

Community Facilities District No. 2014-3 Annual Special Tax Report

Fiscal Year Ending June 30, 2022

Murrieta Valley Unified School District

2022 / 2023



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Introduction

Community Facilities District No. 2014-3 (“CFD No. 2014-3”) of the Murrieta Valley Unified School District (the “School District”) was formed pursuant to the terms and provisions of the “Mello-Roos Community Facilities Act of 1982”, as amended (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. CFD No. 2014-3 is authorized under the Act to finance certain facilities (the “Authorized Facilities”) as established at the time of formation.

This Annual Special Tax Report (the “Report”) summarizes certain general and administrative information and analyzes the financial obligations of CFD No. 2014-3 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2022/2023. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the “RMA”) which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA and/or Fiscal Agent Agreement between the School District and Zions Bancorporation, National Association acting as Fiscal Agent (the “Fiscal Agent”).

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of CFD No. 2014-3 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2021/2022 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2021/2022 and an accounting of the remaining collections.

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with CFD No. 2014-3.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 (“SB 165”) regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of CFD No. 2014-3 for Fiscal Year 2021/2022.

Section V –Special Tax Requirement

Section V calculates the Special Tax Requirement based on the obligations of CFD No. 2014-3 for Fiscal Year 2022/2023.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within CFD No. 2014-3.

Section VII – Fiscal Year 2022/2023 Special Tax Levy

Section VII provides the Fiscal Year 2022/2023 Special Tax levy based on updated Special Tax classifications and the Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of CFD No. 2014-3 and the bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2014-3 is generally located along the south side of Whitewood Road between Isaac Street and Murrieta Hot Springs Road, east of Whitewood Road within the City of Murrieta (the “City”) and the Riverside County (the “County”). CFD No. 2014-3 encompasses approximately 10.69 gross acres. For reference, the boundary map of CFD No. 2014-3 is included as Exhibit B and the current Assessor’s Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2014-3 was formed and established by the School District on February 10, 2015 under the Act, following a public hearing conducted by the Board of Education of the School District (the “Board”), as legislative body of CFD No. 2014-3, and a landowner election at which the qualified electors of CFD No. 2014-3 authorized CFD No. 2014-3 to incur bonded indebtedness in an amount not to exceed \$3,000,000 and approved the levy of Annual Special Taxes.

CFD No. 2014-3 was also formed in connection with the School Facilities Funding and Mitigation Agreement, dated August 14, 2014 (the “Mitigation Agreement”), by and between the School District and Whitewood 10 Acres LP (“Owner”). Additionally, CFD No. 2014-3 may finance the acquisition or construction of certain water and sewer facilities and improvements to be owned and operated by the Eastern Municipal Water District (“EMWD”), in accordance with a Joint Community Facilities Agreement by and among the School District, the Developer and EMWD.

The table below provides information related to the formation of CFD No. 2014-3.

**Board Actions Related to
Formation of CFD No. 2014-3**

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	August 14, 2014	14/15-03
Resolution to Incur Bonded Indebtedness	August 14, 2014	14/15-04
Resolution of Formation	February 10, 2015	14/15-18
Bond Authorization	February 10, 2015	14/15-19
Resolution Calling Election	February 10, 2015	14/15-20
Ordinance Levying Special Taxes	March 12, 2015	Ordinance No. 14/15-01

A Notice of Special Tax Lien was recorded in the real property records of the County on February 18, 2015, as Instrument No. 2015-0064959 on all property within CFD No. 2014-3.

C. Bonds

1. 2019 Special Tax Bonds

On January 31, 2019 the 2019 Special Tax Bonds of the Murrieta Valley Unified School District Community Facilities District No. 2014-3 (“2019 Bonds”) were issued in the amount of \$2,345,000. The 2019 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated January 1, 2019 (“2019 FAA”), and the Act. The 2019 Bonds were issued to fund the Authorized Facilities of CFD No. 2014-3, fund a reserve fund for the 2019 Bonds and pay the costs of issuing the 2019 Bonds. For more information regarding the use of the 2019 Bond proceeds please see Section IV of this Report.

II. Fiscal Year 2021/2022 Annual Special Tax

Each Fiscal Year, CFD No. 2014-3 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2021/2022.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2021/2022 is summarized by Special Tax classification in the table below.

**Fiscal Year 2021/2022
Annual Special Tax Levy**

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	≤ 1,900 Sq. Ft.	0 Units	\$1,822.56 Per Unit	\$0.00
2	1,901 Sq. Ft. to 2,000 Sq. Ft.	20 Units	\$1,870.00 Per Unit	37,400.00
3	2,001 Sq. Ft. to 2,100 Sq. Ft.	0 Units	\$1,924.22 Per Unit	0.00
4	≥ 2,101 Sq. Ft.	63 Units	\$1,971.68 Per Unit	124,215.84
<i>Developed Property</i>		<i>83 Units</i>	<i>NA</i>	<i>\$161,615.84</i>
<i>Undeveloped Property</i>		<i>0.00 Acres</i>	<i>\$0.00 Per Acre</i>	<i>\$0.00</i>
Total		83 Units		\$161,615.84

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2014-3, as of June 30, 2022, for Fiscal Year 2020/2021 and prior Fiscal Years are summarized in the table below. Based on the Foreclosure Covenant outlined in the 2019 FAA and the current delinquency rates, no parcel exceeds the foreclosure threshold. A detailed listing of the Fiscal Year 2020/2021 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenants is provided as Exhibit E.

CFD No. 2014-3 Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2022	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2018/2019	\$149,989.12	1	\$149,003.28	\$985.84	0.66%	\$0.00	0.00%
2019/2020	161,615.84	3	156,788.32	4,827.52	2.99%	0.00	0.00%
2020/2021	161,615.84	2	159,644.16	1,971.68	1.22%	0.00	0.00%
2021/2022	161,615.84	1	159,644.16	1,971.68	1.22%	1,971.68	1.22%

Fiscal Year	Subject Fiscal Year					June 30, 2022	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2018/2019	\$149,989.12	1	\$149,003.28	\$985.84	0.66%	\$0.00	0.00%
2019/2020	161,615.84	3	156,788.32	4,827.52	2.99%	0.00	0.00%
2020/2021	161,615.84	2	159,644.16	1,971.68	1.22%	0.00	0.00%
2021/2022	161,615.84	1	159,644.16	1,971.68	1.22%	1,971.68	1.22%

III. Fund and Account Activity and Balances

Special Taxes are collected by the County Tax Collector as part of the regular property tax bills. Once received by the County Tax Collector the Special Taxes are transferred to the School District where they are then deposited into the Special Tax Fund held with the Fiscal Agent. Special Taxes are periodically transferred to make debt service payments on the 2019 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 2014-3.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2019 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the 2019 FAA, dated January 1, 2019, between the School District and the Fiscal Agent and executed in association with the 2019 Bonds.

The balances, as of June 30, 2022, of the funds, accounts and subaccounts held by the Fiscal Agent are listed in the following table. Exhibit F contains a detailed listing of the transactions within these funds for Fiscal Year 2021/2022.

**Fund and Account Balances
as of June 30, 2022**

Account Name	Account Number	Balance
Special Tax Fund	5909253A	\$136,462.54
Bond Fund	5909253B	0.01
School Facilities Account	5909253E	0.10
Cost of Issuance Fund	5909253J	0.00
Non-School Facilities	5909253K	2,941.75
Reserve Fund	5909253D	133,257.65
Administrative Expense Fund	5909253I	11,594.20
Total		\$284,256.25

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2014-3 are limited based on the restrictions as described within the 2019 FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2014-3 from July 1, 2021 through June 30, 2022. For a more detailed description of the sources and uses of funds please refer to the 2019 FAA.

Fiscal Year 2021/2022 Sources and Uses of Funds

Sources	
Bond Proceeds	\$0.00
Annual Special Tax Receipts	164,995.07
Transfer from the 2016 PFA Surplus Fund	0.00
Investment Earnings	56.31
Total	\$165,051.38
Uses	
Interest Payments	(\$81,831.26)
Principal Payments	(50,000.00)
Transfer to the CFD Project Fund Custody	(33,416.26)
Authorized Facilities	0.00
Administrative Expenses	(6,557.80)
Total	(\$171,805.32)

IV. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act (“SB 165”), requires any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the Special Tax, require that the proceeds of the Special Tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. SB 165 only applies to CFDs authorized on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

A. Authorized Facilities

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended (“Act”), CFD No. 2014-3 can only be used to fund the “Authorized Facilities” as outlined at the time of formation. The following is an excerpt taken from the ROI to establish CFD No. 2014-3 which describes the Authorized Facilities.

The types of Facilities proposed to be financed by Community Facilities District No. 2014-3 (CFD) of the Murrieta Valley Unified School District (District) under the Mello-Roos Community Facilities Act of 1982, as amended (the Act) are as follows:

“Facilities” means those K-12 school sites, preschool facilities, school facilities, including classrooms, on-site office space at a school, central support and administrative facilities, interim housing, furniture, equipment, technology, busses, and transportation facilities needed by District in order to serve the student population to be generated as a result of development of the property within the CFD, and also includes costs associated with the maintenance and operations of school facilities in accordance with the Act, and any of the following: payment of fees to be paid to and/or for improvements to be constructed, owned, operated or maintained by Eastern Municipal Water

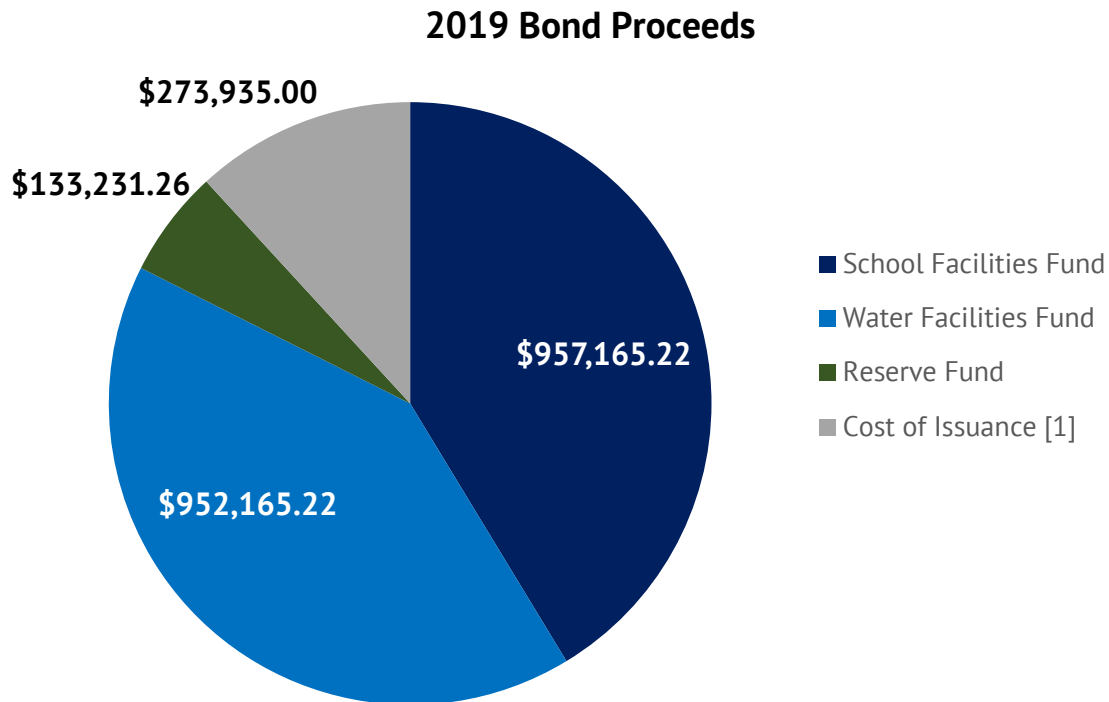
District, including, but not limited to, sewer and water system facilities, including capacity in existing facilities, all in accordance with the Joint Community Facilities Agreement to the extent permitted by law.

“Facilities” shall also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking, and construction, together with the expenses related to issuance and sale of any “debt”, as defined in Section 53317(d) of the Act, including underwriters discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, special tax consultant, bond and official statement printing, administrative expenses of the District, the CFD and bond trustee or fiscal agent related to the CFD, and any such debt and all other incidental expenses. The Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by the District.

B. 2019 Special Tax Refunding Bonds

1. Bond Proceeds

In accordance with the 2019 FAA for the 2019 Bonds, the total bond proceeds of \$2,345,000, less the Net Original Issue Discount of \$28,503.30, were deposited into the funds and accounts as shown in the graph below.



[1] This amount includes the Underwriter's Discount of \$28,503.30; the actual amount deposited in the Cost of Issuance Account was \$220,000.00.

2. Construction Funds and Accounts

The tables below present detailed listings of the accruals and expenditures in the 2019 construction/acquisition accounts of CFD No. 2014-3 through June 30, 2022, for the Authorized Facilities.

School Facilities Account

Initial Deposit from Bond Proceeds	\$957,165.22
Previously Accrued	\$16,240.65
Previously Expended	(973,405.77)
Balance as of July 1, 2021	\$0.10
Accruals	\$0.00
Investment Earnings	\$0.00
Expenditures	\$0.00
Balance as of June 30, 2022	\$0.10

EMWD Facilities Account

Initial Deposit from Bond Proceeds	\$952,165.22
Previously Accrued	\$6,065.48
Previously Expended	(955,288.95)
Balance as of July 1, 2021	\$2,941.75
Accruals	\$0.00
Expenditures	\$0.00
Balance as of June 30, 2022	\$2,941.75

C. Special Taxes

CFD No. 2014-3 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the 2019 FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2014-3 within the Special Tax Fund created under the Fiscal Agent Agreement of the 2019 Bonds.

Special Tax Fund

Balance as of January 31, 2019		\$0.00
Previously Accrued	\$468,720.53	
Previously Expended	(327,036.86)	
Balance as of July 1, 2021		\$141,683.67
Accruals		\$165,012.69
Special Tax Deposits	\$164,995.07	
Investment Earnings	17.62	
Expenditures		(\$170,233.82)
Transfer to Bond Fund	(\$131,817.56)	
Transfer to Administrative Expense Fund	(5,000.00)	
Transfer to the CFD Project Custody Fund	(33,416.26)	
Balance as of June 30, 2022		\$136,462.54

Special Taxes collected in excess of annual debt service obligations of the Bonds are transferred to the Special Tax Remainder Account to be held and utilized for the construction of Authorized Facilities. The table on the following page presents a detailed listing of the Annual Special Taxes collected and expended by CFD No. 2014-3 within the Special Tax Remainder Account.

Special Tax Remainder Fund

Balance as of January 31, 2019		\$0.00
Previously Accrued	\$0.00	
Previously Expended	0.00	
Balance as of July 1, 2021		\$0.00
Accruals		\$0.00
Expenditures		\$0.00
Balance as of June 30, 2022		\$0.00

D. Pooled Special Tax Accounts

On April 30, 2009 the School District issued the Certificates of Participation (2009 School Facility Bridge Funding Program) in the amount of \$56,000,000 ("2009 COPs"). The proceeds of the 2009 COPs were used to complete improvements at Dorothy McElhinney Middle School and Murrieta Mesa High School ("2009 Projects"). On September 1, 2011 all but \$14,300,000 of the 2009 COPs were prepaid with a portion of the funds received from the State of California for the 2009 Projects. The remaining State funds were budgeted to be used to i) purchase and install solar panels at several school sites, ii) purchase several Compressed Natural Gas ("CNG") fueled buses, and iii) install a CNG fueling station ("Energy Projects"). On December 8, 2016 the Refunding Certificates of Participation, Series 2016 ("2016 COPs", collectively, with the 2009 COPs the "COPs") were issued in the amount of \$19,405,000 to (i) prepay, on an advance basis, the 2009 COPs, (ii) finance a portion of the costs of replacing, upgrading, and installing certain technology infrastructure projects, including data cabling, electrical and associated equipment, and (iii) pay the costs incurred in connection with the execution and delivery of the 2016 COPs.

As of December 2016, the Sinking Fund Account was closed, and all funds expended. For an accounting of accruals and expenditures within this account, please refer to the Administration Reports for CFD No. 2014-2 in Fiscal Year prior years. Special Taxes remaining after all individual obligations are paid are being used to make Lease Payments on the 2016 COPs and fund projects within the authorized facilities of each participating CFD. The pooled CFD Project Fund Custody Account collects the initial transfers of remaining Special Taxes from the participating CFDs and such funds are then either transferred to the 2016 COPs Custody Account to make Lease Payments on the 2016 COPs or are utilized to fund authorized facilities.

The table below presents a detailed listing of the sources and uses of CFD Special Taxes associated with the pooled CFD Project Fund Custody Account through June 30, 2022.

Pooled CFD Project Fund Custody Account

Balance as of April 30, 2012		\$0.00
Previously Accrued	\$12,185,595.70	
Previously Expended	(10,577,896.44)	
Balance as of July 1, 2021		\$1,607,699.26
Accruals		\$3,105,071.76
Investment Earnings	\$948.03	
Transfer from CFD No. 90-1 Special Tax Fund	247,025.41	
Transfer from CFD No. 98-1 Special Tax Fund	253,378.50	
Transfer from CFD No. 98-2 Special Tax Fund	131,892.43	
Transfer from CFD No. 98-3 Special Tax Fund	191,531.82	
Transfer from CFD No. 99-1 IA A Special Tax Remainder Fund	148,381.80	
Transfer from CFD No. 99-1 IA B Special Tax Remainder Fund	77,092.67	
Transfer from CFD No. 2000-1 Special Tax Remainder Fund	127,031.49	
Transfer from CFD No. 2000-2 Special Tax Remainder Fund	136,056.94	
Transfer from CFD No. 2001-1 Special Tax Remainder Fund	42,130.85	
Transfer from CFD No. 2001-2 Special Tax Fund	141,097.49	
Transfer from CFD No. 2001-4 Special Tax Remainder Fund	81,089.29	
Transfer from CFD No. 2002-1 Special Tax Remainder Fund	44,462.49	
Transfer from CFD No. 2002-2 Special Tax Remainder Fund	29,917.29	
Transfer from CFD No. 2002-3 Special Tax Remainder Fund	46,366.52	
Transfer from CFD No. 2002-4 IA A Special Tax Fund	64,530.95	
Transfer from CFD No. 2002-4 IA B Special Tax Fund	77,940.93	
Transfer from CFD No. 2002-5 IA A Special Tax Fund	241,062.79	
Transfer from CFD No. 2005-IA B Special Tax Remainder Fund	157,871.59	
Transfer from CFD No. 2003-1 Special Tax Remainder Fund	43,296.56	
Transfer from CFD No. 2003-2 Special Tax Remainder Fund	32,581.86	
Transfer from CFD No. 2003-3 2013 Special Tax Fund	34,326.61	
Transfer from CFD No. 2003-4 Special Tax Fund	90,828.88	
Transfer from CFD No. 2004-1 Special Tax Fund	38,677.07	
Transfer from CFD No. 2006-1 IA A Special Tax Remainder Fund	65,220.87	
Transfer from CFD No. 2006-1 IA B Special Tax Remainder Fund	83,235.50	
Transfer from CFD No. 2006-1 IA C Special Tax Remainder Fund	174,552.76	
Transfer from CFD No. 2014-1 Special Tax Fund	48,922.50	
Transfer from CFD No. 2014-2 Special Tax Fund	26,782.02	
Transfer from CFD No. 2014-3 Special Tax Fund	33,416.26	
Transfer from CFD No. 2014-1 Custody Account	3,122.89	
Transfer from CFD No. 2014-4 Custody Account	190,298.70	
Transfer from CFD No. 2018-1 Custody Account	42,545.18	
Expenditures		(\$822,697.44)
Transfer to 2016 COPs Custody Account	(\$822,697.44)	
Balance as of June 30, 2022		\$3,890,073.58

The table below presents a detailed listing of the sources and uses of the 2016 COPs Custody Account through June 30, 2022.

2016 COPs Custody Account

Balance as of December 8, 2016		\$0.00
Previously Accrued	\$4,403,338.09	
Previously Expended	(4,117,846.63)	
Balance as of July 1, 2021		\$285,491.46
Accruals		\$822,784.65
Investment Earnings	\$87.21	
Transfer from CFD Project Fund	822,697.44	
Expenditures		(\$775,462.52)
Administrative Expenses	(\$2,000.00)	
Transfer to 2016 COP Base Rental Fund	(773,462.52)	
Balance as of June 30, 2022		\$332,813.59

V. Special Tax Requirement

This Section outlines the calculation of the Special Tax Requirement of CFD No. 2014-3 based on the financial obligations for Fiscal Year 2022/2023.

A. Special Tax Requirement

The Annual Special Taxes of CFD No. 2014-3 are calculated in accordance and pursuant to the RMA. Pursuant to the FAA, any amounts not required to pay Administrative Expenses and Debt Service on the 2019 Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 2014-3. The table below shows the calculation of the Special Tax Requirement for Fiscal Year 2022/2023.

Special Tax Requirement for CFD No. 2014-3

Fiscal Year 2021/2022 Remaining Sources		\$136,462.55
Balance of Special Tax Fund	\$136,462.54	
Balance of Bond Fund	0.01	
Anticipated Special Taxes	0.00	
Fiscal Year 2021/2022 Remaining Obligations		(\$120,300.97)
September 1, 2022 Interest Payment	(\$40,540.63)	
September 1, 2022 Principal Payment	(50,000.00)	
2016 COPs Contribution	(29,760.34)	
Fiscal Year 2021/2022 Surplus (Reserve Fund Draw)		\$16,161.58
Fiscal Year 2022/2023 Obligations		(\$177,777.42)
Administrative Expense Budget	(\$15,000.00)	
Anticipated Special Tax Delinquencies ^[1]	(16,161.58)	
March 1, 2023 Interest Payment	(39,790.63)	
September 1, 2023 Interest Payment	(39,790.63)	
September 1, 2023 Principal Payment	(50,000.00)	
2016 COPs Contribution	(17,034.58)	
Fiscal Year 2022/2023 Special Tax Requirement		\$161,615.84

[1] The budget for anticipated delinquencies has been increased by withholding a portion of the 2022/2023 Special Tax levy. This has been done to protect the payment of the 2016 COPs Contribution.

B. Administrative Expense Budget

Each year a portion of the Annual Special Tax levy is used to pay for the administrative expenses incurred by the School District to levy the Annual Special Tax and administer the debt issued to finance Authorized Facilities. The estimated Fiscal Year 2022/2023 Administrative Expenses are shown in the table below.

Fiscal Year 2022/2023 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	\$2,379.78
Consultant/Trustee Expenses	10,000.00
County Tax Collection Fees	120.22
Contingency for Legal	2,500.00
Total Expenses	\$15,000.00

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2014-3 are assigned an Annual Special Tax classification based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within CFD No. 2014-3.

A. Developed Property

Building Permits have been issued for 83 Units by the City within CFD No. 2014-3. According to the County Assessor, all property zoned for residential development within CFD No. 2014-3 has been built and completed. The table below summarizes the Special Tax classification for the Units within CFD No. 2014-3.

**Fiscal Year 2022/2023
Special Tax Classification**

Tax Class	Land Use	Number of Units/Acres
1	Residential Property	0 Units
2	Residential Property	20 Units
3	Residential Property	0 Units
4	Residential Property	63 Units
<i>Subtotal Residential Property</i>		<i>83 Units</i>
NA	Undeveloped Property	0.00 Acres
<i>Subtotal Undeveloped Property</i>		<i>0.00 Acres</i>
Total		83 Units

VII. Fiscal Year 2022/2023 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the maximum rate, as determined by the provisions of the RMA, in the amount needed to satisfy the Special Tax Requirement.

Based on the Special Tax Requirement listed in Section V, CFD No. 2014-3 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel's Assigned Special Tax and Maximum Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit G.

A summary of the Annual Special Tax levy for Fiscal Year 2022/2023 by Special Tax classification as determined by the RMA for CFD No. 2014-3 can be found on the table below.

Fiscal Year 2022/2023 Annual Special Tax Levy

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
1	≤ 1,900 Sq. Ft.	0 Units	\$1,822.56 Per Unit	\$0.00
2	1,901 Sq. Ft. to 2,000 Sq. Ft.	20 Units	\$1,870.00 Per Unit	37,400.00
3	2,001 Sq. Ft. to 2,100 Sq. Ft.	0 Units	\$1,924.22 Per Unit	0.00
4	≥ 2,101 Sq. Ft.	63 Units	\$1,971.68 Per Unit	124,215.84
Developed Property		83 Units	NA	\$161,615.84
Undeveloped Property		0.00 Acres	\$0.00 Per Acre	\$0.00
Total		83 Units		\$161,615.84

https://calschools.sharepoint.com/cfs/unregulated/murrieta_valley_usd/developer_revenue/cfd_admin/cfd_no.2014-3/fy_2223/murrieta_valley_usd_cfd2014-3_fy20222023_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES OF
COMMUNITY FACILITIES DISTRICT NO. 2014-3
OF THE MURRIETA VALLEY UNIFIED SCHOOL DISTRICT**

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels in Community Facilities District No. 2014-3 of the Murrieta Valley Unified School District ("School District") each Fiscal Year commencing in Fiscal Year 2015/2016, in an amount determined by the Board through the application of the Rate and Method of Apportionment of Special Taxes ("RMA") described below. All of the real property within the District (as defined below), unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**SECTION A
DEFINITIONS**

For purposes of this RMA, the terms hereinafter set forth have the following meanings:

"Acreage" means the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Administrator may rely on the land area shown on the applicable Final Map.

"Act" means the Mello-Roos Communities Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of the District related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including, but not limited to, the reasonable expenses of collecting delinquencies, the administration of Bonds, the proportionate payment of salaries and benefits of any School District employee whose duties are directly related to the administration of the District, and reasonable costs otherwise incurred in order to carry out the authorized purposes of the District including a proportionate amount of School District general administrative overhead related thereto.

"Administrator" means an official of the School District or designee thereof, responsible for determining the levy and collection of the Special Taxes.

"Approved Property" means all Assessor's Parcels of Taxable Property that (i) are associated with a Lot in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied and (ii) have not been issued a building permit prior to the May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" means a parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of the District.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Assigned Annual Special Tax" means the Special Tax of that name described in Section D hereof.

"Backup Annual Special Tax" means the Special Tax of that name described in Section E hereof.

"Board" means the Governing Board (Board of Education) of the School District, or its trustees, acting as the Legislative Body of the District.

"Bond Index" means the national Bond Buyer Revenue Index, commonly referenced as the 25-Bond Revenue Index. In the event the Bond Index ceases to be published, the index used shall be based on a comparable index for revenue bonds maturing in 30 years with an average rating equivalent to Moody's A1 and/or Standard & Poor's A+, as reasonably determined by the Board.

"Bond Yield" means the yield of the last series of Bonds issued, for purposes of this calculation the yield of the Bonds shall be the yield calculated at the time such Bonds are issued, pursuant to Section 148 of the Internal Revenue Code of 1986, as amended, for the purpose of the Non-Arbitrage (Tax) Certificate or other similar bond issuance document.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which the Special Taxes have been pledged for repayment.

"Building Square Footage" or **"BSF"** means the square footage of assessable internal living space of a Unit, exclusive of any carports, walkways, garages, overhangs, patios, enclosed patios, detached accessory structure, other structures not used as living space, or any other square footage excluded under Government Code Section 65995 as determined by reference to the building permit(s) for such Unit.

"City" means the City of Murrieta, California.

"County" means the County of Riverside, California.

"Developed Property" means all Assessor's Parcels of Taxable Property for which building permit(s) were issued on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels were created on or before January 1 of the prior Fiscal Year, as determined reasonably by the Administrator.

"District" means Community Facilities District No. 2014-3 of the School District.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes pursuant to Section K hereof.

"Final Map" means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates individual Lots, recorded in the Office of the County Recorder.

"Fiscal Year" means the period commencing on July 1 of any year and ending on the following June 30.

"Land Use Class or Classes" means the tax class classifications depicted in Table 1 for all Assessor's Parcels of Developed Property based on the Building Square Footage of the Units permitted on such Assessor's Parcel.

"Lot" means an individual legal lot created by a Final Map for which a building permit for residential construction has been or could be issued. Notwithstanding the foregoing, in the case of an individual legal lot created by such Final Map upon which condominium units are entitled to be developed but for which a condominium plan has not been recorded, the number of Lots allocable to such legal lot for the purposes of calculating the Backup Special Tax applicable to such Final Map shall equal the number of condominium units which are permitted to be constructed on such legal lot as shown on such Final Map.

"Maximum Special Tax" means for each Assessor's Parcel the maximum Special Tax, determined in accordance with Section C, which can be levied by the District in a given Fiscal Year on such Assessor's Parcel.

"Mitigation Agreement" means the School Facilities Funding and Mitigation Agreement made and entered into as of August 14, 2014 by and among the School District and Whitewood 10 Acres LP.

"Net Taxable Acreage" means the total Acreage of Developed Property expected to exist in the District after all Final Maps are recorded.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax obligation for an Assessor's Parcel as described in Section H hereof.

"Prepayment Administrative Fees" means any fees or expenses of the School District or the District associated with the prepayment of the Special Tax obligation of an Assessor's Parcel. Prepayment Administrative Fees shall include among other things the cost of computing the Prepayment Amount, redeeming Bonds, and recording any notices to evidence the prepayment and redemption of Bonds.

"Prepayment Amount" means the amount required to prepay the Special Tax obligation in full for an Assessor's Parcel as described in Section G hereof.

"Present Value of Taxes" means for any Assessor's Parcel the present value of (i) the unpaid portion, if any, of the Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until the termination date specified in Section J. The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the most recently published Bond Index prior to Bond issuance.

"Proportionately" means that the ratio of the actual Special Tax levy to the applicable Assigned Annual Special Tax is equal for all applicable Assessor's Parcels. In the case of Developed Property subject to apportionment of the Special Tax under Step Four of Section F, "Proportionately" shall mean that the quotient of (i) the Special Tax levy less the Assigned Annual Special Tax divided by (ii) the Backup Annual Special Tax less the Assigned Annual Special Tax is equal for all applicable Assessor's Parcels.

"Provisional Undeveloped Property" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to Section K, but cannot be classified as Exempt Property because to do so would reduce the Net Taxable Acreage below the required minimum Acreage set forth in Section K, as applicable.

"Reserve Fund Credit" means an amount equal to the lesser of (i) the reduction in the applicable reserve fund requirement(s) resulting from the redemption of Bonds with the Prepayment Amount or (ii) ten percent (10%) of the amount of Bonds which will be redeemed.

In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is underfunded at the time of the prepayment, no Reserve Fund Credit shall be given.

"School District" means the Murrieta Valley Unified School District, a public school district organized and operating pursuant to the Constitution and laws of the State of California.

"Special Tax" means any of the special taxes authorized to be levied by the District pursuant to the Act and this RMA.

"Special Tax Requirement" means the amount required in any Fiscal Year to pay (i) the debt service or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, and (v) the collection or accumulation of funds for the acquisition or construction of school facilities and certain costs associated with the maintenance and operations of school facilities authorized by the District provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property, Undeveloped Property, or Provisional Undeveloped Property as set forth in Steps Two through Four of Section F, less (vi) any amount(s) available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement, or equivalent agreement or document. In arriving at the Special Tax Requirement the Administrator shall take into account the reasonably anticipated delinquent Special Taxes, provided that the amount included cannot cause the Special Tax levy on an Assessor Parcel of Developed Property to increase by greater than ten percent (10%) of what would have otherwise been levied.

"Taxable Property" means all Assessor's Parcels which are not Exempt Property.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Developed Property or Approved Property.

"Unit" means each separate residential dwelling unit, including but not limited to a single family attached or detached unit, townhome, condominium, an apartment unit, mobile home, or otherwise, excluding hotel and motels.

SECTION B CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2015/2016, all Assessor's Parcels within the District shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property. Developed Property shall be further assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of each Unit.

Table 1
Land Use Classification

Land Use Class	Building Square Footage
1	≤1,900 sq. ft.
2	1,901 – 2,000 sq. ft.
3	2,001 – 2,100 sq. ft.
4	≥ 2,101 sq. ft.

SECTION C
MAXIMUM SPECIAL TAX RATE

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of the amount derived by the application of the (a) Assigned Annual Special Tax or (b) Backup Annual Special Tax.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel classified as Approved Property shall be derived by the application of the Assigned Annual Special Tax.

3. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property or Provisional Undeveloped Property shall be derived by the application of the Assigned Annual Special Tax.

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax for each Assessor's Parcel of Developed Property will be determined in accordance with Table 2 below according to the Land Use Class of the Unit.

Table 2
Assigned Annual Special Taxes for
Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax
1	≤1,900 sq. ft.	\$1,822.56 per Unit
2	1,901 – 2,000 sq. ft.	\$1,870.01 per Unit
3	2,001 – 2,100 sq. ft.	\$1,924.23 per Unit
4	≥ 2,101 sq. ft.	\$1,971.68 per Unit

2. Approved Property, Undeveloped Property and Provisional Undeveloped Property

The Assigned Annual Special Tax for each Assessor's Parcel of Approved Property, Undeveloped Property, or Provisional Undeveloped Property shall be \$28,889.92 per acre of Acreage.

**SECTION E
BACKUP ANNUAL SPECIAL TAX**

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax.

1. Calculation of the Backup Annual Special Tax Rate

The Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2015/2016 or such later Fiscal Year in which such Final Map is created, as described below:

$$B = (U \times A) / L$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot for the applicable Fiscal Year
U	=	Assigned Annual Special Tax per Acre of Undeveloped Property
A	=	Acreage of Taxable Property expected to exist in such Final Map at the time of calculation, as determined by the Administrator
L	=	Number of Lots in the applicable Final Map at the time of calculation.

2. Changes to a Final Map

If the Final Map(s) described in the preceding paragraph are subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property changed or modified in each such Final Map shall be a rate per square foot of Acreage calculated as follows:

- a. Determine the total Backup Annual Special Tax revenue anticipated to apply to the changed or modified Assessor's Parcels prior to the change or modification.
- b. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property of the modified Assessor's Parcels, as reasonably determined by the Administrator.

- c. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage that shall be applicable to the modified Assessor's Parcels.

SECTION F METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing Fiscal Year 2015/2016 and for each subsequent Fiscal Year, the Board shall levy Special Taxes on all Taxable Property in accordance with the following steps:

- Step One:** The Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Assigned Annual Special Tax applicable to each such Assessor's Parcel.
- Step Two:** If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Three:** If additional moneys are needed to satisfy the Special Tax Requirement after the second step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Four:** If additional moneys are needed to satisfy the Special Tax Requirement after the third step has been completed, the Special Tax on each Assessor's Parcel of Developed Property, whose Maximum Special Tax is the Backup Annual Special Tax, shall be increased Proportionately from the Assigned Annual Special Tax up to 100% of the Backup Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.
- Step Five:** If additional moneys are needed to satisfy the Special Tax Requirement after the fourth step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

SECTION G PREPAYMENT OF SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

The Special Tax obligation of an Assessor's Parcel of Taxable Property may be prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel. An owner of an Assessor's Parcel intending to prepay the Assigned Special Tax shall provide the School District with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Prepayment Amount for such Assessor's Parcel and shall notify such owner of such Prepayment Amount.

2. **Special Tax Prepayment Calculation**

The Prepayment Amount shall be calculated according to the following formula:

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

P	=	Prepayment Amount
PVT	=	Present Value of Taxes
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. **Special Tax Prepayment Procedures and Limitations**

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records of the District that there has been a prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Special Tax obligation and the release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Special Tax shall cease.

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped Property, after such prepayment net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

SECTION H
PARTIAL PREPAYMENT OF SPECIAL TAXES

1. **Partial Prepayment Times and Conditions**

The Special Tax obligation of Assessor's Parcels of Taxable Property may be partially prepaid in increments of ten (10) units, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcels at the time the Special Tax obligation would be partially prepaid. An owner of an Assessor's Parcel(s) intending to partially prepay the Assigned Annual Special Tax shall provide the District with written notice of their intent to partially prepay. Within thirty (30) days of receipt of such written notice, the Administrator shall determine the Partial Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Partial Prepayment Amount.

2. **Partial Prepayment Calculation**

The Partial Prepayment Amount shall be calculated according to the following formula:

$$PP = PVT \times F - RFC + PAF$$

The terms above have the following meanings:

PP	=	the Partial Prepayment Amount
PVT	=	Present Value of Taxes
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. **Partial Prepayment Procedures and Limitations**

With respect to any Assessor's Parcel that is partially prepaid, the District shall indicate in the records of the District that there has been a partial prepayment of the Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Special Tax obligation and the partial release of the Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped Property, after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

SECTION I ANNUAL SPECIAL TAX REMAINDER

In any Fiscal Year which the Special Taxes collected from Developed Property exceeds the amount needed to make regularly scheduled annual interest and principal payments on outstanding Bonds and pay Administrative Expenses, the School District may use such amount for acquisition, construction or financing of school facilities and certain costs associated with the maintenance and operations of school facilities in accordance with the Act, District proceedings and other applicable laws as determined by the Board.

SECTION J TERMINATION OF SPECIAL TAX

The Special Tax shall be levied for a term of three (3) Fiscal Years after the final maturity of the last series of Bonds, provided that the Special Tax shall not be levied later than Fiscal Year 2055/2056. However, the Special Tax may cease to be levied in an earlier Fiscal Year if the Board has determined (i) that all required interest and principal payments on the Bonds have been paid, (ii) all authorized facilities of the District have been acquired and all reimbursements have been paid, and (iii) all other obligations of the District have been satisfied.

SECTION K EXEMPTIONS

The Administrator shall classify as Exempt Property in the chronological order in which each Assessor Parcel becomes (i) owned by the State of California, federal or other local governments, (ii) used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) owned by a homeowners' association, (iv) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement, or (v) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than 5.4900 ("Minimum Taxable Acreage").

Notwithstanding the above, the Administrator or Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Minimum Taxable Acreage. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Minimum Taxable Acreage will be classified as Provisional Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

SECTION L APPEALS

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator to be received by the Administrator not later than six (6) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decision shall indicate.

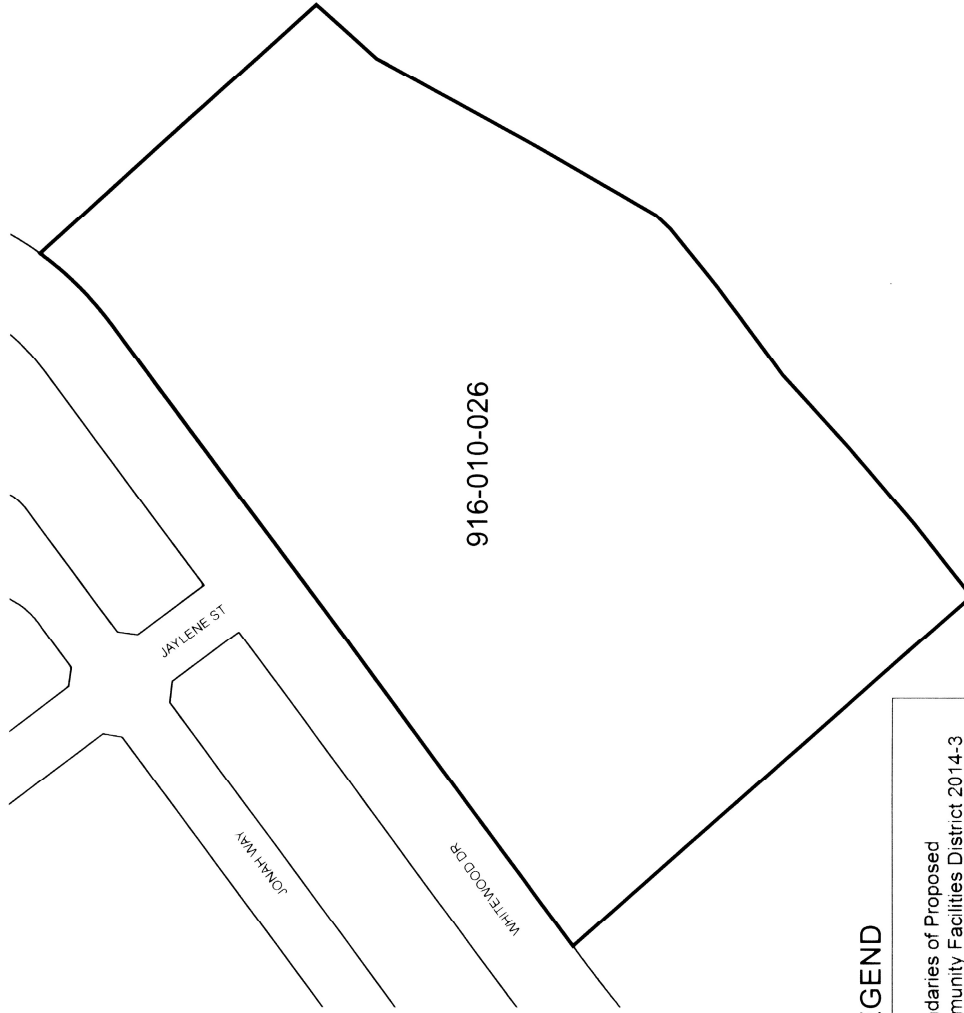
SECTION M
MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the District may directly bill all or a portion of the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of ten percent (10%) of the Special Tax will attach at 5:00 p.m. on the date the Special Tax becomes delinquent and interest at 1.5% per month of the Special Tax will attach on the July 1 after the delinquency date and the first of each month thereafter until such Special Taxes are paid.

Exhibit B

CFD Boundary Map

BOUNDARY MAP OF PROPOSED
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2014-3
RIVERSIDE COUNTY
STATE OF CALIFORNIA



LEGEND

- Boundaries of Proposed Community Facilities District 2014-3
- nnn-nnn-nnn Riverside County Assessor's Parcel Number

Dolinka Group LLC

2014-0324182-77
ORIGINAL

50

(1) Filed in the office of the Clerk of the Governing Board of the Murrieta Valley Unified School District this 14th day of August, 2014

Barbara J. Muir
Clerk of the Governing Board

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2014-3 of the Murrieta Valley Unified School District, Riverside County, State of California, was approved by the Governing Board of the Murrieta Valley Unified School District at a regular meeting thereof, held on this 14th day of August, 2014 by its Resolution No. 1415-03.

Barbara J. Muir
Clerk of the Governing Board

(3) Filed this 26th day of August, 2014, at the hour of 4:44 o'clock Pm, in Book 77 of Maps of Assessment and Community Facilities Districts at page 50 and as Instrument No. 2014-0324182 in the office of the County Recorder of Riverside County, State of California Fee: \$10.00

Stephen J. Muir, Deputy
County Recorder of Riverside County
Larry W. Ward

Reference is hereby made to the Assessor maps of the County of Riverside for an exact description of the lines and dimensions of each lot and parcel.

Exhibit C

Assessor's Parcel Maps

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

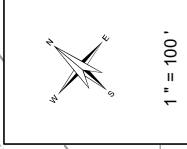
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CITY OF MURRIETA

TRA 024-286

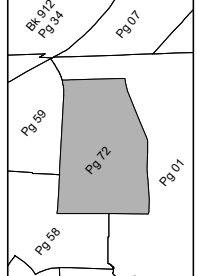
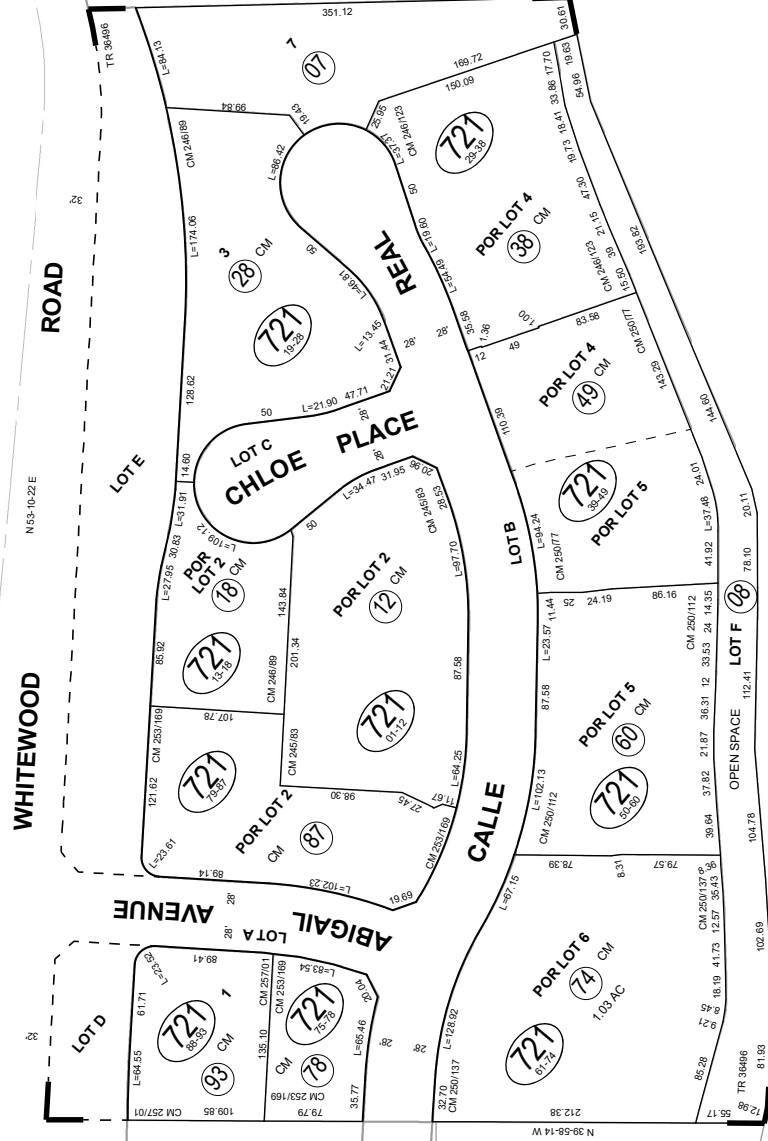
916-72

916-01

SHEET 1 OF 2



- Legend**
- Lot Lines
 - Right-Of-Way
 - Old Lot Lines
 - Reference R.O.W.
 - Other Easements
 - Lease Area
 - Subdivision TIC Mark



ASSESSOR'S MAP BK916 PG.72
Riverside County, Calif.

08/01/22

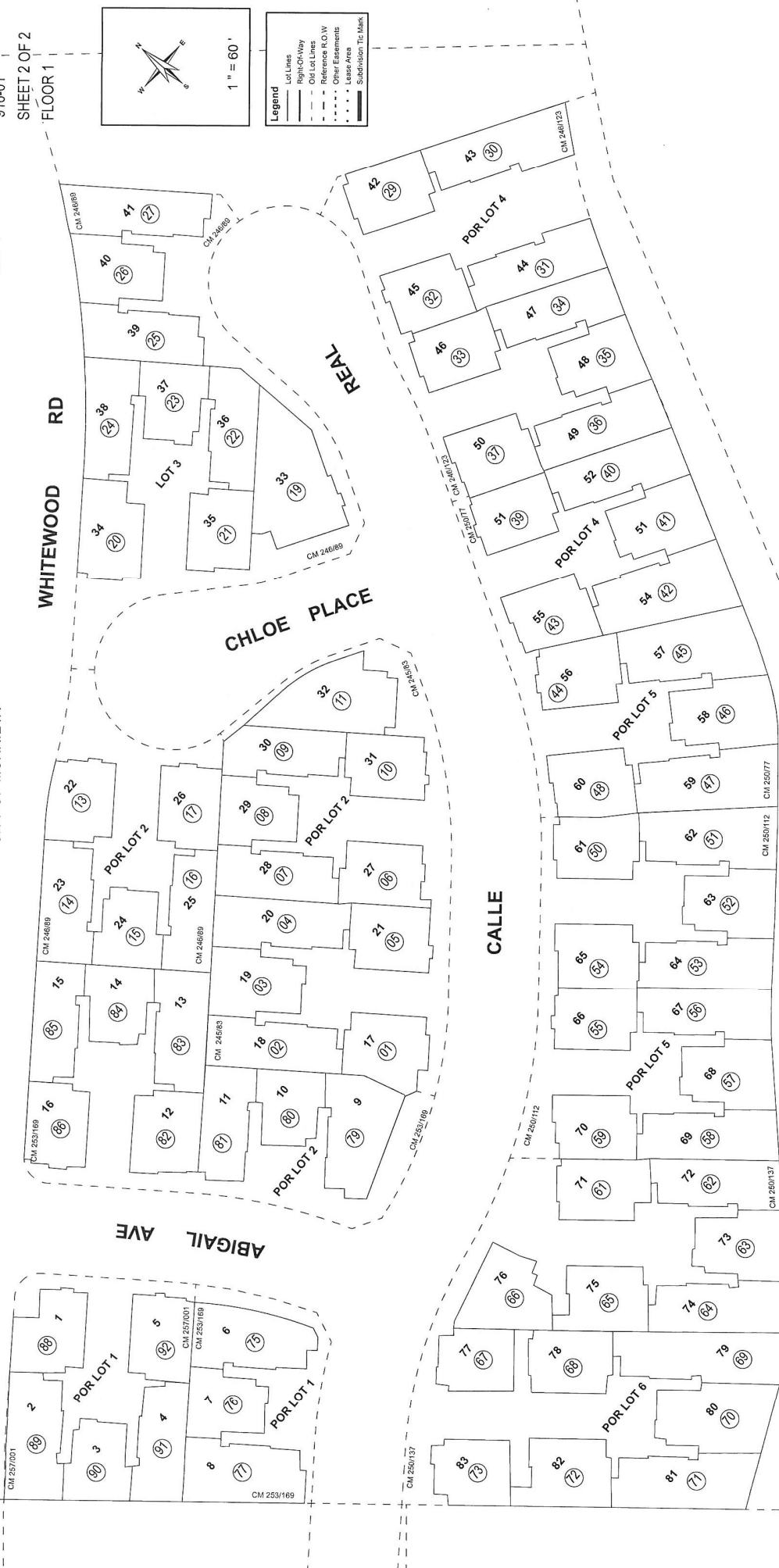
Jul 2019

NW 1/4, OF SEC. 23, T.7S., R.3W.
CITY OF MURRIETA

916-721
916-01
SHEET 2 OF 2
FLOOR 1

TRA 024-286-
024-378

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT SCALE. WITH LOCAL LOT SET ON FOLLOWING SITE GRADUANCES.



Map Reference	
MB 455/99 - 103	TRACT MAP NO. 36496
CM 245/83 - 113	POR LOT 2 #0306783 07/26/2017
CM 246/89 - 122	LOT 3 & POR LOT 2 #0345434 08/21/2017
CM 246/123 - 148	POR LOT 4 #0345436 08/21/2017
CM 250/77 - 111	POR LOT 4 & POR LOT 5 #0083328 03/06/2018
CM 250/112 - 136	POR LOT 5 #0083330 03/06/2018
CM 250/137 - 164	POR LOT 6 #0083332 03/06/2018
CM 253/169 - 197	POR LOT 1 & POR LOT 2 #0339671 08/23/2018
CM 257/01 - 20	POR LOT 1 #0483928 12/12/2018



ASSESSOR'S MAP BK916 PG.72
Riverside County, Calif.

arrodmg

May 2019

Exhibit D

2019 Special Tax Bonds Debt Service Schedule

**Murrieta Valley Unified School District
Community Facilities District No. 2014-3
2019 Special Tax Bonds
Debt Service Schedule**

Period	2019 Special Tax Bonds		
	Principal	Interest	Total Debt Service
9/1/2019	\$70,000.00	\$49,749.84	\$119,749.84
9/1/2020	45,000.00	83,481.26	128,481.26
9/1/2021	50,000.00	82,581.26	132,581.26
9/1/2022	50,000.00	81,081.26	131,081.26
9/1/2023	50,000.00	79,581.26	129,581.26
9/1/2024	55,000.00	77,581.26	132,581.26
9/1/2025	55,000.00	75,381.26	130,381.26
9/1/2026	60,000.00	73,181.26	133,181.26
9/1/2027	60,000.00	71,681.26	131,681.26
9/1/2028	60,000.00	70,031.26	130,031.26
9/1/2029	65,000.00	68,231.26	133,231.26
9/1/2030	65,000.00	66,281.26	131,281.26
9/1/2031	65,000.00	64,250.00	129,250.00
9/1/2032	70,000.00	62,137.50	132,137.50
9/1/2033	70,000.00	59,687.50	129,687.50
9/1/2034	75,000.00	57,237.50	132,237.50
9/1/2035	75,000.00	54,612.50	129,612.50
9/1/2036	80,000.00	51,800.00	131,800.00
9/1/2037	80,000.00	48,800.00	128,800.00
9/1/2038	85,000.00	45,800.00	130,800.00
9/1/2039	90,000.00	42,400.00	132,400.00
9/1/2040	90,000.00	38,800.00	128,800.00
9/1/2041	95,000.00	35,200.00	130,200.00
9/1/2042	100,000.00	31,400.00	131,400.00
9/1/2043	105,000.00	27,400.00	132,400.00
9/1/2044	110,000.00	23,200.00	133,200.00
9/1/2045	110,000.00	18,800.00	128,800.00
9/1/2046	115,000.00	14,400.00	129,400.00
9/1/2047	120,000.00	9,800.00	129,800.00
9/1/2048	125,000.00	5,000.00	130,000.00
Total	\$2,345,000.00	\$1,569,568.70	\$3,914,568.70

Exhibit E

Delinquent Annual Special Tax Report



Fixed Charge Special Assessment Delinquency Report

Year End for Fiscal Year 2021/2022

Murrieta Valley Unified School District Community Facilities District No. 2014-3

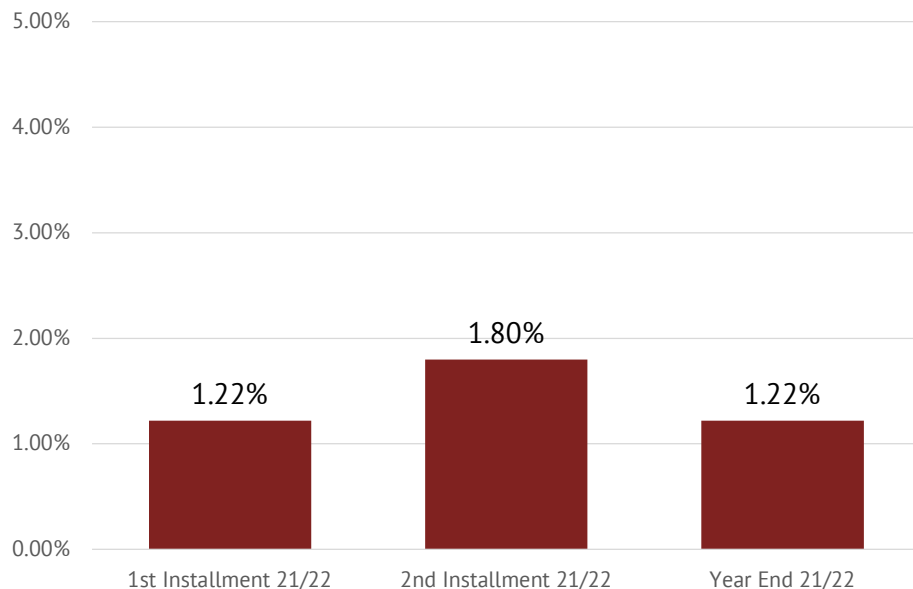


Summary

Year End

Total Taxes Due June 30, 2022	\$161,615.84
Amount Paid	\$159,644.16
Amount Remaining to be Collected	\$1,971.68
Number of Parcels Delinquent	1
Delinquency Rate	1.22%

Year End Delinquency Rate Comparison



Foreclosure

CFD Subject to Foreclosure Covenant:	Yes
Foreclosure Determination Date 1st Installment:	February 15th
Foreclosure Notification Date 1st Installment:	April 1st
Foreclosure Determination Date 2nd Installment:	June 15th
Foreclosure Notification Date 2nd Installment:	July 30th
Foreclosure Commencement Date	September 13th

Foreclosure Qualification

Individual Owner Multiple Parcels Delinquency	\$10,000
Individual Parcels Semi-Annual Installments	5
Aggregate Delinquency Rate	5.00%

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	0
Parcels Exceeding CFD Aggregate	0

Pursuant to the Fiscal Agent Agreement, the District may elect to forgo with foreclosure proceedings as long as the Reserve Fund is fully funded and the delinquencies will not result in a draw on the Reserve Fund.



Fixed Charge Special Assessment Delinquency Report

Year End for Fiscal Year 2021/2022

Murrieta Valley Unified School District Community Facilities District No. 2014-3



Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2022	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2017/2018	No Special Tax Levy						
2018/2019	\$149,989.12	1	\$149,003.28	\$985.84	0.66%	\$0.00	0.00%
2019/2020	161,615.84	3	156,788.32	4,827.52	2.99%	0.00	0.00%
2020/2021	161,615.84	2	159,644.16	1,971.68	1.22%	0.00	0.00%
2021/2022	161,615.84	1	159,644.16	1,971.68	1.22%	1,971.68	1.22%

Historical Delinquency Rate

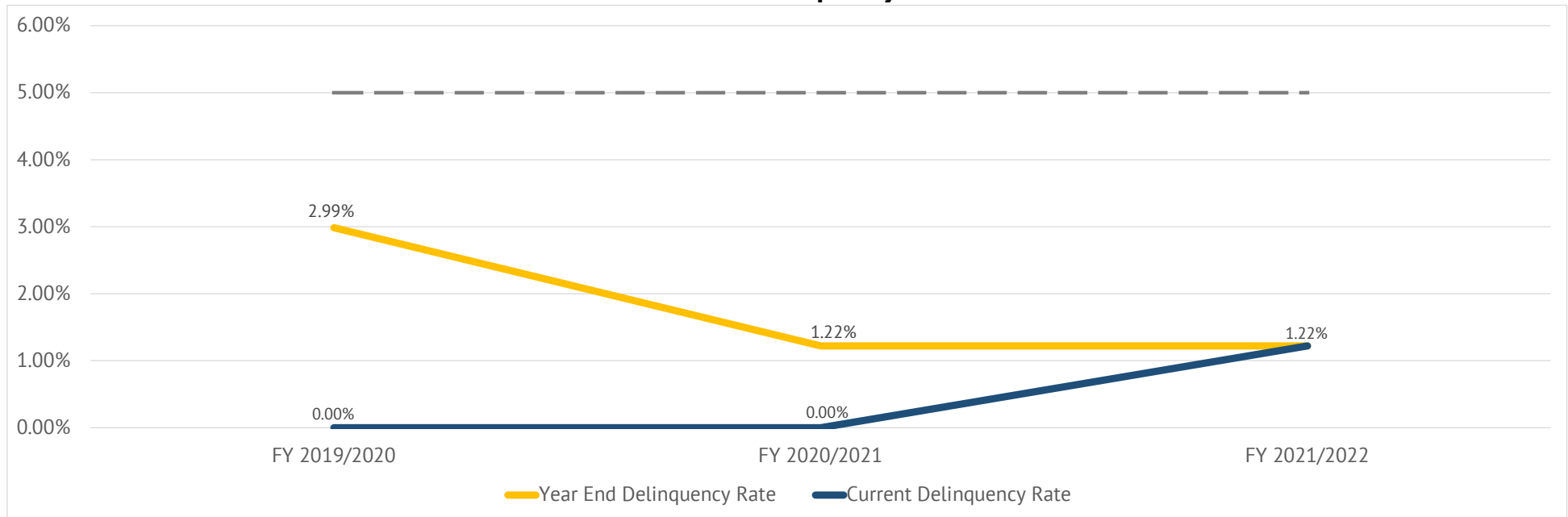


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Fund: CFD No. 2014-3 2019 Special Tax Bonds
Subfund: 5909253A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$738.24	\$452,982.29	\$0.00	(\$312,036.86)	\$0.00	\$141,683.67			BEGINNING BALANCE
07-01-2021	\$1.22					\$141,684.89		Interest	Interest Earnings
08-02-2021	\$1.23					\$141,686.12		Interest	Interest Earnings
08-05-2021		\$1,971.68				\$143,657.80		Deposit	Special Tax Deposit
08-12-2021		\$2,203.35				\$145,861.15		Deposit	Special Tax Deposit
08-31-2021				(\$91,285.00)		\$54,576.15		Transfer Out	Transfer to Bond Fund (5909253B)
09-01-2021	\$1.23					\$54,577.38		Interest	Interest Earnings
10-01-2021	\$0.46					\$54,577.84		Interest	Interest Earnings
10-14-2021				(\$33,416.26)		\$21,161.58		Transfer Out	Transfer To Project Fund Custody 5909232E
10-14-2021				(\$5,000.00)		\$16,161.58		Transfer Out	Transfer To Admin Exp Fund 5909253I
11-01-2021	\$0.28					\$16,161.86		Interest	Interest Earnings
12-01-2021	\$0.14					\$16,162.00		Interest	Interest Earnings
01-03-2022	\$0.14					\$16,162.14		Interest	Interest Earnings
02-01-2022	\$0.14					\$16,162.28		Interest	Interest Earnings
02-04-2022		\$85,569.17				\$101,731.45		Deposit	Special Tax Deposit
02-25-2022		\$2,227.99				\$103,959.44		Deposit	Special Tax Deposit
02-28-2022				(\$40,532.56)		\$63,426.88		Transfer Out	Transfer To Bond Fund #5909253B
03-01-2022	\$0.72					\$63,427.60		Interest	Interest Earnings
04-01-2022	\$0.55					\$63,428.15		Interest	Interest Earnings
05-02-2022	\$0.53					\$63,428.68		Interest	Interest Earnings
06-01-2022	\$10.98					\$63,439.66		Interest	Interest Earnings
06-02-2022		\$73,022.88				\$136,462.54		Deposit	Special Tax Deposit
	\$17.62	\$164,995.07	\$0.00	(\$170,233.82)	\$0.00	(\$5,221.13)			DATE RANGE BALANCE
Subfund Total	\$755.86	\$617,977.36	\$0.00	(\$482,270.68)	\$0.00	\$136,462.54	Total for 5909253A - Special Tax Fund		

Subfund: 5909253B - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$26.52	\$0.00	\$289,495.24	\$0.00	(\$289,521.73)	\$0.03			BEGINNING BALANCE
08-31-2021			\$5.60			\$5.63		Transfer In	Transfer from Reserve Fund (5909253D)
08-31-2021			\$91,285.00			\$91,290.63		Transfer In	Transfer from Special Tax Fund (5909253A)
09-01-2021					(\$41,290.63)	\$50,000.00	Cede & Co	Debt Service	Debt Service Payment - Interest
09-01-2021					(\$50,000.00)	\$0.00	Cede & Co	Debt Service	Debt Service Payment - Principal
09-01-2021	\$0.03					\$0.03		Interest	Interest Earnings
02-28-2022			\$40,532.56			\$40,532.59		Transfer In	Transfer From Special Tax Fund #5909253A
02-28-2022			\$8.04			\$40,540.63		Transfer In	Transfer From Reserve Fund #5909253D
03-01-2022					(\$40,540.63)	\$0.00	Cede & Co	Debt Service	Debt Service Payment - Interest

Subfund: 5909253B - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
03-01-2022	\$0.01					\$0.01		Interest	Interest Earnings
	\$0.04	\$0.00	\$131,831.20	\$0.00	(\$131,831.26)	(\$0.02)			DATE RANGE BALANCE
Subfund Total	\$26.56	\$0.00	\$421,326.44	\$0.00	(\$421,352.99)	\$0.01	Total for 5909253B - Bond Fund		

Subfund: 5909253D - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$1,572.92	\$134,114.84	\$0.00	(\$2,452.02)	\$0.00	\$133,235.74			BEGINNING BALANCE
07-01-2021	\$1.12					\$133,236.86		Interest	Interest Earnings
08-02-2021	\$1.16					\$133,238.02		Interest	Interest Earnings
08-31-2021				(\$5.60)		\$133,232.42		Transfer Out	Transfer to Bond Fund (5909253B)
09-01-2021	\$1.16					\$133,233.58		Interest	Interest Earnings
10-01-2021	\$1.12					\$133,234.70		Interest	Interest Earnings
11-01-2021	\$1.16					\$133,235.86		Interest	Interest Earnings
12-01-2021	\$1.12					\$133,236.98		Interest	Interest Earnings
01-03-2022	\$1.16					\$133,238.14		Interest	Interest Earnings
02-01-2022	\$1.16					\$133,239.30		Interest	Interest Earnings
02-28-2022				(\$8.04)		\$133,231.26		Transfer Out	Transfer To Bond Fund #5909253B
03-01-2022	\$1.04					\$133,232.30		Interest	Interest Earnings
04-01-2022	\$1.16					\$133,233.46		Interest	Interest Earnings
05-02-2022	\$1.12					\$133,234.58		Interest	Interest Earnings
06-01-2022	\$23.07					\$133,257.65		Interest	Interest Earnings
	\$35.55	\$0.00	\$0.00	(\$13.64)	\$0.00	\$21.91			DATE RANGE BALANCE
Subfund Total	\$1,608.47	\$134,114.84	\$0.00	(\$2,465.66)	\$0.00	\$133,257.65	Total for 5909253D - Reserve Fund		

Subfund: 5909253E - School Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$7,004.16	\$963,513.15	\$2,888.56	\$0.00	(\$973,405.77)	\$0.10			BEGINNING BALANCE
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			DATE RANGE BALANCE
Subfund Total	\$7,004.16	\$963,513.15	\$2,888.56	\$0.00	(\$973,405.77)	\$0.10	Total for 5909253E - School Facilities Account		

Subfund: 5909253I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$186.21	\$12,308.69	\$25,000.00	\$0.00	(\$24,346.00)	\$13,148.90			BEGINNING BALANCE
07-01-2021	\$0.04					\$13,148.94		Interest	Interest Earnings
08-02-2021	\$0.11					\$13,149.05		Interest	Interest Earnings
08-30-2021				(\$4,207.80)	\$8,941.25		Murrieta Valley Unified School District	Prof./Consulting Services and Op. Exp.	Req #6 dtd 08/24/2021 KeyAnalytics PO0069936
09-01-2021	\$0.11					\$8,941.36		Interest	Interest Earnings
10-01-2021	\$0.08					\$8,941.44		Interest	Interest Earnings

Subfund: 5909253I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
10-14-2021			\$5,000.00			\$13,941.44		Transfer In	Transfer From Surplus Special Tax 5909253A
11-01-2021	\$0.10					\$13,941.54		Interest	Interest Earnings
12-01-2021	\$0.12					\$13,941.66		Interest	Interest Earnings
01-03-2022	\$0.12					\$13,941.78		Interest	Interest Earnings
01-28-2022					(\$2,350.00)	\$11,591.78	Zions First National Bank	Prof./Consulting Services and Op. Exp.	Req. No. 7 Invoice No. 10151
02-01-2022	\$0.12					\$11,591.90		Interest	Interest Earnings
03-01-2022	\$0.09					\$11,591.99		Interest	Interest Earnings
04-01-2022	\$0.10					\$11,592.09		Interest	Interest Earnings
05-02-2022	\$0.10					\$11,592.19		Interest	Interest Earnings
06-01-2022	\$2.01					\$11,594.20		Interest	Interest Earnings
	\$3.10	\$0.00	\$5,000.00	\$0.00	(\$6,557.80)	(\$1,554.70)			DATE RANGE BALANCE
Subfund Total	\$189.31	\$12,308.69	\$30,000.00	\$0.00	(\$30,903.80)	\$11,594.20	Total for 5909253I - Administrative Expense Fund		

Subfund: 5909253J - Cost of Issuance

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$15.56	\$5,767.92	\$0.00	(\$5,783.48)	\$0.00	\$0.00			BEGINNING BALANCE
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			DATE RANGE BALANCE
Subfund Total	\$15.56	\$5,767.92	\$0.00	(\$5,783.48)	\$0.00	\$0.00	Total for 5909253J - Cost of Issuance		

Subfund: 5909253K - EMWD Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2021	\$0.00	\$53.19	\$2,888.56	\$0.00	\$0.00	\$2,941.75			BEGINNING BALANCE
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			DATE RANGE BALANCE
Subfund Total	\$0.00	\$53.19	\$2,888.56	\$0.00	\$0.00	\$2,941.75	Total for 5909253K - EMWD Facilities Account		
Fund Total	\$9,599.92	\$1,733,735.15	\$457,103.56	(\$490,519.82)	(\$1,425,662.56)	\$284,256.25	Total for CFD No. 2014-3 2019 Special Tax Bonds		
Grand Total	\$9,599.92	\$1,733,735.15	\$457,103.56	(\$490,519.82)	(\$1,425,662.56)	\$284,256.25	Grand Total for Selected Funds/SubFunds		

Exhibit G

Annual Special Tax Roll for Fiscal Year 2022/2023

Murrieta Valley Unified School District
Community Facilities District No. 2014-3
Fiscal Year 2022/2023 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36496	19	916-721-003	\$1,870.00
36496	29	916-721-008	\$1,870.00
36496	32	916-721-011	\$1,870.00
36496	24	916-721-015	\$1,870.00
36496	37	916-721-023	\$1,870.00
36496	40	916-721-026	\$1,870.00
36496	48	916-721-035	\$1,870.00
36496	53	916-721-041	\$1,870.00
36496	58	916-721-046	\$1,870.00
36496	63	916-721-052	\$1,870.00
36496	68	916-721-057	\$1,870.00
36496	73	916-721-063	\$1,870.00
36496	76	916-721-066	\$1,870.00
36496	77	916-721-067	\$1,870.00
36496	80	916-721-070	\$1,870.00
36496	83	916-721-073	\$1,870.00
36496	7	916-721-076	\$1,870.00
36496	10	916-721-080	\$1,870.00
36496	14	916-721-084	\$1,870.00
36496	3	916-721-090	\$1,870.00
36496	17	916-721-001	\$1,971.68
36496	18	916-721-002	\$1,971.68
36496	20	916-721-004	\$1,971.68
36496	21	916-721-005	\$1,971.68
36496	27	916-721-006	\$1,971.68
36496	28	916-721-007	\$1,971.68
36496	30	916-721-009	\$1,971.68
36496	31	916-721-010	\$1,971.68
36496	22	916-721-013	\$1,971.68
36496	23	916-721-014	\$1,971.68
36496	25	916-721-016	\$1,971.68
36496	26	916-721-017	\$1,971.68
36496	33	916-721-019	\$1,971.68
36496	34	916-721-020	\$1,971.68
36496	35	916-721-021	\$1,971.68
36496	36	916-721-022	\$1,971.68
36496	38	916-721-024	\$1,971.68
36496	39	916-721-025	\$1,971.68
36496	41	916-721-027	\$1,971.68
36496	42	916-721-029	\$1,971.68

Murrieta Valley Unified School District
Community Facilities District No. 2014-3
Fiscal Year 2022/2023 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36496	43	916-721-030	\$1,971.68
36496	44	916-721-031	\$1,971.68
36496	45	916-721-032	\$1,971.68
36496	46	916-721-033	\$1,971.68
36496	47	916-721-034	\$1,971.68
36496	49	916-721-036	\$1,971.68
36496	50	916-721-037	\$1,971.68
36496	51	916-721-039	\$1,971.68
36496	52	916-721-040	\$1,971.68
36496	54	916-721-042	\$1,971.68
36496	55	916-721-043	\$1,971.68
36496	56	916-721-044	\$1,971.68
36496	57	916-721-045	\$1,971.68
36496	59	916-721-047	\$1,971.68
36496	60	916-721-048	\$1,971.68
36496	61	916-721-050	\$1,971.68
36496	62	916-721-051	\$1,971.68
36496	64	916-721-053	\$1,971.68
36496	65	916-721-054	\$1,971.68
36496	66	916-721-055	\$1,971.68
36496	67	916-721-056	\$1,971.68
36496	69	916-721-058	\$1,971.68
36496	70	916-721-059	\$1,971.68
36496	71	916-721-061	\$1,971.68
36496	72	916-721-062	\$1,971.68
36496	74	916-721-064	\$1,971.68
36496	75	916-721-065	\$1,971.68
36496	78	916-721-068	\$1,971.68
36496	79	916-721-069	\$1,971.68
36496	81	916-721-071	\$1,971.68
36496	82	916-721-072	\$1,971.68
36496	6	916-721-075	\$1,971.68
36496	8	916-721-077	\$1,971.68
36496	9	916-721-079	\$1,971.68
36496	11	916-721-081	\$1,971.68
36496	12	916-721-082	\$1,971.68
36496	13	916-721-083	\$1,971.68
36496	15	916-721-085	\$1,971.68
36496	16	916-721-086	\$1,971.68
36496	1	916-721-088	\$1,971.68

Murrieta Valley Unified School District
Community Facilities District No. 2014-3
Fiscal Year 2022/2023 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
36496	2	916-721-089	\$1,971.68
36496	4	916-721-091	\$1,971.68
36496	5	916-721-092	\$1,971.68

Total Parcels	83
Total Taxable Parcels	83
Total Assigned Special Tax	\$161,615.84