SDFA

Annual Disclosure Report

Temecula Valley Unified School District
Community Facilities District No. 2021-1
2024 Special Tax Bonds
$4,790,000

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 Certificate executed in connection with the issuance of the **Temecula Valley Unified School District, Community Facilities District No. 2021-1, Series 2024 Special Tax Bonds,** in the principal amount of $4,790,000.

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. 2021-1
Series 2024 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. 2021-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2024 Special Tax Bonds in the amount of $4,790,000 ("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. 2021-1
Series 2024 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 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 2023-24 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 2024 Bonds:

(i) Principal amount of the 2024 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 2024 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 2024 Bonds prepaid;

(xi) Any changes to the Rate and Method of Apportionment for the Community Facilities District set forth in Appendix B 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 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 equivalent as may then be in place) or on file with 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. 2021-1
Series 2024 Special Tax Bonds

REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2021-1 Special Tax Bonds issued in the amount of $4,790,000 were delivered on or about August 15, 2024.

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. 2021-1
Series 2024 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:	$4,770,000
(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:	$15,560.16
	Prepayment Account Balance:	$0.00
(iii)	Balance in Bond Fund as of a date within 90 days of the Annual Report:	
	Bond Fund Balance:	$0.00
	Principal Account Balance:	$0.00
	Interest Account Balance:	$16,281.05
	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:	$324,756.69
	Reserve Fund Requirement:	$323,500.00
	Statement of Reserve Requirement: The Reserve Requirement means with respect to the Series 2024 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:	$479,000.00
	Maximum Annual Debt Service:	$323,500.00
	125% of Average Annual Debt Service:	$390,635.78
(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:	$17,726.64
	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:	$3,082,355.71

Construction Fund: (Cont.)

EMWD Facilities Construction Fund Balance:	$0.00
Costs of Issuance Account Balance:	$0.00

Residual Fund Balance: $0.00

Rebate Fund Balance: $0.00

The balance of all other funds and accounts referenced in the Fiscal Agent Agreement are $0.00 and/or have been closed.

(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:	$332,698.64
Amount Collected:	$320,834.19
Amount Delinquent with County as of 7/01/2025:	$11,864.45
Percentage Delinquent as of 7/01/2025:	3.57%

(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): $11,864.45

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 B to the Official Statement:

There have been no changes to the Rate and Method of Apportionment 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. 2021-1 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. 2021-1 follows.

Temecula Valley Unified School District

Community Facilties District No. 2021-1

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
476574001	32151	1	$375,904.00	$104,040.00	$479,944.00
476574002	32151	2	$335,797.00	$104,040.00	$439,837.00
476574003	32151	3	$341,239.00	$104,040.00	$445,279.00
476574004	32151	4	$325,500.00	$139,500.00	$465,000.00
476574005	32151	5	$305,870.00	$131,085.00	$436,955.00
476574006	32151	6	$325,183.00	$139,362.00	$464,545.00
476574007	32151	7	$329,217.00	$141,093.00	$470,310.00
476574008	32151	8	$315,702.00	$135,299.00	$451,001.00
476574009	32151	9	$324,386.00	$139,019.00	$463,405.00
476574010	32151	10	$298,721.00	$128,022.00	$426,743.00
476574011	32151	11	$328,277.00	$140,689.00	$468,966.00
476574013	32151	12	$340,550.00	$145,950.00	$486,500.00
476574014	32151	13	$381,445.00	$52,017.00	$433,462.00
476574015	32151	14	$313,446.00	$134,334.00	$447,780.00
476574016	32151	15	$405,938.00	$52,020.00	$457,958.00
476574017	32151	16	$409,622.00	$52,016.00	$461,638.00
476574018	32151	17	$423,013.00	$52,017.00	$475,030.00
476574019	32151	18	$408,171.00	$52,020.00	$460,191.00
476574020	32151	19	$372,260.00	$52,020.00	$424,280.00
476574021	32151	20	$373,309.00	$52,017.00	$425,326.00
476574022	32151	21	$397,688.00	$52,020.00	$449,708.00
476574023	32151	22	$382,615.00	$52,020.00	$434,635.00
476574024	32151	23	$427,951.00	$52,017.00	$479,968.00
476574026	32151	24	$320,716.00	$137,449.00	$458,165.00
476574027	32151	25	$353,736.00	$78,030.00	$431,766.00
476574028	32151	26	$301,184.00	$130,050.00	$431,234.00
476574029	32151	27	$342,903.00	$78,030.00	$420,933.00
476574030	32151	28	$349,442.00	$78,030.00	$427,472.00
476574031	32151	29	$393,293.00	$78,027.00	$471,320.00
476574032	32151	30	$406,646.00	$52,020.00	$458,666.00
476574033	32151	31	$404,192.00	$52,020.00	$456,212.00
476574034	32151	32	$341,653.00	$78,030.00	$419,683.00
476574035	32151	33	$300,051.00	$128,593.00	$428,644.00
476574036	32151	34	$295,495.00	$126,639.00	$422,134.00
476574037	32151	35	$335,525.00	$125,968.00	$461,493.00
476575001	32151	36	$376,775.00	$104,037.00	$480,812.00
476575002	32151	37	$366,027.00	$104,040.00	$470,067.00
476575003	32151	38	$338,918.00	$104,040.00	$442,958.00
476575004	32151	39	$345,533.00	$102,000.00	$447,533.00
476575005	32151	40	$339,702.00	$145,585.00	$485,287.00
476575006	32151	41	$326,935.00	$140,114.00	$467,049.00
476575007	32151	42	$313,387.00	$134,306.00	$447,693.00
476575008	32151	43	$297,859.00	$127,651.00	$425,510.00
476575009	32151	44	$310,071.00	$132,885.00	$442,956.00
476575010	32151	45	$300,314.00	$128,706.00	$429,020.00
476575011	32151	46	$324,745.00	$139,176.00	$463,921.00
476575014	32151	48	$318,579.00	$136,533.00	$455,112.00

Temecula Valley Unified School District

Community Facilties District No. 2021-1

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
476575015	32151	49	$304,710.00	$130,590.00	$435,300.00
476575016	32151	50	$327,442.00	$140,332.00	$467,774.00
476575017	32151	51	$315,933.00	$135,398.00	$451,331.00
476575018	32151	52	$327,329.00	$140,284.00	$467,613.00
476575019	32151	53	$387,099.00	$102,000.00	$489,099.00
476575020	32151	54	$312,473.00	$133,915.00	$446,388.00
476575021	32151	55	$335,580.00	$143,820.00	$479,400.00
476575022	32151	56	$315,605.00	$135,258.00	$450,863.00
476575023	32151	57	$320,632.00	$137,411.00	$458,043.00
476575024	32151	58	$333,444.00	$142,905.00	$476,349.00
476575068	32151	128	$347,979.00	$102,000.00	$449,979.00
476575069	32151	129	$339,649.00	$102,000.00	$441,649.00
476575071	32151	131	$404,454.00	$102,000.00	$506,454.00
476575073	32151	133	$339,649.00	$102,000.00	$441,649.00
476575074	32151	134	$318,719.00	$136,594.00	$455,313.00
476575075	32151	135	$346,922.00	$102,000.00	$448,922.00
476575076	32151	136	$361,467.00	$102,000.00	$463,467.00
476575077	32151	137	$398,440.00	$102,000.00	$500,440.00
476576080	32151	177	$310,904.00	$133,246.00	$444,150.00
476576081	32151	178	$310,905.00	$133,245.00	$444,150.00
476576082	32151	179	$348,875.00	$100,000.00	$448,875.00
476576083	32151	180	$310,905.00	$133,245.00	$444,150.00
476575013	32151	47	$396,764.00	$102,000.00	$498,764.00
476575026	32151	59	$392,913.00	$102,000.00	$494,913.00
476575027	32151	60	$353,004.00	$102,000.00	$455,004.00
476575028	32151	61	$336,606.00	$102,000.00	$438,606.00
476575029	32151	62	$347,573.00	$102,000.00	$449,573.00
476575030	32151	63	$351,315.00	$102,000.00	$453,315.00
476575031	32151	64	$416,704.00	$101,998.00	$518,702.00
476575032	32151	65	$383,615.00	$102,000.00	$485,615.00
476575033	32151	66	$362,932.00	$102,000.00	$464,932.00
476575034	32151	67	$347,573.00	$102,000.00	$449,573.00
476575035	32151	68	$354,977.00	$102,000.00	$456,977.00
476575036	32151	69	$350,633.00	$102,000.00	$452,633.00
476575037	32151	70	$393,030.00	$102,000.00	$495,030.00
476575039	32151	71	$317,937.00	$136,258.00	$454,195.00
476575040	32151	72	$321,179.00	$101,998.00	$423,177.00
476575041	32151	73	$353,970.00	$101,998.00	$455,968.00
476575042	32151	74	$368,279.00	$102,000.00	$470,279.00
476575043	32151	75	$365,237.00	$102,000.00	$467,237.00
476575044	32151	76	$362,171.00	$101,998.00	$464,169.00
476575045	32151	77	$349,849.00	$102,000.00	$451,849.00
476575046	32151	78	$377,406.00	$102,000.00	$479,406.00
476575048	32151	79	$377,519.00	$102,000.00	$479,519.00
476575049	32151	80	$362,134.00	$102,000.00	$464,134.00
476575050	32151	81	$356,214.00	$101,998.00	$458,212.00
476575051	32151	82	$367,463.00	$102,000.00	$469,463.00

Temecula Valley Unified School District

Community Facilties District No. 2021-1

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
476575052	32151	83	$378,544.00	$102,000.00	$480,544.00
476575053	32151	84	$346,269.00	$102,000.00	$448,269.00
476575054	32151	85	$355,127.00	$102,000.00	$457,127.00
476575055	32151	86	$377,830.00	$102,000.00	$479,830.00
476575057	32151	87	$342,142.00	$146,631.00	$488,773.00
476575058	32151	88	$352,807.00	$102,000.00	$454,807.00
476575059	32151	89	$339,323.00	$102,000.00	$441,323.00
476575060	32151	90	$386,773.00	$102,000.00	$488,773.00
476575061	32151	91	$376,575.00	$101,998.00	$478,573.00
476575062	32151	92	$352,216.00	$102,000.00	$454,216.00
476575063	32151	93	$359,352.00	$102,000.00	$461,352.00
476575064	32151	94	$383,713.00	$102,000.00	$485,713.00
476575066	32151	126	$354,858.00	$152,080.00	$506,938.00
476575067	32151	127	$287,767.00	$153,000.00	$440,767.00
476575070	32151	130	$337,854.00	$101,998.00	$439,852.00
476575072	32151	132	$359,256.00	$153,966.00	$513,222.00
476576001	32151	95	$385,990.00	$100,000.00	$485,990.00
476576002	32151	96	$369,311.00	$100,000.00	$469,311.00
476576003	32151	97	$362,770.00	$100,000.00	$462,770.00
476576004	32151	98	$377,618.00	$100,000.00	$477,618.00
476576005	32151	99	$387,686.00	$100,000.00	$487,686.00
476576006	32151	100	$366,628.00	$100,000.00	$466,628.00
476576007	32151	101	$340,842.00	$100,000.00	$440,842.00
476576008	32151	102	$393,313.00	$100,000.00	$493,313.00
476576010	32151	103	$420,297.00	$100,000.00	$520,297.00
476576011	32151	104	$343,990.00	$100,000.00	$443,990.00
476576012	32151	105	$377,330.00	$100,000.00	$477,330.00
476576013	32151	106	$368,209.00	$100,000.00	$468,209.00
476576014	32151	107	$359,500.00	$100,000.00	$459,500.00
476576015	32151	108	$416,505.00	$100,000.00	$516,505.00
476576017	32151	109	$443,264.00	$99,999.00	$543,263.00
476576018	32151	110	$363,494.00	$99,999.00	$463,493.00
476576019	32151	111	$358,844.00	$100,000.00	$458,844.00
476576020	32151	112	$362,156.00	$100,000.00	$462,156.00
476576021	32151	113	$427,795.00	$100,000.00	$527,795.00
476576023	32151	114	$430,091.00	$102,000.00	$532,091.00
476576024	32151	115	$344,723.00	$101,998.00	$446,721.00
476576025	32151	116	$351,428.00	$102,000.00	$453,428.00
476576026	32151	117	$370,684.00	$101,998.00	$472,682.00
476576027	32151	118	$380,035.00	$102,000.00	$482,035.00
476576028	32151	119	$417,690.00	$102,000.00	$519,690.00
476576029	32151	120	$415,417.00	$101,998.00	$517,415.00
476576030	32151	121	$382,332.00	$101,998.00	$484,330.00
476576031	32151	122	$355,541.00	$101,998.00	$457,539.00
476576032	32151	123	$366,608.00	$101,998.00	$468,606.00
476576033	32151	124	$360,102.00	$102,000.00	$462,102.00
476576034	32151	125	$428,316.00	$102,000.00	$530,316.00

Temecula Valley Unified School District

Community Facilties District No. 2021-1

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
476576036	32151	138	$425,772.00	$99,998.00	$525,770.00
476576037	32151	139	$386,743.00	$100,000.00	$486,743.00
476576038	32151	140	$392,114.00	$99,999.00	$492,113.00
476576039	32151	141	$359,753.00	$100,000.00	$459,753.00
476576040	32151	142	$361,712.00	$99,999.00	$461,711.00
476576041	32151	143	$422,782.00	$99,999.00	$522,781.00
476576043	32151	144	$418,505.00	$100,000.00	$518,505.00
476576044	32151	145	$372,470.00	$100,000.00	$472,470.00
476576045	32151	146	$347,043.00	$100,000.00	$447,043.00
476576046	32151	147	$427,770.00	$100,000.00	$527,770.00
476576048	32151	148	$326,600.00	$78,483.00	$405,083.00
476576049	32151	149	$277,200.00	$78,483.00	$355,683.00
476576050	32151	150	$273,900.00	$78,483.00	$352,383.00
476576051	32151	151	$277,200.00	$78,483.00	$355,683.00
476576052	32151	152	$326,600.00	$78,483.00	$405,083.00
476576053	32151	153	$326,600.00	$78,483.00	$405,083.00
476576054	32151	154	$277,200.00	$78,483.00	$355,683.00
476576055	32151	155	$273,900.00	$78,483.00	$352,383.00
476576056	32151	156	$277,200.00	$78,483.00	$355,683.00
476576057	32151	157	$326,600.00	$78,483.00	$405,083.00
476576059	32151	158	$407,865.00	$100,000.00	$507,865.00
476576060	32151	159	$389,752.00	$99,999.00	$489,751.00
476576061	32151	160	$380,054.00	$99,999.00	$480,053.00
476576062	32151	161	$364,412.00	$99,999.00	$464,411.00
476576063	32151	162	$355,592.00	$100,000.00	$455,592.00
476576064	32151	163	$472,216.00	$99,999.00	$572,215.00
476576066	32151	164	$445,263.00	$100,000.00	$545,263.00
476576067	32151	165	$391,751.00	$100,000.00	$491,751.00
476576068	32151	166	$353,676.00	$100,000.00	$453,676.00
476576069	32151	167	$352,880.00	$99,999.00	$452,879.00
476576070	32151	168	$393,554.00	$99,999.00	$493,553.00
476576071	32151	169	$427,081.00	$100,000.00	$527,081.00
476576079	32151	176	$310,905.00	$133,245.00	$444,150.00
Subtotal - Improved Property			***$62,273,177.00***	***$18,196,830.00***	***$80,470,007.00***
476576073	32151	170	$0.00	$78,484.00	$78,484.00
476576074	32151	171	$0.00	$78,484.00	$78,484.00
476576075	32151	172	$0.00	$78,484.00	$78,484.00
476576076	32151	173	$0.00	$78,484.00	$78,484.00
476576077	32151	174	$0.00	$78,484.00	$78,484.00
476576078	32151	175	$0.00	$78,484.00	$78,484.00
Subtotal - Unimproved Property			***$0.00***	***$470,904.00***	***$470,904.00***
Total - Taxable Property			**$62,273,177.00**	**$18,667,734.00**	**$80,940,911.00**

APPENDIX E: CDIAC Report

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

Issuance

Issuer Name:	Temecula Valley Unified School District CFD No 2021-1
Issue Name:	Special Tax Bonds, Series 2024
Project Name:	CFD No 2021-1 Projects (School Facilities and Other Facilities)
Actual Sale Date:	8/1/2024
Settlement Date:	8/15/2024
Original Principal Amount:	$4,790,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	$323,500.00

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:	--
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:	$4,790,000.00
Bond Reserve Fund:	$335,196.86
Capitalized Interest Fund:	$0.00
Construction Fund(s):	$3,029,548.35

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:	$80,940,911.00

Tax Collection

Total Amount of Special Taxes Due Annually:	$332,698.64
Total Amount of Unpaid Special Taxes Annually:	$11,864.45
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:	$11,864.45

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. 2021-1

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
476-575-004				2024/25-2	$1,020.33	
476-575-018				2024/25-2	$1,205.46	
476-575-030				2024/25-Both	$2,040.66	
476-575-039				2024/25-Both	$2,221.04	
476-575-055				2024/25-2	$1,110.51	
476-575-058				2024/25-Both	$2,040.66	
476-575-075				2024/25-2	$1,020.33	
476-575-077				2024/25-2	$1,205.46	

	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	154	3	8	8	5.19	$332,698.64	$3,151.18	$8,713.27	$11,864.45	3.57
All Years						$332,698.64	$3,151.18	$8,713.27	$11,864.45	3.57

Total Number of Unique Delinquent Parcels is: 8