SDFA

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2011-1
2014 Special Tax Bonds
$4,355,000

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. 2011-1, 2014 Special Tax Bonds,** in the principal amount of $4,355,000.

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. 2011-1

2014 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. 2011-1 of the Temecula Valley Unified School District in connection with the issuance of the 2014 Special Tax Bonds in the amount of $4,355,000 ("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, 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. 2011-1

2014 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 the 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 2013-14 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 A 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 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 (ix), in the light of the circumstances under which they are 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 Securities and Exchange Commission. 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
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Section

Three

Annual Disclosure Report

Temecula Valley Unified School District

Community Facilities District No. 2011-1

2014 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2011-1 Special Tax Bonds issued in the amount of $4,355,000 are dated on or about September 11, 2014.

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. 2011-1

2014 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:	$3,225,000.00
(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:	$25,752.82
	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:	$0.00
	Interest Account 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:	$250,218.75
	Reserve Fund Requirement:	$250,200.00
	Statement of Reserve Requirement: The Reserve Requirement means with respect to the Bonds an amount, as of any date of calculation, equal to the least of (i) 10% of the original principal amount of Bonds, (ii) Maximum Annual Debt Service, or (iii) 125% of average Annual debt Service on the Bonds.	
	10% of Original Principal Amount of Bonds:	$435,500.00
	Maximum Annual Debt Service:	$250,200.00
	125% of Average Annual Debt Service:	$310,135.70
(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:	$23,882.50
	Redemption Fund Balance:	$0.00
	Sinking Fund Redemption Balance:	$0.00
	Optional Redemption Account Balance:	$0.00
	Mandatory Redemption Account Balance:	$0.00
	Construction Fund:	$0.00
	School Facilities Account Balance:	$0.00
	Cost of Issuance Account Balance:	$0.00
	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:	$320,846.38
Amount Collected:	$318,237.71
Amount Delinquent with County as of 7/01/2025:	$2,608.67
Percentage Delinquent as of 7/01/2025:	0.81%

(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): $5,901.23

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 A to the Official Statement:

There have been no changes to the First Amended Rate and Method of Apportionment dated 11/17/2011, as set forth in Appendix B 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. 2011-1 and summary of results of foreclosure sales, if any.

(i) Foreclosure actions commenced on November 10, 2025, on two parcels, delinquent, in the total amount of $4,390.08.

(ii) There are no resulting foreclosure sales.

(iii) All other parcels previously approved for foreclosure actions have been resolved.

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. 2011-1follow.

Temecula Valley Unified School District
Community Facilties District No. 2011-1
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
964530001	31871	1	$309,695	$73,877	$383,572
964530002	31871	2	$328,483	$73,878	$402,361
964530003	31871	3	$436,819	$94,698	$531,517
964530004	31871	4	$305,386	$73,878	$379,264
964530005	31871	5	$374,574	$109,360	$483,934
964530006	31871	104	$476,000	$204,000	$680,000
964530007	31871	105	$433,363	$73,543	$506,906
964530008	31871	106	$390,432	$73,544	$463,976
964530009	31871	107	$422,304	$73,543	$495,847
964531001	31871	86	$269,048	$73,877	$342,925
964531002	31871	87	$297,090	$73,877	$370,967
964531003	31871	88	$297,464	$73,878	$371,342
964531004	31871	89	$269,417	$73,877	$343,294
964531005	31871	90	$577,422	$104,040	$681,462
964531006	31871	91	$440,300	$188,700	$629,000
964531007	31871	92	$334,939	$73,878	$408,817
964531008	31871	93	$312,589	$98,061	$410,650
964531009	31871	94	$364,353	$73,877	$438,230
964531010	31871	95	$364,104	$113,781	$477,885
964531011	31871	96	$274,807	$81,636	$356,443
964531012	31871	97	$353,756	$109,363	$463,119
964531013	31871	98	$304,951	$75,355	$380,306
964531014	31871	99	$350,211	$75,356	$425,567
964531015	31871	100	$349,969	$109,358	$459,327
964531016	31871	101	$689,785	$106,120	$795,905
964531017	31871	102	$393,743	$91,931	$485,674
964531018	31871	103	$370,308	$85,803	$456,111
964532001	31871	108	$504,629	$98,061	$602,690
964532002	31871	109	$424,980	$94,698	$519,678
964532003	31871	110	$363,633	$85,802	$449,435
964532004	31871	111	$419,317	$85,803	$505,120
964532005	31871	112	$343,300	$94,699	$437,999
964532006	31871	113	$438,397	$111,550	$549,947
964532007	31871	114	$442,201	$98,061	$540,262
964532008	31871	115	$354,882	$73,543	$428,425
964532009	31871	116	$464,961	$85,802	$550,763
964532010	31871	117	$342,935	$73,544	$416,479
964532011	31871	143	$391,215	$86,192	$477,407
964532012	31871	144	$310,300	$86,193	$396,493
964532013	31871	145	$392,550	$113,781	$506,331
964532014	31871	146	$408,693	$73,877	$482,570
964532015	31871	147	$351,586	$113,781	$465,367
964532016	31871	148	$686,664	$104,040	$790,704
964532017	31871	149	$372,043	$73,543	$445,586

Temecula Valley Unified School District
Community Facilties District No. 2011-1
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
964532018	31871	150	$319,934	$98,061	$417,995
964532019	31871	151	$415,338	$113,781	$529,119
964532020	31871	152	$417,373	$73,877	$491,250
964533001	31871	118	$287,613	$75,355	$362,968
964533002	31871	119	$454,621	$108,242	$562,863
964533003	31871	120	$318,356	$75,355	$393,711
964533004	31871	121	$304,519	$75,355	$379,874
964533005	31871	122	$365,581	$92,843	$458,424
964533006	31871	123	$296,574	$75,355	$371,929
964533007	31871	124	$358,145	$96,143	$454,288
964533008	31871	125	$270,307	$75,355	$345,662
964533009	31871	126	$391,545	$111,550	$503,095
964533010	31871	127	$331,459	$94,699	$426,158
964533011	31871	128	$377,053	$111,550	$488,603
964533012	31871	129	$359,655	$73,877	$433,532
964533013	31871	130	$426,494	$94,699	$521,193
964533014	31871	131	$432,434	$113,781	$546,215
964533015	31871	132	$314,124	$73,878	$388,002
964533016	31871	133	$365,336	$73,877	$439,213
964533017	31871	134	$319,904	$73,878	$393,782
964533018	31871	135	$679,173	$106,120	$785,293
964533019	31871	136	$298,246	$73,878	$372,124
964533020	31871	137	$583,664	$106,120	$689,784
964533021	31871	138	$519,159	$208,080	$727,239
964533022	31871	139	$350,138	$75,016	$425,154
964533023	31871	140	$388,793	$116,056	$504,849
964533024	31871	141	$387,689	$73,878	$461,567
964533025	31871	142	$430,029	$113,781	$543,810
964534001	31871	165	$372,488	$92,347	$464,835
964534002	31871	166	$309,969	$86,192	$396,161
964534003	31871	167	$402,220	$113,781	$516,001
964534004	31871	168	$320,297	$86,192	$406,489
964534005	31871	169	$472,499	$202,501	$675,000
964534006	31871	170	$366,672	$94,699	$461,371
964534007	31871	171	$449,820	$192,780	$642,600
964534008	31871	172	$442,170	$208,080	$650,250
964534009	31871	173	$358,419	$73,878	$432,297
964534010	31871	174	$314,954	$73,878	$388,832
964534011	31871	175	$393,018	$94,699	$487,717
964534012	31871	176	$297,177	$73,878	$371,055
964534013	31871	177	$680,941	$106,120	$787,061
964534014	31871	178	$324,260	$73,877	$398,137
964534015	31871	179	$495,935	$109,363	$605,298
964534016	31871	180	$457,933	$96,143	$554,076

Temecula Valley Unified School District
Community Facilties District No. 2011-1
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
964534017	31871	181	$557,134	$106,120	$663,254
964534018	31871	182	$382,967	$73,878	$456,845
964534019	31871	183	$348,488	$73,878	$422,366
964534020	31871	184	$362,647	$73,878	$436,525
964534021	31871	185	$343,524	$75,356	$418,880
964534022	31871	186	$368,499	$75,353	$443,852
964534023	31871	187	$360,023	$75,356	$435,379
964534024	31871	188	$279,386	$75,357	$354,743
964535001	31871	232	$297,996	$86,193	$384,189
964535002	31871	233	$513,364	$220,015	$733,379
964535003	31871	234	$307,995	$81,636	$389,631
964535004	31871	235	$284,063	$60,437	$344,500
964535005	31871	236	$304,020	$75,355	$379,375
964535006	31871	237	$339,219	$75,355	$414,574
964535007	31871	238	$291,225	$73,878	$365,103
964535008	31871	239	$366,368	$109,363	$475,731
964535009	31871	240	$464,100	$198,900	$663,000
964535010	31871	241	$626,112	$106,120	$732,232
964535011	31871	242	$366,368	$109,363	$475,731
964535012	31871	243	$355,136	$94,699	$449,835
964535013	31871	244	$253,260	$75,356	$328,616
964540001	31871	6	$489,088	$209,611	$698,699
964540002	31871	7	$366,974	$94,699	$461,673
964540003	31871	8	$349,366	$73,543	$422,909
964540004	31871	9	$343,852	$73,543	$417,395
964540005	31871	10	$250,434	$97,929	$348,363
964540006	31871	11	$361,625	$73,540	$435,165
964540007	31871	12	$383,076	$73,544	$456,620
964540008	31871	13	$354,269	$73,543	$427,812
964540009	31871	14	$376,979	$73,556	$450,535
964540012	31871	17	$405,912	$108,242	$514,154
964540013	31871	18	$406,878	$85,802	$492,680
964540014	31871	19	$314,170	$85,803	$399,973
964540015	31871	20	$449,026	$92,843	$541,869
964540016	31871	21	$326,724	$94,699	$421,423
964540017	31871	22	$378,785	$73,544	$452,329
964540018	31871	23	$334,569	$73,544	$408,113
964540019	31871	24	$324,492	$96,143	$420,635
964540020	31871	25	$317,404	$87,522	$404,926
964540021	31871	26	$348,766	$86,192	$434,958
964540022	31871	27	$405,912	$108,242	$514,154
964540023	31871	28	$471,197	$201,941	$673,138
964540024	31871	29	$281,239	$73,878	$355,117
964540025	31871	30	$466,101	$208,076	$674,177

Temecula Valley Unified School District
Community Facilties District No. 2011-1
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
964540026	31871	31	$364,729	$109,363	$474,092
964540027	31871	32	$331,459	$94,699	$426,158
964540028	31871	33	$252,870	$73,878	$326,748
964540029	31871	34	$457,776	$104,040	$561,816
964540030	31871	35	$330,277	$94,698	$424,975
964540031	31871	36	$348,411	$96,143	$444,554
964540032	31871	37	$285,669	$73,878	$359,547
964540033	31871	38	$303,036	$86,192	$389,228
964540034	31871	39	$378,807	$94,699	$473,506
964540035	31871	40	$271,184	$73,877	$345,061
964540036	31871	41	$557,134	$132,651	$689,785
964540037	31871	42	$286,277	$73,878	$360,155
964540038	31871	43	$302,132	$73,878	$376,010
964540039	31871	44	$257,360	$73,878	$331,238
964540040	31871	45	$456,960	$195,840	$652,800
964540041	31871	46	$273,049	$73,878	$346,927
964540042	31871	47	$363,946	$116,053	$479,999
964540043	31871	48	$337,378	$94,699	$432,077
964540044	31871	49	$487,093	$135,304	$622,397
964540045	31871	50	$251,821	$73,877	$325,698
964540046	31871	51	$456,607	$109,363	$565,970
964540047	31871	52	$493,588	$108,242	$601,830
964540048	31871	53	$351,536	$108,161	$459,697
964540049	31871	54	$359,194	$111,550	$470,744
964540050	31871	245	$345,808	$111,550	$457,358
964540051	31871	246	$426,564	$208,080	$634,644
964540052	31871	247	$324,492	$108,161	$432,653
964540053	31871	248	$551,828	$106,120	$657,948
964540054	31871	249	$345,808	$111,550	$457,358
964540057	31871	15	$363,635	$109,363	$472,998
964540059	31871	16	$379,399	$98,061	$477,460
964541001	31871	55	$394,595	$116,056	$510,651
964541002	31871	56	$541,216	$106,120	$647,336
964541003	31871	57	$336,173	$73,878	$410,051
964541004	31871	58	$358,955	$73,878	$432,833
964541005	31871	59	$322,626	$73,877	$396,503
964541006	31871	60	$652,642	$106,120	$758,762
964541007	31871	61	$384,584	$92,843	$477,427
964541008	31871	62	$445,200	$190,800	$636,000
964541009	31871	63	$545,544	$158,033	$703,577
964541010	31871	64	$343,234	$85,803	$429,037
964541011	31871	65	$300,457	$96,143	$396,600
964541012	31871	66	$336,514	$96,143	$432,657
964541013	31871	67	$435,540	$186,660	$622,200

Temecula Valley Unified School District
Community Facilties District No. 2011-1
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
964541014	31871	68	$531,748	$106,120	$637,868
964541015	31871	69	$311,459	$89,163	$400,622
964541016	31871	70	$330,503	$96,141	$426,644
964541017	31871	71	$464,100	$198,900	$663,000
964541018	31871	72	$395,283	$109,363	$504,646
964541019	31871	73	$338,563	$94,699	$433,262
964541020	31871	74	$541,756	$135,304	$677,060
964541021	31871	75	$284,204	$73,876	$358,080
964541022	31871	76	$301,972	$73,877	$375,849
964541023	31871	77	$499,800	$214,200	$714,000
964541024	31871	78	$350,494	$92,843	$443,337
964541025	31871	79	$325,681	$86,192	$411,873
964541026	31871	80	$426,619	$73,878	$500,497
964541027	31871	81	$355,136	$94,699	$449,835
964541028	31871	82	$441,019	$116,056	$557,075
964541029	31871	83	$469,071	$92,843	$561,914
964541030	31871	84	$304,189	$80,034	$384,223
964541031	31871	85	$303,387	$75,355	$378,742
964550001	31871	153	$434,965	$75,016	$509,981
964550004	31871	155	$366,743	$116,056	$482,799
964550006	31871	154	$469,780	$91,436	$561,216
964551001	31871	156	$339,252	$73,878	$413,130
964551002	31871	157	$497,918	$162,364	$660,282
964551003	31871	158	$726,927	$106,120	$833,047
964551004	31871	159	$737,539	$106,120	$843,659
964551005	31871	160	$394,007	$73,877	$467,884
964551006	31871	161	$581,583	$104,040	$685,623
964551007	31871	162	$364,494	$73,878	$438,372
964551008	31871	163	$421,757	$73,878	$495,635
964551009	31871	164	$309,916	$132,821	$442,737
964551010	31871	189	$391,231	$73,878	$465,109
964551011	31871	190	$514,080	$220,320	$734,400
964551012	31871	191	$364,104	$113,781	$477,885
964551013	31871	192	$352,934	$75,355	$428,289
964551014	31871	193	$353,042	$98,061	$451,103
964551015	31871	194	$386,571	$73,878	$460,449
964551016	31871	195	$370,276	$98,508	$468,784
964551017	31871	196	$433,619	$73,878	$507,497
964552001	31871	197	$493,669	$109,363	$603,032
964552002	31871	198	$450,681	$98,508	$549,189
964552003	31871	199	$482,763	$108,242	$591,005
964552004	31871	200	$440,798	$121,552	$562,350
964552005	31871	201	$418,680	$86,192	$504,872
964552006	31871	202	$452,976	$98,060	$551,036

Temecula Valley Unified School District
Community Facilties District No. 2011-1
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
964552007	31871	203	$485,248	$111,550	$596,798
964552008	31871	204	$742,842	$106,120	$848,962
964552009	31871	205	$360,469	$75,355	$435,824
964552010	31871	206	$462,823	$92,843	$555,666
964552011	31871	207	$435,217	$92,843	$528,060
964552012	31871	208	$469,134	$201,056	$670,190
964552013	31871	209	$380,983	$96,141	$477,124
964552014	31871	210	$307,100	$75,355	$382,455
964552015	31871	211	$389,560	$75,355	$464,915
964552016	31871	212	$672,670	$208,077	$880,747
964552017	31871	213	$790,704	$104,040	$894,744
964552018	31871	214	$624,240	$208,080	$832,320
964552019	31871	215	$399,419	$75,356	$474,775
964552020	31871	216	$508,742	$108,242	$616,984
964552021	31871	217	$350,182	$75,355	$425,537
964552022	31871	218	$752,209	$106,120	$858,329
964552023	31871	219	$470,857	$108,242	$579,099
964552024	31871	220	$550,957	$108,242	$659,199
964552025	31871	221	$379,222	$86,191	$465,413
964552026	31871	222	$392,276	$86,192	$478,468
964552027	31871	223	$420,994	$113,781	$534,775
964552028	31871	224	$337,947	$73,877	$411,824
964552029	31871	225	$720,559	$106,120	$826,679
964552030	31871	226	$389,603	$73,878	$463,481
964553001	31871	227	$555,622	$111,550	$667,172
964553002	31871	228	$366,950	$86,192	$453,142
964553003	31871	229	$398,398	$110,321	$508,719
964553004	31871	230	$350,949	$73,878	$424,827
964553005	31871	231	$352,429	$110,321	$462,750
		TOTALS [1]	**$99,641,059**	**$25,129,966**	**$124,771,025**

[1] All of the Taxable Property within CFD No. 2011-1 is "improved" as defined in the Continuing Disclosure Certificate.

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 2011-1
Issue Name:	2014 Special Tax Bonds
Project Name:	Rancho Bella Vista
Actual Sale Date:	8/27/2014
Settlement Date:	9/11/2014
Original Principal Amount:	$4,355,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$250,200.00

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:	$3,340,000.00
Bond Reserve Fund:	$250,208.24
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:	$124,771,025.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$320,846.38
Total Amount of Unpaid Special Taxes Annually:	$2,608.67
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:	5
Total Amount of Special Taxes Due on Delinquent Parcels:	$5,901.23

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. 2011-1
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
964-535-013				2023/24-Both	$1,097.52	
				2024/25-Both	$1,097.52	
					$2,195.04	*
964-541-024				2024/25-2	$61.41	
964-541-025				2024/25-2	$704.44	
964-541-027				2022/23-Both	$1,097.52	
				2023/24-Both	$1,097.52	
					$2,195.04	*
964-552-024				2024/25-2	$745.30	

	Parcels					Levy				
Tax Year	Levied Parcels	Delinquent Install #1	Delinquent Install #2	Parcels	Parcel %	Total Levy Amt	Delinquent Install #1	Delinquent Install #2	Delinquent Levy Amt	Delinquent Levy %
2022/23	249	1	1	1	0.40	$320,846.38	$548.76	$548.76	$1,097.52	0.34
2023/24	249	2	2	2	0.80	$320,846.38	$1,097.52	$1,097.52	$2,195.04	0.68
2024/25	249	1	4	4	1.61	$320,846.38	$548.76	$2,059.91	$2,608.67	0.81
All Years						$962,539.14	$2,195.04	$3,706.19	$5,901.23	0.61

Total Number of Unique Delinquent Parcels is: 5

*Over Foreclosure Covenant