SDFA

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2014-1
2018 Special Tax Bonds
$7,700,000

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. 2014-1, 2018 Special Tax Bonds,** in the principal amount of $7,700,000.

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. 2014-1

Series 2018 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. 2014-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2018 Special Tax Bonds in the amount of $7,700,000 ("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. 2014-1

Series 2018 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 2017-18 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 (xii), 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
Email: adam.vang@usbank.com

Section

Three

Annual Disclosure Report

Temecula Valley Unified School District

Community Facilities District No. 2014-1

Series 2018 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2014-1 Special Tax Bonds issued in the amount of $ 7,700,000 were delivered on or about August 15, 2018.

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. 2014-1

Series 2018 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:	$6,860,000.00
(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:	$33,132.52
	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:	$98.60
	Interest Account Balance:	$20,802.57
(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:	$486,762.83
	Reserve Fund Requirement:	$482,062.50
	Statement of Reserve Requirement: The Reserve Requirement means with respect to the Series 2018 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:	$770,000.00
	Maximum Annual Debt Service:	$482,062.50
	125% of Average Annual Debt Service:	$597,352.50
(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:	$12,211.86
	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
	Brookfield Property Sub-Account:	$0.00
	SPC Property Sub-Account:	$0.00
	Costs of Issuance Account Balance:	$0.00

	Rebate Fund Balance:	$0.00
	Residual Fund Balance:	$277,094.82

(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:	$575,476.00
Amount Collected:	$567,820.00
Amount Delinquent with County as of 7/01/2025:	$7,656.00
Percentage Delinquent as of 7/01/2025:	1.33%

(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): $14,036.00

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 Rate and Method of Apportionment dated 4/21/2014 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. 2014-1 and summary of results of foreclosure sales, if any.

(i) Foreclosure actions commenced on November 16, 2022, on one parcel, delinquent, in the total amount of $1,914.00. Subsequently, this parcel was delinquent and approved for additional foreclosure actions in the amount of $3,828.00. The total amount delinquent for this parcel is $5,742.00.

(ii) Foreclosure actions commenced on November 14, 2024, on one parcel, delinquent in the total amount of $1,914.00. Subsequently, this parcel was delinquent and approved for additional foreclosure actions in the amount of $1,276.00. The total amount delinquent for this parcel is $3,190.00.

(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. 2014-1 follow.

Temecula Valley Unified School District
Community Facilties District No. 2014-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2024

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
476110004	30069-1	72	$404,647	$120,298	$524,945
476110005	30069-1	73	$390,058	$118,377	$508,435
476110006	30069-1	74	$371,212	$118,375	$489,587
476110007	30069-1	75	$421,051	$120,298	$541,349
476110008	30069-1	76	$358,425	$106,539	$464,964
476110009	30069-1	77	$398,238	$125,158	$523,396
476110010	30069-1	78	$482,300	$206,700	$689,000
476110011	30069-1	79	$354,511	$130,214	$484,725
476110012	30069-1	80	$557,929	$116,732	$674,661
476110013	30069-1	81	$561,816	$114,444	$676,260
476110014	30069-1	82	$357,709	$122,704	$480,413
476111001	30069-1	148	$336,611	$127,661	$464,272
476111002	30069-1	149	$394,545	$119,066	$513,611
476111003	30069-1	150	$558,278	$116,732	$675,010
476111004	30069-1	151	$367,722	$127,659	$495,381
476111005	30069-1	152	$383,980	$130,213	$514,193
476111006	30069-1	153	$447,345	$130,214	$577,559
476111007	30069-1	154	$575,705	$116,732	$692,437
476111008	30069-1	155	$636,724	$116,732	$753,456
476111009	30069-1	156	$375,490	$130,214	$505,704
476111010	30069-1	157	$353,789	$130,214	$484,003
476111011	30069-1	158	$349,946	$130,213	$480,159
476111012	30069-1	159	$354,661	$130,214	$484,875
476111013	30069-1	160	$336,194	$130,214	$466,408
476111014	30069-1	161	$479,522	$120,298	$599,820
476111015	30069-1	162	$514,080	$220,320	$734,400
476111016	30069-1	163	$380,026	$130,214	$510,240
476111017	30069-1	164	$358,759	$118,375	$477,134
476111018	30069-1	165	$477,666	$204,714	$682,380
476111019	30069-1	166	$443,752	$125,158	$568,910
476111020	30069-1	167	$631,418	$116,732	$748,150
476111021	30069-1	168	$705,703	$116,732	$822,435
476111022	30069-1	169	$404,855	$118,377	$523,232
476111023	30069-1	170	$464,100	$198,900	$663,000
476111034	30069-1	181	$422,148	$119,066	$541,214
476111035	30069-1	182	$548,799	$235,201	$784,000
476111036	30069-1	183	$371,632	$108,160	$479,792
476111037	30069-1	184	$395,259	$108,669	$503,928
476111038	30069-1	185	$268,306	$67,484	$335,790
476111039	30069-1	186	$407,223	$118,375	$525,598
476120001	30069-1	228	$734,998	$315,002	$1,050,000
476120002	30069-1	229	$402,636	$130,214	$532,850
476120003	30069-1	230	$416,768	$130,214	$546,982
476120004	30069-1	231	$442,003	$116,056	$558,059
476120005	30069-1	232	$423,647	$127,661	$551,308
476120006	30069-1	233	$553,350	$237,150	$790,500
476120007	30069-1	234	$557,534	$125,158	$682,692

Temecula Valley Unified School District
Community Facilties District No. 2014-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2024

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
476120008	30069-1	235	$530,416	$120,298	$650,714
476120009	30069-1	266	$467,560	$108,667	$576,227
476120010	30069-1	267	$436,677	$108,160	$544,837
476120011	30069-1	268	$416,148	$84,123	$500,271
476120012	30069-1	269	$430,233	$84,123	$514,356
476120013	30069-1	270	$455,130	$102,402	$557,532
476120014	30069-1	271	$435,065	$84,124	$519,189
476120015	30069-1	272	$605,621	$119,062	$724,683
476120016	30069-1	273	$458,428	$127,661	$586,089
476120017	30069-1	274	$702,270	$182,070	$884,340
476120018	30069-1	275	$350,060	$108,160	$458,220
476120019	30069-1	276	$480,568	$108,161	$588,729
476121001	30069-1	277	$413,777	$84,124	$497,901
476121002	30069-1	278	$407,163	$122,704	$529,867
476121003	30069-1	279	$409,400	$84,123	$493,523
476121004	30069-1	280	$382,440	$108,161	$490,601
476121005	30069-1	281	$430,517	$84,123	$514,640
476121006	30069-1	282	$250,050	$294,077	$544,127
476121007	30069-1	283	$429,082	$84,123	$513,205
476121008	30069-1	284	$407,222	$118,377	$525,599
476121009	30069-1	294	$417,036	$120,181	$537,217
476121010	30069-1	295	$642,600	$275,400	$918,000
476121011	30069-1	296	$437,444	$84,123	$521,567
476130001	30069-1	236	$520,277	$118,375	$638,652
476130002	30069-1	237	$628,892	$119,066	$747,958
476130003	30069-1	238	$521,089	$118,375	$639,464
476130025	30069-1	260	$373,141	$106,539	$479,680
476130026	30069-1	261	$490,822	$122,707	$613,529
476130027	30069-1	262	$553,350	$237,150	$790,500
476130028	30069-1	263	$386,505	$118,377	$504,882
476130029	30069-1	264	$442,767	$118,377	$561,144
476130030	30069-1	265	$426,164	$118,377	$544,541
476131001	30069-1	285	$418,645	$122,704	$541,349
476131002	30069-1	286	$434,425	$106,539	$540,964
476131003	30069-1	287	$396,568	$118,377	$514,945
476131004	30069-1	288	$485,829	$118,377	$604,206
476131005	30069-1	289	$434,186	$84,123	$518,309
476131006	30069-1	290	$463,316	$84,518	$547,834
476131007	30069-1	291	$476,119	$85,803	$561,922
476131008	30069-1	292	$712,674	$114,444	$827,118
476131009	30069-1	293	$262,741	$199,724	$462,465
476132001	30069-1	333	$191,388	$131,544	$322,932
476132002	30069-1	334	$388,242	$120,298	$508,540
476132003	30069-1	335	$553,347	$237,152	$790,499
476132004	30069-1	336	$368,669	$84,123	$452,792
476132005	30069-1	337	$809,747	$116,732	$926,479
476132006	30069-1	338	$479,639	$108,160	$587,799

Temecula Valley Unified School District
Community Facilties District No. 2014-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2024

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
476132007	30069-1	339	$413,396	$120,298	$533,694
476132008	30069-1	340	$639,962	$119,066	$759,028
476132009	30069-1	341	$523,235	$118,377	$641,612
476150001	30069-1	83	$412,399	$116,056	$528,455
476150002	30069-1	84	$401,530	$116,056	$517,586
476150003	30069-1	85	$423,465	$116,056	$539,521
476150004	30069-1	86	$527,144	$129,483	$656,627
476150005	30069-1	87	$388,242	$120,298	$508,540
476150006	30069-1	88	$642,030	$116,732	$758,762
476150007	30069-1	89	$431,234	$125,158	$556,392
476150008	30069-1	90	$353,355	$84,123	$437,478
476150009	30069-1	91	$365,581	$116,056	$481,637
476150010	30069-1	92	$323,294	$108,160	$431,454
476150011	30069-1	93	$423,507	$108,156	$531,663
476150012	30069-1	94	$392,550	$125,158	$517,708
476150013	30069-1	95	$518,664	$131,398	$650,062
476150014	30069-1	96	$471,241	$201,958	$673,199
476150015	30069-1	97	$422,561	$108,160	$530,721
476150016	30069-1	98	$471,993	$84,123	$556,116
476150017	30069-1	99	$384,963	$122,704	$507,667
476150018	30069-1	100	$437,456	$120,298	$557,754
476150019	30069-1	101	$431,309	$84,123	$515,432
476150020	30069-1	102	$598,520	$116,732	$715,252
476150021	30069-1	103	$446,458	$84,123	$530,581
476150022	30069-1	104	$774,681	$116,732	$891,413
476150023	30069-1	105	$431,683	$84,123	$515,806
476150024	30069-1	106	$352,175	$118,373	$470,548
476150025	30069-1	107	$386,615	$108,160	$494,775
476150026	30069-1	108	$165,133	$36,223	$201,356
476150027	30069-1	109	$367,044	$97,800	$464,844
476150028	30069-1	110	$399,179	$120,298	$519,477
476150029	30069-1	111	$359,116	$84,123	$443,239
476150030	30069-1	112	$409,964	$84,123	$494,087
476150031	30069-1	113	$483,935	$120,298	$604,233
476151001	30069-1	114	$457,868	$151,537	$609,405
476151002	30069-1	115	$567,746	$116,732	$684,478
476151003	30069-1	116	$369,824	$110,321	$480,145
476151004	30069-1	117	$436,728	$85,803	$522,531
476151005	30069-1	118	$389,478	$84,124	$473,602
476151006	30069-1	119	$396,800	$127,661	$524,461
476151007	30069-1	120	$396,007	$122,704	$518,711
476151008	30069-1	121	$394,595	$127,661	$522,256
476151009	30069-1	122	$345,663	$118,377	$464,040
476151010	30069-1	123	$420,994	$125,158	$546,152
476151011	30069-1	124	$475,048	$120,298	$595,346
476151012	30069-1	125	$549,850	$235,650	$785,500
476151013	30069-1	126	$378,577	$108,161	$486,738

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476151014	30069-1	127	$414,489	$120,298	$534,787
476151015	30069-1	128	$584,499	$250,501	$835,000
476151016	30069-1	129	$421,535	$118,377	$539,912
476160003	30069-1	189	$584,500	$250,500	$835,000
476160004	30069-1	190	$435,697	$127,661	$563,358
476160005	30069-1	191	$425,733	$116,056	$541,789
476160006	30069-1	192	$438,930	$174,085	$613,015
476160007	30069-1	193	$387,632	$116,056	$503,688
476160008	30069-1	194	$442,760	$116,056	$558,816
476160009	30069-1	195	$581,907	$249,392	$831,299
476160010	30069-1	196	$470,265	$120,298	$590,563
476160011	30069-1	197	$505,018	$120,298	$625,316
476160012	30069-1	198	$815,007	$169,793	$984,800
476160013	30069-1	199	$284,730	$42,510	$327,240
476160014	30069-1	200	$518,277	$83,661	$601,938
476160015	30069-1	201	$515,368	$83,661	$599,029
476161012	30069-1	213	$447,402	$116,056	$563,458
476161013	30069-1	214	$498,342	$119,066	$617,408
476161014	30069-1	215	$650,018	$226,749	$876,767
476161015	30069-1	216	$387,632	$116,056	$503,688
476161016	30069-1	217	$429,447	$116,056	$545,503
476161017	30069-1	218	$497,264	$127,661	$624,925
476161018	30069-1	219	$450,563	$127,659	$578,222
476161019	30069-1	220	$446,408	$130,214	$576,622
476161020	30069-1	221	$422,205	$130,213	$552,418
476161021	30069-1	222	$732,233	$116,732	$848,965
476161022	30069-1	223	$449,757	$130,214	$579,971
476161023	30069-1	224	$441,553	$130,213	$571,766
476161024	30069-1	225	$500,643	$125,158	$625,801
476161025	30069-1	226	$638,634	$119,066	$757,700
476161026	30069-1	227	$44,316	$1,026,683	$1,070,999
476350011	30069	11	$455,417	$145,071	$600,488
476350012	30069	12	$400,281	$127,661	$527,942
476350013	30069	13	$413,617	$130,213	$543,830
476350014	30069	14	$0	$556,642	$556,642
476350015	30069	15	$436,978	$127,661	$564,639
476350016	30069	16	$374,678	$130,214	$504,892
476350017	30069	17	$450,430	$118,377	$568,807
476350018	30069	18	$385,949	$152,613	$538,562
476350019	30069	19	$416,653	$108,160	$524,813
476350020	30069	20	$390,649	$130,214	$520,863
476350021	30069	21	$477,885	$125,158	$603,043
476351001	30069	70	$612,000	$204,000	$816,000
476351002	30069	71	$514,389	$108,160	$622,549
476351003	30069	72	$241,431	$103,470	$344,901
476351004	30069	73	$493,284	$106,539	$599,823
476351005	30069	74	$479,945	$108,161	$588,106

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476351006	30069	75	$601,503	$120,298	$721,801
476351007	30069	77	$769,892	$182,072	$951,964
476351008	30069	78	$293,087	$96,363	$389,450
476351009	30069	79	$420,244	$118,377	$538,621
476351010	30069	80	$541,585	$118,375	$659,960
476351011	30069	81	$500,016	$125,158	$625,174
476351012	30069	67	$469,202	$120,179	$589,381
476351013	30069	68	$471,904	$120,179	$592,083
476351014	30069	69	$511,016	$120,179	$631,195
476351015	30069	76	$652,642	$116,732	$769,374
476352001	30069	82	$481,868	$125,158	$607,026
476352002	30069	83	$449,840	$118,377	$568,217
476352003	30069	84	$538,198	$126,496	$664,694
476352004	30069	85	$287,736	$159,449	$447,185
476352005	30069	86	$726,927	$116,732	$843,659
476352006	30069	87	$468,404	$122,704	$591,108
476352007	30069	88	$553,228	$120,298	$673,526
476352008	30069	89	$468,115	$130,213	$598,328
476352009	30069	90	$540,340	$130,214	$670,554
476352013	30069	94	$453,475	$127,659	$581,134
476352014	30069	95	$583,669	$116,054	$699,723
476352015	30069	96	$552,179	$122,704	$674,883
476352016	30069	97	$423,139	$130,214	$553,353
476352017	30069	98	$475,698	$130,213	$605,911
476352018	30069	99	$480,511	$130,213	$610,724
476352019	30069	100	$431,961	$130,214	$562,175
476352020	30069	101	$581,096	$120,298	$701,394
476352021	30069	102	$471,660	$118,375	$590,035
476352022	30069	103	$595,040	$122,704	$717,744
476360001	30069	22	$450,669	$106,539	$557,208
476360002	30069	23	$375,260	$118,377	$493,637
476360003	30069	24	$520,720	$223,165	$743,885
476360004	30069	25	$450,611	$120,181	$570,792
476360005	30069	26	$571,200	$244,800	$816,000
476360006	30069	27	$80,992	$27,672	$108,664
476360007	30069	28	$650,250	$208,080	$858,330
476360008	30069	29	$429,473	$122,704	$552,177
476361001	30069	30	$497,607	$120,298	$617,905
476361002	30069	31	$684,479	$116,732	$801,211
476361003	30069	32	$394,546	$116,056	$510,602
476361004	30069	33	$425,930	$127,661	$553,591
476361005	30069	34	$707,472	$114,444	$821,916
476361006	30069	35	$508,543	$120,298	$628,841
476361007	30069	36	$485,121	$116,056	$601,177
476361008	30069	37	$442,992	$127,661	$570,653
476361009	30069	38	$476,485	$116,056	$592,541
476361010	30069	39	$406,101	$127,659	$533,760

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476361011	30069	40	$782,997	$116,732	$899,729
476361012	30069	41	$660,450	$283,050	$943,500
476361013	30069	42	$496,727	$127,661	$624,388
476361014	30069	43	$754,290	$208,080	$962,370
476361015	30069	44	$464,232	$145,071	$609,303
476361016	30069	45	$498,468	$127,661	$626,129
476361017	30069	46	$501,446	$145,067	$646,513
476361018	30069	47	$457,772	$127,661	$585,433
476361019	30069	48	$283,706	$117,133	$400,839
476361022	30069	51	$414,944	$82,246	$497,190
476361025	30069	54	$217,446	$52,744	$270,190
476361026	30069	55	$474,766	$174,085	$648,851
476361027	30069	56	$544,880	$116,056	$660,936
476361028	30069	57	$531,515	$145,071	$676,586
476361029	30069	49	$516,198	$120,298	$636,496
476361030	30069	50	$726,747	$242,252	$968,999
476361031	30069	52	$618,180	$207,741	$825,921
476361032	30069	53	$591,777	$174,085	$765,862
476362001	30069	58	$509,587	$127,661	$637,248
476362002	30069	59	$855,121	$119,066	$974,187
476362003	30069	60	$506,098	$116,056	$622,154
476362004	30069	61	$584,513	$119,066	$703,579
476362005	30069	62	$499,102	$108,161	$607,263
476362006	30069	63	$441,676	$108,160	$549,836
476362007	30069	64	$571,234	$120,298	$691,532
476362008	30069	65	$526,250	$108,161	$634,411
476362009	30069	66	$461,331	$203,099	$664,430
476370001	30069-2	1	$693,426	$116,732	$810,158
476370002	30069-2	2	$522,212	$122,704	$644,916
476370003	30069-2	3	$501,492	$145,071	$646,563
476370004	30069-2	4	$453,362	$170,668	$624,030
476370005	30069-2	5	$503,815	$141,885	$645,700
476370006	30069-2	6	$671,158	$287,641	$958,799
476370007	30069-2	7	$503,771	$145,071	$648,842
476370008	30069-2	8	$446,596	$156,703	$603,299
476370009	30069-2	9	$443,533	$142,223	$585,756
476371001	30069-2	10	$468,795	$157,260	$626,055
476371002	30069-2	11	$470,892	$159,952	$630,844
476371003	30069-2	12	$455,130	$141,108	$596,238
476371004	30069-2	13	$400,498	$119,066	$519,564
476371005	30069-2	14	$422,322	$116,053	$538,375
476371006	30069-2	15	$415,655	$116,056	$531,711
476372001	30069-2	16	$428,831	$116,056	$544,887
476372002	30069-2	17	$530,281	$119,066	$649,347
476372003	30069-2	18	$502,978	$145,071	$648,049
476372004	30069-2	19	$461,796	$170,671	$632,467
476372005	30069-2	20	$385,744	$185,461	$571,205

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476372006	30069-2	21	$520,664	$122,704	$643,368
476372007	30069-2	22	$603,432	$114,444	$717,876
476372008	30069-2	23	$435,582	$177,582	$613,164
476372009	30069-2	24	$517,128	$142,226	$659,354
476380001	30069-2	25	$444,922	$159,291	$604,213
476380002	30069-2	26	$571,200	$244,800	$816,000
476380003	30069-2	27	$542,499	$232,501	$775,000
476380004	30069-2	28	$476,269	$119,066	$595,335
476380005	30069-2	29	$611,573	$119,066	$730,639
476380006	30069-2	30	$485,472	$162,137	$647,609
476380007	30069-2	31	$490,901	$170,671	$661,572
476380008	30069-2	32	$213,565	$67,439	$281,004
476380009	30069-2	33	$447,944	$113,778	$561,722
476380010	30069-2	34	$446,141	$180,545	$626,686
476380011	30069-2	35	$430,575	$113,781	$544,356
476380012	30069-2	36	$519,273	$176,449	$695,722
476380013	30069-2	37	$463,175	$170,671	$633,846
476380014	30069-2	38	$428,777	$136,537	$565,314
476380015	30069-2	39	$591,906	$253,674	$845,580
476381001	30069-2	40	$479,821	$170,667	$650,488
476381002	30069-2	41	$820,313	$116,732	$937,045
476381003	30069-2	42	$430,096	$182,893	$612,989
476381004	30069-2	43	$414,053	$142,226	$556,279
476381005	30069-2	44	$425,575	$113,777	$539,352
476381006	30069-2	45	$610,194	$116,732	$726,926
476381007	30069-2	46	$411,966	$125,155	$537,121
476381008	30069-2	47	$418,528	$125,158	$543,686
476381009	30069-2	48	$503,330	$167,776	$671,106
476381010	30069-2	49	$597,800	$256,200	$854,000
476381011	30069-2	50	$438,037	$125,158	$563,195
476381012	30069-2	51	$581,910	$249,390	$831,300
476381013	30069-2	52	$500,643	$113,781	$614,424
476381014	30069-2	53	$377,800	$161,569	$539,369
476381015	30069-2	54	$456,048	$82,021	$538,069
476382001	30069-2	55	$681,932	$119,066	$800,998
476382002	30069-2	56	$434,358	$170,671	$605,029
476382003	30069-2	57	$754,290	$182,070	$936,360
476382004	30069-2	58	$595,337	$151,540	$746,877
476382005	30069-2	59	$472,795	$125,155	$597,950
476382006	30069-2	60	$497,245	$125,158	$622,403
476382007	30069-2	61	$441,314	$125,158	$566,472
476390001	30069-2	62	$411,207	$82,021	$493,228
476390002	30069-2	63	$412,739	$122,704	$535,443
476390003	30069-2	64	$528,593	$122,704	$651,297
476390004	30069-2	65	$902,026	$116,732	$1,018,758
476390005	30069-2	66	$557,993	$81,181	$639,174
476390006	30069-2	67	$454,888	$83,661	$538,549

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476390007	30069-2	68	$374,246	$111,550	$485,796
476390008	30069-2	69	$380,390	$111,550	$491,940
476390009	30069-2	70	$418,742	$83,661	$502,403
476390010	30069-2	71	$510,090	$109,481	$619,571
476390011	30069-2	72	$473,565	$111,548	$585,113
476390012	30069-2	73	$482,291	$139,437	$621,728
476390013	30069-2	74	$469,142	$111,548	$580,690
476390014	30069-2	75	$403,056	$139,437	$542,493
476390015	30069-2	76	$363,137	$139,435	$502,572
476390016	30069-2	77	$455,567	$111,550	$567,117
476390017	30069-2	78	$599,582	$79,590	$679,172
476390018	30069-2	79	$425,100	$118,526	$543,626
476390019	30069-2	80	$500,500	$214,500	$715,000
476390020	30069-2	81	$608,184	$171,801	$779,985
476390021	30069-2	82	$398,124	$111,550	$509,674
476390022	30069-2	83	$86,171	$25,304	$111,475
476390023	30069-2	84	$380,008	$111,550	$491,558
476390024	30069-2	85	$362,541	$111,550	$474,091
476390025	30069-2	86	$426,035	$83,659	$509,694
476390026	30069-2	87	$394,891	$111,550	$506,441
476390027	30069-2	88	$223,188	$95,677	$318,865
476390028	30069-2	89	$234,751	$100,178	$334,929
476390029	30069-2	90	$611,796	$182,070	$793,866
476390030	30069-2	111	$81,376	$17,899	$99,275
476390031	30069-2	112	$370,804	$116,056	$486,860
476390032	30069-2	113	$439,484	$116,056	$555,540
476390033	30069-2	114	$679,173	$116,732	$795,905
476390034	30069-2	115	$427,444	$116,056	$543,500
476390035	30069-2	116	$401,319	$116,053	$517,372
476391001	30069-2	91	$396,831	$111,550	$508,381
476391002	30069-2	92	$396,901	$111,550	$508,451
476391003	30069-2	93	$603,826	$79,590	$683,416
476391004	30069-2	94	$439,986	$139,437	$579,423
476391005	30069-2	95	$416,449	$139,435	$555,884
476391006	30069-2	96	$578,338	$247,861	$826,199
476391007	30069-2	97	$409,727	$161,748	$571,475
476391008	30069-2	98	$588,970	$79,590	$668,560
476391009	30069-2	99	$165,978	$45,177	$211,155
476391010	30069-2	100	$513,071	$81,181	$594,252
476391011	30069-2	101	$419,682	$179,771	$599,453
476391012	30069-2	102	$414,763	$160,429	$575,192
476391013	30069-2	103	$481,684	$113,781	$595,465
476391014	30069-2	104	$445,424	$111,550	$556,974
476391015	30069-2	105	$168,901	$38,001	$206,902
476391016	30069-2	106	$535,802	$119,066	$654,868
476391017	30069-2	107	$357,724	$113,777	$471,501
476391018	30069-2	108	$414,359	$125,155	$539,514

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476391019	30069-2	109	$530,390	$119,066	$649,456
476391020	30069-2	110	$341,347	$140,240	$481,587
476400001	30069-2	117	$604,800	$259,200	$864,000
476400002	30069-2	118	$732,233	$116,732	$848,965
476400003	30069-2	119	$446,752	$120,298	$567,050
476400004	30069-2	120	$436,522	$120,298	$556,820
476400005	30069-2	121	$514,154	$119,066	$633,220
476400006	30069-2	122	$451,694	$113,781	$565,475
476400007	30069-2	123	$456,631	$113,781	$570,412
476400008	30069-2	124	$440,666	$113,781	$554,447
476400009	30069-2	125	$412,461	$113,781	$526,242
476400010	30069-2	126	$642,598	$275,401	$917,999
476400011	30069-2	127	$619,498	$265,502	$885,000
476400012	30069-2	128	$591,906	$253,674	$845,580
476400013	30069-2	129	$452,329	$122,704	$575,033
476400014	30069-2	130	$366,966	$113,777	$480,743
476400015	30069-2	131	$637,987	$119,066	$757,053
476400016	30069-2	132	$470,886	$204,807	$675,693
476400017	30069-2	133	$606,249	$119,066	$725,315
476400018	30069-2	134	$369,613	$125,158	$494,771
476400019	30069-2	135	$377,813	$125,158	$502,971
476400020	30069-2	136	$395,345	$125,155	$520,500
476400021	30069-2	137	$451,115	$125,155	$576,270
476400022	30069-2	138	$452,378	$125,158	$577,536
476400023	30069-2	139	$445,830	$125,155	$570,985
476400024	30069-2	140	$423,097	$125,155	$548,252
476400025	30069-2	141	$456,953	$125,158	$582,111
476400026	30069-2	142	$200,575	$53,812	$254,387
476400027	30069-2	143	$436,489	$125,158	$561,647
476400028	30069-2	144	$397,582	$157,018	$554,600
476400029	30069-2	145	$504,800	$111,550	$616,350
476400030	30069-2	146	$463,945	$83,658	$547,603
476400031	30069-2	147	$535,802	$81,181	$616,983
476400032	30069-2	148	$476,815	$83,661	$560,476
476400033	30069-2	149	$674,880	$250,920	$925,800
476400034	30069-2	150	$549,044	$83,661	$632,705
476400035	30069-2	151	$463,701	$83,661	$547,362
476400036	30069-2	152	$420,916	$88,985	$509,901
476400037	30069-2	153	$705,870	$78,030	$783,900
476400038	30069-2	154	$523,289	$83,661	$606,950
476400039	30069-2	155	$363,298	$57,593	$420,891
476400040	30069-2	156	$447,322	$83,661	$530,983
476400041	30069-2	157	$449,551	$111,550	$561,101
476400042	30069-2	158	$65,094	$16,861	$81,955
476400043	30069-2	159	$510,009	$111,550	$621,559
476400044	30069-2	160	$498,696	$111,550	$610,246
476400045	30069-2	161	$717,502	$81,181	$798,683

Temecula Valley Unified School District
Community Facilties District No. 2014-1
Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax
Riverside County Assessor's Records - July 2024

Assessor Parcel Number	Tract Number	Lot Number	Assessed Improvement Value	Assessed Land Value	Total Assessed Value
476401001	30069-2	179	$412,674	$170,671	$583,345
476401002	30069-2	180	$411,394	$171,809	$583,203
476401003	30069-2	181	$369,147	$159,291	$528,438
476401004	30069-2	182	$410,893	$176,358	$587,251
476401005	30069-2	183	$400,822	$159,294	$560,116
476401006	30069-2	184	$477,965	$125,155	$603,120
476401007	30069-2	185	$588,970	$116,732	$705,702
476401008	30069-2	186	$398,881	$102,399	$501,280
476401009	30069-2	187	$562,227	$119,066	$681,293
476401010	30069-2	188	$473,815	$113,781	$587,596
476401011	30069-2	189	$453,991	$113,965	$567,956
476410001	30069-2	162	$451,671	$83,661	$535,332
476410002	30069-2	163	$460,707	$83,661	$544,368
476410003	30069-2	164	$441,743	$111,550	$553,293
476410004	30069-2	165	$637,047	$82,020	$719,067
476410005	30069-2	166	$463,240	$83,661	$546,901
476410006	30069-2	167	$520,989	$83,661	$604,650
476410007	30069-2	168	$493,057	$83,661	$576,718
476410008	30069-2	169	$649,209	$78,030	$727,239
476410010	30069-2	171	$470,787	$111,548	$582,335
476410011	30069-2	172	$510,870	$83,661	$594,531
476410012	30069-2	173	$451,782	$83,661	$535,443
476410013	30069-2	174	$503,363	$111,550	$614,913
476410014	30069-2	175	$561,816	$182,070	$743,886
476410015	30069-2	176	$446,205	$83,661	$529,866
476410016	30069-2	177	$69,740	$99,591	$169,331
476410017	30069-2	178	$386,726	$170,671	$557,397
476410022	30069-2	170	$399,170	$67,175	$466,345
		TOTALS [1]	**$211,025,263**	**$59,429,630**	**$270,454,893**

[1] All of the Taxable Property within CFD No. 2014-1 is "improved" as defined in the Continuing Disclosure Certificate.

APPENDIX E: CDIAC Report

The most recently filed CDIAC Report follows.

MELLO ROOS REPORT

California Debt and Investment Advisory Commission, 915 Capitol Mall, Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA 94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2018-0428
Status: Submitted
10/21/2025

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

Issuance

Issuer Name:	Temecula Valley Unified School District CFD No 2014-1
Issue Name:	2018 Special Tax Bonds
Project Name:	Morningstar Ranch
Actual Sale Date:	7/31/2018
Settlement Date:	8/15/2018
Original Principal Amount:	$7,700,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$482,062.50

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:	$7,005,000.00
Bond Reserve Fund:	$488,393.50
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:	$270,454,893.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$575,476.00
Total Amount of Unpaid Special Taxes Annually:	$7,656.00
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:	8
Total Amount of Special Taxes Due on Delinquent Parcels:	$14,036.00

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
11/14/2024	2	$3,190.00
11/8/2023	1	$1,276.00

11/16/2022	1	$1,914.00

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. 2014-1

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
476-161-019				2024/25-2	$638.00	
476-350-012				2022/23-2	$638.00	
				2023/24-Both	$1,276.00	
				2024/25-Both	$1,276.00	
					$3,190.00	*
476-380-005				2024/25-2	$638.00	
476-381-012				2024/25-Both	$1,276.00	
476-390-004				2024/25-Both	$1,276.00	
476-400-014				2020/21-2	$638.00	
				2021/22-Both	$1,276.00	
				2022/23-Both	$1,276.00	
				2023/24-Both	$1,276.00	
				2024/25-Both	$1,276.00	
					$5,742.00	*
476-400-040				2024/25-2	$638.00	
476-410-013				2024/25-2	$638.00	

	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 %
2020/21	451	0	1	1	0.22	$575,476.00	$0.00	$638.00	$638.00	0.11
2021/22	451	1	1	1	0.22	$575,476.00	$638.00	$638.00	$1,276.00	0.22
2022/23	451	1	2	2	0.44	$575,476.00	$638.00	$1,276.00	$1,914.00	0.33
2023/24	451	2	2	2	0.44	$575,476.00	$1,276.00	$1,276.00	$2,552.00	0.44
2024/25	451	4	8	8	1.77	$575,476.00	$2,552.00	$5,104.00	$7,656.00	1.33
All Years						$2,877,380.00	$5,104.00	$8,932.00	$14,036.00	0.49

Total Number of Unique Delinquent Parcels is: 8