

# Municipal Secondary Market Disclosure Information Cover Sheet

This cover sheet should be sent with all submissions made to the Municipal Securities Rulemaking Board, Nationally Recognized Municipal Securities Information Repositories, and any applicable State Information Depository, whether the filing is voluntary or made pursuant to Securities and Exchange Commission rule 15c2-12 or any analogous state statute.

See [www.sec.gov/info/municipal/nrmsir.htm](http://www.sec.gov/info/municipal/nrmsir.htm) for list of current NRMSIRs and SIDs

## IF THIS FILING RELATES TO A SINGLE BOND ISSUE:

Provide name of bond issue exactly as it appears on the cover of the Official Statement (please include name of state where Issuer is located):

\$2,195,000  
Community Facilities District No. 2018-1  
of the Temecula Valley Unified School District  
Series 2019 Special Tax Bonds

Provide nine-digit CUSIP\* numbers if available, to which the information relates:

87970HPL3	87970HPR0	87970HPW9	87970HQB4	87970HQG3
87970HPM1	87970HPS8	87970HPX7	87970HQC2	
87970HPN9	87970HPT6	87970HPY5	87970HQD0	
87970HPP4	87970HPU3	87970HPZ2	87970HQE8	
87970HPQ2	87970HPV1	87970HQA6	87970HQF5	

## IF THIS FILING RELATES TO ALL SECURITIES ISSUED BY THE ISSUER OR ALL SECURITIES OF A SPECIFIC CREDIT OR ISSUED UNDER A SINGLE INDENTURE:

Issuer's Name (please include name of state where Issuer is located):

Other Obligated Person's Name (if any):

(Exactly as it appears on the Official Statement Cover)

Provide six-digit CUSIP\* number(s) if available, of Issuer:

\*(Contact CUSIP's Municipal **Disclosure** Assistance Line at 212.438.6518 for assistance with obtaining the proper CUSIP numbers.)

## TYPE OF FILING:

Electronic (total number of pages) 24  Paper (total number of pages) \_\_\_\_\_

If information is also available on the Internet, give URL: \_\_\_\_\_

**WHAT TYPE OF INFORMATION ARE YOU PROVIDING? (Check all that apply)**

**A.  Annual Financial Information and Operating Data pursuant to Rule 15c2-12**

(Financial information and operating data should not be filed with the MSRB.)

**Fiscal Period Covered:** 2019/20

**B.  Financial Statements or CAFR pursuant to Rule 15c2-12**

**Fiscal Period Covered:** 2019/20 Audited Financials filed independently of this Report on the EMMA website.

**C.  Notice of a Material Event pursuant to Rule 15c2-12 (Check as appropriate)**

- |  |  |
|--|--|
| 1. <input type="checkbox"/> Principal and interest payment delinquencies                                 | 6. <input type="checkbox"/> Adverse tax opinions or events affecting the tax-exempt status of the security   |
| 2. <input type="checkbox"/> Non-payment related defaults   | 7. <input type="checkbox"/> Modifications to rights of security holders                                      |
| 3. <input type="checkbox"/> Unscheduled draws on debt service reserves reflecting financial difficulties | 8. <input type="checkbox"/> Bond calls   |
| 4. <input type="checkbox"/> Unscheduled draws on credit enhancements reflecting financial difficulties   | 9. <input type="checkbox"/> Defeasances  |
| 5. <input type="checkbox"/> Substitution of credit or liquidity providers, or their failure to perform   | 10. <input type="checkbox"/> Release, substitution, or sale of property securing repayment of the securities |
|  | 11. <input type="checkbox"/> Rating changes  |

**D.  Notice of Failure to Provide Annual Financial Information as Required**

**E.  Other Secondary Market Information**

(Specify): \_\_\_\_\_

**I hereby represent that I am authorized by the issuer or obligor or its agent to distribute this information publicly:**

**Issuer Contact:**

Name Nicole Lash, CPA Title Assistant Superintendent, Business Services  
Employer Temecula Valley Unified School District  
Address 31350 Rancho Vista Road City Temecula State CA Zip Code 92592  
Telephone 951/506-7940 Fax 951/506-3557  
Email Address \_\_\_\_\_ Relationship to Issuer \_\_\_\_\_

**Dissemination Agent Contact, if any:**

Name Barbara Hale-Carter Title Principal  
Employer Special District Financing & Administration  
Address 437 W. Grand Avenue City Escondido State CA Zip Code 92025  
Telephone 760-233-2630 Fax 760-233-2631  
Email Address barbc@sdfa.com Relationship to Issuer Special Tax Consultant

**Obligor Contact, if any:**

Name \_\_\_\_\_ Title \_\_\_\_\_  
Employer \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Email Address \_\_\_\_\_ Relationship to Issuer \_\_\_\_\_

**Investor Relations Contact, if any:**

Name \_\_\_\_\_ Title \_\_\_\_\_  
Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

## Annual Disclosure Report

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Temecula Valley Unified School District  
Community Facilities District No. 2018-1  
2019 Special Tax Bonds  
\$2,195,000

February 15, 2021

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Secondary-Market Disclosure Information  
as Required by SEC Rule 15c2-12

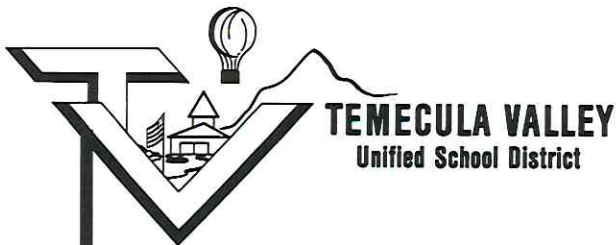
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**Temecula Valley Unified School District**  
31350 Rancho Vista Road  
Temecula, CA 92592  
Telephone: 951-506-7940 Fax: 951-506-3557  
Contact: Nicole Lash, CPA - Assistant Superintendent, Business Services

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**SPECIAL DISTRICT FINANCING & ADMINISTRATION**

437 W. Grand Avenue  
Escondido CA 92025  
760 • 233 • 2630 Fax 233 • 2631



BOARD OF EDUCATION

Barbara Brosch  
Sandy Hinkson  
Steve Loner  
Steven Schwartz  
Adam Skumawitz

SUPERINTENDENT

Jodi McClay, Ed.D.

February 1, 2021

**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. 2018-1, 2019 Special Tax Bonds**, in the principal amount of \$2,195,000.

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.

Sincerely,

Nicole Lash, CPA  
Assistant Superintendent, Business Services

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# Annual Disclosure Report

Temecula Valley Unified School District  
Community Facilities District No. 2018-1  
Series 2019 Special Tax Bonds

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## ISSUER STATEMENT REGARDING REPORT CONTENTS

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### *Data Disclosed in this Report*

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This Report has been prepared by Special District Financing & Administration (“SDFA”) on behalf of Community Facilities District No. 2018-1 of the Temecula Valley Unified School District in connection with the issuance of the Series 2019 Special Tax Bonds in the amount of \$2,195,000 (“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.

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### *Reliability and Verification of Data*

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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.

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### *Review of Information*

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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.

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# Annual Disclosure Report

Temecula Valley Unified School District  
 Community Facilities District No. 2018-1  
 Series 2019 Special Tax Bonds

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## 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.

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### *Reporting Dates*

The Community Facilities District (“CFD”) shall provide, or shall cause the Dissemination Agent to provide to the MSRB through the EMMA System in an electronic format and accompanied by identifying information as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate not later than seven and one half months after the June 30 end of the Community Facilities District’s fiscal year (which currently would be February 15) commencing with the report for the 2018-19 Fiscal Year.

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### *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:

<u>Section</u>	<u>Description</u>
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 2019 Bonds:
- (i) Principal amount of the 2019 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 2019 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 2019 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.

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***Dissemination of the Annual Report***

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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 Agreement.

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

Fiscal Agent:

John Axt  
U.S. Bank Global Corporate Trust Services  
633 West Fifth Street, 24<sup>th</sup> Floor  
LM-CA-T24T  
Los Angeles, CA 90071  
Telephone: (213) 615-6005  
Fax: (213) 615-6199  
E-mail: [john.axt@usbank.com](mailto:john.axt@usbank.com)

Trust Review Analyst:

Xin Xin Wu  
U.S. Bank Global Corporate Trust Services  
633 West Fifth Street, 24<sup>th</sup> Floor  
LM-CA-T24T  
Los Angeles, CA 90071  
Telephone: (213) 615-6045  
Fax: (213) 615-6197  
E-mail: [xinxin.wu@usbank.com](mailto:xinxin.wu@usbank.com)

Section

**Three**

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# Annual Disclosure Report

Temecula Valley Unified School District  
Community Facilities District No. 2018-1  
Series 2019 Special Tax Bonds

## REPORT SYNOPSIS - MATERIAL CHANGES TO REPORT

The Temecula Valley Unified School District CFD No. 2018-1 Special Tax Bonds issued in the amount of \$2,195,000 were delivered on or about June 13, 2019.

Details of all other relevant data are contained within the appendices to this report.

# Annual Disclosure Report

Temecula Valley Unified School District  
 Community Facilities District No. 2018-1  
 Series 2019 Special Tax Bonds

## APPENDICES

Appendix	CDC Section No.	Description
<i>A</i>	<i>4(a)</i>	2019/20 Audited Financial Statement
<i>B</i>	<i>4(b)(i-vi)-(ix-xi)</i>	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
<i>C</i>	<i>4(b)vii)</i>	Status of Foreclosure Proceedings
<i>D</i>	<i>4(b)(viii)</i>	Assessed Values (Improved and Unimproved)
<i>E</i>	<i>4(b)(xii)</i>	CDIAC Report

## ***APPENDIX A: 2019/20 Audited Financial Statement***

The 2019/20 Audited Financial Statement has been filed separately with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website on January 25, 2021 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/P31409803-P31096126-P31505540.pdf>

## **APPENDIX B: Financial and Operating Data**

Account balances as of January 4, 2021, 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:	\$2,155,000.00
(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:	\$0.04
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:	\$0.13
Interest Account Balance:	\$90.77
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:	\$145,146.51
Reserve Fund Requirement:	\$145,131.26
Statement of Reserve Requirement:	
The Reserve Requirement means with respect to the Series 2019 Bonds an amount, as of any date of calculation, equal to the least of (i) 10% of the original principal amount of Bonds, less original issue discount, if any, plus original issue premium, if any, (ii) Maximum Annual Debt Service on the Bonds, or (iii) 125% of average annual debt service on the Bonds.	
10% of Original Principal Amount of Bonds:	\$219,500.00
Maximum Annual Debt Service:	\$145,131.26
125% of Average Annual Debt Service:	\$167,977.65
(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:	\$10,046.95
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.)	
KB Property Sub-Account Balance:	\$1,182,300.69
WPH Property Sub-Account Balance:	\$17.60
Costs of Issuance Account Balance:	\$0.00

Residual Fund Balance: \$16,758.45

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 2019/20

Amount Levied:	\$189,163.24
Amount Collected:	\$189,163.24
Amount Delinquent with County as of 7/01/2020:	\$0.00
Amount Delinquent with Foreclosure Counsel as of 9/24/2020:	\$0.00
Percentage Delinquent as of 9/24/2020:	0.00%

- (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 as of August 2020

Total Delinquencies in District:	\$0.00
Total Special Tax Levied in FY 2019/20:	\$189,163.24
Percentage of Total Delinquencies in District:	0.00%

- (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 the District and summary of results of foreclosure sales, if any.

**There are no Foreclosure Proceedings to report in 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 2018-1 follows.

Temecula Valley Unified School District  
**Community Facilities District No. 2018-1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax  
Riverside County Assessor's Records - July 2020

<u>Assessor Parcel Number</u>	<u>Lot Number</u>	<u>Assessed Improvement Value</u>	<u>Assessed Land Value</u>	<u>Tract Number</u>
944061003	6	\$362,089	\$81,600	33584
944061004	7	\$353,631	\$83,232	33584
944061005	8	\$377,869	\$81,600	33584
944061006	9	\$268,768	\$60,910	33584
944061007	10	\$376,747	\$81,600	33584
944061009	47	\$391,835	\$83,232	33584
944061010	48	\$332,205	\$83,229	33584
944061011	49	\$342,710	\$81,598	33584
944061012	50	\$377,415	\$83,232	33584
944061015	11	\$336,600	\$81,600	33584
944061016	12	\$376,380	\$81,600	33584
944061017	13	\$363,177	\$81,598	33584
944061018	14	\$348,703	\$81,598	33584
944061019	15	\$384,843	\$83,232	33584
944061021	46	\$348,534	\$83,232	33584
944061023	31	\$341,598	\$76,500	33584
944061024	32	\$350,778	\$81,600	33584
944061025	33	\$316,032	\$81,598	33584
944061026	34	\$336,024	\$81,598	33584
944061027	35	\$314,160	\$76,500	33584
944061028	36	\$278,309	\$66,861	33584
944061030	24	\$317,209	\$81,600	33584
944061031	37	\$316,189	\$81,600	33584
944061032	38	\$343,097	\$81,600	33584
944061033	39	\$349,562	\$81,600	33584
944061034	40	\$343,097	\$81,600	33584
944061035	41	\$320,657	\$81,600	33584
944061036	42	\$356,989	\$76,500	33584
944061037	43	\$317,209	\$81,600	33584
944061038	44	\$319,249	\$81,600	33584
944061040	25	\$351,900	\$76,500	33584
944061041	26	\$379,389	\$81,600	33584
944061042	27	\$354,949	\$81,600	33584
944061043	28	\$377,389	\$81,600	33584
944061044	29	\$331,428	\$76,500	33584
944061045	30	\$341,689	\$76,500	33584
944061047	16	\$368,271	\$81,600	33584
944061048	17	\$368,271	\$81,600	33584
944061049	18	\$351,900	\$81,600	33584
944061050	19	\$327,042	\$81,600	33584
944061051	20	\$327,874	\$81,598	33584
944061052	21	\$336,498	\$81,600	33584
944061053	22	\$316,240	\$81,600	33584
944061054	23	\$346,800	\$81,600	33584
944061055	45	\$339,048	\$81,600	33584
944061057	1	\$324,672	\$81,598	33584

Temecula Valley Unified School District  
**Community Facilities District No. 2018-1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax  
Riverside County Assessor's Records - July 2020

<u>Assessor Parcel Number</u>	<u>Lot Number</u>	<u>Assessed Improvement Value</u>	<u>Assessed Land Value</u>	<u>Tract Number</u>
944061058	2	\$356,618	\$81,598	33584
944061059	3	\$353,929	\$81,600	33584
944061060	4	\$331,491	\$81,597	33584
944061061	5	\$359,162	\$81,600	33584
944061063	51	\$316,362	\$79,998	33584
944061064	52	\$297,305	\$80,000	33584
944061065	53	\$365,914	\$79,999	33584
944061066	54	\$367,189	\$81,600	33584
964620001	1	\$400,000	\$145,515	35161
964620002	2	\$429,409	\$76,500	35161
964620003	3	\$459,000	\$76,500	35161
964620004	4	\$317,000	\$175,000	35161
964620005	5	\$399,840	\$76,500	35161
964620006	6	\$383,499	\$76,498	35161
964620007	7	\$276,030	\$175,000	35161
964620008	8	\$392,591	\$127,500	35161
964620009	9	\$95,608	\$29,549	35161
964620010	10	\$410,545	\$127,500	35161
964620011	11	\$417,086	\$127,500	35161
964620012	12	\$392,700	\$102,000	35161
964620013	13	\$403,675	\$104,040	35161
964620014	14	\$409,020	\$76,500	35161
964620015	15	\$391,190	\$104,040	35161
964620016	16	\$376,380	\$102,000	35161
964620017	17	\$352,920	\$102,000	35161
964620018	18	\$444,312	\$104,040	35161
964620019	19	\$477,176	\$104,040	35161
964620020	20	\$408,877	\$104,040	35161
964620021	21	\$389,109	\$104,040	35161
964620022	22	\$421,931	\$78,030	35161
964620023	23	\$300,729	\$75,181	35161
964620024	24	\$402,900	\$102,000	35161
964620025	25	\$398,161	\$127,500	35161
964620026	26	\$400,860	\$102,000	35161
964620027	27	\$384,754	\$76,500	35161
964620028	28	\$300,510	\$43,858	35161
964620029	29	\$349,292	\$120,000	35161
964620030	30	\$367,200	\$102,000	35161
964621001	31	\$249,990	\$175,000	35161
964621002	32	\$371,280	\$102,000	35161
964621003	33	\$274,370	\$56,223	35161
964621004	34	\$537,540	\$102,000	35161
964621005	35	\$332,865	\$88,851	35161
964621006	36	\$489,660	\$102,000	35161
964621007	37	\$397,519	\$76,500	35161
964621008	38	\$403,920	\$102,000	35161
964621009	39	\$458,796	\$102,000	35161

Temecula Valley Unified School District  
**Community Facilities District No. 2018-1**

Assessed Land and Improvement Values of all Parcels Currently Subject to the Special Tax  
 Riverside County Assessor's Records - July 2020

<u>Assessor Parcel Number</u>	<u>Lot Number</u>	<u>Assessed Improvement Value</u>	<u>Assessed Land Value</u>	<u>Tract Number</u>
964621010	40	\$340,000	\$120,000	35161
964621011	41	\$389,474	\$149,999	35161
964621012	42	\$355,835	\$127,500	35161
964621013	43	\$350,735	\$129,000	35161
964621014	44	\$300,430	\$129,000	35161
964621015	45	\$545,802	\$127,500	35161
964621016	46	\$424,320	\$102,000	35161
964621017	47	\$462,060	\$127,500	35161
964621018	48	\$61,703	\$16,194	35161
964621019	49	\$438,436	\$102,000	35161
964621020	50	\$377,400	\$102,000	35161
964621021	51	\$361,080	\$102,000	35161
TOTALS:		\$37,828,514	\$9,633,976	
TOTAL COMBINED LAND & IMPROVEMENT VALUE:			<u>\$47,462,490</u>	

## ***APPENDIX E: CDIAC Report***

The Temecula Valley Unified School District CFD No. 2018-1 Special Tax Bonds were delivered on or about June 13, 2019.

The most recently filed CDIAC Report follows.

**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Wednesday, October 14, 2020  
2:43:37PM  
CDIAC #: 2019-0487

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

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Issuer Temecula Valley Unified School District CFD No 2018-1

B. Project Name Alure & Indigo Place-School Facilities

C. Name/ Title/ Series of Bond Issue 2019 Special Tax Bonds

D. Date of Bond Issue 5/23/2019

E. Original Principal Amount of Bonds \$2,195,000.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$145,131.26 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding \$2,195,000.00

B. Bond Reserve Fund \$145,209.74

C. Capitalized Interest Fund \$98.25

D. Construction Fund(s) \$1,182,078.34

**III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX**

A. Assessed or Appraised Value Reported as of: 1/1/2020

From Equalized Tax Roll

From Appraisal of Property  
*(Use only in first year or before annual tax roll billing commences)*

B. Total Assessed Value of All Parcels \$47,462,490.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$189,163.24

B. Total Amount of Unpaid Special Taxes Annually \$0.00

C. Does this agency participate in the County's Teeter Plan? N

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 7/1/2020

A. Total Number of Delinquent Parcels: 0

B. Total Amount of Taxes Due on Delinquent Parcels: \$0.00  
*(Do not include penalties, penalty interest, etc.)*

**VI. FORECLOSURE INFORMATION FOR FISCAL YEAR**

*(Aggregate totals, if foreclosure commenced on same date)* *(Attach additional sheets if necessary.)*

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.  
(Indicate reason for retirement)

Matured  Redeemed Entirely  Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Barbara Hale-Carter  
Title Principal  
Firm/ Agency Special District Financing & Administration  
Address 437 West Grand Avenue  
City/ State/ Zip Escondido, CA 92025  
Phone Number (760) 233-2630 Date of Report 10/14/2020  
E-Mail barbc@sdfa.com

IX. ADDITIONAL COMMENTS:

Certified Roll Data was received from the County of Riverside on August 10, 2020. Future adjustments to this data may occur.