SDFA

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2010-1
2019 Special Tax Bonds
$3,745,000

February 15, 2026

Secondary-Market Disclosure Information
as Required by SEC Rule 15c2-12

Temecula Valley Unified School District
31350 Rancho Vista Road
Temecula, CA 92592
Telephone: 951-506-7940 Fax: 951-506-3557
Contact: Nicole Lash, CPA - Assistant Superintendent of Business Support Services

SPECIAL DISTRICT FINANCING & ADMINISTRATION
27201 Puerta Real, Suite 260
Mission Viejo, CA 92691
(949) 282-1077

February 15, 2026

RE: SECONDARY MARKET DISCLOSURE INFORMATION AS REQUIRED BY SEC RULE 15c2-12

The attached Report has been produced in accordance with the Continuing Disclosure Agreement executed in connection with the issuance of the **Temecula Valley Unified School District, Community Facilities District No. 2010-1, 2019 Special Tax Bonds,** in the principal amount of $3,745,000.

As a qualified representative of the Temecula Valley Unified School District, I have reviewed the contents of this Report and certify that to the best of my knowledge the information contained herein is completed and factually correct.

If there are any questions regarding the information provided, please be in contact at 951/506-7940.

Nicole Lash, CPA
Assistant Superintendent, Business Services

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Section

One

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2010-1
Series 2019 Special Tax Bonds

ISSUER STATEMENT REGARDING REPORT CONTENTS

Data Disclosed in this Report

This Report has been prepared by Special District Financing & Administration ("SDFA") on behalf of Community Facilities District No. 2010-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2019 Special Tax Bonds in the amount of $3,745,000 ("the Bonds"). It has been produced in accordance with the Continuing Disclosure Certificate ("CDC") executed in connection with the issuance of the Bonds. The information included was deemed to be pertinent in evaluating the market value of the securities at the time that the Bonds were issued. It has been prepared solely for the purpose of complying with the requirements of the Continuing Disclosure Certificate. This information is not to be used or referenced for any other purpose without the written consent of the Issuer.

Reliability and Verification of Data

Some of the information contained in this Report may have been provided or compiled by independent third parties including, in some cases, obligated parties that may have an interest that is in conflict with the interest of potential purchasers of the securities. Additionally, some of the information may have been extracted from data provided and compiled by other entities including the paying agent, property owners, and other municipal agencies, the County Assessor, County Auditor and the Treasurer/Tax Collector. SDFA and the Issuer have not independently verified the accuracy of the data provided by such parties and make no representations to its accuracy.

Review of Information

A qualified representative of the Temecula Valley Unified School District has reviewed the contents of this Report and certifies that to the best of his/her knowledge the information contained herein is factually correct.

Section

Two

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2010-1
Series 2019 Special Tax Bonds

SUMMARY OF THE CONTINUING DISCLOSURE CERTIFICATE

The CDC establishes that, for the benefit of bondholders and beneficial owners of the Bonds, the Issuer has agreed to make specific information available and update the information annually. This information is intended to assist current and potential bondholders in making an informed purchase decision. The CDC sets forth the date each year by which information is to be provided; the specific information that must be provided; and the means for making this information available in the market place.

Reporting Dates

The Community Facilities District ("CFD") shall provide, or shall cause the Dissemination Agent to provide to the MSRB through the EMMA System in an electronic format and accompanied by identifying information as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate not later than seven and one half months after the June 30 end of the Community Facilities District's fiscal year (which currently would be February 15) commencing with the report for the 2018-19 Fiscal Year.

Contents of the Annual Report

In accordance with Section 4, "Content of Annual Reports," of the Continuing Disclosure Certificate, the Community Facilities District's Annual Report shall contain or incorporate by reference the following:

Section	Description
4(a)	Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to government entities from time to time by the Governmental Accounting Standards Board. If the Audited Financial Statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the Audited Financial Statements shall be filed in the same manner as the Annual Report when they become available.

4(b) The following information regarding the Bonds:

(i) Principal amount of the Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report;

(ii) Balance in the Prepayment Account of the Special Tax Fund as of a date within 90 days of the date of the Annual Report;

(iii) Balance in the Bond Fund as of a date within 90 days of the date of the Annual Report;

(iv) Balance in the Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report;

(v) Balance in any other Fund or Account relating to the Bonds not referenced in clauses (ii) through (iv) above as of a date within 90 days of the date of the Annual Report;

(vi) Information regarding the annual Special Taxes levied in the Community Facilities District, amount collected, delinquent amounts and percent delinquent for the most recently completed Fiscal Year;

(vii) Status of foreclosure proceedings of parcels, if any, within the Community Facilities District and summary of results of foreclosure sales, if applicable;

(viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the Community Facilities District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the Community Facilities District and distinguishing between the assessed value of improved and unimproved parcels. Parcels are considered improved if there is an assessed value for the improvements in the Assessor's records;

(ix) The total dollar amount of delinquencies in the Community Facilities District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the Community Facilities District as of such August 1 or such more recent date as determined by the Community Facilities District exceed 5% of the Special Tax for the previous year, delinquency information for each parcel, including the amounts of delinquencies, length of delinquency and status of any foreclosure of each such parcel;

(x) The number of parcels which prepaid, the aggregate amount of prepayments of the Special Tax with respect to the Community Facilities District for the prior Fiscal Year and the amount of Bonds prepaid;

(xi) Any changes to the Rate and Method of Apportionment for the Community Facilities District set forth in Appendix C to the Official Statement; and

(xii) A copy of the annual information required to be filed by the Community Facilities District with the California Debt and Investment Advisory Commission under the Act and relating generally to outstanding Community Facilities District bond amounts, fund balances, assessed values, special tax delinquencies and foreclosure information.

4(c) In addition to any of the information expressly required to be provided under paragraphs (a) and (b) of this Section, the Community Facilities District shall provide such further information, if any, as may be necessary to make the specifically required statements set forth in clauses (i) to (xii), in the light of the circumstances under which they were made, not misleading for purposes of applicable federal securities laws.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Community Facilities District or related public entities, which have been submitted to the MSRB through the EMMA System or the S.E.C. If the document included by reference is a final official statement, it must be available from the MSRB. The Community Facilities District shall clearly identify each such other document so included by reference.

Dissemination of the Annual Report

Special District Financing & Administration LLC is acting as Dissemination Agent on behalf of the Community Facilities District. The Dissemination Agent is not responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to the Disclosure Certificate.

As required, this Annual Report is being filed electronically with http://www.emma.msrb.org/ and the following:

Fiscal Agent:
U.S. Bank Global Corporate Trust Services
633 West Fifth Street, 24th Floor
LM-CA-T24T
Los Angeles, CA 90071
Telephone: (213) 615-6527
Fax: (213) 615-6199
Email: lauren.costales@usbank.com
Email: adam.vang@usbank.com

Section

Three

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2010-1
Series 2019 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2010-1 Special Tax Bonds issued in the amount of $3,745,000 were delivered on or about April 17, 2019.

Details of all other relevant data are contained within the appendices to this report.

Section

Four

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2010-1
Series 2019 Special Tax Bonds

APPENDICES

Appendix	CDC Section No.	Description
A	*4(a)*	**2024/25 Audited Financial Statement**
B	*4(b)(i-vi)-(ix-xi)*	**Outstanding Principal, Fund/Account Balances, Reserve Statement, Special Tax Levy Summary for previous Fiscal Year, Total Amount of Delinquencies in District, Prepayment Information for prior Fiscal Year, Revisions to Rate and Method of Apportionment**
C	*4(b)vii)*	**Status of Foreclosure Proceedings**
D	*4(b)(viii)*	**Assessed Values (Improved and Unimproved)**
E	*4(b)(xii)*	**CDIAC Report**

APPENDIX A: 2024/25 Audited Financial Statement

The 2024/25 Audited Financial Statement has been filed separately with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website on February 3, 2026, and is incorporated by reference as noted below.

The Audited Financial Statement of the Temecula Valley Unified School District may be downloaded at the following URL: https://emma.msrb.org/P22000237-P21523977-P21979235.pdf

APPENDIX B: Financial and Operating Data

Account balances as of November 30, 2025, unless otherwise noted.

(i)	Principal amount of the Bonds and any parity bonds and/or refunding bonds outstanding as of a date within 90 days of the date of the Annual Report:	$3,210,000.00
(ii)	Balance in Prepayment Account of Special Tax Fund as of a date within 90 days of the date of the Annual Report:	
	Special Tax Fund Balance:	$25,261.70
	Prepayment Account Balance:	$0.00
(iii)	Balance in Bond Fund as of a date within 90 days of the Annual Report:	
	Bond Fund Balance:	$0.00
	Principal Account Balance:	$0.12
	Interest Account Balance:	$21.09
	Capitalized Interest Subaccount Balance:	$0.00
(iv)	Balance in Reserve Fund and statement of Reserve Requirement as of a date within 90 days of the date of the Annual Report:	
	Reserve Fund Balance:	$211,155.34
	Reserve Fund Requirement:	$209,550.00
	Statement of Reserve Requirement: The Reserve Requirement means with respect to the Series 2019 Bonds an amount, as of any date of calculation, equal to the least of (i) 10% of the original principal amount of Bonds, less original issue discount, if any, plus original issue premium, if any, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of average annual debt service on the Bonds.	
	10% of Original Principal Amount of Bonds:	$374,500.00
	Maximum Annual Debt Service:	$209,550.00
	125% of Average Annual Debt Service:	$248,173.83
(v)	Balance in any other Fund or Account relating to the Bonds not referenced in clauses (ii) through (iv) above as of a date within 90 days of the date of the Annual Report:	
	Administrative Expense Fund Balance:	$31,062.80
	Redemption Fund Balance:	$0.00
	Optional Redemption Account Balance:	$0.00
	Sinking Fund Redemption Account Balance:	$0.00
	Mandatory Redemption Account Balance:	$0.00
	Construction Fund:	$0.00
	School Facilities Account Balance:	$0.00
	Costs of Issuance Account Balance:	$0.00

	Residual Fund Balance:	$145,246.34
	Rebate Fund Balance:	$0.00

(vi) Information regarding the annual special taxes levied in the Community Facilities District, amount collected, delinquent amounts and percent delinquent for the most recently completed Fiscal Year:

Fiscal Year 2024/25	
Amount Levied:	$276,888.58
Amount Collected:	$275,506.36
Amount Delinquent with County as of 7/01/2025:	$1,382.22
Percentage Delinquent as of 7/01/2025:	0.50%

(vii) Status of foreclosure proceedings of parcels, if any, within the Community Facilities District and summary of results of foreclosure sales, if applicable:

(Please refer to Appendix C.)

(viii) Total assessed value (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within the Community Facilities District, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the Community Facilities District and distinguishing between the assessed value of improved and unimproved parcels. Parcels are considered improved if there is an assessed value for the improvements in the Assessor's records:

(Please refer to Appendix D.)

(ix) The total dollar amount of delinquencies in the Community Facilities District as of the August 1 preceding the date of the Annual Report and, in the event that the total delinquencies within the Community Facilities District as of such August 1 or such more recent date as determined by the Community Facilities District exceed 5% of the Special Tax for the previous year, delinquency information for each parcel, including the amounts of delinquencies, length of delinquency and status of any foreclosure of each such parcel;

Total amount of delinquencies in District (all Fiscal Years) as of June 30, 2025 (August 1, 2025 is not available): $2,013.12

The delinquency percentage does not exceed 5% in any previously levied fiscal year.

(x) The number of parcels which prepaid, the aggregate amount of prepayments of the Special Tax with respect to the Community Facilities District for the prior Fiscal Year and the amount of Bonds prepaid:

There are no parcels which have prepaid the Special Tax.

(xi) Any changes to the Rate and Method of Apportionment for the Community Facilities District set forth in Appendix C to the Official Statement:

There have been no changes to the Rate and Method of Apportionment as set forth in Appendix C to the Official Statement, approved or submitted to the electors for approval.

(xii) A copy of the annual information required to be filed by the Community Facilities District with the California Debt and Investment Advisory Commission under the Act and relating generally to outstanding District bond amounts, fund balances, assessed values, special tax delinquencies and foreclosure information:

(Please refer to Appendix E.)

APPENDIX C: Status of Foreclosure Proceedings

Status of Foreclosure Proceedings within CFD No. 2010-1 and summary of results of foreclosure sales, if any.

(i) Foreclosure actions commenced on November 10, 2025, on one parcel, delinquent, in the total amount of $1,892.70.

(ii) There are no resulting foreclosure sales.

APPENDIX D: Assessed Value (Improved and Unimproved)

The Assessed Values (per the Riverside County Assessor's records) of all parcels currently subject to the Special Tax within CFD No. 2010-1 follow.

Temecula Valley Unified School District
Community Facilties District No. 2010-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2025

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
480260012	29114	60	$424,172.00	$96,143.00	$520,315.00
480260013	29114	61	$423,238.00	$96,143.00	$519,381.00
480260014	29114	62	$737,539.00	$132,651.00	$870,190.00
480260015	29114	63	$557,134.00	$132,651.00	$689,785.00
480260016	29114	64	$393,321.00	$170,671.00	$563,992.00
480281012	29114-1	13	$406,201.00	$92,843.00	$499,044.00
480281013	29114-1	14	$376,979.00	$139,437.00	$516,416.00
480281019	29114-1	20	$389,902.00	$118,377.00	$508,279.00
480281020	29114-1	21	$416,160.00	$156,060.00	$572,220.00
480281021	29114-1	22	$387,543.00	$118,375.00	$505,918.00
480281022	29114-1	23	$522,984.00	$92,843.00	$615,827.00
480550004	29114	11	$436,540.00	$92,843.00	$529,383.00
480550005	29114	12	$481,911.00	$92,841.00	$574,752.00
480550006	29114	13	$352,725.00	$170,671.00	$523,396.00
480550007	29114	14	$742,841.00	$185,713.00	$928,554.00
480550008	29114	15	$370,536.00	$96,143.00	$466,679.00
480550009	29114	16	$417,960.00	$139,437.00	$557,397.00
480550010	29114	17	$404,262.00	$94,699.00	$498,961.00
480550011	29114	18	$497,918.00	$135,304.00	$633,222.00
480550012	29114	19	$428,530.00	$94,699.00	$523,229.00
480550013	29114	20	$362,227.00	$118,375.00	$480,602.00
480550014	29114	21	$624,240.00	$156,060.00	$780,300.00
480550015	29114	22	$389,655.00	$118,375.00	$508,030.00
480550016	29114	23	$455,258.00	$118,377.00	$573,635.00
480550017	29114	24	$382,774.00	$136,703.00	$519,477.00
480550018	29114	25	$398,491.00	$118,375.00	$516,866.00
480550019	29114	26	$359,798.00	$94,698.00	$454,496.00
480550020	29114	27	$415,486.00	$104,449.00	$519,935.00
480550021	29114	28	$437,996.00	$94,699.00	$532,695.00
480550022	29114	29	$414,325.00	$94,699.00	$509,024.00
480550023	29114	30	$465,936.00	$118,375.00	$584,311.00
480550024	29114	31	$399,069.00	$136,703.00	$535,772.00
480550025	29114	32	$366,974.00	$94,699.00	$461,673.00
480550026	29114	33	$229,306.00	$54,615.00	$283,921.00
480550027	29114	34	$396,576.00	$94,698.00	$491,274.00
480550028	29114	35	$622,394.00	$135,305.00	$757,699.00
480550029	29114	36	$366,368.00	$136,703.00	$503,071.00
480550030	29114	37	$457,919.00	$135,304.00	$593,223.00
480550031	29114	38	$665,694.00	$135,304.00	$800,998.00
480550032	29114	39	$396,858.00	$116,056.00	$512,914.00
480550033	29114	40	$351,351.00	$94,699.00	$446,050.00
480550034	29114	41	$410,115.00	$136,703.00	$546,818.00
480550035	29114	42	$442,602.00	$94,698.00	$537,300.00
480550036	29114	43	$464,139.00	$94,698.00	$558,837.00
480550037	29114	44	$406,682.00	$118,377.00	$525,059.00
480550038	29114	45	$429,412.00	$92,843.00	$522,255.00
480550039	29114	46	$356,964.00	$139,437.00	$496,401.00
480551001	29114	47	$405,296.00	$139,437.00	$544,733.00
480551002	29114	48	$553,347.00	$237,152.00	$790,499.00
480551003	29114	49	$458,428.00	$92,843.00	$551,271.00
480551004	29114	50	$438,620.00	$136,703.00	$575,323.00
480551005	29114	51	$390,173.00	$170,671.00	$560,844.00
480551006	29114	52	$499,526.00	$92,843.00	$592,369.00
480551007	29114	53	$511,539.00	$92,843.00	$604,382.00

Temecula Valley Unified School District
Community Facilties District No. 2010-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2025

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
480551008	29114	54	$495,992.00	$94,699.00	$590,691.00
480551009	29114	55	$626,499.00	$268,501.00	$895,000.00
480551010	29114	56	$578,337.00	$247,862.00	$826,199.00
480551011	29114	57	$460,033.00	$135,304.00	$595,337.00
480551012	29114	58	$400,399.00	$92,843.00	$493,242.00
480551013	29114	59	$708,356.00	$132,651.00	$841,007.00
480623013	32049	143	$317,920.00	$83,661.00	$401,581.00
480623014	32049	144	$395,086.00	$81,181.00	$476,267.00
480623021	32049	32	$374,869.00	$85,332.00	$460,201.00
480623022	32049	33	$315,795.00	$85,335.00	$401,130.00
480623023	32049	34	$381,500.00	$163,500.00	$545,000.00
480623024	32049	35	$456,319.00	$79,590.00	$535,909.00
480623025	32049	36	$378,850.00	$81,181.00	$460,031.00
480623026	32049	37	$282,513.00	$81,181.00	$363,694.00
480623027	32049	38	$461,625.00	$79,590.00	$541,215.00
480623028	32049	39	$451,013.00	$79,590.00	$530,603.00
480623029	32049	40	$477,543.00	$79,590.00	$557,133.00
480623030	32049	41	$461,625.00	$79,590.00	$541,215.00
480623031	32049	42	$351,374.00	$83,661.00	$435,035.00
480623032	32049	43	$416,736.00	$81,181.00	$497,917.00
480623034	32049	44	$336,181.00	$85,335.00	$421,516.00
480623035	32049	45	$334,766.00	$85,335.00	$420,101.00
480623036	32049	46	$460,033.00	$81,181.00	$541,214.00
480623037	32049	47	$342,484.00	$85,335.00	$427,819.00
480623038	32049	48	$498,351.00	$52,020.00	$550,371.00
480623039	32049	49	$356,961.00	$89,238.00	$446,199.00
480623040	32049	50	$473,382.00	$78,030.00	$551,412.00
480623041	32049	51	$493,461.00	$79,590.00	$573,051.00
480623042	32049	56	$306,766.00	$83,661.00	$390,427.00
480623043	32049	57	$402,197.00	$132,651.00	$534,848.00
480623044	32049	58	$317,920.00	$83,661.00	$401,581.00
480623045	32049	59	$306,762.00	$83,661.00	$390,423.00
480623046	32049	60	$344,448.00	$85,332.00	$429,780.00
480623050	32049	52	$386,714.00	$85,335.00	$472,049.00
480623051	32049	53	$451,013.00	$79,590.00	$530,603.00
480623052	32049	54	$473,382.00	$78,030.00	$551,412.00
480623053	32049	55	$432,972.00	$81,181.00	$514,153.00
480623055	32049	70	$482,745.00	$78,030.00	$560,775.00
480623056	32049	71	$317,917.00	$83,661.00	$401,578.00
480623057	32049	72	$333,388.00	$108,242.00	$441,630.00
480623058	32049	73	$381,116.00	$89,236.00	$470,352.00
480623059	32049	74	$397,953.00	$132,651.00	$530,604.00
480623060	32049	75	$350,527.00	$83,659.00	$434,186.00
480623062	32049	61	$509,379.00	$132,651.00	$642,030.00
480623063	32049	62	$465,120.00	$76,500.00	$541,620.00
480623064	32049	63	$450,906.00	$132,651.00	$583,557.00
480623065	32049	64	$501,472.00	$78,030.00	$579,502.00
480623066	32049	65	$409,390.00	$83,661.00	$493,051.00
480623067	32049	66	$499,392.00	$78,030.00	$577,422.00
480623068	32049	67	$405,912.00	$135,304.00	$541,216.00
480623069	32049	68	$295,607.00	$83,661.00	$379,268.00
480623070	32049	69	$323,498.00	$83,661.00	$407,159.00
480623074	32049	93	$109,271.00	$37,675.00	$146,946.00
480623075	32049	94	$217,607.00	$58,026.00	$275,633.00

Temecula Valley Unified School District
Community Facilties District No. 2010-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2025

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
480623076	32049	95	$131,878.00	$43,956.00	$175,834.00
480623077	32049	96	$119,317.00	$43,956.00	$163,273.00
480623078	32049	97	$308,000.00	$132,000.00	$440,000.00
480623079	32049	98	$374,544.00	$78,030.00	$452,574.00
480623080	32049	99	$329,058.00	$81,181.00	$410,239.00
480623081	32049	100	$267,722.00	$44,617.00	$312,339.00
480624001	32049	24	$378,420.00	$162,180.00	$540,600.00
480624002	32049	25	$298,426.00	$87,041.00	$385,467.00
480624003	32049	26	$325,812.00	$81,178.00	$406,990.00
480624004	32049	27	$452,574.00	$78,030.00	$530,604.00
480624005	32049	76	$278,407.00	$85,332.00	$363,739.00
480624006	32049	77	$408,565.00	$132,651.00	$541,216.00
480624007	32049	78	$295,200.00	$87,041.00	$382,241.00
480624008	32049	79	$305,623.00	$87,039.00	$392,662.00
480624009	32049	80	$299,427.00	$87,039.00	$386,466.00
480624010	32049	81	$347,459.00	$119,066.00	$466,525.00
480624012	32049	19	$334,518.00	$85,335.00	$419,853.00
480624013	32049	20	$298,398.00	$83,661.00	$382,059.00
480624014	32049	21	$389,674.00	$81,181.00	$470,855.00
480624015	32049	22	$458,461.00	$79,590.00	$538,051.00
480624016	32049	23	$313,905.00	$81,181.00	$395,086.00
480624017	32049	82	$335,553.00	$81,181.00	$416,734.00
480624018	32049	83	$482,745.00	$78,030.00	$560,775.00
480624019	32049	84	$455,695.00	$78,030.00	$533,725.00
480624020	32049	85	$403,410.00	$172,890.00	$576,300.00
480624021	32049	86	$318,283.00	$87,041.00	$405,324.00
480624022	32049	87	$378,850.00	$81,181.00	$460,031.00
480624029	32049	7	$332,598.00	$85,335.00	$417,933.00
480624030	32049	8	$413,867.00	$132,653.00	$546,520.00
480624031	32049	9	$318,585.00	$79,646.00	$398,231.00
480624032	32049	10	$472,237.00	$79,590.00	$551,827.00
480624033	32049	11	$460,033.00	$81,181.00	$541,214.00
480624034	32049	12	$359,552.00	$85,335.00	$444,887.00
480624035	32049	13	$309,498.00	$82,021.00	$391,519.00
480624036	32049	14	$312,902.00	$85,331.00	$398,233.00
480624037	32049	15	$375,602.00	$81,181.00	$456,783.00
480624038	32049	16	$313,536.00	$85,335.00	$398,871.00
480624039	32049	17	$344,760.00	$85,335.00	$430,095.00
480624040	32049	18	$504,073.00	$79,590.00	$583,663.00
480624042	32049	4	$408,565.00	$132,651.00	$541,216.00
480624043	32049	5	$383,180.00	$81,181.00	$464,361.00
480624044	32049	6	$360,499.00	$154,501.00	$515,000.00
480624046	32049	88	$336,037.00	$85,335.00	$421,372.00
480624047	32049	89	$319,342.00	$82,021.00	$401,363.00
480624048	32049	90	$416,736.00	$135,304.00	$552,040.00
480624049	32049	91	$96,714.00	$314,037.00	$410,751.00
480624050	32049	92	$319,724.00	$85,335.00	$405,059.00
480624051	32049	101	$318,427.00	$85,335.00	$403,762.00
480624053	32049	1	$352,725.00	$85,335.00	$438,060.00
480624054	32049	2	$416,736.00	$81,181.00	$497,917.00
480624055	32049	3	$349,860.00	$149,940.00	$499,800.00
480624058	32049	29	$388,500.00	$166,500.00	$555,000.00
480624059	32049	30	$365,240.00	$85,335.00	$450,575.00
480624060	32049	31	$334,470.00	$129,890.00	$464,360.00

Temecula Valley Unified School District
Community Facilties District No. 2010-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2025

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
480624062	32049	102	$285,592.00	$142,226.00	$427,818.00
480624063	32049	103	$456,319.00	$79,590.00	$535,909.00
480624064	32049	104	$395,086.00	$81,181.00	$476,267.00
480624065	32049	105	$525,297.00	$79,590.00	$604,887.00
Subtotal - Improved Property			***$66,291,527.00***	***$17,374,220.00***	***$83,665,747.00***
480624057	32049	28	$0.00	$66,298.00	$66,298.00
Subtotal - Unimproved Property			***$0.00***	***$66,298.00***	***$66,298.00***
Total - Taxable Property			**$66,291,527.00**	**$17,440,518.00**	**$83,732,045.00**

APPENDIX E: CDIAC Report

The most recently filed CDIAC Report follows.

Mello Roos Report Information as of Reporting Year End: 6/30/2025

Issuance

Issuer Name:	Temecula Valley Unified School District CFD No 2010-1
Issue Name:	2019 Special Tax Bonds
Project Name:	Quinta do Lago-K-8 STEAM Academy
Actual Sale Date:	3/28/2019
Settlement Date:	4/17/2019
Original Principal Amount:	$3,745,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$211,150.00

Credit Rating from Report of Final Sale

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Credit Rating for This Reporting Period

Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	

Fund Balance

Principal Amount of Bonds Outstanding:	$3,305,000.00
Bond Reserve Fund:	$211,156.96
Capitalized Interest Fund:	$0.00
Construction Fund(s):	$0.00

Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	$83,732,045.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$276,888.58
Total Amount of Unpaid Special Taxes Annually:	$1,382.22
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	2
Total Amount of Special Taxes Due on Delinquent Parcels:	$2,013.12

Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	Delinquencies.pdf	10/21/2025

Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
No data available to disaplay.		

Retired Issues

Indicate Reason for Retirement:	Not Retired

Filing Contact

Filing Contact Name:	Justin Bjorgan
Agency/Organization Name:	Special District Financing & Administration
Address:	27201 Puerta Real, Suite 260
City:	Mission Viejo
State:	CA
Zip Code:	92691
Telephone:	949-282-1077
Fax Number:	
E-mail:	jbjorgan@sdfa.com

Comments

Issuer Comments:

County of Riverside

TEMECULA VALLEY UNIFIED SCHOOL DISTRICT

Community Facilities District No. 2010-1

Delinquency Status Report for All Years

Reflects Payments as of June 30, 2025

Assessor's Parcel No.	Owner Name	Mailing Address or Situs (*)	City/State/Zip	Tax Installment	Delinquent Amount	Status
480-550-035				2024/25-2	$120.42	
480-623-052				2023/24-2	$630.90	
				2024/25-Both	$1,261.80	
					$1,892.70	*

	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	167	0	1	1	0.60	$276,888.58	$0.00	$630.90	$630.90	0.23
2024/25	167	1	2	2	1.20	$276,888.58	$630.90	$751.32	$1,382.22	0.50
All Years						$553,777.16	$630.90	$1,382.22	$2,013.12	0.36

Total Number of Unique Delinquent Parcels is: 2

*Over Foreclosure Covenant