SDFA

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2013-1
2019 Special Tax Bonds
$7,155,000

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. 2013-1, 2019 Special Tax Bonds,** in the principal amount of $7,155,000.

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

Table of Contents

ISSUER STATEMENT REGARDING REPORT CONTENTS 1

Data Disclosed in this Report 1

Reliability and Verification of Data 1

Review of Information 1

SUMMARY OF THE CONTINUING DISCLOSURE CERTIFICATE 2

Reporting Dates 2

Contents of the Annual Report 2

Dissemination of the Annual Report 5

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT 6

APPENDICES 7

APPENDIX A	**2024/25 AUDITED FINANCIAL STATEMENT**
APPENDIX B	**FINANCIAL AND OPERATING DATA**
APPENDIX C	**STATUS OF FORECLOSURE PROCEEDINGS**
APPENDIX D	**ASSESSED VALUES – IMPROVED & UNIMPROVED**
APPENDIX E	**CDIAC REPORT**

Section

One

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2013-1
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. 2013-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2019 Special Tax Bonds in the amount of $7,155,000 ("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. 2013-1
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
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Section

Three

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2013-1
Series 2019 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2013-1 Special Tax Bonds issued in the amount of $7,155,000 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. 2013-1
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:	$6,360,000
(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:	$44,311.43
	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:	$0.19
	Interest Account Balance:	$1,795.92
	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:	$457,436.54
	Reserve Fund Requirement:	$457,425.00
	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:	$715,500.00
	Maximum Annual Debt Service:	$457,425.00
	125% of Average Annual Debt Service:	$563,677.08
(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:	$11,297.68
	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:	$247,728.37
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:	$559,148.96
Amount Collected:	$557,941.24
Amount Delinquent with County as of 7/01/2025:	$1,207.72
Percentage Delinquent as of 7/01/2025:	0.22%

(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): $1,207.72

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. 2013-1 and summary of results of foreclosure sales, if any.

i. All parcels previously approved for foreclosure actions have been resolved. There are no current foreclosure actions for the District.

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. 2013-1 follow.

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964560001	36376-1	1	$399,069.00	$109,363.00	$508,432.00
964560002	36376-1	2	$595,000.00	$255,000.00	$850,000.00
964560003	36376-1	3	$473,546.00	$109,363.00	$582,909.00
964560004	36376-1	4	$439,110.00	$188,190.00	$627,300.00
964560005	36376-1	5	$435,044.00	$118,375.00	$553,419.00
964560006	36376-1	6	$449,840.00	$118,377.00	$568,217.00
964560007	36376-1	7	$362,614.00	$108,242.00	$470,856.00
964560008	36376-1	8	$462,938.00	$111,550.00	$574,488.00
964560009	36376-1	9	$427,348.00	$118,377.00	$545,725.00
964560010	36376-1	10	$458,235.00	$109,363.00	$567,598.00
964560011	36376-1	11	$616,561.00	$106,120.00	$722,681.00
964560012	36376-1	12	$476,269.00	$108,242.00	$584,511.00
964560013	36376-1	13	$435,398.00	$118,375.00	$553,773.00
964560014	36376-1	14	$454,147.00	$116,056.00	$570,203.00
964560015	36376-1	15	$437,027.00	$118,375.00	$555,402.00
964560016	36376-1	16	$360,452.00	$118,374.00	$478,826.00
964561001	36376-1	17	$582,072.00	$106,120.00	$688,192.00
964561002	36376-1	18	$366,368.00	$109,363.00	$475,731.00
964561003	36376-1	19	$468,829.00	$118,377.00	$587,206.00
964561004	36376-1	20	$521,466.00	$118,374.00	$639,840.00
964561005	36376-1	21	$366,368.00	$109,363.00	$475,731.00
964561006	36376-1	22	$207,137.00	$126,225.00	$333,362.00
964561007	36376-1	23	$440,711.00	$118,375.00	$559,086.00
964561008	36376-1	24	$460,530.00	$197,370.00	$657,900.00
964561009	36376-1	25	$660,654.00	$104,040.00	$764,694.00
964561010	36376-1	26	$795,906.00	$106,120.00	$902,026.00
964561011	36376-1	27	$468,404.00	$111,550.00	$579,954.00
964561012	36376-1	28	$380,699.00	$118,377.00	$499,076.00
964561013	36376-1	29	$524,419.00	$118,375.00	$642,794.00
964561014	36376-1	30	$473,419.00	$118,375.00	$591,794.00
964561015	36376-1	31	$364,357.00	$118,375.00	$482,732.00
964561016	36376-1	32	$445,521.00	$118,377.00	$563,898.00
964561017	36376-1	33	$457,195.00	$111,550.00	$568,745.00
964561018	36376-1	34	$549,498.00	$235,502.00	$785,000.00
964561019	36376-1	35	$472,487.00	$118,375.00	$590,862.00
964561020	36376-1	36	$487,192.00	$118,375.00	$605,567.00
964561021	36376-1	37	$397,701.00	$118,375.00	$516,076.00
964561022	36376-1	38	$454,576.00	$118,377.00	$572,953.00
964561023	36376-1	39	$378,158.00	$111,550.00	$489,708.00
964561024	36376-1	40	$475,528.00	$118,377.00	$593,905.00
964561025	36376-1	41	$495,234.00	$118,377.00	$613,611.00
964561026	36376-1	42	$337,378.00	$106,539.00	$443,917.00
964561027	36376-1	43	$541,216.00	$108,242.00	$649,458.00
964561028	36376-1	44	$546,522.00	$106,120.00	$652,642.00
964561029	36376-1	45	$465,368.00	$113,781.00	$579,149.00
964570001	36376-1	46	$471,058.00	$113,781.00	$584,839.00
964570002	36376-1	47	$337,801.00	$108,161.00	$445,962.00
964570003	36376-1	48	$495,291.00	$108,161.00	$603,452.00
964570004	36376-1	49	$477,131.00	$108,160.00	$585,291.00
964570005	36376-1	50	$663,255.00	$106,120.00	$769,375.00
964570006	36376-1	51	$371,015.00	$74,203.00	$445,218.00
964571001	36376-1	52	$320,664.00	$118,375.00	$439,039.00
964571002	36376-1	53	$438,391.00	$110,321.00	$548,712.00
964571003	36376-1	54	$588,970.00	$106,120.00	$695,090.00
964571004	36376-1	55	$431,115.00	$110,321.00	$541,436.00
964571005	36376-1	56	$314,386.00	$108,161.00	$422,547.00
964571006	36376-1	57	$458,286.00	$109,363.00	$567,649.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964571007	36376-1	58	$470,857.00	$108,242.00	$579,099.00
964571008	36376-1	59	$415,765.00	$108,161.00	$523,926.00
964571009	36376-1	60	$374,082.00	$108,161.00	$482,243.00
964571010	36376-1	61	$349,041.00	$108,160.00	$457,201.00
964571011	36376-1	62	$371,888.00	$108,161.00	$480,049.00
964571012	36376-1	63	$392,999.00	$108,160.00	$501,159.00
964571013	36376-1	64	$562,014.00	$106,120.00	$668,134.00
964571014	36376-1	65	$413,197.00	$108,161.00	$521,358.00
964571015	36376-1	66	$318,972.00	$108,161.00	$427,133.00
964571016	36376-1	67	$382,869.00	$108,161.00	$491,030.00
964571017	36376-1	68	$332,443.00	$108,160.00	$440,603.00
964571018	36376-1	69	$314,279.00	$108,160.00	$422,439.00
964571019	36376-1	70	$427,023.00	$108,161.00	$535,184.00
964571020	36376-1	71	$462,936.00	$111,550.00	$574,486.00
964571021	36376-1	72	$379,343.00	$108,161.00	$487,504.00
964571022	36376-1	73	$357,886.00	$108,160.00	$466,046.00
964571023	36376-1	74	$321,030.00	$108,160.00	$429,190.00
964571024	36376-1	75	$378,577.00	$108,161.00	$486,738.00
964571025	36376-1	76	$355,853.00	$108,160.00	$464,013.00
964571026	36376-1	77	$364,104.00	$113,781.00	$477,885.00
964571027	36376-1	78	$353,081.00	$111,550.00	$464,631.00
964571028	36376-1	79	$636,193.00	$106,120.00	$742,313.00
964571029	36376-1	80	$541,216.00	$108,242.00	$649,458.00
964571030	36376-1	81	$390,146.00	$106,539.00	$496,685.00
964571031	36376-1	82	$360,034.00	$106,539.00	$466,573.00
964571032	36376-1	83	$362,136.00	$106,539.00	$468,675.00
964571033	36376-1	84	$323,800.00	$106,535.00	$430,335.00
964571034	36376-1	85	$393,424.00	$106,539.00	$499,963.00
964572001	36376-1	158	$431,487.00	$116,056.00	$547,543.00
964572002	36376-1	159	$458,810.00	$116,056.00	$574,866.00
964572003	36376-1	160	$413,143.00	$118,375.00	$531,518.00
964572004	36376-1	161	$393,699.00	$109,363.00	$503,062.00
964572005	36376-1	162	$626,112.00	$106,120.00	$732,232.00
964572006	36376-1	163	$365,790.00	$118,375.00	$484,165.00
964572007	36376-1	164	$393,018.00	$118,377.00	$511,395.00
964572008	36376-1	165	$422,612.00	$118,377.00	$540,989.00
964572009	36376-1	166	$426,411.00	$109,363.00	$535,774.00
964572010	36376-1	167	$329,093.00	$118,375.00	$447,468.00
964572011	36376-1	168	$437,914.00	$118,375.00	$556,289.00
964572012	36376-1	169	$327,270.00	$118,375.00	$445,645.00
964572013	36376-1	170	$437,410.00	$106,537.00	$543,947.00
964572014	36376-1	171	$333,311.00	$106,537.00	$439,848.00
964572015	36376-1	172	$396,705.00	$106,537.00	$503,242.00
964572016	36376-1	173	$435,477.00	$106,537.00	$542,014.00
964572017	36376-1	174	$376,803.00	$108,161.00	$484,964.00
964572018	36376-1	175	$431,889.00	$108,242.00	$540,131.00
964572019	36376-1	176	$577,500.00	$247,500.00	$825,000.00
964572020	36376-1	177	$426,683.00	$113,781.00	$540,464.00
964572021	36376-1	178	$330,396.00	$108,160.00	$438,556.00
964572022	36376-1	179	$426,765.00	$108,160.00	$534,925.00
964572023	36376-1	180	$515,226.00	$108,160.00	$623,386.00
964572024	36376-1	181	$444,519.00	$111,550.00	$556,069.00
964572025	36376-1	182	$364,421.00	$108,160.00	$472,581.00
964572026	36376-1	183	$508,742.00	$108,242.00	$616,984.00
964572027	36376-1	184	$412,774.00	$108,558.00	$521,332.00
964572028	36376-1	185	$85,824.00	$26,816.00	$112,640.00
964572029	36376-1	186	$339,982.00	$108,161.00	$448,143.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964572030	36376-1	187	$385,645.00	$118,375.00	$504,020.00
964572031	36376-1	188	$324,927.00	$108,161.00	$433,088.00
964572032	36376-1	189	$389,135.00	$113,781.00	$502,916.00
964572033	36376-1	190	$398,112.00	$110,320.00	$508,432.00
964572034	36376-1	191	$757,171.00	$106,120.00	$863,291.00
964572035	36376-1	192	$336,567.00	$116,056.00	$452,623.00
964572036	36376-1	193	$362,034.00	$106,539.00	$468,573.00
964572037	36376-1	194	$417,277.00	$98,061.00	$515,338.00
964572038	36376-1	195	$426,569.00	$113,781.00	$540,350.00
964572039	36376-1	196	$470,034.00	$116,056.00	$586,090.00
964572040	36376-1	197	$376,203.00	$73,544.00	$449,747.00
964572041	36376-1	198	$411,274.00	$85,802.00	$497,076.00
964572042	36376-1	199	$410,034.00	$98,060.00	$508,094.00
964572043	36376-1	200	$337,441.00	$111,550.00	$448,991.00
964572044	36376-1	201	$424,758.00	$91,931.00	$516,689.00
964572045	36376-1	202	$412,337.00	$98,061.00	$510,398.00
964572046	36376-1	203	$406,228.00	$105,847.00	$512,075.00
964572047	36376-1	204	$402,062.00	$110,321.00	$512,383.00
964572048	36376-1	205	$84,540.00	$19,824.00	$104,364.00
964572049	36376-1	206	$334,711.00	$108,161.00	$442,872.00
964573001	36376-1	215	$377,187.00	$116,056.00	$493,243.00
964573002	36376-1	216	$421,044.00	$85,802.00	$506,846.00
964573003	36376-1	217	$549,331.00	$104,040.00	$653,371.00
964573004	36376-1	218	$453,991.00	$113,781.00	$567,772.00
964573005	36376-1	219	$421,355.00	$110,321.00	$531,676.00
964573006	36376-1	220	$389,819.00	$110,320.00	$500,139.00
964573007	36376-1	221	$376,026.00	$116,056.00	$492,082.00
964573008	36376-1	222	$531,644.00	$227,847.00	$759,491.00
964573009	36376-1	223	$366,368.00	$109,363.00	$475,731.00
964573010	36376-1	224	$406,568.00	$108,161.00	$514,729.00
964573011	36376-1	225	$397,591.00	$122,582.00	$520,173.00
964573012	36376-1	226	$317,630.00	$108,161.00	$425,791.00
964573013	36376-1	227	$401,651.00	$113,781.00	$515,432.00
964573014	36376-1	228	$352,725.00	$113,781.00	$466,506.00
964573015	36376-1	229	$408,696.00	$120,181.00	$528,877.00
964573016	36376-1	230	$378,047.00	$111,550.00	$489,597.00
964573017	36376-1	231	$447,471.00	$108,159.00	$555,630.00
964573018	36376-1	232	$427,193.00	$108,161.00	$535,354.00
964573019	36376-1	233	$426,477.00	$146,128.00	$572,605.00
964573020	36376-1	234	$366,130.00	$116,056.00	$482,186.00
964573021	36376-1	235	$334,149.00	$108,161.00	$442,310.00
964573022	36376-1	236	$464,930.00	$108,160.00	$573,090.00
964573023	36376-1	237	$335,116.00	$108,667.00	$443,783.00
964573024	36376-1	238	$668,561.00	$106,120.00	$774,681.00
964573025	36376-1	239	$520,790.00	$108,161.00	$628,951.00
964573026	36376-1	240	$446,839.00	$108,161.00	$555,000.00
964573027	36376-1	241	$377,187.00	$116,056.00	$493,243.00
964574001	36376-1	242	$460,075.00	$109,363.00	$569,438.00
964574002	36376-1	243	$526,218.00	$225,522.00	$751,740.00
964574003	36376-1	244	$344,178.00	$108,160.00	$452,338.00
964574004	36376-1	245	$501,981.00	$111,550.00	$613,531.00
964574005	36376-1	246	$334,698.00	$108,160.00	$442,858.00
964574006	36376-1	247	$616,985.00	$108,242.00	$725,227.00
964574007	36376-1	248	$453,703.00	$108,161.00	$561,864.00
964574008	36376-1	249	$340,213.00	$108,159.00	$448,372.00
964574009	36376-1	250	$423,016.00	$113,447.00	$536,463.00
964574010	36376-1	251	$353,031.00	$108,669.00	$461,700.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964574011	36376-1	252	$454,651.00	$108,160.00	$562,811.00
964574012	36376-1	253	$452,010.00	$108,161.00	$560,171.00
964580001	36376-1	86	$551,412.00	$104,040.00	$655,452.00
964580002	36376-1	87	$795,906.00	$106,120.00	$902,026.00
964580003	36376-1	88	$290,831.00	$108,160.00	$398,991.00
964580004	36376-1	89	$348,454.00	$108,160.00	$456,614.00
964580005	36376-1	90	$323,294.00	$108,160.00	$431,454.00
964580006	36376-1	91	$498,247.00	$104,040.00	$602,287.00
964580007	36376-1	92	$604,888.00	$106,120.00	$711,008.00
964580008	36376-1	93	$315,647.00	$108,161.00	$423,808.00
964580009	36376-1	94	$341,509.00	$108,161.00	$449,670.00
964580010	36376-1	95	$304,557.00	$108,161.00	$412,718.00
964580011	36376-1	96	$380,987.00	$108,161.00	$489,148.00
964580012	36376-1	97	$346,864.00	$108,161.00	$455,025.00
964580013	36376-1	98	$324,138.00	$116,056.00	$440,194.00
964580014	36376-1	99	$292,814.00	$108,160.00	$400,974.00
964580015	36376-1	100	$318,462.00	$108,161.00	$426,623.00
964580016	36376-1	101	$495,159.00	$212,211.00	$707,370.00
964580017	36376-1	102	$541,216.00	$106,120.00	$647,336.00
964580018	36376-1	103	$346,925.00	$108,161.00	$455,086.00
964580019	36376-1	104	$326,303.00	$108,160.00	$434,463.00
964580020	36376-1	324	$399,179.00	$109,363.00	$508,542.00
964580021	36376-1	325	$288,906.00	$108,161.00	$397,067.00
964580022	36376-1	326	$561,816.00	$104,040.00	$665,856.00
964580023	36376-1	327	$329,967.00	$113,781.00	$443,748.00
964580024	36376-1	328	$326,477.00	$109,288.00	$435,765.00
964580025	36376-1	329	$359,808.00	$109,363.00	$469,171.00
964580026	36376-1	330	$378,499.00	$108,161.00	$486,660.00
964580027	36376-1	331	$539,068.00	$231,031.00	$770,099.00
964580028	36376-1	332	$452,345.00	$111,550.00	$563,895.00
964580029	36376-1	333	$319,150.00	$108,161.00	$427,311.00
964580030	36376-1	334	$370,431.00	$113,824.00	$484,255.00
964580031	36376-1	335	$451,499.00	$193,501.00	$645,000.00
964580032	36376-1	336	$462,860.00	$195,840.00	$658,700.00
964580033	36376-1	337	$378,399.00	$109,363.00	$487,762.00
964580034	36376-1	338	$357,057.00	$116,056.00	$473,113.00
964580035	36376-1	339	$333,498.00	$108,160.00	$441,658.00
964581001	36376-1	105	$346,150.00	$108,161.00	$454,311.00
964581002	36376-1	106	$331,174.00	$108,161.00	$439,335.00
964581003	36376-1	107	$537,886.00	$104,040.00	$641,926.00
964581004	36376-1	108	$297,609.00	$108,160.00	$405,769.00
964581005	36376-1	109	$377,306.00	$109,363.00	$486,669.00
964581006	36376-1	110	$292,789.00	$108,160.00	$400,949.00
964581007	36376-1	111	$357,276.00	$113,781.00	$471,057.00
964581008	36376-1	112	$339,518.00	$108,161.00	$447,679.00
964581009	36376-1	113	$331,105.00	$108,161.00	$439,266.00
964581010	36376-1	114	$310,073.00	$108,160.00	$418,233.00
964581011	36376-1	115	$358,088.00	$108,161.00	$466,249.00
964581012	36376-1	116	$359,066.00	$108,160.00	$467,226.00
964581013	36376-1	117	$373,438.00	$108,242.00	$481,680.00
964581014	36376-1	118	$462,457.00	$198,196.00	$660,653.00
964581015	36376-1	119	$402,459.00	$109,363.00	$511,822.00
964581016	36376-1	120	$422,148.00	$135,304.00	$557,452.00
964581017	36376-1	121	$623,459.00	$106,120.00	$729,579.00
964581018	36376-1	122	$477,185.00	$111,550.00	$588,735.00
964581019	36376-1	123	$378,060.00	$106,537.00	$484,597.00
964581020	36376-1	124	$497,000.00	$213,000.00	$710,000.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964581021	36376-1	125	$551,828.00	$106,120.00	$657,948.00
964581022	36376-1	126	$394,226.00	$108,161.00	$502,387.00
964581023	36376-1	127	$446,250.00	$191,250.00	$637,500.00
964581024	36376-1	128	$466,099.00	$199,756.00	$665,855.00
964581025	36376-1	129	$348,530.00	$108,161.00	$456,691.00
964581026	36376-1	130	$358,114.00	$108,160.00	$466,274.00
964581027	36376-1	131	$295,960.00	$108,161.00	$404,121.00
964581028	36376-1	132	$377,306.00	$109,363.00	$486,669.00
964581029	36376-1	133	$389,226.00	$109,363.00	$498,589.00
964581030	36376-1	134	$507,659.00	$108,242.00	$615,901.00
964581031	36376-1	135	$399,375.00	$113,781.00	$513,156.00
964581032	36376-1	136	$436,819.00	$106,537.00	$543,356.00
964581033	36376-1	137	$413,140.00	$106,539.00	$519,679.00
964581034	36376-1	138	$369,934.00	$118,375.00	$488,309.00
964581035	36376-1	139	$417,879.00	$118,375.00	$536,254.00
964581036	36376-1	140	$476,204.00	$126,839.00	$603,043.00
964581037	36376-1	141	$411,960.00	$118,375.00	$530,335.00
964581038	36376-1	142	$423,204.00	$118,375.00	$541,579.00
964581039	36376-1	143	$519,566.00	$108,242.00	$627,808.00
964581040	36376-1	144	$348,056.00	$116,056.00	$464,112.00
964581041	36376-1	145	$452,205.00	$118,377.00	$570,582.00
964581042	36376-1	146	$328,093.00	$109,363.00	$437,456.00
964581043	36376-1	147	$398,398.00	$49,028.00	$447,426.00
964581044	36376-1	148	$319,932.00	$110,321.00	$430,253.00
964581045	36376-1	149	$399,011.00	$49,028.00	$448,039.00
964581046	36376-1	150	$525,297.00	$106,120.00	$631,417.00
964581047	36376-1	151	$370,357.00	$98,061.00	$468,418.00
964581048	36376-1	152	$341,916.00	$98,060.00	$439,976.00
964581049	36376-1	153	$364,062.00	$98,061.00	$462,123.00
964590001	36376-1	157	$373,696.00	$111,550.00	$485,246.00
964590002	36376-1	156	$389,674.00	$108,242.00	$497,916.00
964590003	36376-1	155	$449,209.00	$108,242.00	$557,451.00
964590004	36376-1	154	$506,940.00	$217,260.00	$724,200.00
964590005	36376-1	207	$505,645.00	$108,161.00	$613,806.00
964590006	36376-1	208	$446,093.00	$111,550.00	$557,643.00
964590007	36376-1	209	$468,365.00	$116,056.00	$584,421.00
964590008	36376-1	210	$359,898.00	$116,056.00	$475,954.00
964591001	36376-1	211	$386,859.00	$177,095.00	$563,954.00
964591002	36376-1	212	$373,696.00	$111,550.00	$485,246.00
964591003	36376-1	213	$613,378.00	$106,120.00	$719,498.00
964591004	36376-1	214	$493,075.00	$174,083.00	$667,158.00
964592001	36376-1	254	$557,452.00	$108,242.00	$665,694.00
964592002	36376-1	255	$389,007.00	$98,061.00	$487,068.00
964592003	36376-1	256	$524,978.00	$108,242.00	$633,220.00
964592004	36376-1	257	$460,907.00	$98,060.00	$558,967.00
964592005	36376-1	258	$526,263.00	$98,061.00	$624,324.00
964592006	36376-1	259	$395,075.00	$98,060.00	$493,135.00
964592007	36376-1	260	$446,823.00	$116,056.00	$562,879.00
964592008	36376-1	261	$470,265.00	$109,363.00	$579,628.00
964592009	36376-1	262	$562,440.00	$106,120.00	$668,560.00
964592010	36376-1	263	$435,790.00	$85,802.00	$521,592.00
964592011	36376-1	264	$468,274.00	$122,579.00	$590,853.00
964592012	36376-1	265	$565,145.00	$242,205.00	$807,350.00
964592013	36376-1	266	$503,075.00	$109,363.00	$612,438.00
964592014	36376-1	267	$379,263.00	$110,320.00	$489,583.00
964592015	36376-1	268	$554,064.00	$237,456.00	$791,520.00
964592016	36376-1	269	$482,537.00	$108,160.00	$590,697.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964592017	36376-1	270	$731,880.00	$106,120.00	$838,000.00
964592018	36376-1	271	$372,243.00	$110,320.00	$482,563.00
964592019	36376-1	272	$676,260.00	$104,040.00	$780,300.00
964592020	36376-1	273	$408,382.00	$108,161.00	$516,543.00
964592021	36376-1	274	$374,555.00	$108,158.00	$482,713.00
964592022	36376-1	275	$462,222.00	$108,161.00	$570,383.00
964592023	36376-1	276	$529,308.00	$108,242.00	$637,550.00
964592024	36376-1	277	$422,431.00	$108,161.00	$530,592.00
964593001	36376-1	278	$332,293.00	$108,160.00	$440,453.00
964593002	36376-1	279	$489,298.00	$108,160.00	$597,458.00
964593003	36376-1	280	$460,818.00	$113,781.00	$574,599.00
964593004	36376-1	281	$413,420.00	$108,160.00	$521,580.00
964593005	36376-1	282	$453,794.00	$108,161.00	$561,955.00
964593006	36376-1	283	$521,516.00	$108,161.00	$629,677.00
964593007	36376-1	284	$351,867.00	$70,535.00	$422,402.00
964593008	36376-1	285	$501,785.00	$108,161.00	$609,946.00
964593009	36376-1	286	$486,671.00	$109,363.00	$596,034.00
964593010	36376-1	287	$560,775.00	$240,332.00	$801,107.00
964593011	36376-1	288	$399,598.00	$108,161.00	$507,759.00
964593012	36376-1	289	$443,796.00	$108,242.00	$552,038.00
964593013	36376-1	290	$504,920.00	$110,320.00	$615,240.00
964593014	36376-1	291	$427,317.00	$110,320.00	$537,637.00
964593015	36376-1	292	$455,101.00	$110,320.00	$565,421.00
964593016	36376-1	293	$312,194.00	$116,056.00	$428,250.00
964593017	36376-1	294	$395,334.00	$122,579.00	$517,913.00
964593018	36376-1	295	$472,197.00	$113,781.00	$585,978.00
964593019	36376-1	296	$373,985.00	$109,363.00	$483,348.00
964593020	36376-1	297	$408,098.00	$85,803.00	$493,901.00
964593021	36376-1	298	$431,497.00	$91,931.00	$523,428.00
964593022	36376-1	299	$380,011.00	$110,321.00	$490,332.00
964593023	36376-1	300	$356,138.00	$113,781.00	$469,919.00
964593024	36376-1	301	$346,366.00	$111,550.00	$457,916.00
964593025	36376-1	302	$120,490.00	$96,867.00	$217,357.00
964593026	36376-1	303	$514,154.00	$108,242.00	$622,396.00
964593027	36376-1	304	$553,492.00	$104,040.00	$657,532.00
964593028	36376-1	305	$223,396.00	$58,813.00	$282,209.00
964593029	36376-1	306	$371,540.00	$106,537.00	$478,077.00
964593030	36376-1	307	$331,459.00	$106,539.00	$437,998.00
964593031	36376-1	308	$330,764.00	$116,056.00	$446,820.00
964593032	36376-1	309	$344,496.00	$109,363.00	$453,859.00
964593033	36376-1	310	$318,765.00	$98,061.00	$416,826.00
964593034	36376-1	311	$396,087.00	$98,061.00	$494,148.00
964593035	36376-1	312	$359,686.00	$49,028.00	$408,714.00
964593036	36376-1	313	$568,807.00	$106,120.00	$674,927.00
964593037	36376-1	314	$369,792.00	$113,781.00	$483,573.00
964593038	36376-1	315	$319,334.00	$110,320.00	$429,654.00
964593039	36376-1	316	$524,978.00	$108,242.00	$633,220.00
964593040	36376-1	317	$345,372.00	$109,363.00	$454,735.00
964593041	36376-1	318	$359,552.00	$113,781.00	$473,333.00
964593042	36376-1	319	$487,093.00	$108,242.00	$595,335.00
964593043	36376-1	320	$323,800.00	$116,056.00	$439,856.00
964593044	36376-1	321	$361,258.00	$113,781.00	$475,039.00
964593045	36376-1	322	$351,927.00	$110,321.00	$462,248.00
964593046	36376-1	323	$337,183.00	$98,060.00	$435,243.00
964600001	36376	1	$393,204.00	$116,056.00	$509,260.00
964600002	36376	2	$334,251.00	$116,056.00	$450,307.00
964600003	36376	3	$417,463.00	$116,053.00	$533,516.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964600004	36376	4	$452,289.00	$110,044.00	$562,333.00
964600005	36376	5	$502,454.00	$26,763.00	$529,217.00
964600006	36376	6	$210,619.00	$37,610.00	$248,229.00
964601001	36376	7	$475,256.00	$116,056.00	$591,312.00
964601002	36376	8	$359,183.00	$116,053.00	$475,236.00
964601003	36376	9	$442,713.00	$108,242.00	$550,955.00
964601004	36376	10	$497,918.00	$108,242.00	$606,160.00
964601005	36376	11	$429,663.00	$116,053.00	$545,716.00
964601006	36376	12	$53,406.00	$22,887.00	$76,293.00
964601007	36376	13	$395,291.00	$116,056.00	$511,347.00
964601008	36376	14	$507,951.00	$116,056.00	$624,007.00
964601009	36376	15	$439,847.00	$116,056.00	$555,903.00
964601010	36376	16	$523,113.00	$104,040.00	$627,153.00
964601011	36376	17	$469,144.00	$156,676.00	$625,820.00
964601012	36376	18	$472,292.00	$116,053.00	$588,345.00
964601013	36376	19	$449,568.00	$116,056.00	$565,624.00
964601014	36376	20	$379,272.00	$111,550.00	$490,822.00
964601015	36376	21	$469,203.00	$116,056.00	$585,259.00
964601016	36376	22	$401,115.00	$116,056.00	$517,171.00
964601017	36376	23	$453,034.00	$116,056.00	$569,090.00
964601018	36376	24	$503,330.00	$162,364.00	$665,694.00
964601019	36376	25	$428,595.00	$116,056.00	$544,651.00
964601020	36376	26	$423,644.00	$116,053.00	$539,697.00
964601021	36376	27	$461,910.00	$116,056.00	$577,966.00
964601022	36376	28	$499,508.00	$116,053.00	$615,561.00
964601023	36376	29	$443,543.00	$116,056.00	$559,599.00
964601024	36376	30	$588,841.00	$108,242.00	$697,083.00
964601025	36376	31	$441,600.00	$116,056.00	$557,656.00
964601026	36376	32	$456,869.00	$116,056.00	$572,925.00
964610001	36376	33	$388,298.00	$116,052.00	$504,350.00
964610002	36376	34	$534,052.00	$106,120.00	$640,172.00
964610003	36376	35	$336,322.00	$116,053.00	$452,375.00
964610004	36376	36	$327,710.00	$116,053.00	$443,763.00
964610005	36376	37	$520,095.00	$104,040.00	$624,135.00
964610006	36376	38	$387,052.00	$116,056.00	$503,108.00
964610007	36376	39	$535,910.00	$106,120.00	$642,030.00
964610008	36376	40	$422,148.00	$108,242.00	$530,390.00
964610009	36376	41	$411,596.00	$87,041.00	$498,637.00
964610010	36376	42	$353,026.00	$116,056.00	$469,082.00
964610011	36376	43	$426,098.00	$118,984.00	$545,082.00
964610012	36376	44	$512,917.00	$104,040.00	$616,957.00
964610013	36376	45	$400,498.00	$108,242.00	$508,740.00
964610014	36376	46	$391,839.00	$108,242.00	$500,081.00
964610015	36376	47	$583,664.00	$106,120.00	$689,784.00
964610016	36376	48	$413,000.00	$177,000.00	$590,000.00
964610017	36376	49	$590,031.00	$106,120.00	$696,151.00
964610018	36376	50	$374,802.00	$118,375.00	$493,177.00
964610019	36376	51	$512,917.00	$104,040.00	$616,957.00
964610020	36376	52	$401,366.00	$109,363.00	$510,729.00
964610021	36376	53	$356,964.00	$111,550.00	$468,514.00
964610022	36376	54	$352,150.00	$109,363.00	$461,513.00
964610023	36376	55	$384,262.00	$108,242.00	$492,504.00
964610024	36376	56	$551,828.00	$106,120.00	$657,948.00
964610025	36376	57	$359,808.00	$109,363.00	$469,171.00
964610026	36376	64	$497,918.00	$108,242.00	$606,160.00
964610027	36376	65	$322,583.00	$118,375.00	$440,958.00
964610028	36376	66	$382,308.00	$113,781.00	$496,089.00

Temecula Valley Unified School District
Community Facilties District No. 2013-1
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
964610029	36376	67	$422,148.00	$140,716.00	$562,864.00
964610030	36376	68	$409,317.00	$118,377.00	$527,694.00
964610031	36376	69	$357,201.00	$108,242.00	$465,443.00
964610032	36376	70	$387,052.00	$116,056.00	$503,108.00
964610033	36376	71	$361,518.00	$116,056.00	$477,574.00
964610034	36376	72	$361,285.00	$87,041.00	$448,326.00
964610035	36376	73	$370,804.00	$116,056.00	$486,860.00
964610036	36376	74	$327,862.00	$174,085.00	$501,947.00
964611001	36376	58	$306,601.00	$118,375.00	$424,976.00
964611002	36376	59	$427,562.00	$108,238.00	$535,800.00
964611003	36376	60	$338,563.00	$118,377.00	$456,940.00
964611004	36376	61	$386,055.00	$109,363.00	$495,418.00
964611005	36376	62	$298,312.00	$118,377.00	$416,689.00
964611006	36376	63	$486,382.00	$118,377.00	$604,759.00
964612001	36376	75	$416,738.00	$108,238.00	$524,976.00
964612002	36376	76	$371,082.00	$116,056.00	$487,138.00
964612003	36376	77	$359,198.00	$116,056.00	$475,254.00
964612004	36376	78	$368,749.00	$118,377.00	$487,126.00
964612005	36376	79	$296,538.00	$118,377.00	$414,915.00
964612006	36376	80	$335,604.00	$118,375.00	$453,979.00
964612007	36376	81	$498,236.00	$106,120.00	$604,356.00
964612008	36376	82	$592,472.00	$108,242.00	$700,714.00
964612009	36376	83	$362,831.00	$118,377.00	$481,208.00
964612010	36376	84	$304,231.00	$118,377.00	$422,608.00
964612011	36376	85	$386,859.00	$113,781.00	$500,640.00
964612012	36376	86	$638,570.00	$106,120.00	$744,690.00
964612013	36376	87	$572,115.00	$104,040.00	$676,155.00
964612014	36376	88	$304,809.00	$118,377.00	$423,186.00
964612015	36376	89	$374,241.00	$118,375.00	$492,616.00
964612016	36376	90	$504,073.00	$106,120.00	$610,193.00
964612017	36376	91	$379,584.00	$118,375.00	$497,959.00
964612018	36376	92	$307,770.00	$118,377.00	$426,147.00
964612019	36376	93	$354,268.00	$118,375.00	$472,643.00
964612020	36376	94	$350,645.00	$116,056.00	$466,701.00
964612021	36376	95	$615,500.00	$106,120.00	$721,620.00
964612022	36376	96	$348,528.00	$116,053.00	$464,581.00
964612023	36376	97	$494,190.00	$104,040.00	$598,230.00
964612024	36376	98	$572,220.00	$104,040.00	$676,260.00
964612025	36376	99	$362,929.00	$116,056.00	$478,985.00
964612026	36376	100	$346,768.00	$116,056.00	$462,824.00
964612027	36376	101	$341,347.00	$113,781.00	$455,128.00
964612028	36376	102	$351,385.00	$111,550.00	$462,935.00
964612029	36376	103	$430,992.00	$116,053.00	$547,045.00
		TOTAL [1]	**$186,031,372.00**	**$50,489,625.00**	**$236,520,997.00**

[1] All of the Taxable Property within CFD No. 2013-1 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 2013-1
Issue Name:	2019 Special Tax Bonds
Project Name:	Rancho Bella Vista-K-8 STEAM Academy
Actual Sale Date:	3/28/2019
Settlement Date:	4/17/2019
Original Principal Amount:	$7,155,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$457,425.00

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:	$6,505,000.00
Bond Reserve Fund:	$457,440.06
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:	$236,520,997.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$559,148.96
Total Amount of Unpaid Special Taxes Annually:	$1,207.72
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:	1
Total Amount of Special Taxes Due on Delinquent Parcels:	$1,207.72

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. 2013-1

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
964-593-010				2024/25-Both	$1,207.72	

	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 %
2024/25	442	1	1	1	0.23	$559,148.96	$366.02	$841.70	$1,207.72	0.22
All Years						$559,148.96	$366.02	$841.70	$1,207.72	0.22

Total Number of Unique Delinquent Parcels is: 1