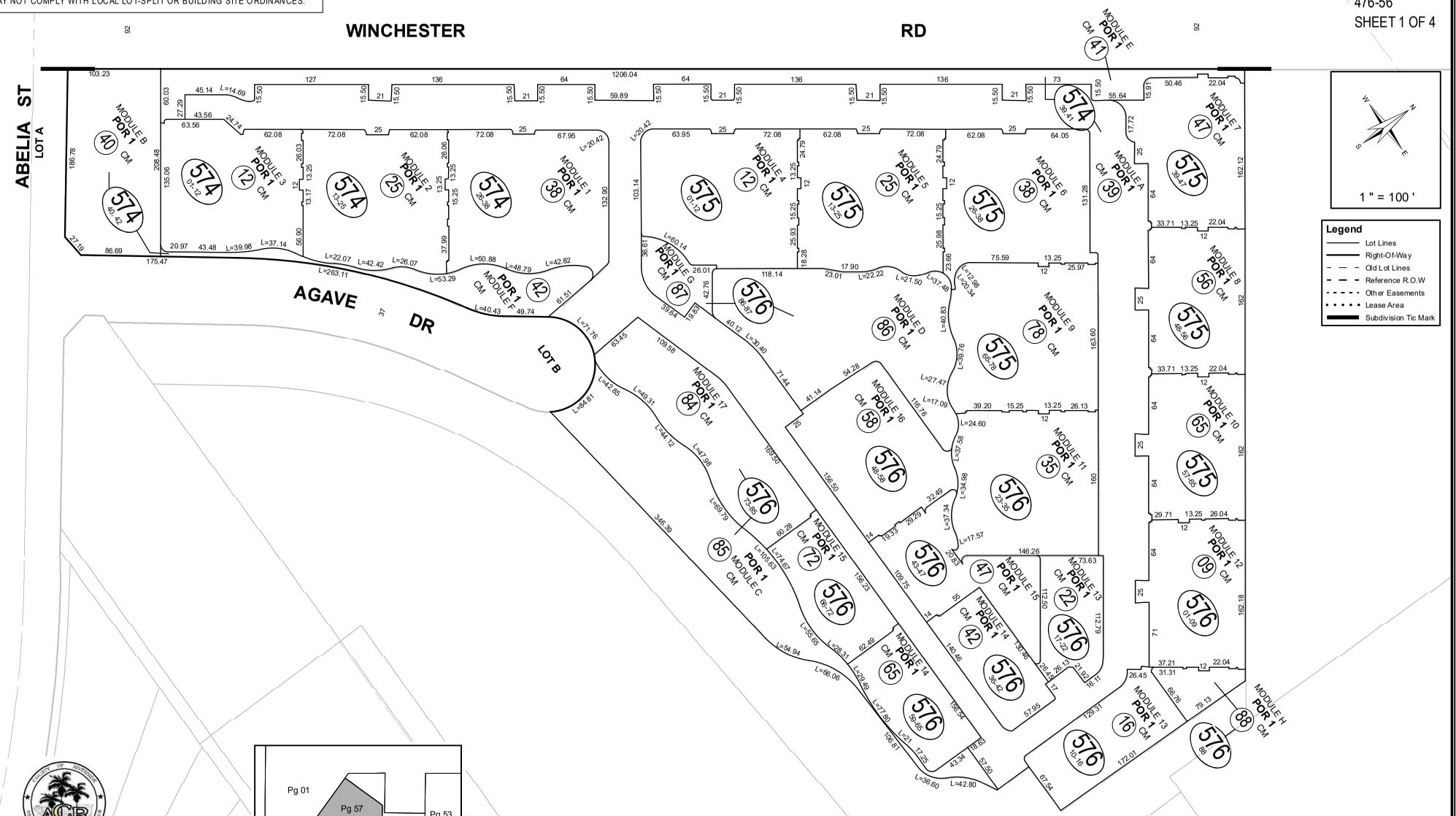
NW 1/4 OF SEC. 28, T.6S, R.2W

TRA 094-177

476-57

476-56

SHEET 1 OF 4



Map Reference

MB 486/93 - 102 TRACT MAP NO. 32151

CM 293/001 - 006 LOT 1 #0045898 02/16/2023

Data

CM 290/1-302 #0486804 11/30/2022

Date	Old Number	New Number
10/17/2023	571-1-42	574-1-42
10/17/2023	572-1-78	575-1-78
10/17/2023	573-1-88	576-1-88

ASSESSOR'S MAP BK476 PG.57

Riverside County, Calif.

jasantos

Feb 2024

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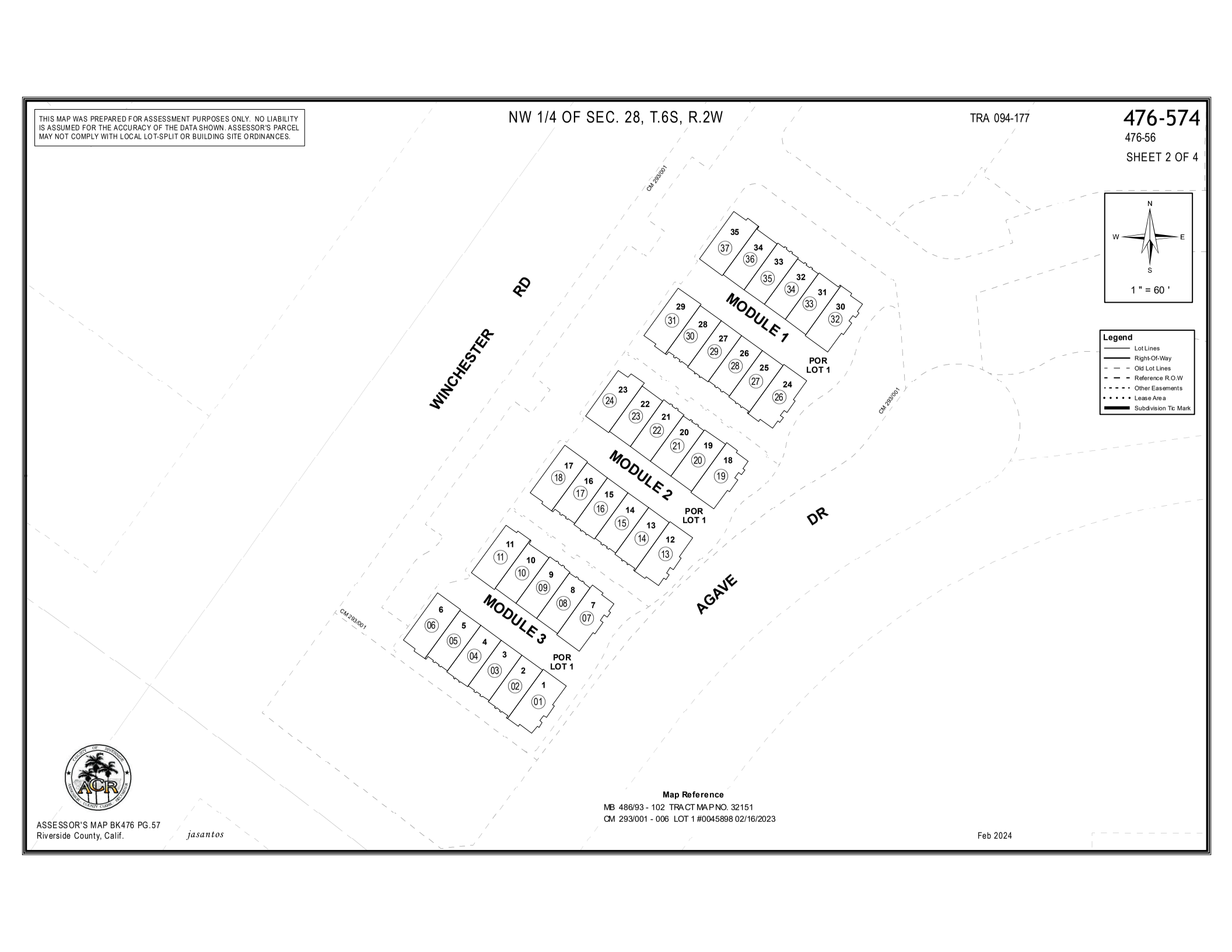
NW 1/4 OF SEC. 28, T.6S, R.2W

TRA 094-177

476-574

476-56

SHEET 2 OF 4



Map Reference

MB 486/93 - 102 TRACT MAP NO. 32151

CM 293/001 - 006 LOT 1 #0045898 02/16/2023

ASSESSOR'S MAP BK476 PG.57
Riverside County, Calif.

jasantos

Feb 2024

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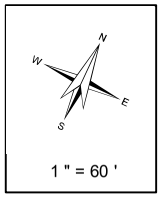
NW 1/4 OF SEC. 28, T.6S, R.2W

TRA 094-177

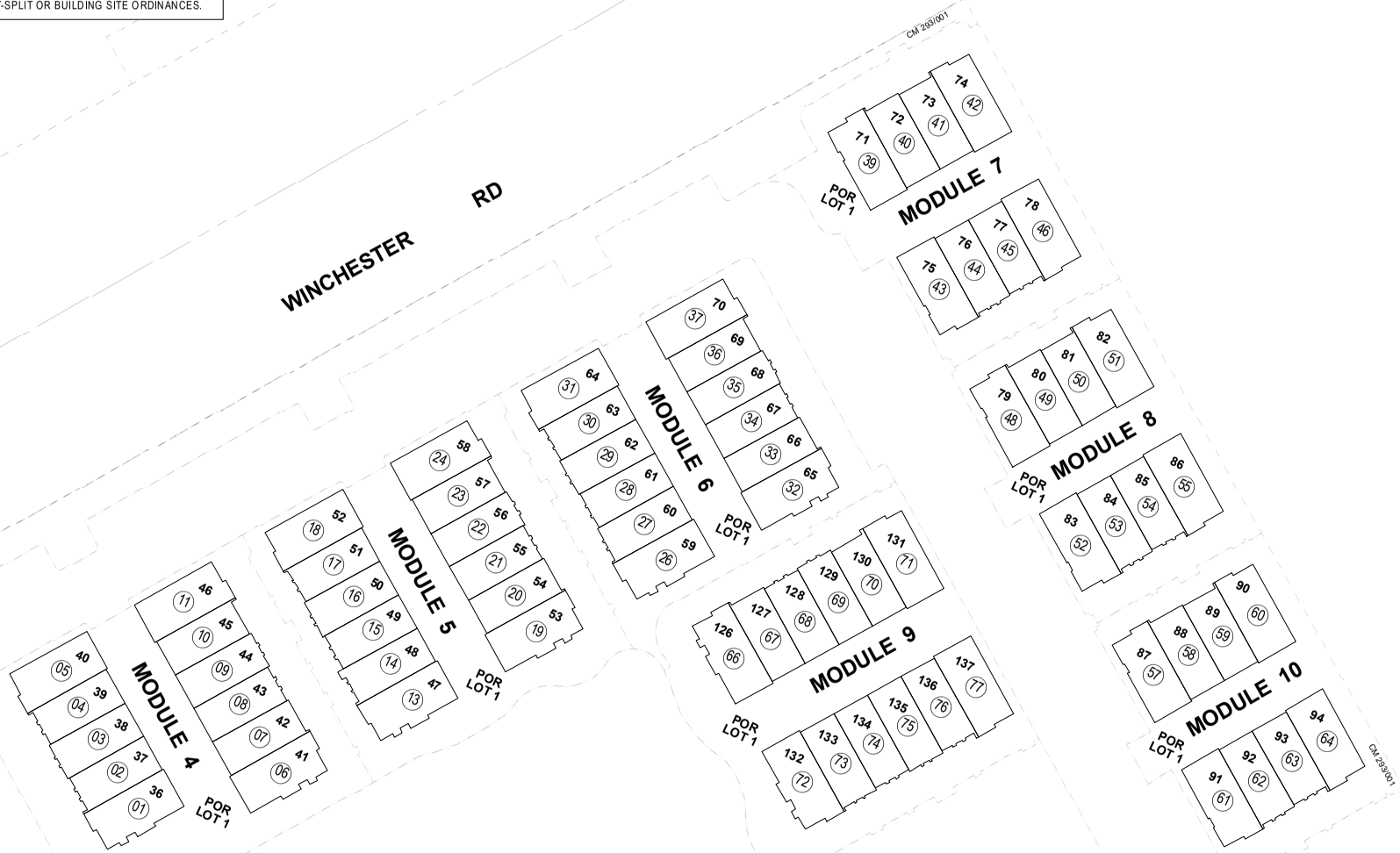
476-575

476-56

SHEET 3 OF 4



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



Map Reference

MB 486/93 - 102 TRACT MAP NO. 32151

CM 293/001 - 006 LOT 1 #0045898 02/16/2023

ASSESSOR'S MAP BK476 PG.57
Riverside County, Calif.

jasantos

Feb 2024

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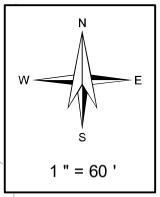
NW 1/4 OF SEC. 28, T.6S, R.2W

TRA 094-177

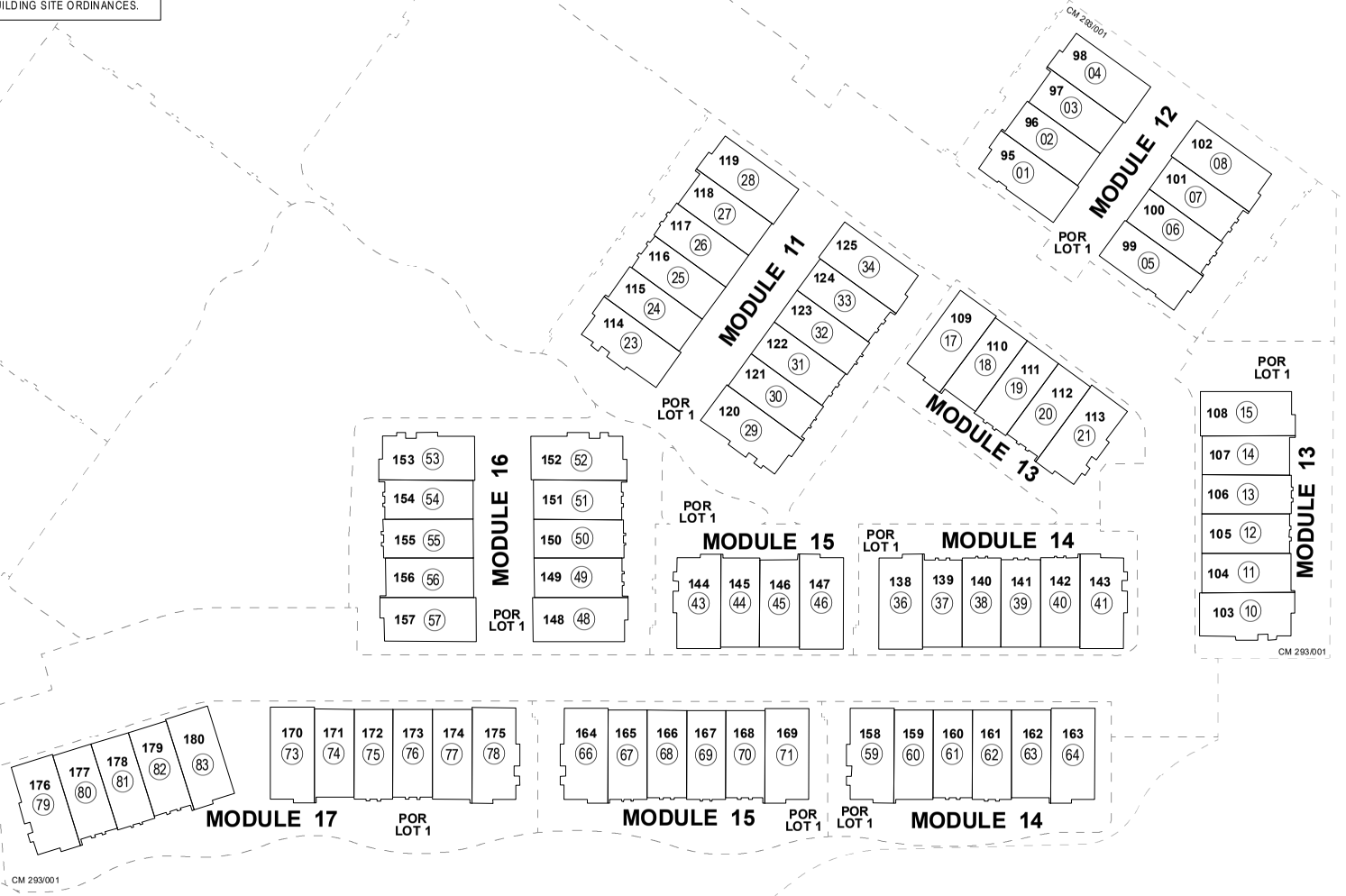
476-576

476-56

SHEET 4 OF 4



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



Map Reference

MB 486/93 - 102 TRACT MAP NO. 32151

CM 293/001 - 006 LOT 1 #0045898 02/16/2023

ASSESSOR'S MAP BK476 PG.57
Riverside County, Calif.

jasantos

Feb 2024

Appendix F: Resolution Authorizing 2026/27 Special Tax

TEMECULA VALLEY
UNIFIED SCHOOL DISTRICT

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 2025-26/48

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

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

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

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

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

a. Payment of costs associated with required administrative duties.

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

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

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

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

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

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

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

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

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

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

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

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

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

ATTEST:

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

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

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

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

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

EXHIBIT A-16

Temecula Valley Unified School District
Community Facilities District No. 2021-1 (Sevilla)

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

Table 1
Developed Property – Assigned Special Tax

Land Use Class	Development Type	Building Square Footage	Annual Special Tax Per Dwelling Unit Fiscal Year 2025/26		Annual Special Tax Per Dwelling Unit Fiscal Year 2026/27	
			Maximum	Actual	Maximum	Actual
1	Residential DU	1,550 sq. ft. or Less	$2,040.66	$2,040.66	$2,040.66	$2,040.66
2	Residential DU	1,551 to 1,750 sq. ft.	$2,221.05	$2,221.04	$2,221.05	$2,221.04
3	Residential DU	1,751 sq. ft. or Greater	$2,410.93	$2,410.92	$2,410.93	$2,410.92
4	Non-Residential	N/A	$2,404.07	$2,404.06	$2,404.07	$2,404.06

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

Table 2
Developed Property – Backup Special Tax

Land Use Classification	Per Unit* Fiscal Year 2025/26	Per Unit* Fiscal Year 2025/26	Per Unit* Fiscal Year 2026/27	Per Unit* Fiscal Year 2026/27
	Maximum	Actual	Maximum	Actual
Developed Property	$2,404.07	$0.00	$2,404.07	$0.00

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

Table 3
Undeveloped Property

Land Use Classification	Per Unit* Fiscal Year 2025/26	Per Unit* Fiscal Year 2025/26	Per Unit* Fiscal Year 2026/27	Per Unit* Fiscal Year 2026/27
	Maximum	Actual	Maximum	Actual
Undeveloped Property	$2,404.07	$0.00	$2,404.07	$0.00

* Unit is applied per undeveloped projected dwelling unit as defined in the Rate and Method of Apportionment.

The above Annual Special Tax rates do not escalate per the Rate and Method of Apportionment. The rates shown were established at the time of formation and are shown for reference. The Backup Special Tax per Dwelling Unit and Undeveloped Property Special Tax per Projected Dwelling Unit are established annually by Resolution. Bonds were issued in August of 2024.

Appendix G: Delinquency Report

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

County of Riverside

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

Community Facilities District No. 2021-1

Delinquency Status Report for All Years

Reflects Payments as of June 30, 2026

Assessor's Parcel No.	Owner Name	Mailing Address or Situs (*)	City/State/Zip	Tax Installment	Delinquent Amount	Status
476-575-030	Maclean Juanita Teresa	34495 Agave Dr Unit 11109	Menifee Ca 92596	2023/24-2	$1,040.58	
				2024/25-Both	$2,040.66	
				2025/25-Both	$2,040.66	
					$5,121.90	*
476-575-039	Ghaderpanah Kayden David	27353 Savoy Ln	Temecula Ca 92591	2024/25-Both	$2,221.04	
				2025/26-Both	$2,221.04	
					$4,442.08	*

	Parcels					Levy				
Tax Year	Levied Parcels	Delinquent Install #1	Delinquent Install #2	Parcels	Parcel %	Total Levy Amt	Delinquent Install #1	Delinquent Install #2	Delinquent Levy Amt	Delinquent Levy %
2023/24	75	0	1	1	1.33	$162,676.26	$0.00	$1,040.58	$1,040.58	0.64
2024/25	154	2	2	2	1.30	$332,698.64	$2,130.85	$2,130.85	$4,261.70	1.28
2025/26	180	2	2	2	1.11	$389,458.40	$2,130.85	$2,130.85	$4,261.70	1.09
All Years						$332,698.64	$2,130.85	$2,130.85	$4,261.70	1.28

Total Number of Unique Delinquent Parcels is: 2

*Over Foreclosure Covenant