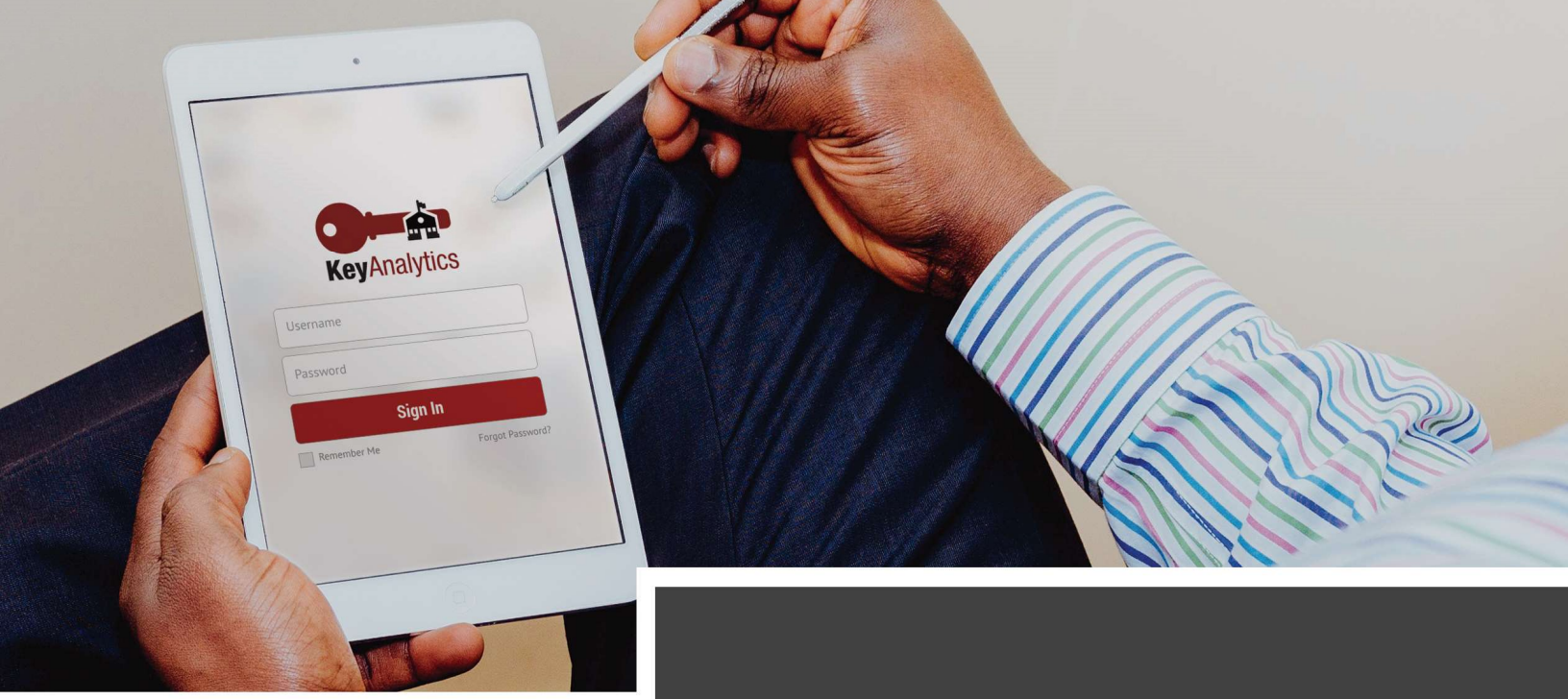




Community Facilities District No. 98-3 Annual Special Tax Report

Fiscal Year Ending June 30, 2021

Murrieta Valley Unified School District

2021 / 2022



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Introduction

Community Facilities District No. 98-3 ("CFD No. 98-3") 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. 98-3 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. 98-3 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2021/2022. 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 ("FAA"), dated July 1, 2004 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. 98-3 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2020/2021 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2020/2021 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. 98-3.

Section IV –Minimum Annual Special Tax Requirement

Section IV calculates the Minimum Annual Special Tax Requirement based on the obligations of CFD No. 98-3 for Fiscal Year 2021/2022.

Section V – Special Tax Classification

Section V provides updated information regarding the Special Tax classification of parcels within CFD No. 98-3.

Section VI – Fiscal Year 2021/2022 Special Tax Levy

Section VI provides the Fiscal Year 2021/2022 Special Tax levy based on updated Special Tax classifications and the Minimum Annual Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of CFD No. 98-3 and the Bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 98-3 is located in the northwesterly part of the City of Murrieta ("City") at the southeast corner of Washington Avenue and Grizzly Ridge Drive. For reference, the boundary map of CFD No. 98-3 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 98-3 was formed and established by the School District on October 15, 1998, 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. 98-3, and a landowner election at which the qualified electors of CFD No. 98-3 authorized CFD No. 98-3 to incur bonded indebtedness in an amount not to exceed $4,000,000 and approved the levy of Annual Special Taxes.

CFD No. 98-3 was formed pursuant to the Impact Mitigation Agreement (the "Agreement") between the School District and Fiesta Development, Inc. ("Owner"). The Agreement requires the Owner to make mitigation payments in return for the right to develop property within CFD No. 98-3. These mitigation payments, which are intended to mitigate the impact of new students generated from the development, are to be financed through the issuance of bonds.

The table below provides information related to the formation of CFD No. 98-3.

Board Actions Related to Formation of CFD No. 98-3

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	September 10, 1998	98/99-05
Resolution to Incur Bonded Indebtedness	September 10, 1998	98/99-06
Resolution of Formation	October 15, 1998	98/99-10
Resolution of Necessity	October 15, 1998	98/99-11
Resolution Calling Election	October 15, 1998	98/99-12
Ordinance Levying Special Taxes	November 12, 1998	Ordinance No. 98/99-01

A Notice of Special Tax Lien was recorded in the real property records of the County of Riverside ("County") on October 29, 1998 as Instrument No. 98-467003 on all property within CFD No. 98-3.

C. Bonds

1. 1999 Special Tax Bonds

On October 21, 1999 the 1999 Special Tax Bonds of the Murrieta Valley Unified School District Community Facilities District No. 98-3 ("1999 Bonds") were issued in the amount of $2,240,000. The 1999 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated September 1, 1999 ("1999 FAA"), and the Act. The 1999 Bonds were issued to fund the Authorized Facilities of CFD No. 98-3, fund a reserve fund for the 1999 Bonds, pay certain administrative expenses of CFD No. 98-3, pay the costs of issuing the 1999 Bonds and fund capitalized interest on the 1999 Bonds through September 1, 2000.

2. 2004 Special Tax Bonds

On August 25, 2004 the 2004 Special Tax Bonds ("2004 Bonds") were issued by CFD No. 98-3 in the amount of $2,705,341.47. The 2004 Bonds were issued for the purpose of refunding the 1999 Bonds and finance the Authorized Facilities of CFD No. 98-3. The 2004 Bonds were authorized and issued under and subject to the terms of the FAA dated July 1, 2004 ("2004 FAA"), and the Act. The 2004 Bonds are Local Obligation Bonds of the Murrieta Valley Unified School District Financing Authority ("Authority") and are utilized, with the debt service payments from CFD Nos. 90-1, 98-1, 98-2, 2001-2 and Improvement Area A of CFD No. 2002-5 to pay the debt service of the 2014 Series A Special Tax Revenue Refunding Bonds of the Authority.

The 2004 Bonds are payable from the Net Special Tax Revenues levied on property within CFD No. 98-3 according to the RMA. A copy of the debt service schedule of the 2004 Bonds is included as Exhibit D.

II. Fiscal Year 2020/2021 Annual Special Tax

Each Fiscal Year, CFD No. 98-3 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 2020/2021.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2020/2021 is summarized by Special Tax classification in the table below.

Fiscal Year 2020/2021
Annual Special Tax Levy

Tax Class	Building Square Footage	Number of Units/Acres	Average Annual Special Tax Rate [1]	Total Assigned Annual Special Taxes
1	> 3,300	36 Units	$1,521.97 Per Unit	$54,791.02
2	3,000 Sq. Ft. to 3,300 Sq. Ft.	81 Units	$1,366.14 Per Unit	110,657.46
3	2,700 Sq. Ft. to 2,999 Sq. Ft.	37 Units	$1,204.94 Per Unit	44,582.66
4	2,400 Sq. Ft. to 2,699 Sq. Ft.	73 Units	$1,073.20 Per Unit	78,343.78
5	2,100 Sq. Ft. to 2,399 Sq. Ft.	50 Units	$962.70 Per Unit	49,097.68
6	1,800 Sq. Ft. to 2,099 Sq. Ft.	18 Units	$804.13 Per Unit	14,474.32
7	< 1,800 Sq. Ft.	0 Units	$0.00 Per Unit	0.00
Developed Property		***295 Units***	***NA***	***$351,946.92***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**295 Units**		**$351,946.92**

[1] The Average Annual Special Tax Rate is the average of all the Special Tax Rates in each Tax Class, therefore they may not reflect the actual Assigned Annual Special Tax Rate for each parcel in a given Tax Class.

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 98-3, as of June 30, 2021, for Fiscal Year 2020/2021 and prior Fiscal Years are summarized in the table below. Based on the Foreclosure Covenant outlined in the 2004 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. 98-3
Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2021	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2016/2017	$325,149.82	1	$324,144.34	$1,005.48	0.31%	$0.00	0.00%
2017/2018	331,652.30	5	326,597.54	5,054.76	1.52%	0.00	0.00%
2018/2019	338,285.35	3	335,922.73	2,362.62	0.70%	0.00	0.00%
2019/2020	345,047.88	5	341,503.78	3,544.10	1.03%	107.35	0.03%
2020/2021	351,946.92	2	351,219.26	727.66	0.21%	727.66	0.21%

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 2004 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 98-3.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2004 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the 2004 FAA, dated July 1, 2004 between the School District and the Fiscal Agent and executed in association with the 2004 Bonds.

The balances, as of June 30, 2021, 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 2020/2021.

Fund and Account Balances
as of June 30, 2021

Account Name	Account Number	Balance
Special Tax Fund	5909209A	$347,441.21
Bond Fund	5909209B	0.09
Reserve Fund	5909209D	49,185.46
Improvement Fund	5909209E	0.00
Administrative Expense Fund	5909209I	29,131.69
Total		**$425,758.45**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 98-3 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 98-3 from July 1, 2020 through June 30, 2021. For a more detailed description of the sources and uses of funds please refer to the FAA.

Fiscal Year 2020/2021
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	353,341.67
Investment Earnings	22.28
Transfer from Authority Surplus Fund	0.00
Total	**$353,363.95**
Uses	
Interest Payments	($281,594.79)
Principal Payments	(59,484.89)
Transfer to the CFD Project Fund	(0.05)
Authorized Facilities	0.00
Administrative Expenses	(13,551.02)
Total	**($354,630.75)**

IV. Minimum Annual Special Tax Requirement

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of CFD No. 98-3 based on the financial obligations for Fiscal Year 2021/2022.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 98-3 are calculated in accordance and pursuant to the RMA. Pursuant to the 2004 FAA, any amounts not required to pay Administrative Expenses and Debt Service on the 2004 Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 98-3. The table below shows the calculation of the Minimum Annual Special Tax Requirement for Fiscal Year 2021/2022.

Minimum Annual Special Tax Requirement for CFD No. 98-3

Fiscal Year 2020/2021 Remaining Sources		**$347,902.88**
Balance of Special Tax Fund	347,441.21	
Balance of Bond Fund	0.09	
Anticipated Special Taxes	461.58	
Fiscal Year 2020/2021 Remaining Obligations		**($330,486.00)**
September 1, 2021 Interest Payment	(275,817.01)	
September 1, 2021 Principal Payment	(54,668.99)	
2016 COPs Contribution	0.00	
Fiscal Year 2020/2021 Surplus (Reserve Fund Draw)		**$17,416.88**
Fiscal Year 2021/2022 Obligations		**($376,401.30)**
Administrative Expense Budget	($25,000.00)	
Anticipated Special Tax Delinquencies [1]	(13,805.30)	
September 1, 2022 Interest Payment	(287,354.96)	
September 1, 2022 Principal Payment	(50,241.04)	
2016 COPs Contribution	0.00	
Fiscal Year 2021/2022 Minimum Annual Special Tax Requirement		**$358,984.42**

[1]The budget for anticipated delinquencies has been increased by withholding a portion of the 2021/2022 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 financed Authorized Facilities. The estimated Fiscal Year 2021/2022 Administrative Expenses are shown in the table below.

Fiscal Year 2021/2022 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	$2,805.58
Consultant/Trustee Expenses	17,000.00
County Tax Collection Fees	194.42
Contingency for Legal	5,000.00
Total Expenses	**$25,000.00**

V. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 98-3 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. 98-3.

A. Developed Property

Pursuant to the RMA, a parcel is considered to be classified as Developed Property once a Building Permit is issued on or prior to January 1 of the prior Fiscal Year. Building Permits have been issued for 295 Units by the City within CFD No. 98-3. According to the County Assessor, all property zoned for residential development within CFD No. 98-3 has been built. The table below summarizes the Special Tax classification for the Units within CFD No. 98-3.

Fiscal Year 2021/2022
Special Tax Classification

Tax Class	Land Use	Number of Units/Acres
1	Residential Property	36 Units
2	Residential Property	81 Units
3	Residential Property	37 Units
4	Residential Property	73 Units
5	Residential Property	50 Units
6	Residential Property	18 Units
7	Residential Property	0 Units
Subtotal Residential Property		*295 Units*
8	Non-Residential Property	0.00 Acres
Subtotal Non- Residential Property		*0.00 Acres*
Total		**295 Units**

VI. Fiscal Year 2021/2022 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 Minimum Annual Special Tax Requirement.

Based on the Minimum Annual Special Tax Requirement listed in Section IV, CFD No. 98-3 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 2021/2022 by Special Tax classification as determined by the RMA for CFD No. 98-3 can be found on the table below.

Fiscal Year 2021/2022
Annual Special Tax Levy

Tax Class	Building Square Footage	Number of Units/Acres	Average Annual Special Tax Rate [1]	Total Assigned Annual Special Taxes
1	> 3,300	36 Units	$1,552.41 Per Unit	$55,886.84
2	3,000 Sq. Ft. to 3,300 Sq. Ft.	81 Units	$1,393.46 Per Unit	112,870.28
3	2,700 Sq. Ft. to 2,999 Sq. Ft.	37 Units	$1,229.02 Per Unit	45,473.90
4	2,400 Sq. Ft. to 2,699 Sq. Ft.	73 Units	$1,094.66 Per Unit	79,910.22
5	2,100 Sq. Ft. to 2,399 Sq. Ft.	50 Units	$981.95 Per Unit	50,079.50
6	1,800 Sq. Ft. to 2,099 Sq. Ft.	18 Units	$820.20 Per Unit	14,763.68
7	< 1,800 Sq. Ft.	0 Units	$0.00 Per Unit	0.00
Developed Property		***295 Units***	***NA***	***$358,984.42***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**295 Units**		**$358,984.42**

[1] The Average Annual Special Tax Rate is the average of all the Special Tax Rates in each Tax Class, therefore they may not reflect the actual Assigned Annual Special Tax Rate for each parcel in a given Tax Class.

https://calschools.sharepoint.com/cfs/unregulated/murrieta valley usd/developer revenue/cfd admin/cfd no. 98-3/fy 2122/murrieta valley usd_cfd98-3_fy20212022_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 98-3 OF MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes of Murrieta Valley Unified School District ("School District") Community Facilities District No. 98-3 ("CFD No. 98-3"). An Annual Special Tax shall be levied on and collected in CFD No. 98-3 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property in CFD No. 98-3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

SECTION A
DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map or as calculated from the applicable Assessor's Parcel Map by the Board.

"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 CFD No. 98-3 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes including the expenses of collecting delinquencies, the administration of Bonds, the payment of salaries and benefits of any School District employee whose duties are directly related to the administration of CFD No. 98-3, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 98-3.

"Annual Special Tax" means the Special Tax actually levied in any Fiscal Year on any Assessor's Parcel.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of CFD No. 98-3.

"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 below.

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

"Board" means the Board of Education of Murrieta Valley Unified School District or its designee as the legislative body of CFD No. 98-3.

"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, which obligation may be incurred by CFD No. 98-3 or the School District.

"Building Permit" means a permit for the construction of a residential structure. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

"Building Square Feet" or "BSF" means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the building permit application for such Assessor's Parcel.

"Calendar Year" means the period commencing January1 of any year and ending the following December 31.

"CFD No. 98-3" means Community Facilities District No. 98-3 established by the School District under the Act.

"County" means the County of Riverside.

"Developed Property" means all Assessor's Parcels for which a Building Permit was issued on or before January 1 of the prior Fiscal Year.

"Escalation Termination Date" means the date on which Bonds have been issued in an amount necessary to fund Mitigation Amounts for 273 Units, net of soft costs related to the issuance of the Bonds including capitalized interest, issuance costs, and reserve fund deposits.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes in Section I.

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

"Index" means the Marshall & Swift Western Region Class D Wood Frame Index, or if the Marshall & Swift Western Region Class D Wood Frame Index ceases to be used by the State Allocation Board, a reasonably comparable index used by the State Allocation Board to estimate changes in school construction costs, or in the absence of such an index, the Engineering News Record, Construction Cost Index (Los Angeles Area) published by McGraw-Hill, Inc.

"Inflator" means the percentage change in the Index as measured between the Index published in December of the prior Calendar Year and the Index published in December of the Calendar Year immediately preceding the prior Calendar Year.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by CFD No. 98-3 in any Fiscal Year on any Assessor's Parcel.

"Minimum Annual Special Tax Requirement" means the amount required in any Fiscal Year to pay: (i) the debt service on all Bonds, other indebtedness, lease revenue financing, other periodic

costs on the Bonds or other indebtedness of CFD No. 98-3, (ii) Administrative Expenses of CFD No. 98-3, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds or other indebtedness of CFD No. 98-3, (v) lease payments for existing or future Facilities, and (vi) the accumulation of funds reasonably required for future debt service.

"Mitigation Amount" means $5,750 per Unit in Calendar Years 1998 and 1999. In Calendar Year 2000 and in each Calendar Year thereafter, the Mitigation Amount shall be increased by the Inflator.

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

"Proportionately" means that the ratio of the actual Annual Special Tax levy to the applicable Special Tax is equal for all applicable Assessor's Parcels.

"Special Tax" means any of the special taxes authorized to be levied by CFD No. 98-3 pursuant to the Act.

"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.

"Unit" means each separate residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

For each Fiscal Year, beginning with Fiscal Year 1998-99, all Assessor's Parcels within CFD No. 98-3 shall be classified as Developed Property, Undeveloped Property, or Exempt Property.

SECTION C
MAXIMUM SPECIAL TAXES

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property in any Fiscal Year shall be the amount determined by the greater of (i) the application of the Assigned Annual Special Tax or (ii) the application of the Backup Annual Special Tax.

2. Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property in any Fiscal Year shall be the amount determined by the application of the Assigned Annual Special Tax.

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

a. Assigned Annual Special Tax for New Developed Property

The Assigned Annual Special Tax applicable to an Assessor's Parcel of Developed Property in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be determined pursuant to Table 1 below for Fiscal Year 1998-99. On each July 1 prior to the Escalation Termination Date, commencing July 1, 1999, the Assigned Annual Special Tax applicable to an Assessor's Parcel of Developed Property in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be increased by the greater of (i) two percent (2.00%) or (ii) the Inflator. On each July 1 after the Escalation Termination Date, commencing July 1, 1999, the Assigned Annual Special Tax applicable to an Assessor's Parcel in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be increased by two percent (2.00%).

TABLE 1

BSF	Assigned Annual Special Tax Fiscal Year 1998-99
> 3,300	$968.00 per Unit
3,000 - 3,300	$880.00 per Unit
2,700 - 2,999	$792.00 per Unit
2,400 - 2,699	$704.00 per Unit
2,100 - 2,399	$616.00 per Unit
1,800 - 2,099	$528.00 per Unit
< 1,800	$440.00 per Unit

b. Assigned Annual Special Tax for Existing Developed Property

Each July 1, commencing the July 1 immediately following the Fiscal Year in which the Assessor's Parcel was first classified as Developed Property, the Assigned Annual Special Tax applicable to each such Assessor's Parcel shall be increased by two percent (2.00%).

2. Undeveloped Property

The Assigned Annual Special Tax for an Assessor's Parcel classified as Undeveloped Property shall be $3,953 per acre of Acreage in Fiscal Year 1998-99. In Fiscal Year 1999-2000 and in each Fiscal Year thereafter prior to the Escalation Termination Date, the Assigned Annual Special Tax applicable to an Assessor's Parcel of Undeveloped Property shall be increased by the greater of (i) two percent (2.00%) or (ii) the Inflator. In Fiscal Year 1999-2000 and in each Fiscal Year thereafter after the Escalation Termination Date, the

Assigned Annual Special Tax applicable to an Assessor's Parcel of Undeveloped Property shall be increased by two percent (2.00%).

SECTION E
BACKUP ANNUAL SPECIAL TAXES

1. Backup Annual Special Tax for New Developed Property

The Backup Annual Special Tax applicable to an Assessor's Parcel of Developed Property in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be $0.1046 per square foot of Acreage in Fiscal Year 1998-99. On each July 1 prior to the Escalation Termination Date, commencing July 1, 1999, the Backup Annual Special Tax applicable to an Assessor's Parcel of Developed Property in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be increased by the greater of (i) two percent (2.00%) or (ii) the Inflator. On each July 1 after the Escalation Termination Date, commencing July 1, 1999, the Backup Annual Special Tax applicable to an Assessor's Parcel of Developed Property in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be increased by two percent (2.00%).

2. Backup Annual Special Tax for Existing Developed Property

Each July 1, commencing the July 1 immediately following the Fiscal Year in which the Assessor's Parcel was first classified as Developed Property, the Backup Annual Special Tax applicable to each such Assessor's Parcel shall be increased by two percent (2.00%).

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 1998-99 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes as follows:

Step One: The Board shall levy an Annual Special Tax on each Assessor's Parcel of Developed Property in an amount equal to the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If the sum of the amounts collected in step one is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall additionally levy an Annual Special Tax Proportionately on each Assessor's Parcel of Undeveloped Property, up to the Assigned Annual Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

Step Three: If the sum of the amounts collected in steps one and two is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall additionally levy an Annual Special Tax Proportionately on each Assessor's Parcel of Developed Property, up to the Maximum Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

SECTION G
PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation for an Assessor's Parcel of Developed Property or for an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued may be prepaid in full, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel. The Prepayment Amount for an applicable Assessor's Parcel shall be determined as described below.

1. Prior to Issuance of Bonds

Prior to the issuance of Bonds, the Prepayment Amount for each applicable Assessor's Parcel in Calendar Years 1998 and 1999 shall be determined by reference to Table 2.

TABLE 2

BSF	Prepayment Amount Calendar Years 1998 and 1999
> 3,300	$8,046.25 per Unit
3,000 - 3,300	$7,314.77 per Unit
2,700 - 2,999	$6,583.29 per Unit
2,400 - 2,699	$5,851.82 per Unit
2,100 - 2,399	$5,750.00 per Unit
1,800 - 2,099	$5,750.00 per Unit
< 1,800	$5,750.00 per Unit

In Calendar Year 2000 and in each Calendar Year thereafter prior to the Escalation Termination Date, the Prepayment Amount applicable to an Assessor's Parcel shall be increased by the Inflator. In Calendar Year 2000 and in each Calendar Year thereafter after the Escalation Termination Date, the Prepayment Amount applicable to an Assessor's Parcel shall be increased by two percent (2.00%).

2. Subsequent to Issuance of Bonds

Subsequent to the issuance of Bonds, the Prepayment Amount for each applicable Assessor's Parcel shall be determined pursuant to the following formula (capitalized terms defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Defeasance
plus	Administrative Fee
less	Reserve Fund Credit
equals	Prepayment Amount

As of the date of prepayment, the Prepayment Amount shall be calculated as follows:

1. For Assessor's Parcels of Developed Property, compute the Assigned Special Tax and Backup Annual Special Tax applicable to the Assessor's Parcel. For Assessor's Parcels of Undeveloped Property, compute the Assigned Special Tax and Backup Annual Special Tax applicable to the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has already been issued for that Assessor's Parcel.

2. For each Assessor's Parcel of Developed Property and Undeveloped Property to be prepaid, (a) divide the Assigned Special Tax computed pursuant to paragraph 1 for such Assessor's Parcel by the estimated Assigned Special Taxes applicable to all Assessor's Parcels of Developed Property at buildout, as reasonably determined by the Board, and (b) divide the Backup Annual Special Tax computed pursuant to paragraph 1 for such Assessor's Parcel by the estimated Backup Annual Special Taxes applicable to all Assessor's Parcels of Developed Property at buildout, as reasonably determined by the Board.

3. Multiply the larger quotient computed pursuant to paragraph 2(a) or 2(b) by the face value of all outstanding Bonds. If the product is greater than the amount determined pursuant to Section G.1., then the product shall be the "Bond Redemption Amount." If the product is less than the amount determined pursuant to Section G.1., then the amount determined pursuant to Section G.1. shall be the "Bond Redemption Amount."

4. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the outstanding Bonds to be redeemed with the proceeds of the Bond Redemption Amount. This product is the "Redemption Premium."

5. Compute the amount needed to pay interest on the Bond Redemption Amount, the Redemption Premium, and the Reserve Fund Credit (see step 9) to be redeemed with the proceeds of the Prepayment Amount until the earliest call date for the outstanding Bonds.

6. Estimate the amount of interest earnings to be derived from the reinvestment of the Bond Redemption Amount plus the Redemption Premium until the earliest call date for the outstanding Bonds.

7. Subtract the amount computed pursuant to paragraph 6 from the amount computed pursuant to paragraph 5. This difference is the "Defeasance."

8. Estimate the administrative fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, the costs of

redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption. This amount is the "Administrative Fee."

9. Calculate the reduction in the applicable reserve requirement resulting from the redemption of outstanding Bonds with the Prepayment Amount, provided that the balance of the applicable reserve fund is not less than the applicable reserve requirement. This amount is the "Reserve Fund Credit." If the balance of the applicable reserve fund is less than the applicable reserve requirement, no Reserve Fund Credit shall be given.

10. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Defeasance, and the Administrative Fee, less the Reserve Fund Credit.

With respect to an Annual Special Tax obligation that is prepaid, the Board shall indicate in the records of CFD No. 98-3 that there has been a prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act within thirty (30) days of receipt of such prepayment of the Annual Special Tax obligation, to indicate the prepayment of the Annual Special Tax obligation and the release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Annual Special Taxes 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, 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.

SECTION H
TERMINATION OF SPECIAL TAX

The Annual Special Tax shall be levied until Fiscal Year 2029-30.

SECTION I
EXEMPTIONS

The Board shall not levy a Special Tax on (i) Assessor's Parcels owned by the State of California, Federal or other local governments except as otherwise provided in Sections 53317.3, 53317.5 and 53340.1 of the Government Code, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels used exclusively by a homeowners' association, or (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement.

SECTION J
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 Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. A representative(s) of CFD No. 98-3 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 Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s).

SECTION K
MANNER OF COLLECTION

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 98-3 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

K:\Clients2\MURR_VAL.USD\MELLO\FIESTA\RMA4.doc

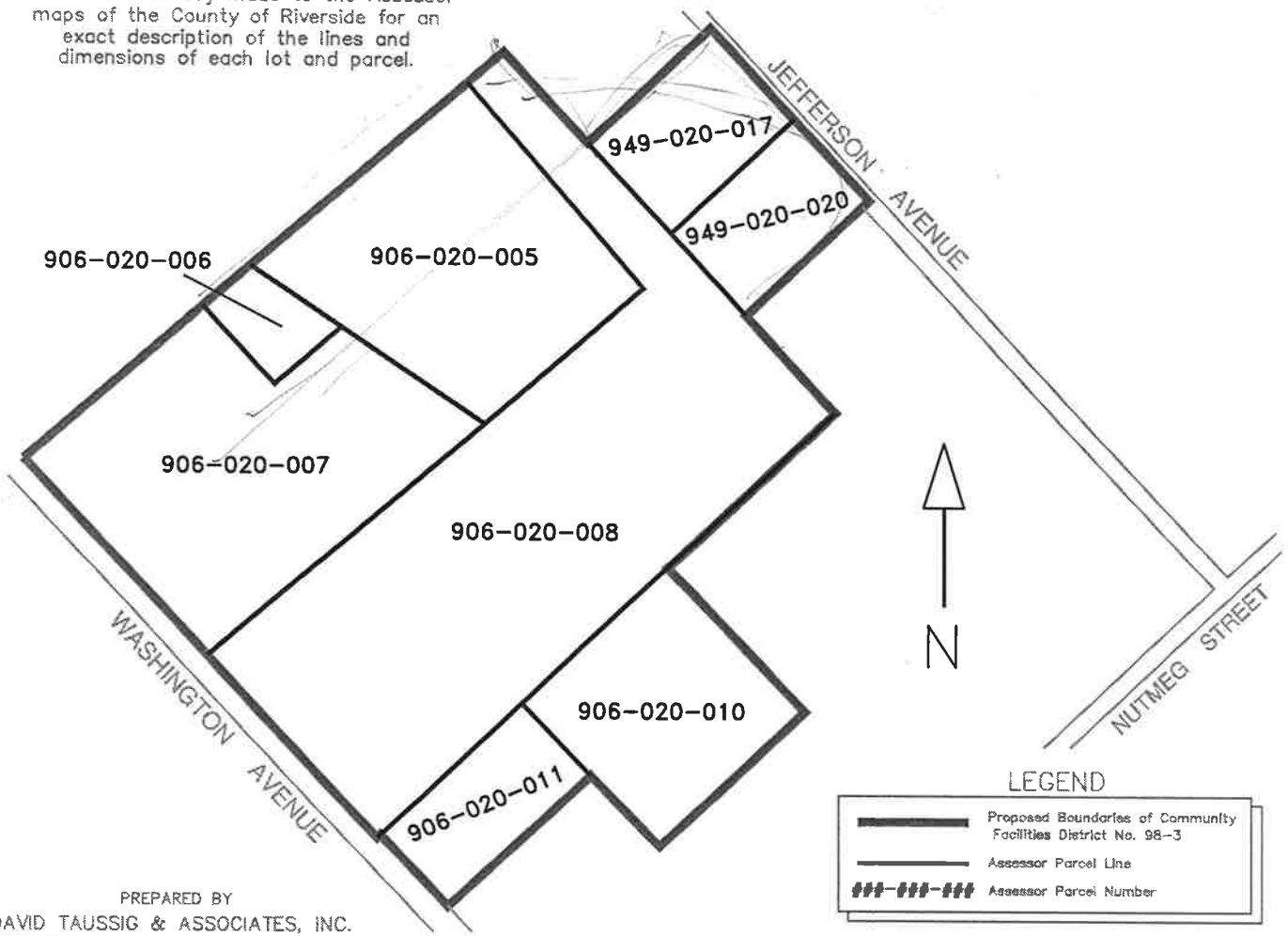
Exhibit B

CFD Boundary Map

SHEET 1 OF 1

PROPOSED BOUNDARIES OF
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 98-3
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA

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.



PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

(1) Filed in the office of the Clerk of the Board of Education this ____ day of _____, 19____.

_____
Kenneth Dickson
Clerk of the Board of Education

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 98-3, Riverside County, State of California, was approved by the Board of Education at a regular meeting thereof, held on this_____ day of _____, 19____, by its Resolution No. _____.

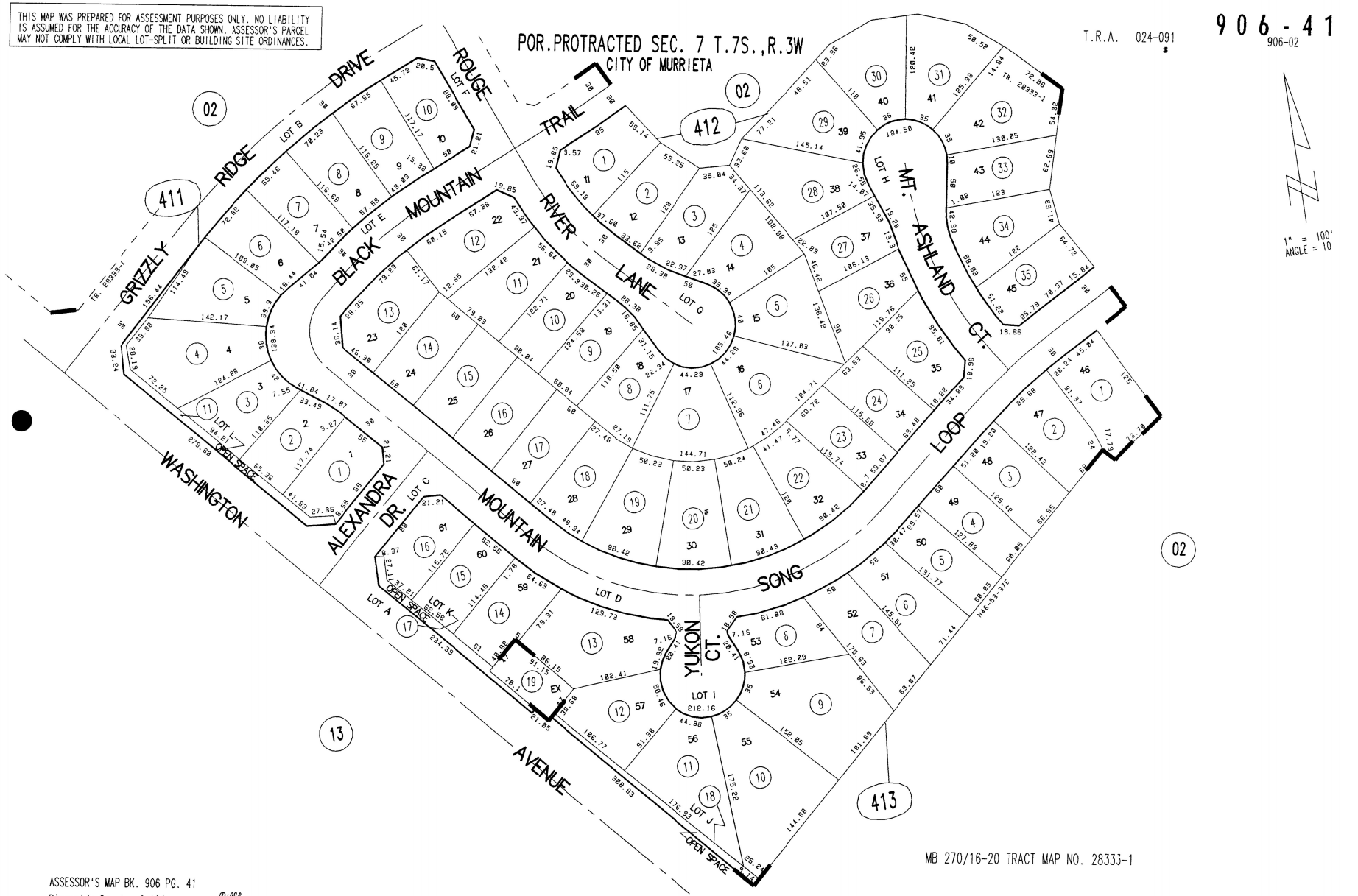
_____
Kenneth Dickson
Clerk of the Board of Education

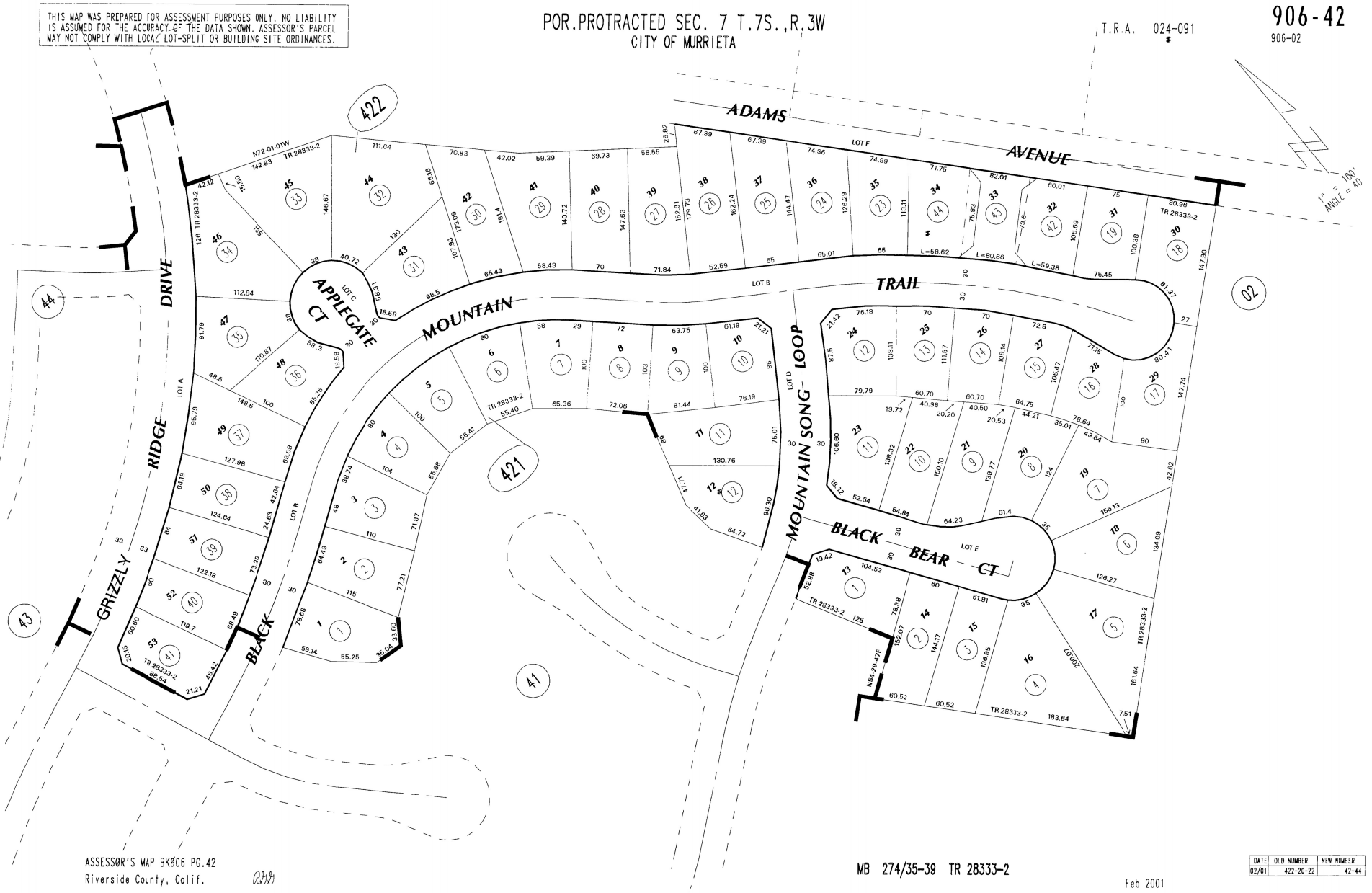
(3) Filed this _____ day of _____, 19____, at the hour of _____ o'clock __m, in Book _____ of Maps of Assessment and Community Facilities Districts at page _____ and as Instrument No. _____, in the office of the County Recorder of Riverside County, State of California.

_____
County Recorder of Riverside County

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.
POR. PROTRACTED SEC. 7 T.7S.,R.3W
CITY OF MURRIETA
T.R.A. 024-091
906-41
906-02
1" = 100'
ANGLE = 10
GRIZZLY RIDGE DRIVE
ROUGE TRAIL
BLACK MOUNTAIN
RIVER LANE
MT. ASHLAND CT.
LOOP
MOUNTAIN SONG
YUKON CT.
WASHINGTON AVENUE
ALEXANDRA DR.
LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT I
LOT J
LOT K
OPEN SPACE
411
412
413
02
13
TR. 28333-1
MB 270/16-20 TRACT MAP NO. 28333-1
ASSESSOR'S MAP BK. 906 PG. 41
Riverside County, Calif.
Sep 1998


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.
POR. PROTRACTED SEC. 7 T.7S., R.3W
CITY OF MURRIETA
T.R.A. 024-091
906-42
906-02
1" = 100'
ANGLE = 40
ADAMS AVENUE
LOT F
MOUNTAIN TRAIL
LOT B
APPLEGATE CT
LOT C
GRIZZLY RIDGE DRIVE
LOT A
BLACK BEAR CT
LOT E
MOUNTAIN SONG LOOP
LOT D
LOT B
TR 28333-2
422
421
44
43
02
41
ASSESSOR'S MAP BK906 PG.42
Riverside County, Calif.
MB 274/35-39 TR 28333-2
Feb 2001
DATE | OLD NUMBER | NEW NUMBER
02/01 | 422-20-22 | 42-44

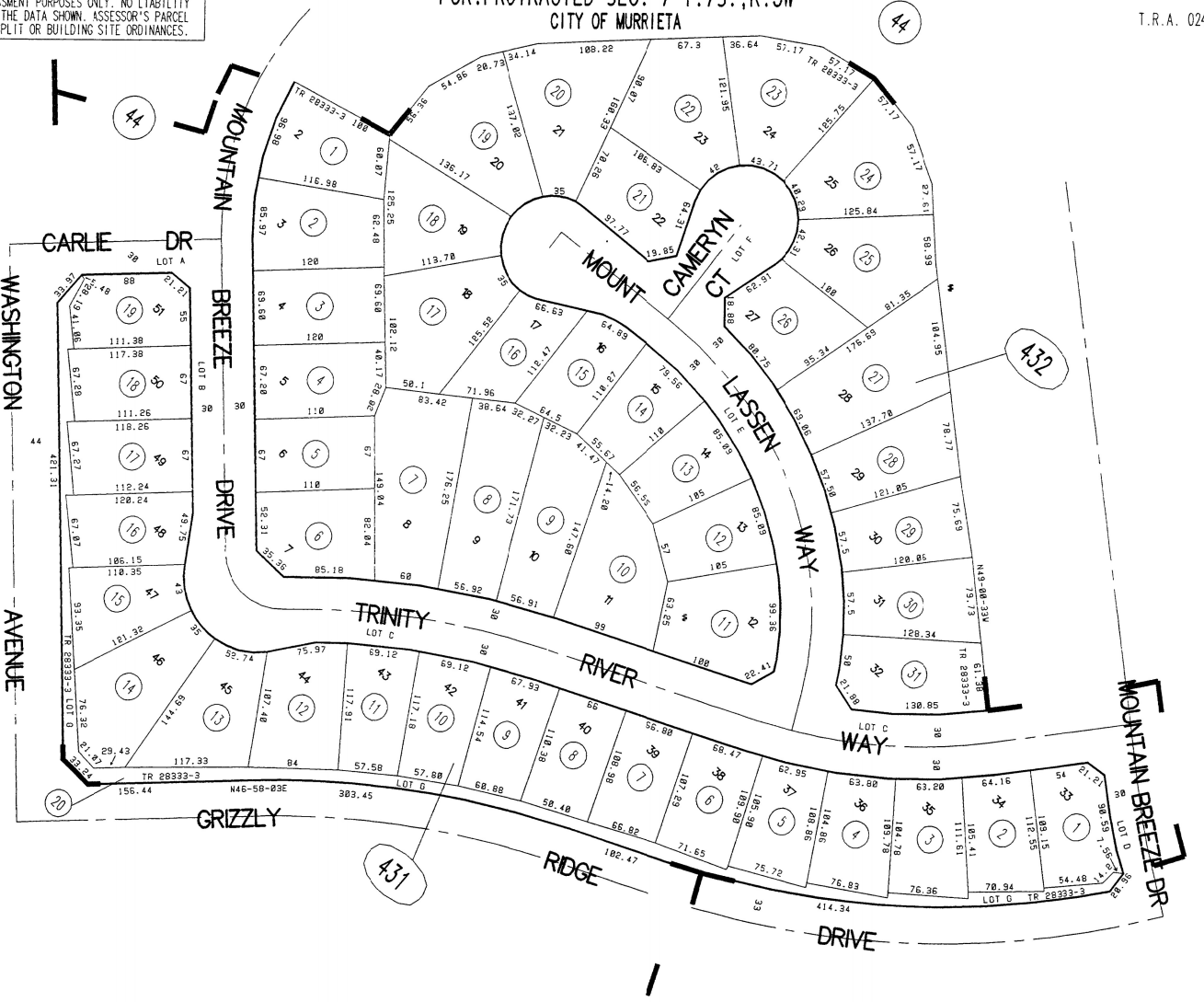
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. PROTRACTED SEC. 7 T.7S., R.3W
CITY OF MURRIETA

T.R.A. 024-091

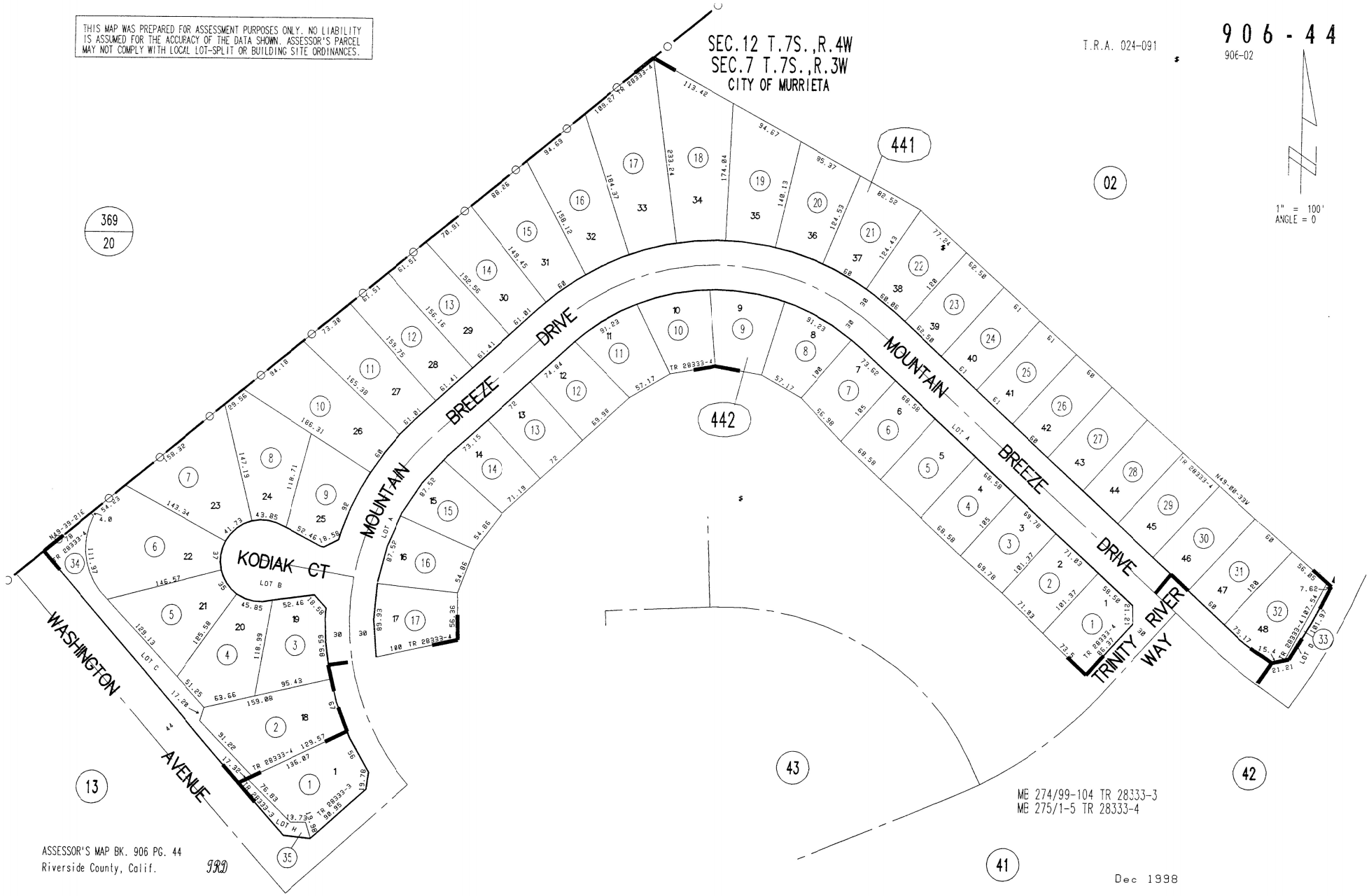
906-43
906-02

1" = 100'
ANGLE = -40



ASSESSOR'S MAP BK. 906 PG. 43
Riverside County, Calif.

Jan 1999

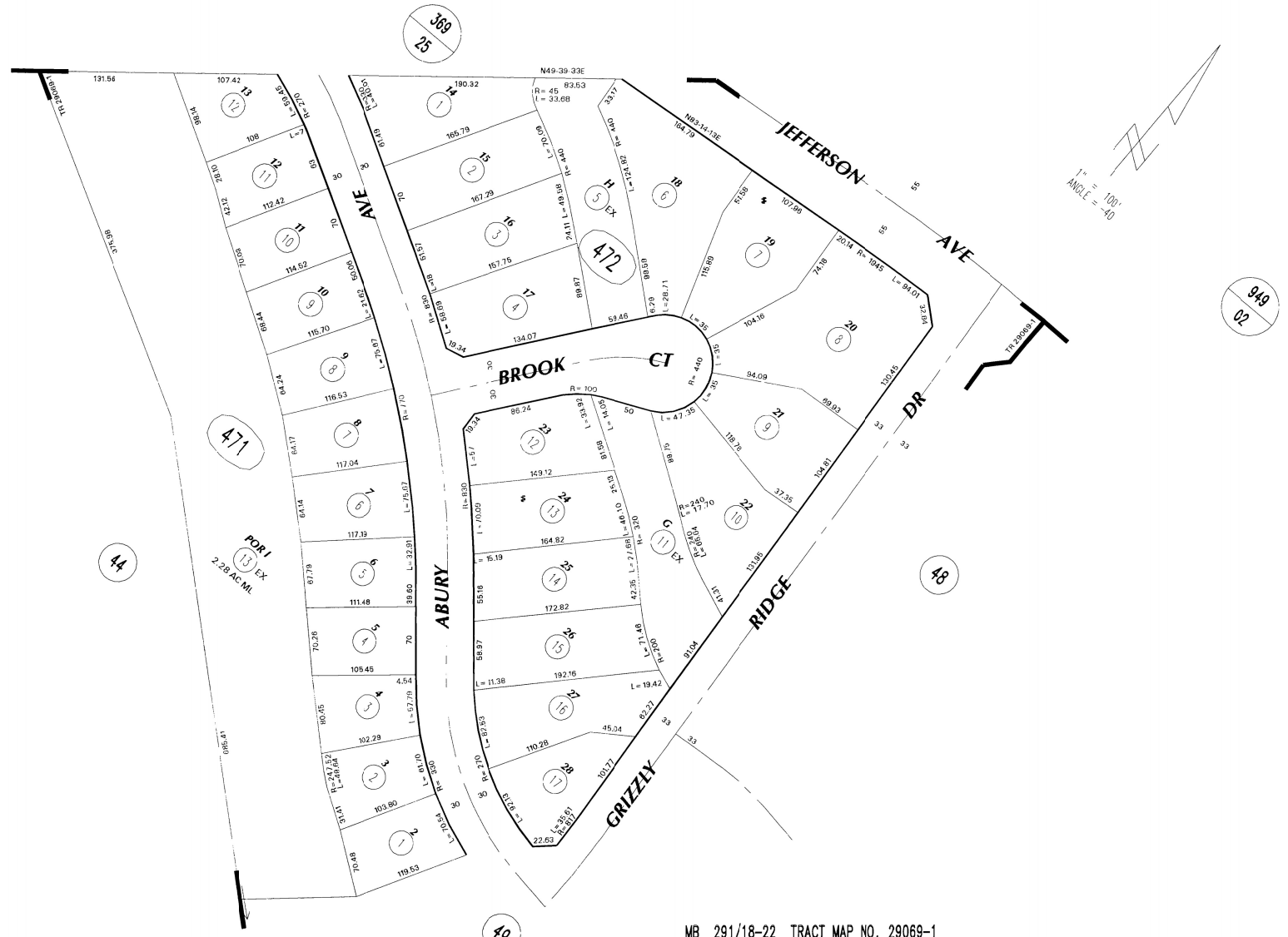

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
SEC.12 T.7S.,R.4W
SEC.7 T.7S.,R.3W
CITY OF MURRIETA
T.R.A. 024-091
906-44
906E-02
1" = 100'
ANGLE = 0
369
20
441
442
02
43
42
41
13
MOUNTAIN BREEZE DRIVE
MOUNTAIN BREEZE DRIVE
KODIAK CT
LOT B
LOT C
LOT A
LOT H
WASHINGTON AVENUE
TRINITY RIVER WAY
TR 28333-4
TR 28333-3
ASSESSOR'S MAP BK. 906 PG. 44
Riverside County, Calif.
ME 274/99-104 TR 28333-3
ME 275/1-5 TR 28333-4
Dec 1998

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.

SEC.7 T.7S.,R.3W
CITY OF MURRIETA

T.R.A. 024-091

906-47
906-02



ASSESSOR'S MAP BK906 PG.47
Riverside County, Calif.

MB 291/18-22 TRACT MAP NO. 29069-1

Jun 2000

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.

OCT 0 1 2012

POR. PROTRACTED SEC. 7 T7SR3W

CITY OF MURRIETA

TRA 024-082
024-091

906-48

906-02
949-02

JEFFERSON

LOT A

AVE

DR

RIDGE

FERN PL
LOT D

WAY
LOT C

BLUE GARDENIA LOT E

LN

EVERWOOD ST
LOT B

GRIZZLY

DAHLIAS
LOT C

TRA 024-082
TRA 024-091

481

482

POR G

EX

TR 29069-1

TR 29069-2

N

W

E

S

1 " = 100 '

Legend

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

Map Reference

MB 291/23-28 TRACT MAP NO. 29069-2

Date	Old Number	New Number
6/1/2000	9,10	481-32
6/1/2000	24,25	481-33
6/1/2000	26,27	481-34
6/1/2000	28,29	481-35
6/1/2000	30,31	481-36
9/18/2012	7,8	481-37

Bk 949 Pg 02

Pg 47 Pg 48 Pg 49

ASSESSOR'S MAP BK906 PG48
Riverside County, Calif.

mihillig

Sep 2012

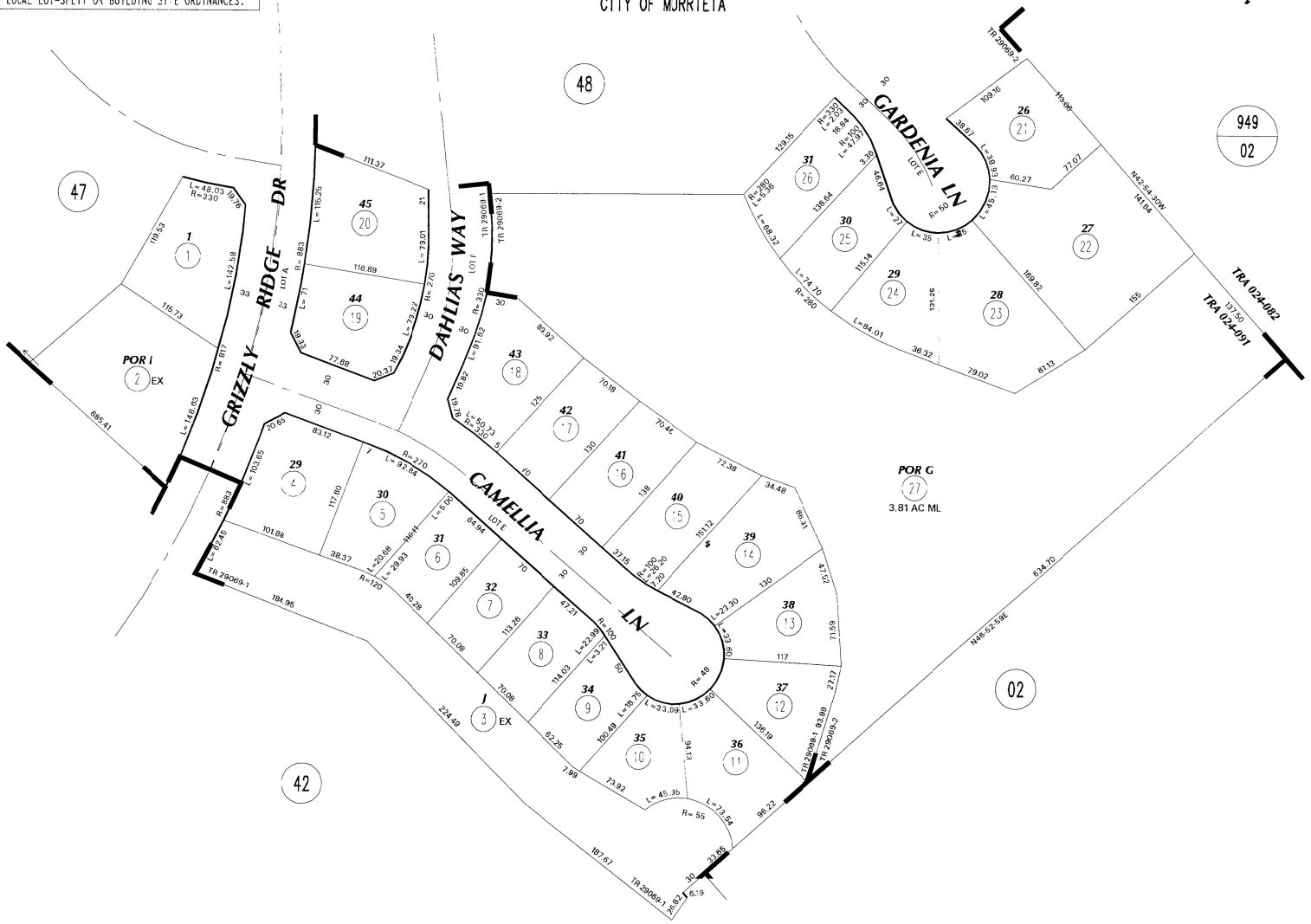
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR.PROTRACTED SEC. 7 T.7S.,R.3W
CITY OF MURRIETA

T.R.A. 024-091

906-49

906-02



ASSESSOR'S MAP BK906 PG.49
Riverside County, Calif.

MB 291/18-22 TRACT MAP NO. 29069-1
MB 291/23-28 TRACT MAP NO. 29069-2

Jun 2000

Exhibit D

2004 Special Tax Bonds

Debt Service Schedule

Murrieta Valley Unfied School District
Community Facilities District No. 98-3
2004 Special Tax Bonds
Debt Service Schedule

Period	2004 Special Tax Bonds		
	Principal	Interest	Debt Service
9/1/2014	$191,834.00	$92,616.32	$284,450.32
9/1/2015	212,967.00	77,672.46	$290,639.46
9/1/2016	235,870.00	61,082.32	$296,952.32
9/1/2017	260,683.00	42,708.06	$303,391.06
9/1/2018	287,559.00	22,400.84	$309,959.84
9/1/2019	64,720.30	251,961.70	$316,682.00
9/1/2020	59,484.89	264,031.11	$323,516.00
9/1/2021	54,668.99	275,817.01	$330,486.00
9/1/2022	50,241.04	287,354.96	$337,596.00
9/1/2023	46,171.70	298,676.30	$344,848.00
9/1/2024	42,427.91	309,817.09	$352,245.00
9/1/2025	38,990.44	320,799.56	$359,790.00
9/1/2026	35,826.11	331,658.89	$367,485.00
9/1/2027	32,920.66	342,414.37	$375,335.03
9/1/2028	30,249.52	353,092.48	$383,342.00
9/1/2029	27,793.22	363,715.78	$391,509.00
9/1/2030	25,537.72	374,301.28	$399,839.00
Total	**$1,697,945.50**	**$4,070,120.53**	**$5,768,066.03**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

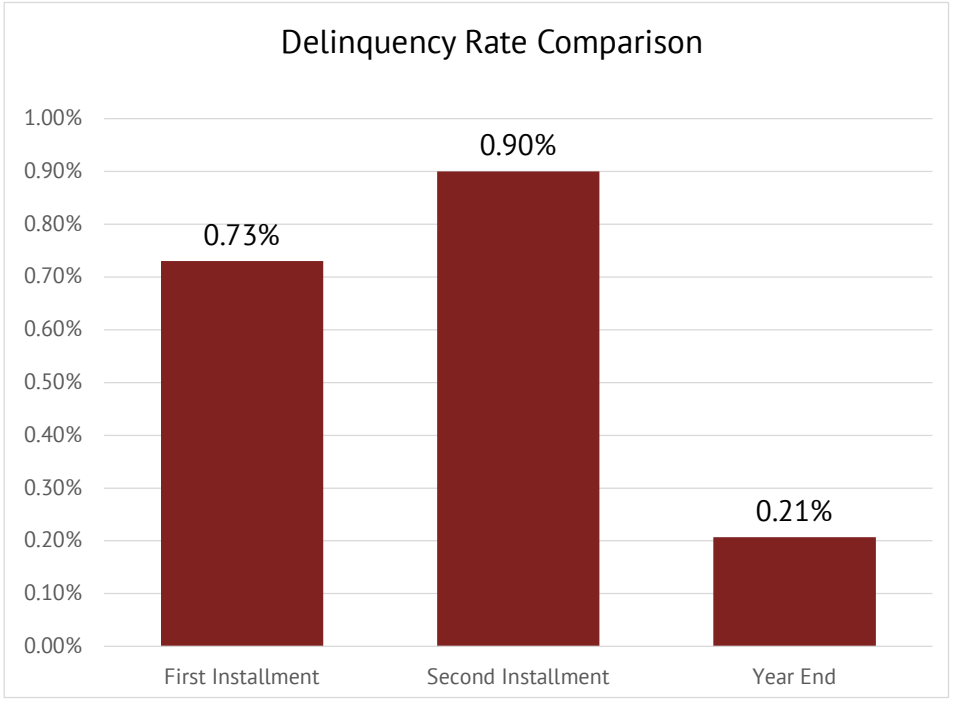
Year End for Fiscal Year 2020/2021

Murrieta Valley Unified School District Community Facilities District No. 98-3

Summary

Year End

Total Taxes Due June 30, 2021	**$351,946.92**
Amount Paid	**$351,219.26**
Amount Remaining to be Collected	**$727.66**
Number of Parcels Delinquent	**2**
Delinquency Rate	**0.21%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Determination Date 1st Installment:	**February 15th**
Foreclosure Notification Date 1st Installment:	**April 1st**
Foreclosure Commencement 1st Installment Date:	**May 16th**
Foreclosure Determination Date 2nd Installment:	**June 15th**
Foreclosure Notification Date 2nd Installment:	**July 30th**
Foreclosure Commencement 2nd Installment Date:	**September 13th**

Foreclosure Qualification

Individual Owner Multiple Parcels Delinquency	**N/A**
Individual Owner Delinquency Threshold	**$5,000**
Aggregate Delinquency Rate	**5.00%**

Parcels Qualifying for Foreclosure

Parcels Exceeding Individual Foreclosure Threshold	**0**
Parcels Exceeding CFD Aggregate	**0**

Fixed Charge Special Assessment Delinquency Report

Year End for Fiscal Year 2020/2021

Murrieta Valley Unified School District Community Facilities District No. 98-3

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2021	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2016/2017	$325,149.82	1	$324,144.34	$1,005.48	0.31%	$0.00	0.00%
2017/2018	331,652.30	5	326,597.54	5,054.76	1.52%	0.00	0.00%
2018/2019	338,285.35	3	335,922.73	2,362.62	0.70%	0.00	0.00%
2019/2020	345,047.88	5	341,503.78	3,544.10	1.03%	107.35	0.03%
2020/2021	351,946.92	2	351,219.26	727.66	0.21%	727.66	0.21%

Historical Delinquency Rate

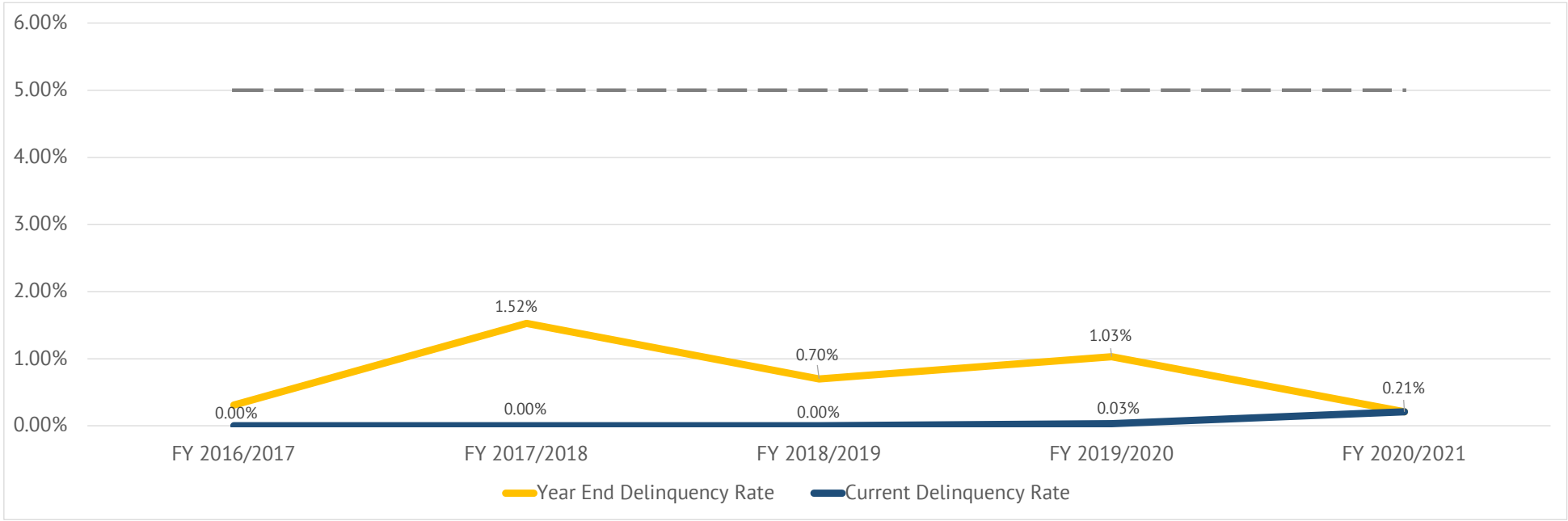


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Report - Detail

Fund: CFD No. 98-3 2004 Special Tax Bonds

Subfund: 5909209A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$2,282.69	$715,816.83	$40,762.23	($403,696.31)	$0.00	$355,165.44			BEGINNING BALANCE
07-01-2020	$2.75					$355,168.19		Interest	Interest From 06/01/2020 To 06/30/2020
08-03-2020	$3.04					$355,171.23		Interest	Interest From 07/01/2020 To 07/31/2020
08-31-2020				($340,081.47)		$15,089.76		Transfer Out	Transfer for Debt Service Payment Due 09/01/2020
09-01-2020	$2.88					$15,092.64		Interest	Interest From 08/01/2020 To 08/31/2020
09-11-2020		$2,583.99				$17,676.63		Deposit	Special Tax Deposit
10-01-2020	$0.14					$17,676.77		Interest	Interest From 09/01/2020 To 09/30/2020
10-16-2020				($8,000.00)		$9,676.77		Transfer Out	Administrative Expense Fund Transfer
11-02-2020	$0.12					$9,676.89		Interest	Interest From 10/01/2020 To 10/31/2020
12-01-2020	$0.08					$9,676.97		Interest	Interest From 11/01/2020 To 11/30/2020
01-04-2021	$0.08					$9,677.05		Interest	Interest From 12/01/2020 To 12/31/2020
02-01-2021	$0.08					$9,677.13		Interest	Interest From 01/01/2021 To 01/31/2021
02-04-2021		$180,573.79				$190,250.92		Deposit	Special Tax Deposit
02-18-2021		$5,376.93				$195,627.85		Deposit	Special Tax Deposit
03-01-2021	$1.36					$195,629.21		Interest	Interest From 02/01/2021 To 02/28/2021
04-01-2021	$1.70					$195,630.91		Interest	Interest From 03/01/2021 To 03/31/2021
05-03-2021	$1.64					$195,632.55		Interest	Interest From 04/01/2021 To 04/30/2021
06-01-2021	$1.70					$195,634.25		Interest	Interest From 05/01/2021 To 05/31/2021
06-04-2021		$164,806.96				$360,441.21		Deposit	Special Tax Deposit
06-04-2021				($13,000.00)		$347,441.21		Transfer Out	Administrative Expense Transfer FY 2020/2021
	$15.57	$353,341.67	$0.00	($361,081.47)	$0.00	($7,724.23)			DATE RANGE BALANCE
Subfund Total	**$2,298.26**	**$1,069,158.50**	**$40,762.23**	**($764,777.78)**	**$0.00**	**$347,441.21**	**Total for 5909209A - Special Tax Fund**		

Subfund: 5909209B - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$62.73	$52.02	$333,822.49	$0.00	($333,874.67)	$62.57			BEGINNING BALANCE
08-31-2020			$340,081.47			$340,144.04		Transfer In	Transfer for Debt Service Payment Due 09/01/2020
08-31-2020			$935.64			$341,079.68		Transfer In	Transfer excess of Reserve Fund Requirement
09-01-2020					($17,563.68)	$323,516.00	Cede & Co	Security Holders Interest Paid to Bondholder	Debt Service Interest
09-01-2020					($323,516.00)	$0.00	Cede & Co	Security Holders Principal Called/Matured	Debt Service Principal
09-01-2020	$0.09					$0.09		Interest	Interest From 08/01/2020 To 08/31/2020
	$0.09	$0.00	$341,017.11	$0.00	($341,079.68)	($62.48)			DATE RANGE BALANCE
Subfund Total	**$62.82**	**$52.02**	**$674,839.60**	**$0.00**	**($674,954.35)**	**$0.09**	**Total for 5909209B - Bond Fund**		

Subfund: 5909209D - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$583.87	$50,467.86	$0.00	($935.64)	$0.00	$50,116.09			BEGINNING BALANCE
07-01-2020	$0.41					$50,116.50		Interest	Interest From 06/01/2020 To 06/30/2020
08-03-2020	$0.43					$50,116.93		Interest	Interest From 07/01/2020 To 07/31/2020
08-31-2020				($935.64)		$49,181.29		Transfer Out	Transfer excess of Reserve Fund Requirement
09-01-2020	$0.42					$49,181.71		Interest	Interest From 08/01/2020 To 08/31/2020
10-01-2020	$0.40					$49,182.11		Interest	Interest From 09/01/2020 To 09/30/2020
11-02-2020	$0.42					$49,182.53		Interest	Interest From 10/01/2020 To 10/31/2020

Funding Report - Detail

Subfund: 5909209D - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
12-01-2020	$0.41					$49,182.94		Interest	Interest From 11/01/2020 To 11/30/2020
01-04-2021	$0.43					$49,183.37		Interest	Interest From 12/01/2020 To 12/31/2020
02-01-2021	$0.43					$49,183.80		Interest	Interest From 01/01/2021 To 01/31/2021
03-01-2021	$0.39					$49,184.19		Interest	Interest From 02/01/2021 To 02/28/2021
04-01-2021	$0.43					$49,184.62		Interest	Interest From 03/01/2021 To 03/31/2021
05-03-2021	$0.41					$49,185.03		Interest	Interest From 04/01/2021 To 04/30/2021
06-01-2021	$0.43					$49,185.46		Interest	Interest From 05/01/2021 To 05/31/2021
	$5.01	$0.00	$0.00	($935.64)	$0.00	($930.63)			DATE RANGE BALANCE
Subfund Total	**$588.88**	**$50,467.86**	**$0.00**	**($1,871.28)**	**$0.00**	**$49,185.46**	**Total for 5909209D - Reserve Fund**		

Subfund: 5909209E - Improvement Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$0.00	$0.05	$0.00	$0.00	$0.00	$0.05			BEGINNING BALANCE
05-17-2021				($0.05)		$0.00		Transfer Out	Balance transfer to Improvement Fund Acct #5909232E
	$0.00	$0.00	$0.00	($0.05)	$0.00	($0.05)			DATE RANGE BALANCE
Subfund Total	**$0.00**	**$0.05**	**$0.00**	**($0.05)**	**$0.00**	**$0.00**	**Total for 5909209E - Improvement Fund**		

Subfund: 5909209I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$192.15	$23,482.17	$21,000.00	$0.00	($22,993.22)	$21,681.10			BEGINNING BALANCE
07-01-2020	$0.18					$21,681.28		Interest	Interest From 06/01/2020 To 06/30/2020
07-29-2020					($11,529.02)	$10,152.26	Murrieta Valley Unified School District	Req. dtd 7/17/20 #53 2019/2020 reimbursements for consultant fees paid by District	Prof./Consulting Services and Op. Exp.
08-03-2020	$0.18					$10,152.44		Interest	Interest From 07/01/2020 To 07/31/2020
09-01-2020	$0.08					$10,152.52		Interest	Interest From 08/01/2020 To 08/31/2020
10-01-2020	$0.08					$10,152.60		Interest	Interest From 09/01/2020 To 09/30/2020
10-16-2020			$8,000.00			$18,152.60		Transfer In	Administrative Expense Fund Transfer
11-02-2020	$0.12					$18,152.72		Interest	Interest From 10/01/2020 To 10/31/2020
11-03-2020					($1,850.00)	$16,302.72	Zions First National Bank	Req 54 10/16/20 Fiscal Agent Serv Annual Admin (Aug20 - July21) Inv 8998 08/07/20	Prof./Consulting Services and Op. Exp.
11-03-2020					($172.00)	$16,130.72	Zions First National Bank	Req 54 10/16/20 Trustee Agent Serv Annual Admin (July20 - June21) Inv 8989 08/07/20	Prof./Consulting Services and Op. Exp.
12-01-2020	$0.14					$16,130.86		Interest	Interest From 11/01/2020 To 11/30/2020
01-04-2021	$0.14					$16,131.00		Interest	Interest From 12/01/2020 To 12/31/2020
02-01-2021	$0.14					$16,131.14		Interest	Interest From 01/01/2021 To 01/31/2021
03-01-2021	$0.13					$16,131.27		Interest	Interest From 02/01/2021 To 02/28/2021
04-01-2021	$0.14					$16,131.41		Interest	Interest From 03/01/2021 To 03/31/2021
05-03-2021	$0.14					$16,131.55		Interest	Interest From 04/01/2021 To 04/30/2021
06-01-2021	$0.14					$16,131.69		Interest	Interest From 05/01/2021 To 05/31/2021
06-04-2021			$13,000.00			$29,131.69		Transfer In	Administrative Expense Transfer FY 2020/2021
	$1.61	$0.00	$21,000.00	$0.00	($13,551.02)	$7,450.59			DATE RANGE BALANCE
Subfund Total	**$193.76**	**$23,482.17**	**$42,000.00**	**$0.00**	**($36,544.24)**	**$29,131.69**	**Total for 5909209I - Administrative Expense Fund**		
Fund Total	**$3,143.72**	**$1,143,160.60**	**$757,601.83**	**($766,649.11)**	**($711,498.59)**	**$425,758.45**	**Total for CFD No. 98-3 2004 Special Tax Bonds**		
Grand Total	**$3,143.72**	**$1,143,160.60**	**$757,601.83**	**($766,649.11)**	**($711,498.59)**	**$425,758.45**	**Grand Total for Selected Funds/SubFunds**		

Exhibit G

Annual Special Tax Roll for Fiscal Year 2021/2022

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
28333-1	L	906-411-011	$0.00
28333-1	K	906-413-017	$0.00
28333-1	J	906-413-018	$0.00
28333-1	EX	906-413-019	$0.00
28333-2	33	906-422-043	$0.00
28333-3	G	906-431-020	$0.00
28333-4	D	906-441-033	$0.00
28333-4	C	906-441-034	$0.00
28333-3	H	906-441-035	$0.00
29069-1	I	906-471-013	$0.00
29069-1	H	906-472-005	$0.00
29069-1	G	906-472-011	$0.00
29069-2	39	906-482-008	$0.00
29069-2	G	906-482-009	$0.00
29069-2	F	906-482-010	$0.00
29069-1	I	906-490-002	$0.00
29069-1	J	906-490-003	$0.00
29069-2	G	906-490-027	$0.00
28333-3	50	906-431-018	$810.32
28333-4	20	906-441-004	$810.32
28333-4	24	906-441-008	$810.32
28333-4	26	906-441-010	$810.32
28333-4	33	906-441-017	$810.32
28333-4	35	906-441-019	$810.32
28333-4	38	906-441-022	$810.32
28333-4	5	906-442-005	$810.32
28333-4	8	906-442-008	$810.32
28333-4	12	906-442-012	$810.32
28333-3	34	906-431-002	$832.56
28333-3	36	906-431-004	$832.56
28333-3	38	906-431-006	$832.56
28333-3	40	906-431-008	$832.56
28333-3	44	906-431-012	$832.56
28333-3	51	906-431-019	$832.56
28333-3	5	906-432-004	$832.56
28333-3	25	906-432-024	$832.56
28333-3	48	906-431-016	$945.40
28333-3	2	906-432-001	$945.40
28333-4	18	906-441-002	$945.40
28333-4	21	906-441-005	$945.40
28333-4	23	906-441-007	$945.40
28333-4	25	906-441-009	$945.40

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
28333-4	27	906-441-011	$945.40
28333-4	29	906-441-013	$945.40
28333-4	31	906-441-015	$945.40
28333-4	34	906-441-018	$945.40
28333-4	36	906-441-020	$945.40
28333-4	39	906-441-023	$945.40
28333-4	41	906-441-025	$945.40
28333-4	43	906-441-027	$945.40
28333-4	45	906-441-029	$945.40
28333-4	47	906-441-031	$945.40
28333-4	1	906-442-001	$945.40
28333-4	2	906-442-002	$945.40
28333-4	4	906-442-004	$945.40
28333-4	6	906-442-006	$945.40
28333-4	9	906-442-009	$945.40
28333-4	11	906-442-011	$945.40
28333-4	14	906-442-014	$945.40
28333-4	16	906-442-016	$945.40
28333-3	33	906-431-001	$971.32
28333-3	37	906-431-005	$971.32
28333-3	42	906-431-010	$971.32
28333-3	45	906-431-013	$971.32
28333-3	47	906-431-015	$971.32
28333-3	7	906-432-006	$971.32
28333-3	9	906-432-008	$971.32
28333-3	11	906-432-010	$971.32
28333-3	13	906-432-012	$971.32
28333-3	15	906-432-014	$971.32
28333-3	17	906-432-016	$971.32
28333-3	19	906-432-018	$971.32
28333-3	21	906-432-020	$971.32
28333-3	23	906-432-022	$971.32
28333-3	26	906-432-025	$971.32
28333-3	27	906-432-026	$971.32
28333-3	28	906-432-027	$971.32
28333-3	30	906-432-029	$971.32
28333-3	32	906-432-031	$971.32
29069-1	17	906-472-004	$1,005.32
29069-1	28	906-472-017	$1,005.32
29069-1	38	906-490-013	$1,005.32
29069-2	3	906-481-003	$1,010.54
29069-2	21	906-481-023	$1,010.54

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
29069-2	7	906-481-037	$1,010.54
29069-1	1	906-490-001	$1,010.54
28333-1	1	906-411-001	$1,080.44
28333-1	5	906-411-005	$1,080.44
28333-1	9	906-411-009	$1,080.44
28333-1	14	906-412-004	$1,080.44
28333-1	18	906-412-008	$1,080.44
28333-1	24	906-412-014	$1,080.44
28333-1	26	906-412-016	$1,080.44
28333-1	54	906-413-009	$1,080.44
28333-2	2	906-421-002	$1,080.44
28333-2	5	906-421-005	$1,080.44
28333-2	9	906-421-009	$1,080.44
28333-2	25	906-422-013	$1,080.44
28333-2	28	906-422-016	$1,080.44
28333-2	30	906-422-018	$1,080.44
28333-2	37	906-422-025	$1,080.44
28333-2	42	906-422-030	$1,080.44
28333-2	45	906-422-033	$1,080.44
28333-2	48	906-422-036	$1,080.44
28333-2	51	906-422-039	$1,080.44
28333-3	49	906-431-017	$1,080.44
28333-3	1	906-441-001	$1,080.44
28333-4	19	906-441-003	$1,080.44
28333-4	22	906-441-006	$1,080.44
28333-4	28	906-441-012	$1,080.44
28333-4	30	906-441-014	$1,080.44
28333-4	32	906-441-016	$1,080.44
28333-4	37	906-441-021	$1,080.44
28333-4	40	906-441-024	$1,080.44
28333-4	42	906-441-026	$1,080.44
28333-4	44	906-441-028	$1,080.44
28333-4	46	906-441-030	$1,080.44
28333-4	48	906-441-032	$1,080.44
28333-4	3	906-442-003	$1,080.44
28333-4	7	906-442-007	$1,080.44
28333-4	10	906-442-010	$1,080.44
28333-4	13	906-442-013	$1,080.44
28333-4	15	906-442-015	$1,080.44
28333-4	17	906-442-017	$1,080.44
28333-1	29	906-412-019	$1,110.10
28333-1	33	906-412-023	$1,110.10

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
28333-1	37	906-412-027	$1,110.10
28333-1	40	906-412-030	$1,110.10
28333-1	43	906-412-033	$1,110.10
28333-1	49	906-413-004	$1,110.10
28333-1	57	906-413-012	$1,110.10
28333-1	60	906-413-015	$1,110.10
28333-2	12	906-421-012	$1,110.10
28333-2	15	906-422-003	$1,110.10
28333-2	21	906-422-009	$1,110.10
28333-2	31	906-422-019	$1,110.10
28333-2	35	906-422-023	$1,110.10
28333-2	36	906-422-024	$1,110.10
28333-2	32	906-422-042	$1,110.10
28333-2	34	906-422-044	$1,110.10
28333-3	35	906-431-003	$1,110.10
28333-3	39	906-431-007	$1,110.10
28333-3	41	906-431-009	$1,110.10
28333-3	43	906-431-011	$1,110.10
28333-3	46	906-431-014	$1,110.10
28333-3	3	906-432-002	$1,110.10
28333-3	4	906-432-003	$1,110.10
28333-3	6	906-432-005	$1,110.10
28333-3	8	906-432-007	$1,110.10
28333-3	10	906-432-009	$1,110.10
28333-3	12	906-432-011	$1,110.10
28333-3	14	906-432-013	$1,110.10
28333-3	16	906-432-015	$1,110.10
28333-3	18	906-432-017	$1,110.10
28333-3	20	906-432-019	$1,110.10
28333-3	22	906-432-021	$1,110.10
28333-3	24	906-432-023	$1,110.10
28333-3	29	906-432-028	$1,110.10
28333-3	31	906-432-030	$1,110.10
28333-1	3	906-411-003	$1,215.50
28333-1	7	906-411-007	$1,215.50
28333-1	10	906-411-010	$1,215.50
28333-1	11	906-412-001	$1,215.50
28333-1	13	906-412-003	$1,215.50
28333-1	16	906-412-006	$1,215.50
28333-1	20	906-412-010	$1,215.50
28333-1	22	906-412-012	$1,215.50
28333-1	23	906-412-013	$1,215.50

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
28333-1	25	906-412-015	$1,215.50
28333-1	55	906-413-010	$1,215.50
28333-2	3	906-421-003	$1,215.50
28333-2	6	906-421-006	$1,215.50
28333-2	8	906-421-008	$1,215.50
28333-2	24	906-422-012	$1,215.50
28333-2	27	906-422-015	$1,215.50
28333-2	39	906-422-027	$1,215.50
28333-2	41	906-422-029	$1,215.50
28333-2	43	906-422-031	$1,215.50
28333-2	47	906-422-035	$1,215.50
28333-2	50	906-422-038	$1,215.50
28333-2	53	906-422-041	$1,215.50
28333-1	31	906-412-021	$1,248.86
28333-1	34	906-412-024	$1,248.86
28333-1	36	906-412-026	$1,248.86
28333-1	39	906-412-029	$1,248.86
28333-1	42	906-412-032	$1,248.86
28333-1	45	906-412-035	$1,248.86
28333-1	47	906-413-002	$1,248.86
28333-1	50	906-413-005	$1,248.86
28333-1	52	906-413-007	$1,248.86
28333-1	53	906-413-008	$1,248.86
28333-1	59	906-413-014	$1,248.86
28333-2	13	906-422-001	$1,248.86
28333-2	17	906-422-005	$1,248.86
28333-2	19	906-422-007	$1,248.86
28333-2	22	906-422-010	$1,248.86
28333-1	2	906-411-002	$1,350.56
28333-1	4	906-411-004	$1,350.56
28333-1	6	906-411-006	$1,350.56
28333-1	8	906-411-008	$1,350.56
28333-1	12	906-412-002	$1,350.56
28333-1	15	906-412-005	$1,350.56
28333-1	17	906-412-007	$1,350.56
28333-1	19	906-412-009	$1,350.56
28333-1	21	906-412-011	$1,350.56
28333-1	56	906-413-011	$1,350.56
28333-1	61	906-413-016	$1,350.56
28333-2	1	906-421-001	$1,350.56
28333-2	4	906-421-004	$1,350.56
28333-2	7	906-421-007	$1,350.56

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
28333-2	10	906-421-010	$1,350.56
28333-2	26	906-422-014	$1,350.56
28333-2	29	906-422-017	$1,350.56
28333-2	38	906-422-026	$1,350.56
28333-2	40	906-422-028	$1,350.56
28333-2	44	906-422-032	$1,350.56
28333-2	46	906-422-034	$1,350.56
28333-2	49	906-422-037	$1,350.56
28333-2	52	906-422-040	$1,350.56
28333-1	27	906-412-017	$1,387.64
28333-1	28	906-412-018	$1,387.64
28333-1	30	906-412-020	$1,387.64
28333-1	32	906-412-022	$1,387.64
28333-1	35	906-412-025	$1,387.64
28333-1	38	906-412-028	$1,387.64
28333-1	41	906-412-031	$1,387.64
28333-1	44	906-412-034	$1,387.64
28333-1	46	906-413-001	$1,387.64
28333-1	48	906-413-003	$1,387.64
28333-1	51	906-413-006	$1,387.64
28333-1	58	906-413-013	$1,387.64
28333-2	11	906-421-011	$1,387.64
28333-2	14	906-422-002	$1,387.64
28333-2	16	906-422-004	$1,387.64
28333-2	18	906-422-006	$1,387.64
28333-2	20	906-422-008	$1,387.64
28333-2	23	906-422-011	$1,387.64
29069-1	3	906-471-002	$1,387.64
29069-1	4	906-471-003	$1,387.64
29069-1	19	906-472-007	$1,436.20
29069-1	20	906-472-008	$1,436.20
29069-1	21	906-472-009	$1,436.20
29069-1	23	906-472-012	$1,436.20
29069-1	25	906-472-014	$1,436.20
29069-1	27	906-472-016	$1,436.20
29069-1	34	906-490-009	$1,436.20
29069-1	35	906-490-010	$1,436.20
29069-1	39	906-490-014	$1,436.20
29069-1	41	906-490-016	$1,436.20
29069-1	43	906-490-018	$1,436.20
29069-1	6	906-471-005	$1,443.62
29069-1	7	906-471-006	$1,443.62

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
29069-1	8	906-471-007	$1,443.62
29069-1	9	906-471-008	$1,443.62
29069-1	13	906-471-012	$1,443.62
29069-2	2	906-481-002	$1,443.62
29069-2	6	906-481-006	$1,443.62
29069-2	10	906-481-012	$1,443.62
29069-2	12	906-481-014	$1,443.62
29069-2	14	906-481-016	$1,443.62
29069-2	16	906-481-018	$1,443.62
29069-2	19	906-481-021	$1,443.62
29069-2	20	906-481-022	$1,443.62
29069-2	8	906-481-032	$1,443.62
29069-2	22	906-481-033	$1,443.62
29069-2	25	906-481-036	$1,443.62
29069-2	33	906-482-002	$1,443.62
29069-2	34	906-482-003	$1,443.62
29069-2	35	906-482-004	$1,443.62
29069-2	36	906-482-005	$1,443.62
29069-2	37	906-482-006	$1,443.62
29069-2	38	906-482-007	$1,443.62
29069-1	29	906-490-004	$1,443.62
29069-1	44	906-490-019	$1,443.62
29069-1	45	906-490-020	$1,443.62
29069-2	27	906-490-022	$1,443.62
29069-2	28	906-490-023	$1,443.62
29069-1	2	906-471-001	$1,526.40
29069-1	18	906-472-006	$1,579.84
29069-1	22	906-472-010	$1,579.84
29069-1	24	906-472-013	$1,579.84
29069-1	26	906-472-015	$1,579.84
29069-1	36	906-490-011	$1,579.84
29069-1	37	906-490-012	$1,579.84
29069-1	40	906-490-015	$1,579.84
29069-1	42	906-490-017	$1,579.84
29069-1	5	906-471-004	$1,588.04
29069-1	10	906-471-009	$1,588.04
29069-1	11	906-471-010	$1,588.04
29069-1	12	906-471-011	$1,588.04
29069-1	14	906-472-001	$1,588.04
29069-1	15	906-472-002	$1,588.04
29069-1	16	906-472-003	$1,588.04
29069-2	1	906-481-001	$1,588.04

Murrieta Valley Unified School District
Community Facilities District No. 98-3
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
29069-2	4	906-481-004	$1,588.04
29069-2	5	906-481-005	$1,588.04
29069-2	9	906-481-011	$1,588.04
29069-2	11	906-481-013	$1,588.04
29069-2	13	906-481-015	$1,588.04
29069-2	15	906-481-017	$1,588.04
29069-2	17	906-481-019	$1,588.04
29069-2	18	906-481-020	$1,588.04
29069-2	23	906-481-034	$1,588.04
29069-2	24	906-481-035	$1,588.04
29069-2	32	906-482-001	$1,588.04
29069-1	30	906-490-005	$1,588.04
29069-1	31	906-490-006	$1,588.04
29069-1	32	906-490-007	$1,588.04
29069-1	33	906-490-008	$1,588.04
29069-2	26	906-490-021	$1,588.04
29069-2	29	906-490-024	$1,588.04
29069-2	30	906-490-025	$1,588.04
29069-2	31	906-490-026	$1,588.04

Total Parcels	**313**
Total Taxable Parcels	**295**
Total Assigned Special Tax	**$358,984.42**