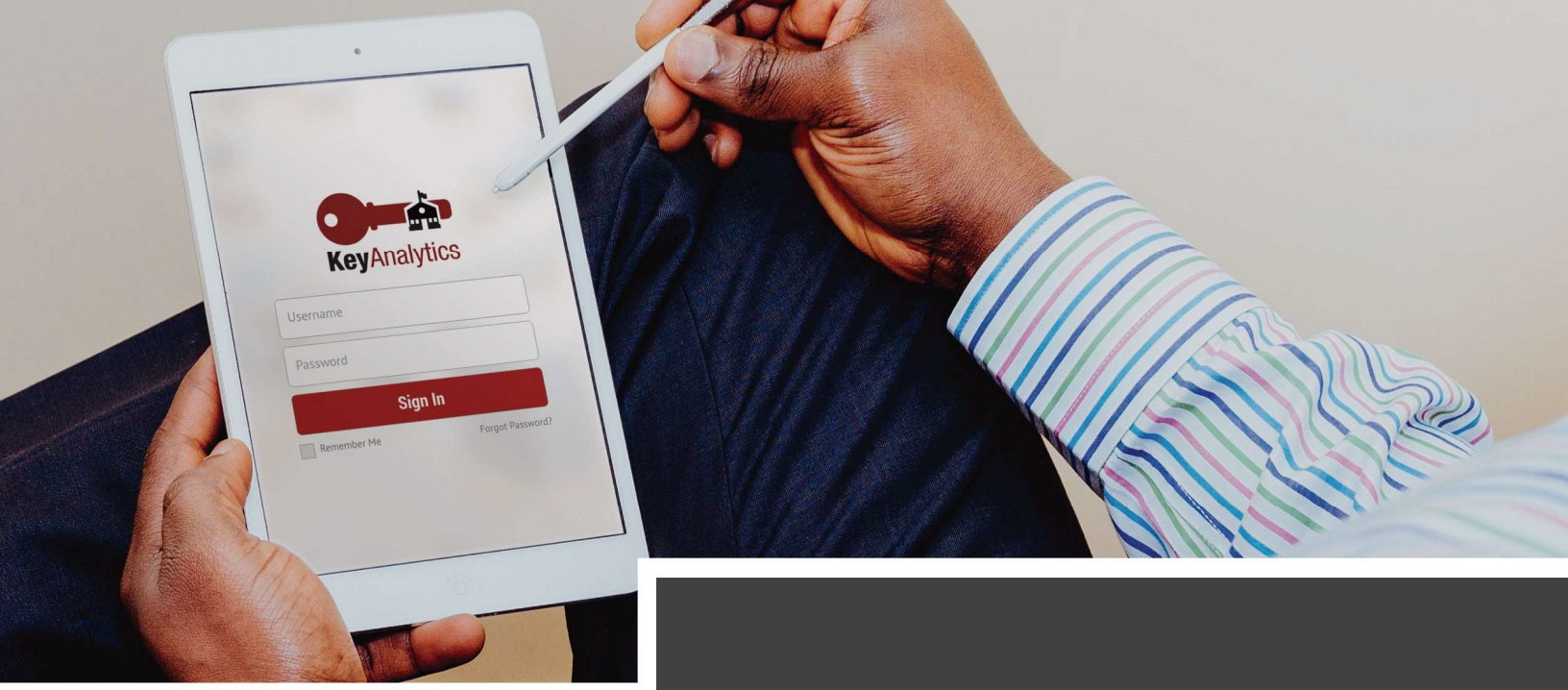




Community Facilities District No. 2003-4 Annual Special Tax Report

Fiscal Year Ending June 30, 2021

Murrieta Valley Unified School District

2021 / 2022



KeyAnalytics

A division of California Financial Services

District Administration

Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92553
T. (951) 696-1600

Fiscal Agent

Zions Bancorporation, National Association
550 South Hope Street, Suite 2875
Los Angeles, CA 90071

Special Tax Administrator

KeyAnalytics
a division of California Financial Services
555 Corporate Drive, Suite 100
Ladera Ranch, CA 92694
T. (949) 282-1077

Special Assessment Questions
T. (877) 575-0265
propertytax@calschools.com

Bond Counsel

Jones Hall
475 Sansome Street, Suite 1700
San Francisco, CA 94111
T. (415) 391-5780

Table of Contents

Introduction ---------- 1

I. CFD Background ---------- 3

A. Location ---------- 3
B. Formation ---------- 3
C. Bonds ---------- 5

II. Fiscal Year 2020/2021 Annual Special Tax ---------- 6

A. Special Tax Levy ---------- 6
B. Annual Special Tax Collections and Delinquencies ---------- 7

III. Fund and Account Activity and Balances ---------- 8

A. Fiscal Agent Accounts ---------- 8
B. Sources and Uses of Funds ---------- 9

IV. Senate Bill 165 ---------- 10

A. Authorized Facilities ---------- 10
B. 2006 Special Tax Bonds ---------- 12
C. 2013 Special Tax Refunding Bonds, Series B ---------- 13
D. Special Taxes ---------- 14
E. Pooled Special Tax Accounts ---------- 15

V. Minimum Annual Special Tax Requirement ---------- 18

A. Minimum Annual Special Tax Requirement ---------- 18
B. Administrative Expense Budget ---------- 19

VI. Special Tax Classification ---------- 20

A. Developed Property ---------- 20

VII. Fiscal Year 2021/2022 Special Tax Levy ---------- 21

Exhibit A – Rate and Method of Apportionment
Exhibit B – CFD Boundary Map
Exhibit C – Assessor's Parcel Maps
Exhibit D – 2013 Special Tax Refunding Bonds Debt Service Schedule
Exhibit E – Delinquent Annual Special Tax Report
Exhibit F – Summary of Transactions for Fiscal Agent Accounts
Exhibit G – Annual Special Tax Roll for Fiscal Year 2021/2022

Introduction

Community Facilities District No. 2003-4 ("CFD No. 2003-4") 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. 2003-4 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. 2003-4 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 Agreements 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. 2003-4 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. 2003-4.

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. 2003-4 for Fiscal Year 2020/2021.

Section V –Minimum Annual Special Tax Requirement

Section V calculates the Minimum Annual Special Tax Requirement based on the obligations of CFD No. 2003-4 for Fiscal Year 2021/2022.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within CFD No. 2003-4.

Section VII – Fiscal Year 2021/2022 Special Tax Levy

Section VII 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. 2003-4 and the bonds issued to fund the Authorized Facilities.

A. Location

CFD No. 2003-4 contains two non-contiguous Zones. Zone 1 is located at the intersection of Magnolia Street and Adams Avenue. Zone 2 consists of two non-contiguous tracts with the first tract located south of the intersection of Guava Street and Douglass Avenue and the second tract located at the terminus of Meadowlark Ridge and is west of Douglas Avenue. CFD No. 2003-4 falls within the boundaries of the City of Murrieta (the "City"). CFD No. 2003-4 encompasses approximately 158.39 gross acres. For reference, the boundary map of CFD No. 2003-4 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 2003-4 was formed and established by the School District on May 13, 2004 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. 2003-4, and a landowner election at which the qualified electors of CFD No. 2003-4 authorized CFD No. 2003-4 to incur bonded indebtedness in an amount not to exceed $6,000,000 and approved the levy of Annual Special Taxes.

CFD No. 2003-4 was formed pursuant to the First Amendment to SB 50 Finance Agreement ("Agreement"), dated May 13, 2004, between the School District and Murrieta Homes, LLC, Wynfield, LLC, Murrieta Bridlewood, LLC, and Albert B. Womble (collectively "Owners"). The Agreement is not a mitigation agreement in that it does not establish amounts to be paid to the School District or other public agencies to mitigate any impacts of the development, rather, it sets forth terms for the issuance of Bonds by CFD No. 2003-4 to finance all or a portion of fees authorized to be imposed on the property independent of the Agreement.

Specifically, the Agreement establishes terms by which CFD No. 2003-4 will issue Bonds to finance both the school fees and water and sewer fees and facilities, provided that under no circumstances will the water and sewer fees and facilities funded exceed the school fees funded (for details, see the Agreement). In addition, CFD No. 2003-4 is being formed pursuant to a Joint Community Facilities Agreement ("JCFA") by and between the School District and the City which establishes the terms by which CFD No. 2003-4 all or a portion of fees and facilities required by the City.

The table below provides information related to the formation of CFD No. 2003-4.

Board Actions Related to Formation of CFD No. 2003-4

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	March 11, 2004	03/04-33
Resolution to Incur Bonded Indebtedness	March 11, 2004	03/04-34
Resolution of Formation	May 13, 2004	03/04-43
Resolution of Necessity	May 13, 2004	03/04-44
Resolution Calling Election	May 13, 2004	03/04-45
Ordinance Levying Special Taxes	June 15, 2004	Ordnance No. 03/04-05

A Notice of Special Tax Lien was recorded in the real property records of the County May 17, 2004, as Instrument No. 2004-0367114 on all property within CFD No. 2003-4.

C. Bonds

1. 2006 Special Tax Bonds

On September 21, 2006 the 2006 Special Tax Bonds of the Murrieta Valley Unified School District Community Facilities District No. 2003-4 ("2006 Bonds") were issued in the amount of $5,105,000. The 2006 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated August 1, 2006 ("2006 FAA"), and the Act. The 2006 Bonds were issued to fund the Authorized Facilities of CFD No. 2003-4, fund a reserve fund for the 2006 Bonds, pay certain administrative expenses of CFD No. 2003-4, pay the costs of issuing the 2006 Bonds and fund capitalized interest on the 2006 Bonds through September 1, 2007. For more information regarding the use of the 2006 Bond proceeds please see Section IV of this Report.

2. 2013 Special Tax Refunding Bonds

On November 21, 2013 the 2013 Special Tax Refunding Bonds of the Murrieta Valley Unified School District Community Facilities District No. 2003-4 ("2013 Bonds") were issued in the amount of $4,870,000. The 2013 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement dated November 1, 2013 ("2013 FAA"), and the Act. The 2013 Bonds were issued to refund all of the outstanding 2006 Bonds on March 1, 2017 for interest savings and pay the costs of issuing the 2013 Bonds. The 2013 Bonds are Local Obligation Bonds of the Murrieta Valley Unified School District Financing Authority ("Authority") and are utilized, with the debt service payments from Improvement Area A of CFD No. 2002-4 to pay the debt service of the 2013 Refunding Revenue Bonds, Series B, of the Authority. For more information regarding the use of the 2013 Bond proceeds and please see Section IV of this Report.

The 2013 Bonds are payable from the Net Special Tax Revenues levied on property within CFD No. 2003-4 according to the RMA. A copy of the debt service schedule of the 2013 Bonds is included as Exhibit D.

II. Fiscal Year 2020/2021 Annual Special Tax

Each Fiscal Year, CFD No. 2003-4 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/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Zone 1				
1	< 3,000 Sq. Ft.	41 Units	$2,801.22 Per Unit	$114,850.02
2	3,000 Sq. Ft. to 3,200 Sq. Ft.	0 Units	$3,108.08 Per Unit	0.00
3	> 3,200 Sq. Ft.	12 Units	$3,239.58 Per Unit	38,874.96
Developed Property		***53 Units***	***NA***	***$153,724.98***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Zone 2				
4	< 3,800 Sq. Ft.	8 Units	$3,825.96 Per Unit	$30,607.68
5	3,800 Sq. Ft. to 4,500 Sq. Ft.	30 Units	$4,003.80 Per Unit	$120,114.00
6	> 4,500 Sq. Ft.	18 Units	$4,481.70 Per Unit	80,670.60
Developed Property		***56 Units***	***NA***	***$231,392.28***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**109 Units**		**$385,117.26**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 2003-4, 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 2013 FAA and the current delinquency rates, one (1) 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. 2003-4
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	$385,117.26	4	$374,069.49	$11,047.77	2.87%	$2,801.22	0.73%
2017/2018	385,117.26	5	369,116.34	16,000.92	4.15%	1,400.61	0.36%
2018/2019	385,117.26	6	373,318.17	11,799.09	3.06%	2,801.22	0.73%
2019/2020	385,117.26	3	380,678.35	4,438.91	1.15%	0.00	0.00%
2020/2021	385,117.26	1	381,113.46	4,003.80	1.04%	4,003.80	1.04%

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 2013 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 2003-4.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2013 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the 2013 FAA, dated November 1, 2013, between the School District and the Fiscal Agent and executed in association with the 2013 Bonds.

The balances, as of June 30, 2021, of the funds, accounts and subaccounts 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	5909244A	$326,961.78
Bond Fund	5909244B	0.00
Administrative Expense Fund	5909244I	30,058.41
Total		**$357,020.19**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 2003-4 are limited based on the restrictions as described within the 2013 FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 2003-4 from July 1, 2020 through June 30, 2021. For a more detailed description of the sources and uses of funds please refer to the 2013 FAA.

Fiscal Year 2020/2021
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	382,403.65
Investment Earnings	18.96
Transfer of Excess Reserve from the 2013 PFA	4,183.42
Total	**$386,606.03**
Uses	
Interest Payments	($167,037.50)
Principal Payments	(150,000.00)
Transfer to CFD Project Fund	(52,938.75)
Authorized Facilities	0.00
Administrative Expenses	(18,073.96)
Total	**($388,050.21)**

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. 2003-4 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. 2003-4 which describes the Authorized Facilities.

> The types of Facilities proposed to be financed by Community Facilities District No. 2003-4 (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, 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.
> >
> > "Facilities" also means facilities, fees and improvements for the Eastern Municipal Water District (EMWD) which are required by the development of the property. A Joint Community Facilities

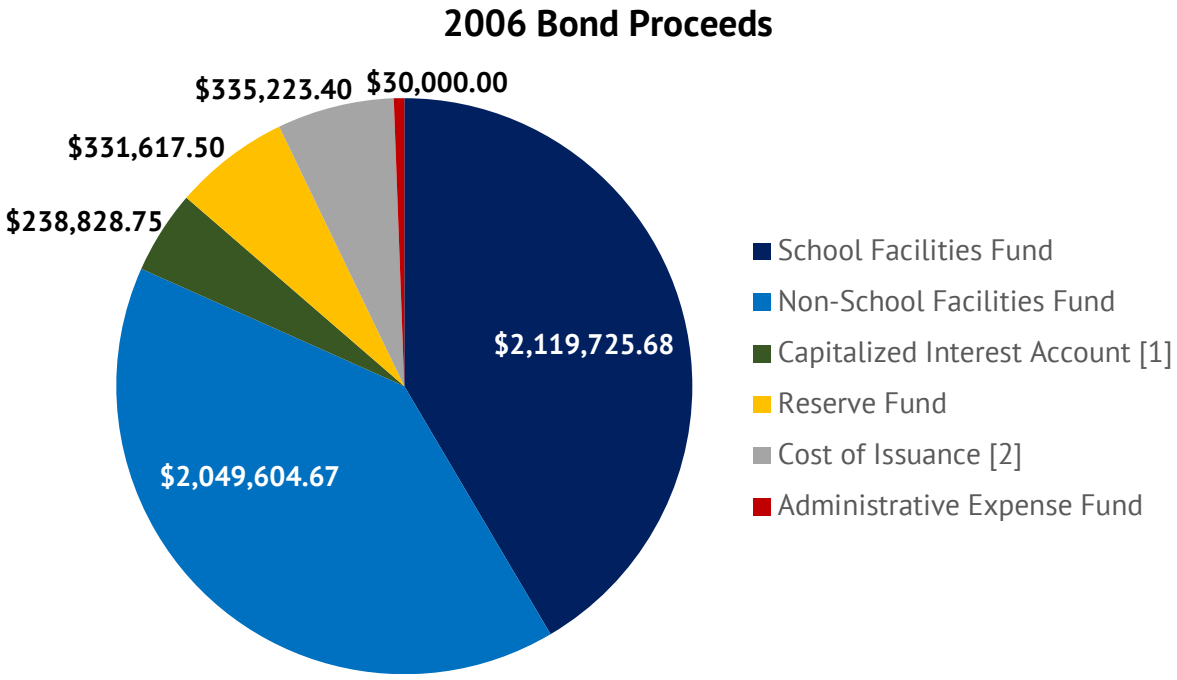
Agreement shall be prepared between EMWD, the District, and the Landowner.

"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 or other governmental entity that will own and operate the same.

B. 2006 Special Tax Refunding Bonds

1. Bond Proceeds

In accordance with the 2006 FAA for the 2006 Bonds, the total bond proceeds of $5,105,000 were deposited into the funds and accounts as shown in the graph below.



[1] Represents interest on the 2006 Bonds through September 1, 2007.
[2] This amount includes the Underwriter's discount of $24,010.58 and the Original Issue Discount of $7,488.48. The actual amount deposited in the Costs of Issuance Fund was $187,000.00.

2. Construction Funds and Accounts

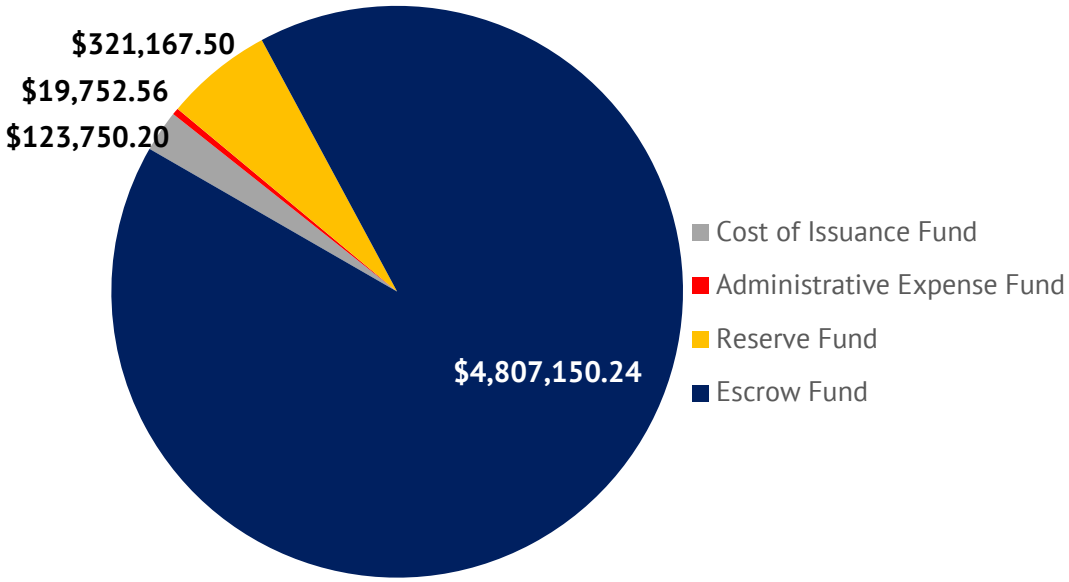
As of April 1, 2013, the 2006 Bonds Non-School Facilities Subaccount (Capital Pacific Tract) and Non-School Facilities Subaccount (Woodbridge Tract) have been closed and all funds have been expended. As of June 30, 2015, the 2006 Bonds School Facilities Subaccount (Capital Pacific Tract) and School Facilities Subaccount (Woodbridge Tract) have been closed and all funds have been expended. For an accounting of accruals and expenditures within these accounts refer to the Administration Report for CFD No. 2003-4 for prior Fiscal Years.

C. 2013 Special Tax Refunding Bonds

1. Bond Proceeds

In accordance with the 2013 FAA for the 2013 Bonds, the total bond proceeds of $4,870,000 and $401,820.50 in funds relating to the 2006 bonds were deposited into the funds and accounts as shown in the graph below.

2013 Bond Proceeds



2. Construction Funds and Accounts

There were no construction/improvement funds generated from the issuance of the 2013 Bonds.

D. Special Taxes

CFD No. 2003-4 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 2013 FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 2003-4 within the Special Tax Fund created under the Fiscal Agent Agreement of the 2013 Bonds.

Special Tax Fund (2013 Bonds)

Balance as of November 1, 2013		**$0.00**
Previously Accrued	$2,710,835.06	
Previously Expended	(2,378,501.18)	
Balance as of July 1, 2020		**$332,333.88**
Accruals		$382,420.73
Special Tax Deposits	$382,403.65	
Investment Earnings	17.08	
Expenditures		($387,792.83)
Transfer to Bond Fund	($312,854.08)	
Transfer to Administrative Expense Fund	(22,000.00)	
Transfer to CFD Project Fund	(52,938.75)	
Balance as of June 30, 2021		**$326,961.78**

Special Taxes collected in excess of annual debt service obligations are transferred to the School District to be held and utilized for the construction of Authorized Facilities. For an accounting of accruals and expenditures within this account refer to the Administration Report for CFD No. 2003-4 for prior Fiscal Years.

E. 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. 2003-4 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, 2021.

Pooled CFD Project Fund Custody Account

Balance as of April 30, 2012		**$0.00**
Previously Accrued	$10,953,070.37	
Previously Expended	(7,072,771.17)	
Balance as of July 1, 2020		**$3,880,299.20**
Accruals		$1,232,525.33
Investment Earnings	$189.20	
Transfer from CFD No. 90-1 Special Tax Fund	0.00	
Transfer from CFD No. 98-1 Special Tax Fund	13,953.84	
Transfer from CFD No. 98-2 Special Tax Fund	0.00	
Transfer from CFD No. 98-3 Special Tax Fund	0.00	
Transfer from CFD No. 99-1 IA A Special Tax Remainder Fund	125,747.18	
Transfer from CFD No. 99-1 IA B Special Tax Remainder Fund	54,163.45	
Transfer from CFD No. 2000-1 Special Tax Remainder Fund	86,713.05	
Transfer from CFD No. 2000-1 Special Tax Fund	10,014.55	
Transfer from CFD No. 2000-2 Special Tax Remainder Fund	87,129.71	
Transfer from CFD No. 2001-1 Special Tax Remainder Fund	15,920.22	
Transfer from CFD No. 2001-2 Special Tax Fund	4,867.60	
Transfer from CFD No. 2001-4 Special Tax Remainder Fund	62,139.80	
Transfer from CFD No. 2002-1 Special Tax Remainder Fund	23,494.24	
Transfer from CFD No. 2002-2 Special Tax Remainder Fund	7,293.52	
Transfer from CFD No. 2002-3 Special Tax Remainder Fund	21,256.64	
Transfer from CFD No. 2002-4 IA A Special Tax Fund	47,000.74	
Transfer from CFD No. 2002-4 IA B Special Tax Fund	78,872.37	
Transfer from CFD No. 2002-5 IA A Special Tax Fund	3,853.07	
Transfer from CFD No. 2005-IA B Special Tax Remainder Fund	132,409.70	
Transfer from CFD No. 2003-1 Special Tax Remainder Fund	22,747.32	
Transfer from CFD No. 2003-2 Special Tax Remainder Fund	2,221.24	
Transfer from CFD No. 2003-3 2013 Special Tax Fund	21,109.28	
Transfer from CFD No. 2003-4 Special Tax Fund	52,938.75	
Transfer from CFD No. 2004-1 Special Tax Fund	18,251.91	
Transfer from CFD No. 2006-1 IA A Special Tax Remainder Fund	56,389.80	
Transfer from CFD No. 2006-1 IA B Special Tax Remainder Fund	75,279.01	
Transfer from CFD No. 2006-1 IA C Special Tax Remainder Fund	166,081.31	
Transfer from CFD No. 2014-1 Special Tax Fund	37,132.38	
Transfer from CFD No. 2014-2 Special Tax Fund	5,326.13	
Transfer from CFD No. 2014-2 Custody Fund	27.44	
Transfer from CFD No. 98-2 Improvement Fund	0.57	
Transfer from CFD No. 90-1 Improvement Fund	0.11	
Transfer from CFD No. 98-1 Improvement Fund	0.03	
Transfer from CFD No. 98-3 Improvement Fund	0.05	
Transfer from CFD No. 2001-2 Improvement Fund	1.11	
Transfer from CFD No. 2002-5 IA B Improvement Fund	0.01	
Expenditures		($3,505,125.27)
Administrative Expenses	($27,073.55)	
Authorized School Facilities	(2,692,389.20)	
Transfer to 2016 COPs Custody Account	(785,662.52)	
Balance as of June 30, 2021		**$1,607,699.26**

The table below presents a detailed listing of the sources and uses of the 2016 COPs Custody Account through June 30, 2021.

2016 COPs Custody Account

Balance as of December 8, 2016		**$0.00**
Previously Accrued	$3,617,644.31	
Previously Expended	(3,151,224.23)	
Balance as of July 1, 2020		**$466,420.08**
Accruals		$785,693.78
Investment Earnings	$31.26	
Transfer from CFD Project Fund	785,662.52	
Expenditures		($966,622.40)
Authorized Facilities	($180,959.88)	
Transfer to 2016 COP Base Rental Fund	(785,662.52)	
Balance as of June 30, 2021		**$285,491.46**

V. Minimum Annual Special Tax Requirement

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of CFD No. 2003-4 based on the financial obligations for Fiscal Year 2021/2022.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 2003-4 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 2013 Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 2003-4. 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. 2003-4

Fiscal Year 2020/2021 Remaining Sources		**$341,561.24**
Balance of Special Tax Fund	$326,961.78	
Anticipated Special Taxes	14,599.46	
Fiscal Year 2020/2021 Remaining Obligations		**($303,049.51)**
September 1, 2021 Interest Payment	($81,962.50)	
September 1, 2021 Principal Payment	(150,000.00)	
2016 COPs Contribution	(71,087.01)	
Fiscal Year 2020/2021 Surplus (Reserve Fund Draw)		**$38,511.73**
Fiscal Year 2021/2022 Obligations		**($423,628.99)**
Administrative Expense Budget	($30,000.00)	
Anticipated Special Tax Delinquencies [1]	(38,511.73)	
March 1, 2022 Interest Payment	(78,850.00)	
September 1, 2022 Interest Payment	(78,850.00)	
September 1, 2022 Principal Payment	(155,000.00)	
2016 COPs Contribution	(42,417.26)	
Fiscal Year 2021/2022 Minimum Annual Special Tax Requirement		**$385,117.26**

[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	$7,870.68
Consultant/Trustee Expenses	17,000.00
County Tax Collection Fees	129.32
Contingency for Legal	5,000.00
Total Expenses	**$30,000.00**

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 2003-4 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. 2003-4.

A. Developed Property

Building Permits have been issued for 109 Units by the City within CFD No. 2003-4. According to the County Assessor, all property zoned for residential development within CFD No. 2003-4 has been built and completed. The table below summarizes the Special Tax classification for the Units within CFD No. 2003-4.

Fiscal Year 2021/2022
Special Tax Classification

Tax Class	Land Use	Number of Units/Acres
Zone 1		
1	Residential Property	41 Units
2	Residential Property	0 Units
3	Residential Property	12 Units
Zone 2		
4	Residential Property	8 Units
5	Residential Property	30 Units
6	Residential Property	18 Units
Total		**109 Units**

VII. 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 V, CFD No. 2003-4 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. 2003-4 can be found on 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
Zone 1				
1	< 3,000 Sq. Ft.	41 Units	$2,801.22 Per Unit	$114,850.02
2	3,000 Sq. Ft. to 3,200 Sq. Ft.	0 Units	$3,108.08 Per Unit	0.00
3	> 3,200 Sq. Ft.	12 Units	$3,239.58 Per Unit	38,874.96
Developed Property		***53 Units***	***NA***	***$153,724.98***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Zone 2				
4	< 3,800 Sq. Ft.	8 Units	$3,825.96 Per Unit	$30,607.68
5	3,800 Sq. Ft. to 4,500 Sq. Ft.	30 Units	$4,003.80 Per Unit	$120,114.00
6	> 4,500 Sq. Ft.	18 Units	$4,481.70 Per Unit	80,670.60
Developed Property		***56 Units***	***NA***	***$231,392.28***
Undeveloped Property		***0.00 Acres***	***$0.00 Per Acre***	***$0.00***
Total		**109 Units**		**$385,117.26**

https://calschools.sharepoint.com/cfs/unregulated/murrieta valley usd/developer revenue/cfd admin/cfd no. 2003-4/fy 2021/murrieta valley usd_cfd2003-4_fy20202021_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 2003-4 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") in Community Facilities District ("CFD") No. 2003-4. An Annual Special Tax shall be levied on and collected in CFD No. 2003-4 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. 2003-4, 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 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 Board may rely on the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel 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 CFD No. 2003-4 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes including the reasonable 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. 2003-4, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2003-4.

"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. 2003-4.

"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.

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

"Board" means the Board of Education of Murrieta Valley Unified School District or its designee as the legislative body of CFD No. 2003-4.

"Bond Index" means the national Bond Buyer Revenue Bond 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 S&P's A-plus, as reasonably determined by the Board.

"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. 2003-4 or the School District.

"Building Permit" means a permit for the construction of one or more Units issued by the City, or another public agency in the event the City no longer issues permits for the construction of Units within CFD No. 2003-4. 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 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, or other structures not used as living space, as determined by reference to the Building Permit for such Unit.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"City" means the City of Murrieta.

"County" means the County of Riverside, State of California.

"Developed Property" means all Assessor's Parcels of Taxable Property for which Building Permits 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 and that each such Assessor's Parcel is associated with a Lot, as determined reasonably by the Board.

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

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

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

"Lot" means an individual legal lot created by a Final Map for which a Building Permit could be issued.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by CFD No. 2003-4 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 or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses of CFD No. 2003-4, (iii) the costs associated with the release of funds from an escrow account, and (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, less (v) any amount available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, or trust agreement.

"Minimum Taxable Acreage" means, for all Zones, the applicable Acreage listed in Table 4 in Section J.

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

"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.

"Prepayment Administrative Fees" means the fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, costs of redeeming Bonds, and costs of recording any notices to evidence the prepayment and redemption of Bonds.

"Present Value of Taxes" means the present value of any Special Tax applicable to such Assessor's Parcel in the current Fiscal Year not yet received by the District for CFD No. 2003-4, plus the expected Annual Special Tax applicable to such Assessor's Parcel in each remaining Fiscal Year until the termination date specified in Section H, using as the discount rate (i) the Yield On The Bonds after Bond issuance or (ii) the most recently published Bond Index prior to Bond issuance.

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

"Reserve Fund Credit" shall be calculated as a reduction in the reserve fund for the Bonds proportional to the principal amount of Bonds to be redeemed pursuant to the prepayment. Notwithstanding the foregoing, if a surety bond or other instrument satisfies the reserve requirement at the time of the prepayment, then no Reserve Fund Credit shall be given.

"Special Tax" means any of the special taxes authorized to be levied by CFD No. 2003-4 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.

"Yield On The Bonds" means the arbitrage yield for the last series of Bonds issued.

"Zone" means the areas identified as a Zone in Exhibit A to this Rate and Method of Apportionment.

"Zone 1" means all property located within the area identified as Zone 1 in Exhibit A to this Rate and Method of Apportionment, subject to interpretation by the Board as described in Section B.

"Zone 2" means all property located within the area identified as Zone 2 in Exhibit A to this Rate and Method of Apportionment, subject to interpretation by the Board as described in Section B.

SECTION B
CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, beginning with Fiscal Year 2004-05, (i) each Assessor's Parcel within CFD No. 2003-4 shall be shall be assigned to a Zone in accordance with Exhibit A at the reasonable discretion of the Board; (ii) each Assessor's Parcel within a Zone of CFD No. 2003-4 shall be classified as Taxable Property or Exempt Property; and (iii) each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Developed Property shall be further classified based on the Building Square Footage of the Unit. The classification of Taxable Property assigned to a Zone shall take into consideration the Minimum Taxable Acreage of each Zone.

SECTION C
MAXIMUM SPECIAL TAXES

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property in a given Zone for 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 for such Zone.

2. Undeveloped Property

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

SECTION D
ASSIGNED ANNUAL SPECIAL TAXES

1. Developed Property

The Assigned Annual Special Tax in any Fiscal Year for each Assessor's Parcel of Developed Property shall be determined by reference to Tables 1 and 2 according to the Zone in which the Assessor's Parcel is located and the Building Square Footage of the Unit.

TABLE 1

ASSIGNED ANNUAL SPECIAL TAX FOR DEVELOPED PROPERTY IN ZONE 1	
Building Square Feet	**Assigned Annual Special Tax**
< 3,000 BSF	$2,801.23 per Unit
3,000 – 3,200 BSF	$3,108.08 per Unit
> 3,200 BSF	$3,239.59 per Unit

TABLE 2

ASSIGNED ANNUAL SPECIAL TAX FOR DEVELOPED PROPERTY IN ZONE 2	
Building Square Feet	**Assigned Annual Special Tax**
< 3,800 BSF	$3,825.97 per Unit
3,800 – 4,500 BSF	$4,003.80 per Unit
> 4,500 BSF	$4,481.71 per Unit

2. Undeveloped Property

The Assigned Annual Special Tax rate in any Fiscal Year for an Assessor's Parcel classified as Undeveloped Property shall be determined by reference to Table 3.

TABLE 3

ASSIGNED ANNUAL SPECIAL TAX FOR UNDEVELOPED PROPERTY	
Zone	**Assigned Annual Special Tax**
Zone 1	$17,666.41 per acre of Acreage
Zone 2	$2,138.93 per acre of Acreage

SECTION E
BACKUP ANNUAL SPECIAL TAXES

Each Fiscal Year, each Assessor's Parcel of Developed Property in a given Zone shall be subject to a Backup Annual Special Tax. In each Fiscal Year, the Backup Annual Special Tax rate for Developed Property shall be the rate per Lot calculated according to the following formula:

$$B = \frac{(Z \times A)}{L}$$

The terms above have the following meanings:

B	=	Backup Annual Special Tax per Lot in each Fiscal Year
Z	=	Assigned Annual Special Tax per acre of Acreage of Undeveloped Property for the applicable Zone
A	=	Acreage of Taxable Property in such Final Map, as determined by the Board pursuant to Section J
L	=	Lots in the Final Map

Notwithstanding the foregoing, if all or any portion of the Final Map(s) described in the preceding paragraph is subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property in such Final Map area that is changed or modified shall be a rate per square foot of Acreage calculated as follows:

1. Determine the total Backup Annual Special Taxes anticipated to apply to the changed or modified Final Map area prior to the change or modification.

2. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property which is ultimately expected to exist in such changed or modified Final Map area, as reasonably determined by the Board.

3. 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 which shall be applicable to Assessor's Parcels of Developed Property in such changed or modified Final Map area for all remaining Fiscal Years in which the Special Tax may be levied.

SECTION F
METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2004-05 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 in both Zone 1 and Zone 2.

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 Proportionately levy an Annual Special Tax 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 in both Zone 1 and Zone 2.

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 Proportionately levy an Annual Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is derived by application of the Backup Annual Special Tax, up to the Maximum Special Tax applicable to each such Assessor's Parcel, to satisfy the Minimum Annual Special Tax Requirement in both Zone 1 and Zone 2.

SECTION G
PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued may be prepaid. An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 2003-4 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. In addition, any property owner prepaying his or her Annual Special Tax obligation must also pay all delinquent Special Taxes, interest and penalties owing on the Assessor's Parcel on which payment is being made, if any. 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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property, regardless of Zones, 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 Board. Such determination shall include identifying all Assessor's Parcels that are expected to become Exempt Property.

SECTION H
PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES

The Annual Special Tax obligation of an Assessor's Parcel may be partially prepaid at the times and under the conditions set forth in this section, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid.

1. Partial Prepayment Times and Conditions

Prior to the issuance of the first Building Permit for the construction of a production Unit on a Lot within a Final Map area, the owner of no less than all the Taxable Property within such Final Map area may elect in writing to the Board to prepay a portion of the Annual Special Tax obligations for all the Assessor's Parcels within such Final Map area, as calculated in Section H.2. below. The partial prepayment of each Annual Special Tax obligation shall be collected prior to the issuance of the first Building Permit with respect to each Assessor's Parcel.

2. Partial Prepayment Amount

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

$$PP = P_G \times F$$

The terms above have the following meanings:

PP = the Partial Prepayment Amount
P_G = the Prepayment Amount calculated according to Section G
F = the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax obligation

3. Partial Prepayment Procedures and Limitations

With respect to any Assessor's Parcel that is partially prepaid, the Board shall indicate in the records of CFD No. 2003-4 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax for the Assessor's Parcels have 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 Annual Special Taxes that may be levied on Taxable 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.

SECTION I
TERMINATION OF SPECIAL TAX

Annual Special Taxes shall be levied for a period of thirty-five (35) Fiscal Years after Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2040-41.

SECTION J
EXEMPTIONS

The Board shall classify as Exempt Property (i) Assessor's Parcels owned by the State of California, Federal or other local governments, (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, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels developed or expected to be developed exclusively for non-residential use, including any use directly servicing any non-residential property, such as parking, as reasonably determined by the Board, and (vi) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the sum of all Taxable Property in a given Zone to less than the Minimum Taxable Acreage as shown in Table 6. Notwithstanding the above, the Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property in a given Zone 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 in a given Zone will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

TABLE 4

MINIMUM TAXABLE ACREAGE	
Zone	**Minimum Taxable Acreage**
Zone 1	9.28 acres of Acreage
Zone 2	108.01 acres of Acreage

SECTION K
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. 2003-4 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 L
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. 2003-4 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

EXHIBIT A
ZONE MAP OF CFD NO. 2003-4
(SEE ATTACHMENT)

K:\Clients2\MURR_VAL.USD\MELLO\Woodbridge\RMA2.doc

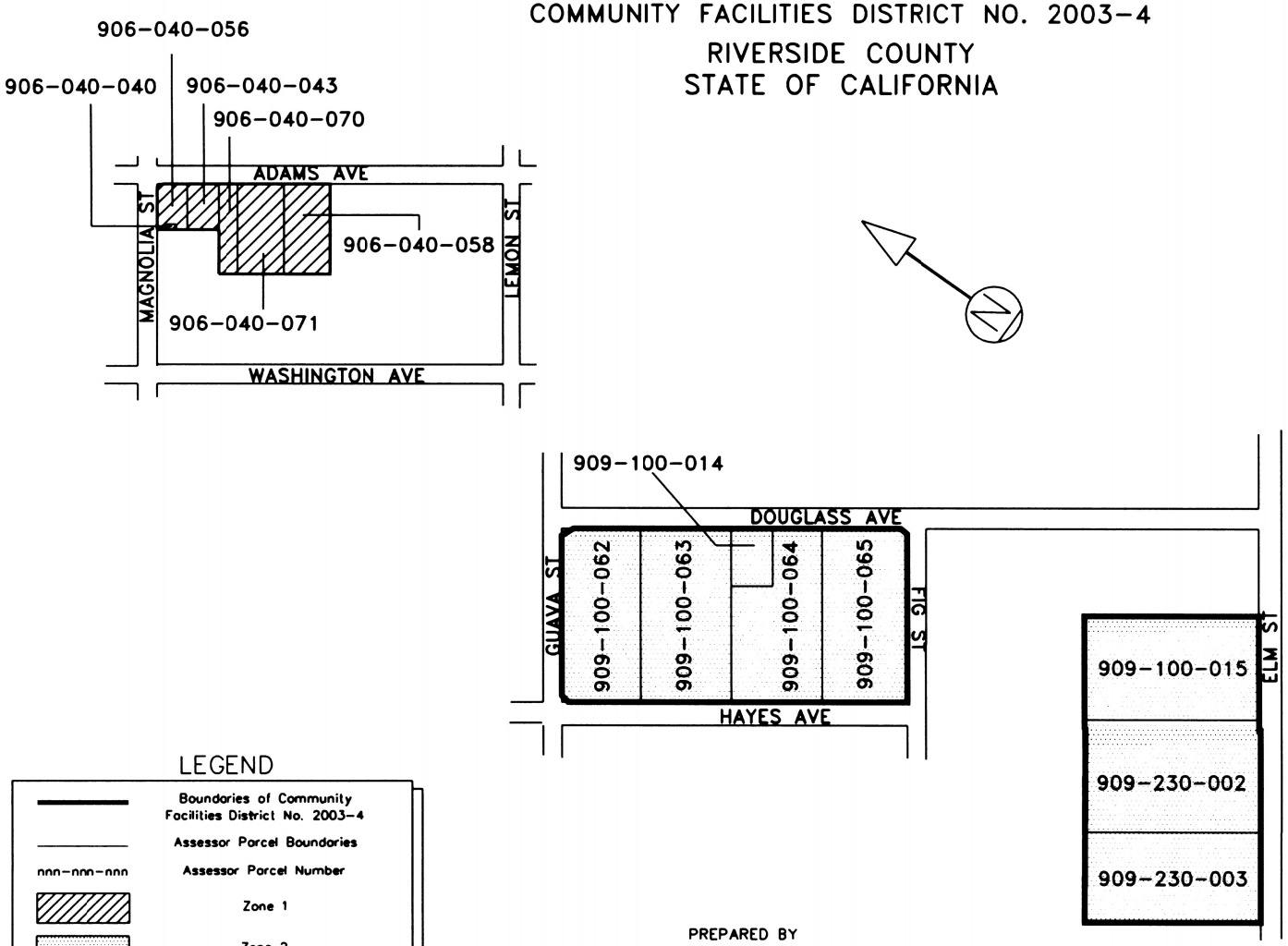
Exhibit B

CFD Boundary Map

2004-0226936
Original
56
26

SHEET 1 OF 1

PROPOSED BOUNDARIES OF
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 2003-4
RIVERSIDE COUNTY
STATE OF CALIFORNIA



LEGEND

———	Boundaries of Community Facilities District No. 2003-4
———	Assessor Parcel Boundaries
nnn-nnn-nnn	Assessor Parcel Number
▨	Zone 1
▭	Zone 2

PREPARED BY
DAVID TAUSSIG & ASSOCIATES, INC.

(1) Filed in the office of the Clerk of the Board of Education this 11th day of March 2004.

Clerk of the Board of Education

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 2003-4, Riverside County, State of California, was approved by the Board of Education at a regular meeting thereof, held on this 11th day of March, 2004, by its Resolution No. 03/04-33.

Clerk of the Board of Education

(3) Filed this 31st day of March, 2004, at the hour of 8 o'clock A m, in Book 56 of Maps of Assessment and Community Facilities Districts at page 26 and as Instrument No. 2004-0226936 in the office of the County Recorder of Riverside County, State of California. Fee: $7.00

Gary L. Orso
Danielle R. Deputy
County Recorder of Riverside County
County Assessor
County Clerk

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

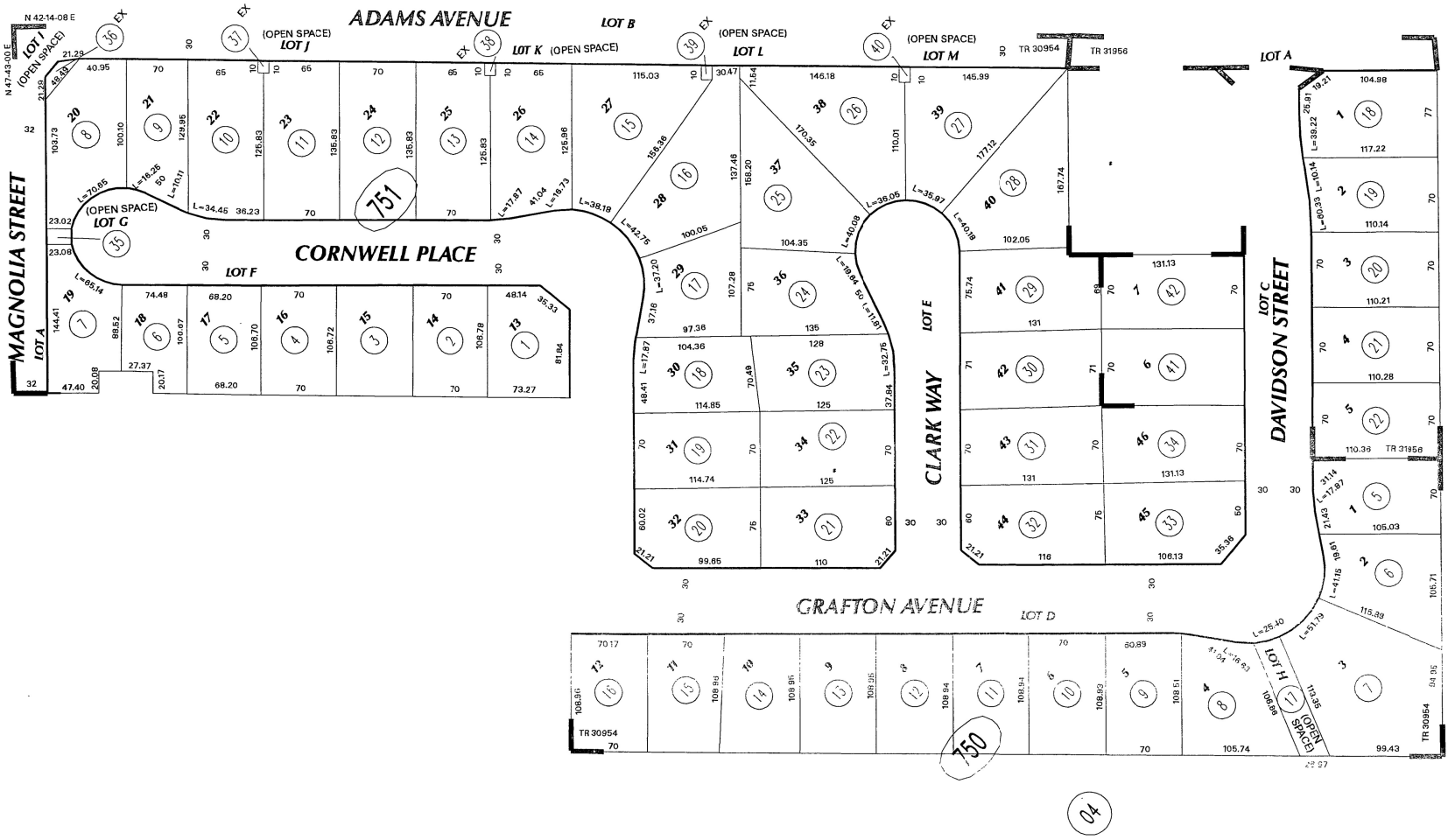
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 03 2008

SEC.17 18 7 8 T.7S.,R.3W
CITY OF MURRIETA

T.R.A. 024-235

906-75
906-04



ASSESSOR'S MAP BK906 PG.75
Riverside County, Calif.

MB 425/67-71 TRACT MAP NO 30954
MB 428/3-5 TRACT MAP NO 31956

Feb 2008

DATE	OLD NUMBER	NEW NUMBER
02/08	PG.4-97	1,2,3
02/08	PG.4,88,89	4
02/08	2	4
02/08	4	750-5-17
02/08	4	751-1-40
02/08	1	751-41,42
02/08	3	750-18-22

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 4 2010

SEC. 28 33 T7S R3W

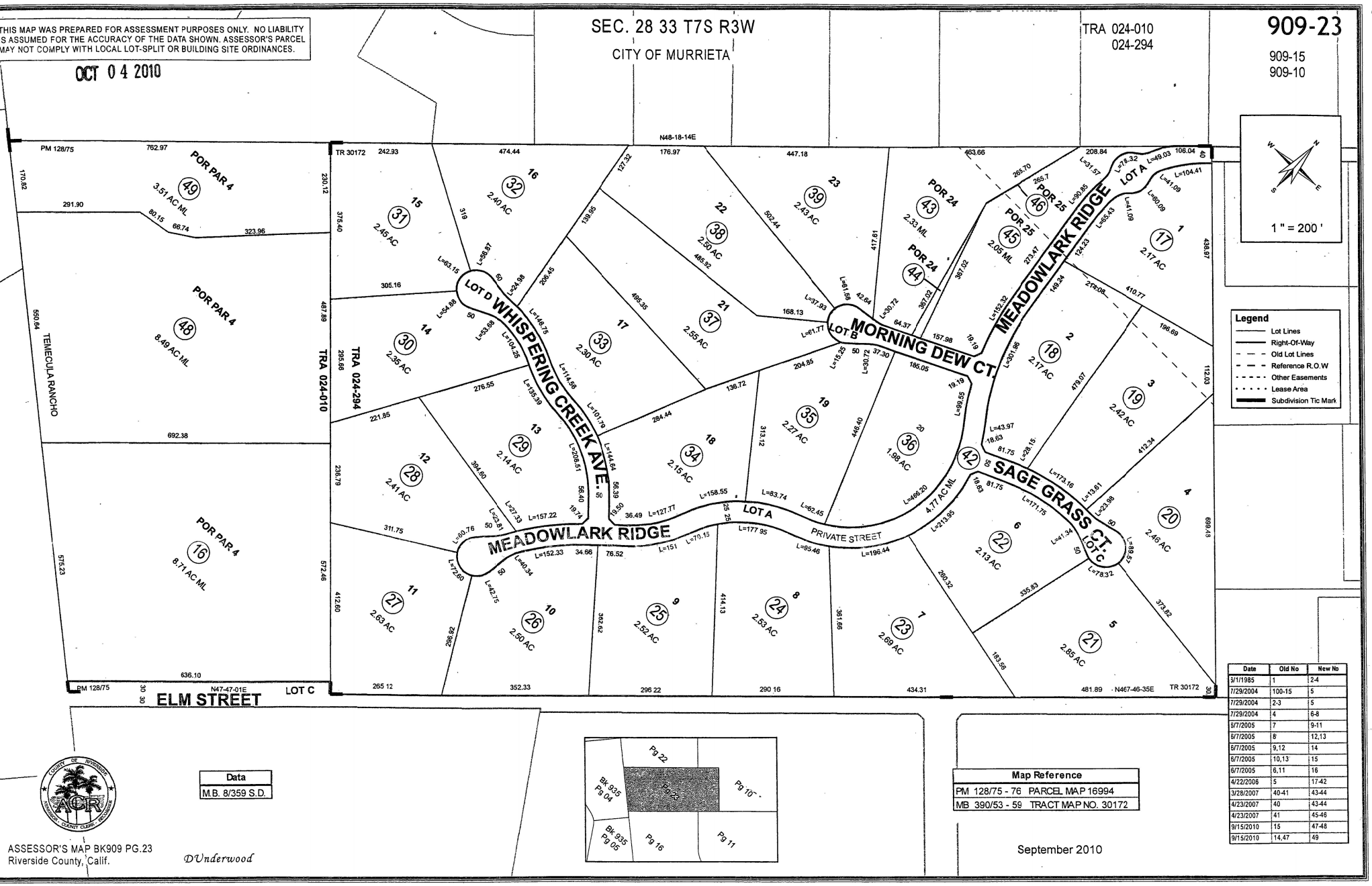
CITY OF MURRIETA

TRA 024-010
024-294

909-23

909-15
909-10

1 " = 200 '



Legend

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

Date	Old No	New No
9/1/1985	1	2-4
7/29/2004	100-15	5
7/29/2004	2-3	5
7/29/2004	4	6-8
8/7/2005	7	9-11
8/7/2005	8	12,13
8/7/2005	9,12	14
8/7/2005	10,13	15
8/7/2005	6,11	16
4/22/2006	5	17-42
3/28/2007	40-41	43-44
4/23/2007	40	43-44
4/23/2007	41	45-46
9/15/2010	15	47-48
9/15/2010	14,47	49

Data
M.B. 8/359 S.D.

Map Reference
PM 128/75 - 76 PARCEL MAP 16994
MB 390/53 - 59 TRACT MAP NO. 30172

ASSESSOR'S MAP BK909 PG.23
Riverside County, Calif.

DUnderwood

September 2010

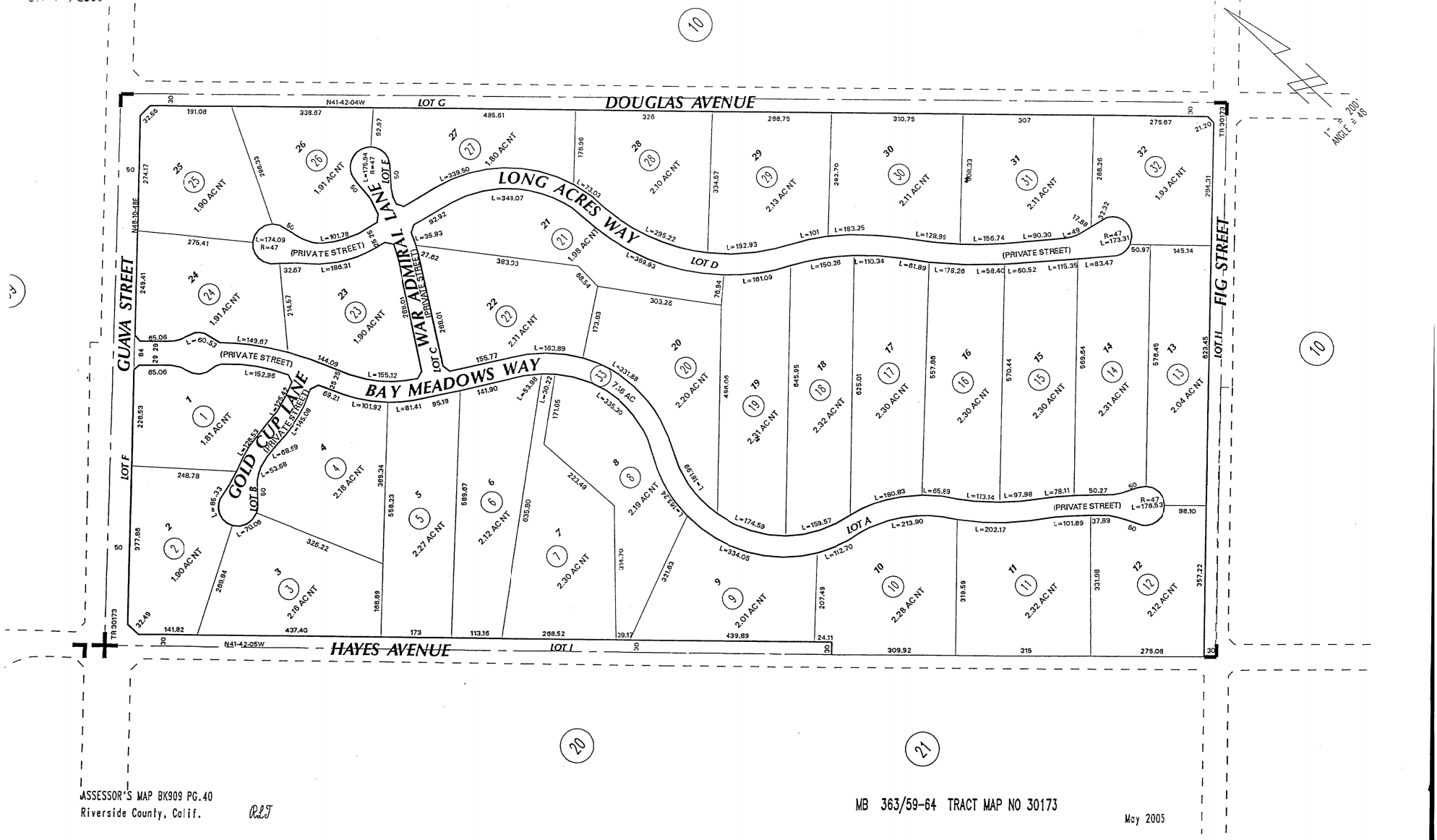
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

JUN 06 2005

POR. PROTRACTED SEC. 28 T.7S.,R.3W
CITY OF MURRIETA

T.R.A. 024-294

909-40
909-10



ASSESSOR'S MAP BK909 PG.40
Riverside County, Calif.

RLT

MB 363/59-64 TRACT MAP NO 30173

May 2005

Exhibit D

2013 Special Tax Refunding Bonds

Debt Service Schedule

Murrieta Valley Unfied School District
Community Facilities District No. 2003-4
2013 Special Tax Refunding Bonds
Debt Service Schedule

Period	2013 Special Tax Refunding Bonds		
	Principal	Interest	Total Debt Service
9/1/2014	$120,000.00	$157,192.78	$277,192.78
9/1/2015	115,000.00	197,125.00	312,125.00
9/1/2016	125,000.00	192,352.50	317,352.50
9/1/2017	130,000.00	187,165.00	317,165.00
9/1/2018	135,000.00	181,770.00	316,770.00
9/1/2019	145,000.00	176,167.50	321,167.50
9/1/2020	150,000.00	170,150.00	320,150.00
9/1/2021	150,000.00	163,925.00	313,925.00
9/1/2022	155,000.00	157,700.00	312,700.00
9/1/2023	165,000.00	151,267.50	316,267.50
9/1/2024	170,000.00	144,420.00	314,420.00
9/1/2025	180,000.00	137,365.00	317,365.00
9/1/2026	185,000.00	129,895.00	314,895.00
9/1/2027	195,000.00	122,217.50	317,217.50
9/1/2028	200,000.00	114,125.00	314,125.00
9/1/2029	210,000.00	105,825.00	315,825.00
9/1/2030	220,000.00	97,110.00	317,110.00
9/1/2031	230,000.00	87,980.00	317,980.00
9/1/2032	235,000.00	78,435.00	313,435.00
9/1/2033	250,000.00	68,682.50	318,682.50
9/1/2034	255,000.00	58,307.50	313,307.50
9/1/2035	270,000.00	47,725.00	317,725.00
9/1/2036	280,000.00	36,520.00	316,520.00
9/1/2037	295,000.00	24,900.00	319,900.00
9/1/2038	305,000.00	12,657.50	317,657.50
Total	**$4,870,000.00**	**$3,000,980.28**	**$7,870,980.28**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

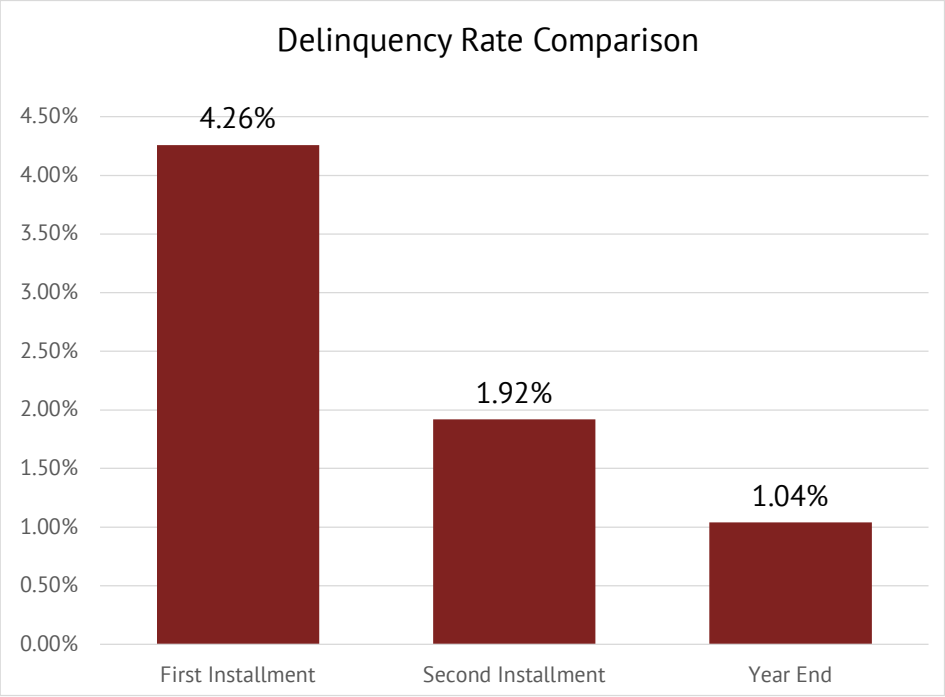
Year End for Fiscal Year 2020/2021

Murrieta Valley Unified School District Community Facilities District No. 2003-4

Summary

Year End

Total Taxes Due June 30, 2021	**$385,117.26**
Amount Paid	**$381,113.46**
Amount Remaining to be Collected	**$4,003.80**
Number of Parcels Delinquent	**1**
Delinquency Rate	**1.04%**



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:	**August 15th**
Foreclosure Notification Date 2nd Installment:	**September 29th**
Foreclosure Commencement Date:	**November 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 [1]

Parcels Exceeding Individual Foreclosure Threshold	**1**
Parcels Exceeding CFD Aggregate	**0**

Pursuant to the Fiscal Agent Agreement, the District may elect to forgo foreclosure proceedings on the aggregate level as long as the Reserve Fund is fully funded and the Debt Service can be paid.

[1] Parcel exceeding foreclosure threshold is from previous fiscal years.

Fixed Charge Special Assessment Delinquency Report

Year End for Fiscal Year 2020/2021

Murrieta Valley Unified School District Community Facilities District No. 2003-4

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	$385,117.26	4	$374,069.49	$11,047.77	2.87%	$2,801.22	0.73%
2017/2018	385,117.26	5	369,116.34	16,000.92	4.15%	1,400.61	0.36%
2018/2019	385,117.26	6	373,318.17	11,799.09	3.06%	2,801.22	0.73%
2019/2020	385,117.26	3	380,678.35	4,438.91	1.15%	0.00	0.00%
2020/2021	385,117.26	1	381,113.46	4,003.80	1.04%	4,003.80	1.04%

Historical Delinquency Rate

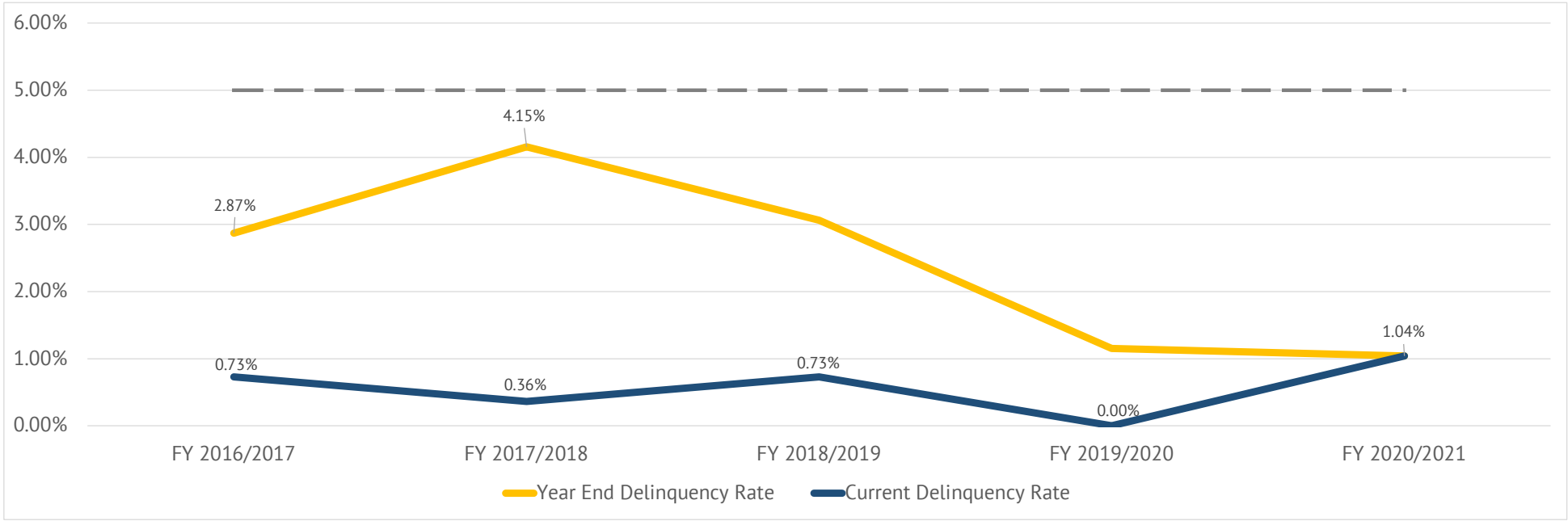


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Funding Report - Detail

Fund: CFD No. 2003-4 2013 Special Tax Refunding Bonds

Subfund: 5909244A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$2,057.38	$721,788.80	$0.00	($391,512.30)	$0.00	$332,333.88			BEGINNING BALANCE
07-01-2020	$2.55					$332,336.43		Interest	Interest From 06/01/2020 To 06/30/2020
08-03-2020	$2.85					$332,339.28		Interest	Interest From 07/01/2020 To 07/31/2020
09-01-2020	$2.78					$332,342.06		Interest	Interest From 08/01/2020 To 08/31/2020
09-01-2020				($230,891.58)		$101,450.48		Transfer Out	For Debt Service Payment due 09/01/2020
09-11-2020		$8,826.00				$110,276.48		Deposit	Special Tax Deposit
09-11-2020		$7,063.65				$117,340.13		Deposit	Special Tax Deposit
10-01-2020	$0.91					$117,341.04		Interest	Interest From 09/01/2020 To 09/30/2020
10-16-2020				($52,938.75)		$64,402.29		Transfer Out	Transfer to CFD Project Fund Custody Account (5909232E)
10-16-2020				($10,000.00)		$54,402.29		Transfer Out	Administrative Expense Fund Transfer
11-02-2020	$0.73					$54,403.02		Interest	Interest From 10/01/2020 To 10/31/2020
12-01-2020	$0.46					$54,403.48		Interest	Interest From 11/01/2020 To 11/30/2020
01-04-2021	$0.47					$54,403.95		Interest	Interest From 12/01/2020 To 12/31/2020
02-01-2021	$0.47					$54,404.42		Interest	Interest From 01/01/2021 To 01/31/2021
02-04-2021		$186,282.61				$240,687.03		Deposit	Special Tax Deposit
02-18-2021		$1,400.61				$242,087.64		Deposit	Special Tax Deposit
03-01-2021	$1.73					$242,089.37		Interest	Interest From 02/01/2021 To 02/28/2021
03-01-2021				($81,962.50)		$160,126.87		Transfer out	For Debt Service Interest Payment 03/01/2021 to CFD 2003-4 Ref Bond Fund #5909244B
04-01-2021	$1.39					$160,128.26		Interest	Interest From 03/01/2021 To 03/31/2021
05-03-2021	$1.35					$160,129.61		Interest	Interest From 04/01/2021 To 04/30/2021
06-01-2021	$1.39					$160,131.00		Interest	Interest From 05/01/2021 To 05/31/2021
06-04-2021		$178,830.78				$338,961.78		Deposit	Special Tax Deposit
06-04-2021				($12,000.00)		$326,961.78		Transfer Out	Administrative Expense Transfer FY 2020/2021
	$17.08	$382,403.65	$0.00	($387,792.83)	$0.00	($5,372.10)			DATE RANGE BALANCE
Subfund Total	**$2,074.46**	**$1,104,192.45**	**$0.00**	**($779,305.13)**	**$0.00**	**$326,961.78**	**Total for 5909244A - Special Tax Fund**		

Subfund: 5909244B - Bond Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$0.63	$0.00	$319,866.78	($319,867.41)	$0.00	$0.00			BEGINNING BALANCE
09-01-2020			$4,183.42			$4,183.42		Transfer In	Excess of Reserve Fund Requirement
09-01-2020			$230,891.58			$235,075.00		Transfer In	For Debt Service Payment due 09/01/2020
09-01-2020				($235,075.00)		$0.00		Transfer Out	For Debt Service Payment due 09/01/2020
03-01-2021			$81,962.50			$81,962.50		Transfer in	For Debt Service Interest Payment 03/01/2021 from CFD 2003-4 Ref Special Tax Fund #5909244A
03-01-2021				($81,962.50)		$0.00		Transfer out	For Debt Service Interest Payment 03/01/2021 to PFA 2013 Series B Revenue #5909243A
	$0.00	$0.00	$317,037.50	($317,037.50)	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$0.63**	**$0.00**	**$636,904.28**	**($636,904.91)**	**$0.00**	**$0.00**	**Total for 5909244B - Bond Fund**		

Subfund: 5909244I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2020	$246.21	$27,228.28	$12,000.00	$0.00	($13,344.00)	$26,130.49			BEGINNING BALANCE
07-01-2020	$0.21					$26,130.70		Interest	Interest From 06/01/2020 To 06/30/2020
07-29-2020					($15,154.96)	$10,975.74	Murrieta Valley Unified School District	Req. dtd 7/17/20 # 7 2019/2020 reimbursements for consultant & legal fees paid by District	Prof./Consulting Services and Op. Exp.
08-03-2020	$0.21					$10,975.95		Interest	Interest From 07/01/2020 To 07/31/2020
09-01-2020	$0.09					$10,976.04		Interest	Interest From 08/01/2020 To 08/31/2020

Funding Report - Detail

Subfund: 5909244I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
10-01-2020	$0.09					$10,976.13		Interest	Interest From 09/01/2020 To 09/30/2020
10-16-2020			$10,000.00			$20,976.13		Transfer In	Administrative Expense Fund Transfer
11-02-2020	$0.14					$20,976.27		Interest	Interest From 10/01/2020 To 10/31/2020
12-01-2020	$0.18					$20,976.45		Interest	Interest From 11/01/2020 To 11/30/2020
01-04-2021	$0.18					$20,976.63		Interest	Interest From 12/01/2020 To 12/31/2020
01-12-2021					($1,500.00)	$19,476.63	Zions First National Bank	Req8 01/07/21 Fiscal Agent Serv Annual Admin(Nov 20 -Oct 21)Inv9326	Prof./Consulting Services and Op. Exp.
01-12-2021					($1,419.00)	$18,057.63	Zions First National Bank	Req8 01/07/21 Fiscal Agent Serv Annual Admin(Nov 20 -Oct 21)Inv9325	Prof./Consulting Services and Op. Exp.
02-01-2021	$0.17					$18,057.80		Interest	Interest From 01/01/2021 To 01/31/2021
03-01-2021	$0.14					$18,057.94		Interest	Interest From 02/01/2021 To 02/28/2021
04-01-2021	$0.16					$18,058.10		Interest	Interest From 03/01/2021 To 03/31/2021
05-03-2021	$0.15					$18,058.25		Interest	Interest From 04/01/2021 To 04/30/2021
06-01-2021	$0.16					$18,058.41		Interest	Interest From 05/01/2021 To 05/31/2021
06-04-2021			$12,000.00			$30,058.41		Transfer In	Administrative Expense Transfer FY 2020/2021
	$1.88	$0.00	$22,000.00	$0.00	($18,073.96)	$3,927.92			DATE RANGE BALANCE
Subfund Total	**$248.09**	**$27,228.28**	**$34,000.00**	**$0.00**	**($31,417.96)**	**$30,058.41**	**Total for 5909244I - Administrative Expense Fund**		
Fund Total	**$2,323.18**	**$1,131,420.73**	**$670,904.28**	**($1,416,210.04)**	**($31,417.96)**	**$357,020.19**	**Total for CFD No. 2003-4 2013 Special Tax Refunding Bonds**		
Grand Total	**$2,323.18**	**$1,131,420.73**	**$670,904.28**	**($1,416,210.04)**	**($31,417.96)**	**$357,020.19**	**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. 2003-4
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
30954	H	906-750-017	$0.00
30954	G	906-751-035	$0.00
30954	I	906-751-036	$0.00
30954	J	906-751-037	$0.00
30954	K	906-751-038	$0.00
30954	L	906-751-039	$0.00
30954	M	906-751-040	$0.00
30172	A	909-230-042	$0.00
30172	0	909-230-044	$0.00
30172	0	909-230-046	$0.00
30173	20	909-400-020	$0.00
30173	A	909-400-033	$0.00
30954	8	906-750-012	$2,801.22
30954	9	906-750-013	$2,801.22
30954	10	906-750-014	$2,801.22
30954	11	906-750-015	$2,801.22
30954	12	906-750-016	$2,801.22
31956	1	906-750-018	$2,801.22
31956	2	906-750-019	$2,801.22
31956	3	906-750-020	$2,801.22
31956	4	906-750-021	$2,801.22
31956	5	906-750-022	$2,801.22
30954	13	906-751-001	$2,801.22
30954	14	906-751-002	$2,801.22
30954	15	906-751-003	$2,801.22
30954	16	906-751-004	$2,801.22
30954	17	906-751-005	$2,801.22
30954	18	906-751-006	$2,801.22
30954	19	906-751-007	$2,801.22
30954	20	906-751-008	$2,801.22
30954	21	906-751-009	$2,801.22
30954	25	906-751-013	$2,801.22
30954	26	906-751-014	$2,801.22
30954	27	906-751-015	$2,801.22
30954	28	906-751-016	$2,801.22
30954	29	906-751-017	$2,801.22
30954	30	906-751-018	$2,801.22
30954	31	906-751-019	$2,801.22
30954	32	906-751-020	$2,801.22
30954	33	906-751-021	$2,801.22
30954	34	906-751-022	$2,801.22
30954	35	906-751-023	$2,801.22

Murrieta Valley Unified School District
Community Facilities District No. 2003-4
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
30954	36	906-751-024	$2,801.22
30954	37	906-751-025	$2,801.22
30954	38	906-751-026	$2,801.22
30954	39	906-751-027	$2,801.22
30954	40	906-751-028	$2,801.22
30954	41	906-751-029	$2,801.22
30954	42	906-751-030	$2,801.22
30954	43	906-751-031	$2,801.22
30954	44	906-751-032	$2,801.22
31956	6	906-751-041	$2,801.22
31956	7	906-751-042	$2,801.22
30954	1	906-750-005	$3,239.58
30954	2	906-750-006	$3,239.58
30954	3	906-750-007	$3,239.58
30954	4	906-750-008	$3,239.58
30954	5	906-750-009	$3,239.58
30954	6	906-750-010	$3,239.58
30954	7	906-750-011	$3,239.58
30954	22	906-751-010	$3,239.58
30954	23	906-751-011	$3,239.58
30954	24	906-751-012	$3,239.58
30954	45	906-751-033	$3,239.58
30954	46	906-751-034	$3,239.58
30172	2	909-230-018	$3,825.96
30172	8	909-230-024	$3,825.96
30172	18	909-230-034	$3,825.96
30172	25	909-230-045	$3,825.96
30173	1	909-400-001	$3,825.96
30173	14	909-400-014	$3,825.96
30173	19	909-400-019	$3,825.96
30173	24	909-400-024	$3,825.96
30172	4	909-230-020	$4,003.80
30172	5	909-230-021	$4,003.80
30172	6	909-230-022	$4,003.80
30172	7	909-230-023	$4,003.80
30172	9	909-230-025	$4,003.80
30172	10	909-230-026	$4,003.80
30172	13	909-230-029	$4,003.80
30172	14	909-230-030	$4,003.80
30172	15	909-230-031	$4,003.80
30172	19	909-230-035	$4,003.80
30172	20	909-230-036	$4,003.80

Murrieta Valley Unified School District
Community Facilities District No. 2003-4
Fiscal Year 2021/2022 Special Tax Roll

Tract	Lot	Assessor's Parcel Number	Assigned Special Tax
30172	22	909-230-038	$4,003.80
30172	24	909-230-043	$4,003.80
30173	2	909-400-002	$4,003.80
30173	3	909-400-003	$4,003.80
30173	5	909-400-005	$4,003.80
30173	7	909-400-007	$4,003.80
30173	8	909-400-008	$4,003.80
30173	10	909-400-010	$4,003.80
30173	12	909-400-012	$4,003.80
30173	13	909-400-013	$4,003.80
30173	16	909-400-016	$4,003.80
30173	17	909-400-017	$4,003.80
30173	22	909-400-022	$4,003.80
30173	25	909-400-025	$4,003.80
30173	26	909-400-026	$4,003.80
30173	27	909-400-027	$4,003.80
30173	29	909-400-029	$4,003.80
30173	31	909-400-031	$4,003.80
30173	32	909-400-032	$4,003.80
30172	1	909-230-017	$4,481.70
30172	3	909-230-019	$4,481.70
30172	11	909-230-027	$4,481.70
30172	12	909-230-028	$4,481.70
30172	16	909-230-032	$4,481.70
30172	17	909-230-033	$4,481.70
30172	21	909-230-037	$4,481.70
30172	23	909-230-039	$4,481.70
30173	4	909-400-004	$4,481.70
30173	6	909-400-006	$4,481.70
30173	9	909-400-009	$4,481.70
30173	11	909-400-011	$4,481.70
30173	15	909-400-015	$4,481.70
30173	18	909-400-018	$4,481.70
30173	21	909-400-021	$4,481.70
30173	23	909-400-023	$4,481.70
30173	28	909-400-028	$4,481.70
30173	30	909-400-030	$4,481.70

Total Parcels	**121**
Total Taxable Parcels	**109**
Total Assigned Special Tax	**$385,117.26**