SDFA

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2017-1
2022 Special Tax Bonds
$7,210,000

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. 2017-1, 2022 Special Tax Bonds,** in the principal amount of $7,210,000.

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.

Nichole 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. 2017-1
Series 2022 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. 2017-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2022 Special Tax Bonds in the amount of $7,210,000 ("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. 2017-1
Series 2022 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 2021-22 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 2022 Bonds:

(i) Principal amount of the 2022 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 2022 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 2022 Bonds prepaid;

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

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

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

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Community Facilities District or related public entities, which have been submitted to the MSRB through the EMMA System or the S.E.C. If the document included by reference is a final official

statement, it must be available from the MSRB. The Community Facilities District shall clearly identify each such other document so included by reference.

Dissemination of the Annual Report

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

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

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

Section

Three

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2017-1
Series 2022 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2017-1 Special Tax Bonds issued in the amount of $7,210,000 were delivered on or about May 5, 2022.

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. 2017-1
Series 2022 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:	$6,640,000.00
(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:	$38,358.48
	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:	$0.43
	Interest Account Balance:	$25.54
	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:	$435,947.99
	Reserve Fund Requirement:	$433,118.76
	Statement of Reserve Requirement: The Reserve Requirement means with respect to the Series 2022 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:	$721,000.00
	Maximum Annual Debt Service:	$433,118.76
	125% of Average Annual Debt Service:	$528,182.88
(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:	$11,283.56
	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

Construction Fund: (Cont.)	
EMWD Facilities Construction Fund Balance:	$0.00
City Facilities Construction Fund Balance:	$0.00
Costs of Issuance Account Balance:	$0.00
Residual Fund Balance:	$129,920.11
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:	$513,579.08
Amount Collected:	$509,390.60
Amount Delinquent with County as of 7/01/2025:	$4,188.48
Percentage Delinquent as of 7/01/2025:	0.82%

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

(Please refer to Appendix C.)

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

(Please refer to Appendix D.)

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

Total amount of delinquencies in District (all Fiscal Years) as of June 30, 2025 (August 1, 2025 is not available): $5,509.73

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. 2017-1 and summary of results of foreclosure sales, if any.

There are no Foreclosure Proceedings to report for this District.

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. 2017-1 follows.

Temecula Valley Unified School District

Community Facilties District No. 2017-1

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
961461001	37021	1	$429,723.00	$108,242.00	$537,965.00
961461002	37021	2	$466,311.00	$108,242.00	$574,553.00
961461003	37021	3	$477,273.00	$98,687.00	$575,960.00
961461004	37021	4	$461,115.00	$108,242.00	$569,357.00
961461005	37021	5	$595,629.00	$78,030.00	$673,659.00
961461006	37021	6	$424,095.00	$135,304.00	$559,399.00
961461007	37021	7	$468,367.00	$135,304.00	$603,671.00
961461008	37021	8	$457,435.00	$108,242.00	$565,677.00
961461009	37021	9	$476,702.00	$108,242.00	$584,944.00
961461010	37021	10	$439,357.00	$108,242.00	$547,599.00
961461011	37021	11	$420,740.00	$135,304.00	$556,044.00
961461012	37021	12	$413,920.00	$135,304.00	$549,224.00
961461016	37021	183	$354,604.00	$86,593.00	$441,197.00
961461017	37021	184	$414,120.00	$177,480.00	$591,600.00
961461018	37021	185	$351,791.00	$86,589.00	$438,380.00
961461019	37021	186	$493,149.00	$78,030.00	$571,179.00
961461020	37021	187	$343,437.00	$86,590.00	$430,027.00
961461021	37021	188	$386,210.00	$108,242.00	$494,452.00
961461022	37021	189	$335,769.00	$86,593.00	$422,362.00
961461023	37021	190	$353,196.00	$86,593.00	$439,789.00
961461024	37021	191	$374,520.00	$108,242.00	$482,762.00
961461025	37021	192	$485,346.00	$78,030.00	$563,376.00
961461026	37021	193	$357,092.00	$86,593.00	$443,685.00
961461027	37021	194	$375,511.00	$81,181.00	$456,692.00
961461028	37021	195	$389,130.00	$166,770.00	$555,900.00
961461029	37021	196	$361,314.00	$108,242.00	$469,556.00
961461030	37021	197	$332,631.00	$86,590.00	$419,221.00
961461032	37021	80	$352,391.00	$108,239.00	$460,630.00
961461033	37021	81	$424,483.00	$79,590.00	$504,073.00
961461034	37021	82	$392,000.00	$168,000.00	$560,000.00
961461035	37021	83	$520,200.00	$78,030.00	$598,230.00
961461036	37021	84	$467,717.00	$108,242.00	$575,959.00
961461037	37021	85	$504,594.00	$78,030.00	$582,624.00
961461038	37021	86	$374,848.00	$160,650.00	$535,498.00
961461039	37021	87	$504,594.00	$78,030.00	$582,624.00
961461041	37021	88	$374,953.00	$86,593.00	$461,546.00
961461042	37021	89	$357,092.00	$86,593.00	$443,685.00
961461043	37021	90	$355,037.00	$135,304.00	$490,341.00
961461044	37021	91	$432,286.00	$156,060.00	$588,346.00
961461045	37021	92	$331,926.00	$135,304.00	$467,230.00
961461046	37021	93	$410,958.00	$156,060.00	$567,018.00
961461047	37021	177	$341,506.00	$135,304.00	$476,810.00
961461048	37021	178	$368,026.00	$86,593.00	$454,619.00
961461049	37021	179	$362,614.00	$108,242.00	$470,856.00
961461050	37021	180	$373,438.00	$86,593.00	$460,031.00
961461051	37021	181	$363,260.00	$81,181.00	$444,441.00
961461052	37021	182	$504,073.00	$79,590.00	$583,663.00

Temecula Valley Unified School District

Community Facilties District No. 2017-1

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
961461054	37021	13	$459,924.00	$135,304.00	$595,228.00
961461055	37021	14	$473,130.00	$108,242.00	$581,372.00
961461056	37021	15	$468,259.00	$108,242.00	$576,501.00
961461057	37021	16	$462,197.00	$108,242.00	$570,439.00
961461058	37021	17	$477,309.00	$204,561.00	$681,870.00
961461059	37021	18	$472,105.00	$135,304.00	$607,409.00
961461061	37021	76	$460,675.00	$135,304.00	$595,979.00
961461062	37021	77	$484,928.00	$108,242.00	$593,170.00
961461063	37021	78	$468,567.00	$135,304.00	$603,871.00
961461064	37021	79	$573,672.00	$191,225.00	$764,897.00
961461066	37021	198	$324,339.00	$135,299.00	$459,638.00
961461068	37021	200	$519,991.00	$79,590.00	$599,581.00
961461069	37021	201	$408,408.00	$175,032.00	$583,440.00
961461070	37021	202	$322,930.00	$135,299.00	$458,229.00
961461071	37021	203	$362,463.00	$139,446.00	$501,909.00
961461072	37021	204	$464,100.00	$198,900.00	$663,000.00
961461073	37021	205	$328,938.00	$135,304.00	$464,242.00
961461076	37021	95	$421,974.00	$180,846.00	$602,820.00
961461077	37021	175	$417,690.00	$179,010.00	$596,700.00
961461078	37021	176	$452,604.00	$132,651.00	$585,255.00
961461080	37021	206	$316,544.00	$135,304.00	$451,848.00
961461081	37021	207	$464,100.00	$198,900.00	$663,000.00
961461082	37021	208	$317,946.00	$135,304.00	$453,250.00
961461083	37021	209	$324,015.00	$135,304.00	$459,319.00
961461084	37021	210	$343,749.00	$135,304.00	$479,053.00
961461085	37021	211	$338,703.00	$135,299.00	$474,002.00
961461086	37021	212	$340,299.00	$135,299.00	$475,598.00
961461087	37021	213	$331,405.00	$135,304.00	$466,709.00
961461089	37021	238	$309,403.00	$162,364.00	$471,767.00
961461090	37021	239	$449,820.00	$192,780.00	$642,600.00
961461091	37021	240	$352,716.00	$162,364.00	$515,080.00
961461092	37021	241	$324,517.00	$162,364.00	$486,881.00
961461093	37021	242	$291,042.00	$162,361.00	$453,403.00
961461094	37021	243	$287,784.00	$162,364.00	$450,148.00
961461095	37021	244	$341,113.00	$162,364.00	$503,477.00
961462001	37021	222	$316,039.00	$132,646.00	$448,685.00
961462002	37021	223	$428,223.00	$132,651.00	$560,874.00
961462003	37021	224	$372,708.00	$132,651.00	$505,359.00
961462004	37021	225	$232,325.00	$83,658.00	$315,983.00
961462005	37021	226	$380,223.00	$132,651.00	$512,874.00
961462006	37021	227	$411,600.00	$176,400.00	$588,000.00
961462007	37021	228	$378,230.00	$132,647.00	$510,877.00
961462008	37021	229	$361,871.00	$132,647.00	$494,518.00
961462010	37021	214	$374,628.00	$132,647.00	$507,275.00
961462011	37021	215	$420,362.00	$132,647.00	$553,009.00
961462012	37021	216	$406,980.00	$174,420.00	$581,400.00
961462013	37021	217	$390,708.00	$132,651.00	$523,359.00

Temecula Valley Unified School District

Community Facilties District No. 2017-1

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
961462014	37021	218	$428,400.00	$183,600.00	$612,000.00
961462015	37021	219	$408,565.00	$159,181.00	$567,746.00
961462016	37021	220	$647,336.00	$79,590.00	$726,926.00
961462017	37021	221	$428,400.00	$183,600.00	$612,000.00
961462019	37021	19	$421,114.00	$135,299.00	$556,413.00
961462020	37021	20	$404,526.00	$135,304.00	$539,830.00
961462021	37021	21	$416,193.00	$162,361.00	$578,554.00
961462022	37021	22	$421,192.00	$135,304.00	$556,496.00
961462023	37021	23	$418,785.00	$135,304.00	$554,089.00
961462024	37021	24	$464,084.00	$135,304.00	$599,388.00
961462026	37021	70	$436,283.00	$135,304.00	$571,587.00
961462027	37021	71	$426,574.00	$135,304.00	$561,878.00
961462028	37021	72	$489,223.00	$135,304.00	$624,527.00
961462029	37021	73	$425,301.00	$135,304.00	$560,605.00
961462030	37021	74	$430,030.00	$135,299.00	$565,329.00
961462031	37021	75	$424,621.00	$135,299.00	$559,920.00
961462033	37021	25	$479,497.00	$135,304.00	$614,801.00
961462034	37021	26	$601,800.00	$102,000.00	$703,800.00
961462035	37021	27	$486,941.00	$135,299.00	$622,240.00
961462036	37021	28	$695,091.00	$79,590.00	$774,681.00
961462037	37021	29	$409,050.00	$135,304.00	$544,354.00
961462038	37021	30	$441,247.00	$135,304.00	$576,551.00
961462040	37021	96	$313,050.00	$135,304.00	$448,354.00
961462041	37021	97	$316,398.00	$135,299.00	$451,697.00
961462042	37021	98	$318,781.00	$135,304.00	$454,085.00
961462043	37021	99	$316,989.00	$135,304.00	$452,293.00
961462044	37021	172	$423,810.00	$141,270.00	$565,080.00
961462045	37021	173	$452,571.00	$78,030.00	$530,601.00
961462046	37021	174	$320,939.00	$135,304.00	$456,243.00
961462048	37021	100	$377,583.00	$135,299.00	$512,882.00
961462049	37021	101	$412,335.00	$176,715.00	$589,050.00
961462050	37021	169	$332,097.00	$135,304.00	$467,401.00
961462051	37021	170	$303,816.00	$135,304.00	$439,120.00
961462052	37021	171	$360,858.00	$135,304.00	$496,162.00
961462054	37021	102	$384,235.00	$135,304.00	$519,539.00
961462055	37021	103	$378,579.00	$135,304.00	$513,883.00
961462056	37021	104	$519,991.00	$132,651.00	$652,642.00
961462057	37021	105	$361,143.00	$135,299.00	$496,442.00
961462058	37021	166	$344,834.00	$135,299.00	$480,133.00
961462059	37021	167	$324,558.00	$135,304.00	$459,862.00
961462060	37021	168	$373,407.00	$135,304.00	$508,711.00
961462062	37021	106	$329,629.00	$132,651.00	$462,280.00
961462063	37021	107	$339,016.00	$132,647.00	$471,663.00
961462064	37021	108	$329,421.00	$132,651.00	$462,072.00
961462065	37021	109	$325,403.00	$132,647.00	$458,050.00
961462066	37021	164	$369,753.00	$132,651.00	$502,404.00
961462067	37021	165	$359,904.00	$132,647.00	$492,551.00

Temecula Valley Unified School District

Community Facilties District No. 2017-1

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
961462069	37021	230	$396,270.00	$169,830.00	$566,100.00
961462070	37021	231	$353,525.00	$135,304.00	$488,829.00
961462071	37021	232	$347,362.00	$135,304.00	$482,666.00
961462072	37021	233	$344,501.00	$135,299.00	$479,800.00
961462073	37021	234	$353,994.00	$135,304.00	$489,298.00
961462074	37021	235	$313,151.00	$135,304.00	$448,455.00
961462075	37021	236	$561,816.00	$78,030.00	$639,846.00
961462076	37021	237	$170,308.00	$65,814.00	$236,122.00
961461096	37021	245	$284,462.00	$162,364.00	$446,826.00
961462078	37021	31	$474,560.00	$132,651.00	$607,211.00
961462079	37021	32	$439,062.00	$132,651.00	$571,713.00
961462080	37021	33	$431,502.00	$132,647.00	$564,149.00
961462081	37021	34	$434,385.00	$132,647.00	$567,032.00
961462082	37021	35	$473,025.00	$132,651.00	$605,676.00
961462083	37021	36	$427,978.00	$132,647.00	$560,625.00
961462085	37021	66	$474,934.00	$135,299.00	$610,233.00
961462086	37021	67	$501,664.00	$135,299.00	$636,963.00
961462087	37021	68	$481,888.00	$135,304.00	$617,192.00
961462088	37021	69	$463,386.00	$198,594.00	$661,980.00
961463001	37021	37	$409,793.00	$114,899.00	$524,692.00
961463002	37021	38	$460,903.00	$132,647.00	$593,550.00
961463003	37021	39	$453,744.00	$132,651.00	$586,395.00
961463004	37021	40	$482,261.00	$132,651.00	$614,912.00
961463005	37021	41	$465,569.00	$132,651.00	$598,220.00
961463006	37021	42	$468,106.00	$132,647.00	$600,753.00
961463008	37021	110	$328,759.00	$132,651.00	$461,410.00
961463009	37021	111	$401,880.00	$153,000.00	$554,880.00
961463010	37021	112	$341,442.00	$132,651.00	$474,093.00
961463011	37021	113	$359,653.00	$132,651.00	$492,304.00
961463012	37021	161	$346,987.00	$132,651.00	$479,638.00
961463013	37021	162	$317,169.00	$132,651.00	$449,820.00
961463014	37021	163	$374,376.00	$132,651.00	$507,027.00
961463016	37021	114	$347,719.00	$132,651.00	$480,370.00
961463017	37021	115	$350,091.00	$132,651.00	$482,742.00
961463018	37021	116	$392,165.00	$132,647.00	$524,812.00
961463019	37021	117	$358,480.00	$132,647.00	$491,127.00
961463020	37021	118	$420,000.00	$140,000.00	$560,000.00
961463021	37021	119	$396,270.00	$169,830.00	$566,100.00
961463022	37021	158	$440,966.00	$132,651.00	$573,617.00
961463023	37021	159	$365,605.00	$132,651.00	$498,256.00
961463024	37021	160	$378,678.00	$132,651.00	$511,329.00
961463026	37021	61	$508,805.00	$132,647.00	$641,452.00
961463027	37021	62	$485,520.00	$208,080.00	$693,600.00
961463028	37021	63	$496,852.00	$132,651.00	$629,503.00
961463029	37021	64	$456,731.00	$132,651.00	$589,382.00
961463030	37021	65	$534,106.00	$132,651.00	$666,757.00
961463032	37021	120	$366,821.00	$132,651.00	$499,472.00

Temecula Valley Unified School District

Community Facilties District No. 2017-1

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
961463033	37021	121	$366,504.00	$132,651.00	$499,155.00
961463034	37021	155	$392,553.00	$132,651.00	$525,204.00
961463035	37021	156	$416,161.00	$130,047.00	$546,208.00
961463036	37021	157	$376,894.00	$132,647.00	$509,541.00
961463038	37021	43	$469,831.00	$132,647.00	$602,478.00
961463039	37021	44	$539,093.00	$159,181.00	$698,274.00
961463040	37021	45	$551,353.00	$159,181.00	$710,534.00
961463041	37021	46	$426,052.00	$159,181.00	$585,233.00
961463042	37021	47	$428,565.00	$159,178.00	$587,743.00
961463043	37021	48	$453,602.00	$159,181.00	$612,783.00
961463045	37021	49	$502,905.00	$159,181.00	$662,086.00
961463046	37021	50	$449,871.00	$159,178.00	$609,049.00
961463047	37021	51	$562,645.00	$159,181.00	$721,826.00
961463048	37021	52	$492,009.00	$159,178.00	$651,187.00
961463049	37021	53	$501,291.00	$159,181.00	$660,472.00
961463050	37021	54	$499,800.00	$214,198.00	$713,998.00
961463052	37021	55	$502,716.00	$159,177.00	$661,893.00
961463053	37021	56	$513,396.00	$159,177.00	$672,573.00
961463054	37021	57	$563,403.00	$159,178.00	$722,581.00
961463056	37021	58	$612,000.00	$204,000.00	$816,000.00
961463057	37021	59	$632,652.00	$132,647.00	$765,299.00
961463058	37021	60	$646,149.00	$159,178.00	$805,327.00
961463060	37021	122	$387,663.00	$159,181.00	$546,844.00
961463061	37021	123	$315,810.00	$159,177.00	$474,987.00
961463062	37021	124	$423,783.00	$159,181.00	$582,964.00
961463063	37021	154	$382,464.00	$159,181.00	$541,645.00
961463064	37021	153	$335,559.00	$159,181.00	$494,740.00
961463065	37021	152	$446,566.00	$132,651.00	$579,217.00
961463067	37021	127	$462,724.00	$79,587.00	$542,311.00
961463068	37021	126	$471,686.00	$79,587.00	$551,273.00
961463069	37021	125	$406,266.00	$174,114.00	$580,380.00
961463070	37021	151	$510,573.00	$79,590.00	$590,163.00
961463071	37021	150	$422,864.00	$79,590.00	$502,454.00
961463072	37021	149	$503,196.00	$79,590.00	$582,786.00
961463073	37021	128	$438,766.00	$79,590.00	$518,356.00
961463074	37021	129	$486,058.00	$79,590.00	$565,648.00
961463075	37021	130	$515,527.00	$79,587.00	$595,114.00
961463076	37021	131	$452,657.00	$79,587.00	$532,244.00
961463078	37021	146	$520,257.00	$79,587.00	$599,844.00
961463079	37021	147	$437,132.00	$79,590.00	$516,722.00
961463080	37021	148	$490,574.00	$79,590.00	$570,164.00
961463082	37021	132	$483,408.00	$79,590.00	$562,998.00
961463083	37021	133	$437,287.00	$106,120.00	$543,407.00
961463084	37021	134	$452,540.00	$106,117.00	$558,657.00
961463085	37021	135	$407,816.00	$106,117.00	$513,933.00
961463086	37021	136	$435,095.00	$106,120.00	$541,215.00
961463087	37021	137	$448,618.00	$106,120.00	$554,738.00

Temecula Valley Unified School District

Community Facilties District No. 2017-1

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
961463088	37021	138	$493,370.00	$106,120.00	$599,490.00
961463089	37021	139	$404,881.00	$106,120.00	$511,001.00
961463090	37021	140	$448,800.00	$112,200.00	$561,000.00
961463091	37021	141	$555,485.00	$79,590.00	$635,075.00
961463092	37021	142	$533,016.00	$79,590.00	$612,606.00
961463093	37021	143	$559,084.00	$79,590.00	$638,674.00
961463094	37021	144	$516,179.00	$79,590.00	$595,769.00
961463095	37021	145	$569,258.00	$79,587.00	$648,845.00
Subtotal - Improved Property			***$102,270,723.00***	***$31,428,181.00***	***$133,698,904.00***
961461067	37021	199	$0.00	$50,100.00	$50,100.00
961461075	37021	94	$0.00	$68,707.00	$68,707.00
Subtotal - Unimproved Property			***$0.00***	***$118,807.00***	***$118,807.00***
Total - Taxable Property			**$102,270,723.00**	**$31,546,988.00**	**$133,817,711.00**

APPENDIX E: CDIAC Report

The most recently filed CDIAC Report follows.

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

Issuance

Issuer Name:	Temecula Valley Unified School District CFD No 2017-1
Issue Name:	2022 Special Tax Bonds
Project Name:	School Facility
Actual Sale Date:	4/19/2022
Settlement Date:	5/5/2022
Original Principal Amount:	$7,210,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$433,118.76

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:	$6,770,000.00
Bond Reserve Fund:	$435,929.73
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:	$133,817,711.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$513,579.08
Total Amount of Unpaid Special Taxes Annually:	$4,188.48
Does this agency participate in the County's Teeter Plan?	No

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	5
Total Amount of Special Taxes Due on Delinquent Parcels:	$5,509.73

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. 2017-1

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
961-461-010				2024/25-2	$1,321.25	
961-461-072				2024/25-Both	$1,901.06	
961-461-089				2024/25-2	$869.17	
961-462-006				2024/25-2	$97.00	
961-463-054				2022/23-2	$1,321.25	

	Parcels					Levy				
Tax Year	Levied Parcels	Delinquent Install #1	Delinquent Install #2	Parcels	Parcel %	Total Levy Amt	Delinquent Install #1	Delinquent Install #2	Delinquent Levy Amt	Delinquent Levy %
2022/23	244	0	1	1	0.41	$276,888.58	$0.00	$1,321.25	$1,321.25	0.48
2024/25	245	1	4	4	1.63	$513,579.08	$950.53	$3,237.95	$4,188.48	0.82
All Years						$790,467.66	$950.53	$4,559.20	$5,509.73	0.70

Total Number of Unique Delinquent Parcels is: 5