



► **ADMINISTRATION REPORT  
FISCAL YEAR 2020/2021  
COMMUNITY FACILITIES DISTRICT NO. 2006-4  
LAKE ELSINORE UNIFIED SCHOOL DISTRICT**

**AUGUST 6, 2020**

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### EXHIBITS

#### **EXHIBIT A:**

Rate and Method of Apportionment

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Summary of Transactions for Funds and Accounts

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Annual Special Tax Roll for Fiscal Year 2020/2021

# INTRODUCTION

This Administration Report ("Report") provides an analysis of the financial and administrative obligations of Community Facilities District ("CFD") No. 2006-4 of the Lake Elsinore Unified School District ("School District"), pursuant to the Rate and Method of Apportionment ("RMA") attached as Exhibit A, for the purpose of calculating the Annual Special Tax levy for Fiscal Year 2020/2021. In calculating the Annual Special Tax levy for Fiscal Year 2020/2021, the Report describes (i) the remaining financial obligations of CFD No. 2006-4 for Fiscal Year 2019/2020 and (ii) the financial obligations of CFD No. 2006-4 for Fiscal Year 2020/2021.

The Report is organized into the following sections:

## **SECTION I**

Section I provides a description of the Annual Special Tax levy for Fiscal Year 2019/2020 including any delinquent Annual Special Taxes.

## **SECTION II**

On October 14, 2010, the Series 2010 Special Tax Bonds ("2010 Bonds") were issued by CFD No. 2006-4 in the amount of \$3,635,000.00. The 2010 Bonds were issued for the purpose of financing Authorized Facilities of CFD No. 2006-4, pursuant to the Resolution of Intention ("ROI"). On December 20, 2017, the 2017 Special Tax Refunding Bonds ("2017 Bonds", collectively, with the 2010 Bonds, "Bonds") were issued by CFD No. 2004-4 in the amount of \$4,480,000.00. The 2017 Bonds were issued for the purpose of refunding the 2010 Bonds and are secured by and repaid from the levy of Annual Special Taxes within CFD No. 2006-4.

Section II examines the financial activity within the various funds and accounts established pursuant to the Fiscal Agent Agreement ("FAA") dated October 1, 2010 by and between CFD No. 2006-4 and Zions Bancorporation, NA ("Fiscal Agent") from July 1, 2019 to May 31, 2020. A summary is provided which lists all disbursements, Annual Special Tax receipts, and Investment Earnings.

## **SECTION III**

Section III contains a description of (i) the initial allocation of Bond proceeds and (ii) the expenditure of Special Taxes and Bond proceeds to fund Authorized Facilities of CFD No. 2006-4 through May 31, 2020, as directed by Senate Bill 165 ("SB 165").

**SECTION IV**

Section IV calculates the Minimum Annual Special Tax Requirement based on the financial obligations of CFD No. 2006-4 for Fiscal Year 2020/2021.

**SECTION V**

Section V provides the development status of CFD No. 2006-4.

**SECTION VI**

Section VI describes the methodology used to apportion the Minimum Annual Special Tax Requirement among the properties within CFD No. 2006-4 and lists the Annual Special Tax rates for Fiscal Year 2020/2021.

# FISCAL YEAR 2019/2020 LEVY SUMMARY

## A. SPECIAL TAX LEVY

The aggregate Annual Special Tax levy of CFD No. 2006-4 in Fiscal Year 2019/2020 as well as a summary of the levy can be found in the table below.

### ANNUAL SPECIAL TAX LEVY FOR FISCAL YEAR 2019/2020

<b>Tax Class</b>	<b>Building Square Footage</b>	<b>Number of Units/Acres</b>	<b>Assigned Annual Special Tax Rate</b>	<b>Total Annual Special Taxes</b>
1	< 2,650	40 Units	\$1,868.08 per Unit	\$74,723.20
2	2,650 - 2,900	49 Units	\$2,129.66 per Unit	\$104,353.34
3	2,901 - 3,150	0 Units	\$2,231.38 per Unit	\$0.00
4	> 3,150	52 Units	\$2,333.14 per Unit	\$121,323.28
<i>Developed Property</i>		<i>141 Units</i>	<i>N/A</i>	<i>\$300,399.82</i>
<i>Undeveloped Property</i>		<i>0.00 Acres</i>	<i>\$0.00 per Acre</i>	<i>\$0.00</i>
<b>Total</b>				<b>\$300,399.82</b>

## B. SPECIAL TAX DELINQUENCIES

Cooperative Strategies, LLC has received delinquency information for CFD No. 2006-4 for Fiscal Year 2019/2020 from the County of Riverside ("County"). For the second installment of Fiscal Year 2019/2020 (as of May 6, 2020), \$2,333.14 in Annual Special Taxes were delinquent yielding a delinquency rate of 0.78%.

# FINANCIAL ACTIVITY

This section summarizes the activity within the various funds and accounts created by the FAA. For a more detailed description of the various funds and accounts, please see Section 3.01 of the FAA. A detailed analysis of all transactions within these funds and accounts for this period is included as Exhibit B.

## A. SOURCES OF FUNDS

Sources of funds for CFD No. 2006-4 for the period of July 1, 2019 to May 31, 2020 are summarized in the table below.

### SOURCES OF FUNDS JULY 1, 2019 – MAY 31, 2020

<b>Sources</b>	<b>Amount</b>
Bond Proceeds	\$0.00
Special Tax Receipts	\$153,108.74
Investment Earnings <sup>[1]</sup>	\$7,238.49
Miscellaneous <sup>[1]</sup>	\$9,325.00
<b>Total</b>	<b>\$169,672.23</b>

*[1] Data summarized in the table on the following page.  
[2] Reversal of erroneous cash disbursement.*



**INVESTMENT EARNINGS**  
**JULY 1, 2019 – MAY 31, 2020**

<b>Funds and Accounts</b>	<b>Amount</b>
2017 Administrative Expense Fund	\$694.51
2017 Bond Fund	\$0.00
2017 School Facilities Fund	\$1,122.92
2017 Special Tax Fund	\$5,382.64
2017 Special Tax Remainder Account	\$38.42
<b>Total</b>	<b>\$7,238.49</b>

**B. USES OF FUNDS**

Uses of funds for CFD No. 2006-4 for the period of July 1, 2019 to May 31, 2020 are summarized in the table below.

**USES OF FUNDS**  
**JULY 1, 2019 – MAY 31, 2020**

<b>Funds and Accounts</b>	<b>Amount</b>
Interest Payments	\$169,600.00
Principal Payments	\$70,000.00
Acquisition/Construction Payments	\$161,930.05
Administrative Expenses	\$3,950.00
Miscellaneous <sup>[1]</sup>	\$351,567.31
<b>Total</b>	<b>\$757,047.36</b>

*[1] Please reference Exhibit B for details on Miscellaneous Source of funds.*

**C. FUND AND ACCOUNT BALANCES**

The balances as of May 31, 2020 in the funds and accounts established pursuant to the FAA are shown in the table below.

**FUND AND ACCOUNT BALANCES  
AS OF MAY 31, 2020**

<b>Funds and Accounts</b>	<b>Amount</b>
2017 Administrative Expense Fund	\$91,755.56
2017 Bond Fund	\$0.00
2017 School Facilities Fund	\$5,507.10
2017 Special Tax Fund	\$51,957.39
2017 Special Tax Remainder Account	\$3,148.33
<b>Total</b>	<b>\$152,368.38</b>



# SENATE BILL 165 COMPLIANCE

The Board of Trustees ("Board") of the School District, pursuant to the provisions of the Local Agency Special Tax and Bond Accountability Act ("Accountability Act"), has directed the filing of the Special Tax and Bond Accountability Report for CFD No. 2006-4. According to SB 165, any local special tax and/or bond measure subject to voter approval on or after January 1, 2001, must follow the requirements of the Accountability Act. All capitalized terms herein are used as defined in the RMA of CFD No. 2006-4.

## A. AUTHORIZED FACILITIES

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended ("Act"), CFD No. 2006-4 can only be used to fund the "Authorized Facilities" as outlined at the time of formation. The following is an excerpt taken from the Resolution of Intention ("ROI") to establish CFD No. 2006-4 which describes the Authorized Facilities.

"Facilities" means any elementary, middle and high school facility with an estimated useful life of five (5) years or longer, including sites and site improvements (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment), classrooms, recreational facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities needed by District in order to, directly or indirectly, serve the student population to be generated as a result of development of the property within the CFD.

"Facilities" may also include water facility fees, water frontage facility fees, water backup fees, water connection fees, sewer backup facility fees, sewer treatment capacity fees, sewer connection fees and water and sewer facilities to be owned and operated by the Elsinore Valley Municipal Water District ("EVMWD").

"Facilities" may 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 EVMWD or any other governmental entity that will own and operate the same.

## B. BOND PROCEEDS

In accordance with the FAA by and between the School District and the Fiscal Agent, the proceeds of the Bonds were deposited into the funds and accounts shown in the table below.

### INITIAL DEPOSIT OF 2010 BOND PROCEEDS

<b>Funds and Accounts</b>	<b>Initial Deposit</b>
Reserve Fund	\$333,904.57
School Construction Fund	\$2,962,471.43
Costs of Issuance Account <sup>[1]</sup>	\$338,624.00
<b>Total Bond Proceeds</b>	<b>\$3,635,000.00</b>

*[1] Total amount includes the Underwriter's Discount of \$109,050.00 and the Original Issue Discount of \$29,574.00. The amount actually deposited in the Cost of Issuance Account was \$200,000.00.*

### INITIAL DEPOSIT OF 2017 BOND PROCEEDS

<b>Funds and Accounts</b>	<b>Initial Deposit</b>
Escrow Fund <sup>[1]</sup>	\$3,662,437.06
School Construction Account of the Improvement Fund	\$817,562.94
<b>Total Bond Proceeds</b>	<b>\$4,480,000.00</b>

*[1] This amount includes the Authority's Net Premium of \$316,165.60 and the Prior District Funds of \$349,138.16. The actual amount deposited in the Escrow Fund was \$3,695,409.62.*

**C. CONSTRUCTION/ACQUISITION ACCOUNTS**

The table below show the accruals and expenditures in the construction/acquisition accounts of CFD No. 2006-4 through May 31, 2020, for the construction of Authorized Facilities.

**2017 SCHOOL FACILITIES FUND**

<b>Initial Deposit from Bond Proceeds</b>		<b>\$817,562.94</b>
<b>Previously Accrued</b>	<b>\$26,011.68</b>	
<b>Previously Expended</b>	<b>(\$540,771.72)</b>	
<b>Balance as of June 1, 2019</b>		<b>\$302,802.90</b>
<b>Accruals</b>		<b>\$11,178.68</b>
Investment Earnings	\$1,853.68	
Reversal of Erroneous Cash disbursement	\$9,325.00	
<b>Expenditures</b>		<b>(\$308,474.48)</b>
Elementary School Facilities	(\$308,474.48)	
<b>Balance as of May 31, 2020</b>		<b>\$5,507.10</b>

**D. SPECIAL TAX FUND**

Each Fiscal Year, CFD No. 2006-4 will levy, collect, and expend Annual Special Taxes in an amount necessary to pay interest and principal to bondholders, cover Administrative Expenses, and fund school facilities necessary to serve students generated from residential units constructed within the boundaries of CFD No. 2006-4. The table on the following page presents a detailed listing of the Annual Special Taxes collected and expended by CFD No. 2006-4 from the date of initial deposit through May 31, 2020.

**2017 SPECIAL TAX FUND**

<b>Balance as of Date of Initial Deposit</b>		<b>\$0.00</b>
Previously Accrued	\$725,323.25	
Previously Expended	(\$348,071.37)	
<b>Balance as of June 1, 2019</b>		<b>\$377,251.88</b>
<b>Accruals</b>		<b>\$304,681.02</b>
Special Tax Receipts	\$298,646.42	
Investment Earnings	\$6,034.60	
<b>Expenditures</b>		<b>(\$629,975.51)</b>
Transfer to 2017 Administrative Expense Fund	(\$38,808.20)	
Transfer to Bond Fund	(\$239,600.00)	
Transfer to 2017 Special Tax Remainder Fund	(\$351,567.31)	
<b>Balance as of May 31, 2020</b>		<b>\$51,957.39</b>

**2017 SPECIAL TAX REMAINDER ACCOUNT**

<b>Balance as of Date of Initial Deposit</b>		<b>\$0.00</b>
Previously Accrued	\$3,104.54	
Previously Expended	(\$0.00)	
<b>Balance as of June 1, 2019</b>		<b>\$3,104.54</b>
<b>Accruals</b>		<b>\$351,611.10</b>
Investment Earnings	\$43.79	
Transfer from 2017 Special Tax Fund	\$351,567.31	
<b>Expenditures</b>		<b>(\$351,567.31)</b>
Transfer to Lake Elsinore USD	(\$351,567.31)	
<b>Balance as of May 31, 2020</b>		<b>\$3,148.33</b>

## MINIMUM ANNUAL SPECIAL TAX REQUIREMENT

For Fiscal Year 2020/2021, the Minimum Annual Special Tax Requirement for CFD No. 2006-4, as calculated pursuant to the RMA, can be found in the table below.

### MINIMUM ANNUAL SPECIAL TAX REQUIREMENT FOR FISCAL YEAR 2020/2021

<b>FY 2019/2020 Current and Projected Funds</b>		<b>\$197,922.6</b>
Balance of the 2017 Special Tax Fund (as of May 31, 2020)	\$51,957.39	2
Projected Special Tax Receipts	\$145,965.23	
<b>FY 2019/2020 Remaining Obligations</b>		<b>\$177,857.3</b>
Interest Payment Due September 1, 2020		3
Principal Payment Due September 1, 2020	\$84,275.00	
Special Tax Delinquencies/Direct Construction of Authorized Facilities	\$80,000.00	
	\$13,582.33	
<b>FY 2019/2020 Surplus/(Draw on Reserve)</b>		<b>\$20,065.29</b>
<b>FY 2020/2021 Obligations</b>		<b>\$326,473.7</b>
Interest Payment Due March 1, 2021		5
Interest Payment Due September 1, 2021	\$82,675.00	
Principal Payment Due September 1, 2021	\$82,675.00	
Administrative Expense Budget for Fiscal Year 2020/2021	\$90,000.00	
Special Tax Remainder	\$39,584.36	
Special Tax Delinquencies/Direct Construction of Authorized Facilities	\$21,015.34	
	\$10,524.05	
<b>Minimum Annual Special Tax Requirement</b>		<b>\$306,408.4</b>
		<b>6</b>

## DEVELOPMENT SUMMARY

As of Fiscal Year 2011/2012 all Assessor's Parcels within CFD No. 2006-4 have been classified as Developed Property, therefore CFD No. 2006-4 is built-out.

# FISCAL YEAR 2020/2021 LEVY SUMMARY

The Special Tax rates of CFD No. 2006-4 needed to meet the Minimum Annual Special Tax Requirement for Fiscal Year 2020/2021 are shown in the table below. The Special Tax roll, which lists the actual Special Tax levied against each Assessor's Parcel, is included as Exhibit C. For a more detailed explanation of the methodology used to apportion the Minimum Annual Special Tax Requirement among Developed Property and Undeveloped Property, please see the RMA.

## ANNUAL SPECIAL TAX LEVY FOR FISCAL YEAR 2020/2021

<b>Tax Class</b>	<b>Building Square Footage</b>	<b>Number of Units/Acres</b>	<b>Assigned Annual Special Tax Rate</b>	<b>Total Annual Special Taxes</b>
1	< 2,650	40 Units	\$1,905.44 per Unit	\$76,217.60
2	2,650 – 2,900	49 Units	\$2,172.26 per Unit	\$106,440.74
3	2,901 – 3,150	0 Units	\$2,276.03 per Unit	\$0.00
4	> 3,150	52 Units	\$2,379.80 per Unit	\$123,749.60
<i>Developed Property</i>		<i>141 Units</i>	<i>N/A</i>	<i>\$306,408.46</i>
<i>Undeveloped Property</i>		<i>0.00 Acres</i>	<i>\$0.00 per Acre</i>	<i>\$0.00</i>
<b>Total</b>				<b>\$306,408.06</b>

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**EXHIBIT A**  
RATE AND METHOD OF APPORTIONMENT

## **RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 2006-4 OF LAKE ELSINORE UNIFIED SCHOOL DISTRICT**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes ("Rate and Method of Apportionment") of Community Facilities District No. 2006-4 ("CFD No. 2006-4") of the Lake Elsinore Unified School District ("School District"). An Annual Special Tax shall be levied on and collected on Taxable Property (defined below) located within the boundaries of CFD No. 2006-4 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. 2006-4, 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**

For purposes of this Rate and Method of Apportionment the terms hereinafter set forth have the following meanings:

**"Acre" or "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 Subdivision 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. 2006-4 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 proportionate payment of salaries and benefits of any School District employee whose duties are directly related to the administration of CFD No. 2006-4, and reasonable costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2006-4.

**"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. 2006-4.

**"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 Trustees of Lake Elsinore Unified School District, or its designee, in certain cases acting as the Legislative Body of CFD No. 2006-4.

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

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

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

**"Building Permit"** means a permit for the construction of one or more Units issued by the County, or another public agency in the event the County no longer issues said permits for the construction of Units within CFD No. 2006-4. 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, other structures not used as living space, or any other square footage excluded under Government Code Section 65995 as determined by reference to the Building Permit for such Unit.

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

**"County"** means the County of Riverside.

**"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 K each Fiscal Year as determined May 1<sup>st</sup> of the previous Fiscal Year.

**"Final Subdivision Map"** means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates individual Lots, 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.

**"Homeowner"** means any owner of a completed Unit constructed and sold within CFD No. 2006-4.

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

**"Maximum Special Tax"** means the maximum Special Tax, determined in accordance with Section C that can be levied by CFD No. 2006-4 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. 2006-4, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, and (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, less (v) any amount(s) available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement, or equivalent agreement or document. In arriving at the Minimum Annual Special Tax requirement the Board shall take into account the reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

**"Minimum Taxable Acreage"** means the applicable Acreage listed in Table 5 set forth in Section K.

**"Net Taxable Acreage"** means the total Acreage of all Taxable Property expected to exist in CFD No. 2006-4 after all Final Subdivision Maps are recorded.

**"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 Administrative Fees"** means any fees or expenses of the School District or CFD No. 2006-4 associated with the prepayment of the Special Tax obligation of an Assessor's Parcel. Prepayment Administrative Fees shall include among other things the cost of computing the Prepayment Amount, redeeming Bonds, and recording any notices to evidence the prepayment

and redemption of Bonds.

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

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

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

**"Reserve Fund Credit"** means an amount equal to the reduction in the applicable reserve fund requirement(s) resulting from the redemption of Bonds with the Prepayment Amount. In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is under funded at the time of the prepayment no Reserve Fund Credit shall be given.

**"School District"** means the Lake Elsinore Unified School District or any successor school district.

**"Special Tax"** means any of the special taxes authorized to be levied by CFD No. 2006-4 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.

## **SECTION B CLASSIFICATION OF ASSESSOR'S PARCELS**

For each Fiscal Year, beginning with Fiscal Year 2006-07, each Assessor's Parcel within CFD No. 2006-4 shall be classified as Taxable Property or Exempt Property. Furthermore, 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 Exempt Property shall take into consideration the Minimum Taxable Acreage as determined pursuant to Section K.

**SECTION C  
MAXIMUM SPECIAL TAXES**

**1. Developed Property**

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property 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 a given Final Subdivision Map.

**2. Undeveloped Property**

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property for 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**

The Assigned Annual Special Tax in Fiscal Year 2006-07 for each Assessor's Parcel of Developed Property shall be the amount determined by reference to Table 1 subject to increase as described below.

**TABLE 1**  
**ASSIGNED ANNUAL SPECIAL TAX FOR  
DEVELOPED PROPERTY  
FISCAL YEAR 2006-07**

Building Square Feet	Assigned Annual Special Tax
< 2,650 BSF	\$2,627.67 per Unit
2,650 – 2,900 BSF	\$2,716.25 per Unit
2,901 – 3,150 BSF	\$2,834.35 per Unit
> 3,150 BSF	\$2,952.45 per Unit

Each July 1, commencing July 1, 2007, the Assigned Annual Special Tax for each Assessor's Parcel of Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**2. Undeveloped Property**

The Assigned Annual Special Tax rate in Fiscal Year 2006-07 for an Assessor's Parcel

classified as Undeveloped Property shall be \$14,560.30 per acre of Acreage.

Each July 1, commencing July 1, 2007, the Assigned Annual Special Tax per acre of Acreage for each Assessor's Parcel of Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**SECTION E  
BACKUP ANNUAL SPECIAL TAXES**

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. The Backup Annual Special Tax for an Assessor's Parcel of Developed Property within a Final Subdivision Map shall be the rate per Lot calculated according to the following formula in Fiscal Year 2006-07 or such later Fiscal Year in which such Final Subdivision Map is created subject to increase as described below:

$$B = \frac{U \times A}{L}$$

The terms above have the following meanings:

- B = Backup Annual Special Tax per Lot
- U = Assigned Annual Special Tax per acre of Acreage for Undeveloped Property in the Fiscal Year which the calculation is performed
- A = Acreage of Taxable Property expected to exist in such Final Subdivision Map at time of calculation, as determined by the Board pursuant to Section K
- L = Lots in the Final Subdivision Map at the time of calculation

Each July 1, commencing the July 1 first following the initial calculation of the Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property with a Final Subdivision Map, the Backup Annual Special Tax for each Lot within such Final Subdivision Map shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

Notwithstanding the foregoing, if all or any portion of the Final Subdivision 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 Subdivision Map 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 area in the Final Subdivision Map prior to the change or modification in the current Fiscal Year.
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 area in the Final Subdivision Map, 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 area of the Final Subdivision Map. Each July 1, commencing the July 1 first following the change or modification to be Final Subdivision Map the amount determined by this Section shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

## **SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX**

Commencing Fiscal Year 2006-07, 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 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.
- 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 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 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 in full, 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. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 2006-4 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. 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, 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.

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records of CFD No. 2006-4 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 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 Tax shall cease.

## **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 conveyance of the first production Unit on a Lot within a Final Subdivision Map to a Homeowner, the owner of no less than all the Taxable Property within such Final Subdivision Map 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 Subdivision Map, as calculated in Section H.2. below. The partial prepayment of each Annual Special Tax obligation shall be collected for all Assessor's Parcels prior to the conveyance of the first production Unit to a Homeowner with respect to such Final Subdivision Map.

### **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<sub>G</sub> = 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. 2006-4 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 if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of 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 and such partial 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 I EXCESS ASSIGNED ANNUAL SPECIAL TAXES**

In any Fiscal Year which the Annual Special Taxes collected from Developed Property, pursuant to Step 1 of Section F, exceeds the Minimum Annual Special Tax Requirement, the School District shall use such amount for acquisition, construction or financing of school facilities in accordance with the Act, CFD No. 2006-4 proceedings and other applicable law as determined by the Board.

#### **SECTION J TERMINATION OF SPECIAL TAX**

Annual Special Taxes shall be levied for a period of thirty-three (33) Fiscal Years after the Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2045-2046.

#### **SECTION K 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 owned 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 Net Taxable Acreage to less than the Minimum Taxable Acreage listed in Table 2 below. 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 to less than the Minimum Taxable Acreage. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Minimum Taxable Acreage will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

**TABLE 2**

**MINIMUM TAXABLE ACREAGE**

Acres of Acreage
26.90

**SECTION L  
APPEALS**

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. In order to be considered sufficient, any notice of appeal must: (i) specifically identify the property by address and Assessor's Parcel Number; (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Special Tax; (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect; (iv) include all documentation, if any, in support of the claim; and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. A representative(s) of CFD No. 2006-4 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 the Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decision shall indicate.

**SECTION M**  
**MANNER OF COLLECTION**

The 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. 2006-4 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

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# EXHIBIT B

## SUMMARY OF TRANSACTIONS FOR FUNDS AND ACCOUNTS

# SOURCES AND USES OF FUNDS

Jul 1 2019 - May 31 2020

Account Name	SOURCES				USES						Transfer	Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses
2017 Adm Expense Fund 5122420I	\$56,202.85	\$0.00	\$694.51	\$0.00	\$694.51	\$0.00	\$0.00	\$0.00	(\$3,950.00)	\$0.00	(\$3,950.00)	\$38,808.20	\$91,755.56
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$169,600.00)	(\$70,000.00)	\$0.00	\$0.00	\$0.00	(\$239,600.00)	\$239,600.00	\$0.00
2017 School Facilities Fund 5122420E	\$156,989.23	\$9,325.00	\$1,122.92	\$0.00	\$10,447.92	\$0.00	\$0.00	(\$161,930.05)	\$0.00	\$0.00	(\$161,930.05)	\$0.00	\$5,507.10
2017 Special Tax Fund 5122420A	\$523,441.52	\$153,108.74	\$5,382.64	\$0.00	\$158,491.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$629,975.51)	\$51,957.39
2017 Special Tax Remainder 5122420S	\$3,109.91	\$0.00	\$38.42	\$0.00	\$38.42	\$0.00	\$0.00	\$0.00	\$0.00	(\$351,567.31)	(\$351,567.31)	\$351,567.31	\$3,148.33
<b>Total:</b>	<b>\$739,743.51</b>	<b>\$162,433.74</b>	<b>\$7,238.49</b>	<b>\$0.00</b>	<b>\$169,672.23</b>	<b>(\$169,600.00)</b>	<b>(\$70,000.00)</b>	<b>(\$161,930.05)</b>	<b>(\$3,950.00)</b>	<b>(\$351,567.31)</b>	<b>(\$757,047.36)</b>	<b>\$0.00</b>	<b>\$152,368.38</b>

**Note:** \$84,275.00 was paid in Interest from the Bond Fund for the March debt service obligation.  
 Miscellaneous Uses of Funds in the amount of \$351,567.31 was transferred to Lake Elsinore School District.



# SOURCES AND USES OF FUNDS

07/01/2019

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$56,202.85	\$0.00	\$92.69	\$0.00	\$92.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56,295.54
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$156,989.23	\$9,325.00	\$401.46	\$0.00	\$9,726.46	\$0.00	\$0.00	(\$95,508.31)	\$0.00	\$0.00	(\$95,508.31)	\$0.00	\$71,207.38
2017 Special Tax Fund 5122420A	\$523,441.52	\$0.00	\$846.94	\$0.00	\$846.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$524,288.46
2017 Special Tax Remainder 5122420S	\$3,109.91	\$0.00	\$5.13	\$0.00	\$5.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,115.04
<b>Total:</b>	<b>\$739,743.51</b>	<b>\$9,325.00</b>	<b>\$1,346.22</b>	<b>\$0.00</b>	<b>\$10,671.22</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$95,508.31)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$95,508.31)</b>	<b>\$0.00</b>	<b>\$654,906.42</b>

Note:

# SOURCES AND USES OF FUNDS

08/01/2019

06065006226

Account Name	SOURCES				USES						Transfer	Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses
2017 Adm Expense Fund 5122420I	\$56,295.54	\$0.00	\$94.58	\$0.00	\$94.58	\$0.00	\$0.00	\$0.00	(\$2,100.00)	\$0.00	(\$2,100.00)	\$0.00	\$54,290.12
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$85,325.00)	(\$70,000.00)	\$0.00	\$0.00	\$0.00	(\$155,325.00)	\$155,325.00	\$0.00
2017 School Facilities Fund 5122420E	\$71,207.38	\$0.00	\$244.08	\$0.00	\$244.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,451.46
2017 Special Tax Fund 5122420A	\$524,288.46	\$1,007.29	\$880.82	\$0.00	\$1,888.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$155,325.00)	\$370,851.57
2017 Special Tax Remainder 5122420S	\$3,115.04	\$0.00	\$5.23	\$0.00	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,120.27
<b>Total:</b>	\$654,906.42	\$1,007.29	\$1,224.71	\$0.00	\$2,232.00	(\$85,325.00)	(\$70,000.00)	\$0.00	(\$2,100.00)	\$0.00	(\$157,425.00)	\$0.00	\$499,713.42

Note:

# SOURCES AND USES OF FUNDS

09/01/2019

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/Construction Payments	Legal/Consulting/Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$54,290.12	\$0.00	\$85.27	\$0.00	\$85.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,375.39
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$71,451.46	\$0.00	\$108.55	\$0.00	\$108.55	\$0.00	\$0.00	(\$510.00)	\$0.00	\$0.00	(\$510.00)	\$0.00	\$71,050.01
2017 Special Tax Fund 5122420A	\$370,851.57	\$0.00	\$761.20	\$0.00	\$761.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$371,612.77
2017 Special Tax Remainder 5122420S	\$3,120.27	\$0.00	\$4.74	\$0.00	\$4.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,125.01
<b>Total:</b>	<b>\$499,713.42</b>	<b>\$0.00</b>	<b>\$959.76</b>	<b>\$0.00</b>	<b>\$959.76</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$510.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$510.00)</b>	<b>\$0.00</b>	<b>\$500,163.18</b>

Note:

# SOURCES AND USES OF FUNDS

10/01/2019

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$54,375.39	\$0.00	\$78.00	\$0.00	\$78.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,453.39
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$71,050.01	\$0.00	\$102.51	\$0.00	\$102.51	\$0.00	\$0.00	(\$1,554.00)	\$0.00	\$0.00	(\$1,554.00)	\$0.00	\$69,598.52
2017 Special Tax Fund 5122420A	\$371,612.77	\$0.00	\$533.03	\$0.00	\$533.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$372,145.80
2017 Special Tax Remainder 5122420S	\$3,125.01	\$0.00	\$4.48	\$0.00	\$4.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,129.49
<b>Total:</b>	\$500,163.18	\$0.00	\$718.02	\$0.00	\$718.02	\$0.00	\$0.00	(\$1,554.00)	\$0.00	\$0.00	(\$1,554.00)	\$0.00	\$499,327.20

Note:

# SOURCES AND USES OF FUNDS

11/01/2019

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$54,453.39	\$0.00	\$70.98	\$0.00	\$70.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,524.37
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$69,598.52	\$0.00	\$92.31	\$0.00	\$92.31	\$0.00	\$0.00	(\$28,269.15)	\$0.00	\$0.00	(\$28,269.15)	\$0.00	\$41,421.68
2017 Special Tax Fund 5122420A	\$372,145.80	\$0.00	\$485.12	\$0.00	\$485.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$372,630.92
2017 Special Tax Remainder 5122420S	\$3,129.49	\$0.00	\$4.08	\$0.00	\$4.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,133.57
<b>Total:</b>	\$499,327.20	\$0.00	\$652.49	\$0.00	\$652.49	\$0.00	\$0.00	(\$28,269.15)	\$0.00	\$0.00	(\$28,269.15)	\$0.00	\$471,710.54

Note:

# SOURCES AND USES OF FUNDS

12/01/2019

06065006226

Account Name	SOURCES				USES					Transfer	Ending Balance		
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/Construction Payments	Legal/Consulting/Services			Miscellaneous	Total Uses
2017 Adm Expense Fund 5122420I	\$54,524.37	\$0.00	\$58.91	\$0.00	\$58.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,583.28
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$41,421.68	\$0.00	\$65.35	\$0.00	\$65.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,487.03
2017 Special Tax Fund 5122420A	\$372,630.92	\$0.00	\$402.60	\$0.00	\$402.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$373,033.52
2017 Special Tax Remainder 5122420S	\$3,133.57	\$0.00	\$3.39	\$0.00	\$3.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,136.96
<b>Total:</b>	<b>\$471,710.54</b>	<b>\$0.00</b>	<b>\$530.25</b>	<b>\$0.00</b>	<b>\$530.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$472,240.79</b>

Note:

# SOURCES AND USES OF FUNDS

01/01/2020

06065006226

Account Name	SOURCES				USES						Transfer	Ending Balance		
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses	
2017 Adm Expense Fund 5122420I	\$54,583.28	\$0.00	\$58.25	\$0.00	\$58.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,641.53
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$41,487.03	\$0.00	\$44.27	\$0.00	\$44.27	\$0.00	\$0.00	(\$17,719.84)	\$0.00	\$0.00	(\$17,719.84)	\$0.00	\$0.00	\$23,811.46
2017 Special Tax Fund 5122420A	\$373,033.52	\$0.00	\$398.09	\$0.00	\$398.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$373,431.61
2017 Special Tax Remainder 5122420S	\$3,136.96	\$0.00	\$3.35	\$0.00	\$3.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,140.31
<b>Total:</b>	\$472,240.79	\$0.00	\$503.96	\$0.00	\$503.96	\$0.00	\$0.00	(\$17,719.84)	\$0.00	\$0.00	(\$17,719.84)	\$0.00	\$0.00	\$455,024.91

Note:



# SOURCES AND USES OF FUNDS

02/01/2020

06065006226

Account Name	SOURCES				USES						Transfer	Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses
2017 Adm Expense Fund 5122420I	\$54,641.53	\$0.00	\$56.86	\$0.00	\$56.86	\$0.00	\$0.00	\$0.00	(\$1,850.00)	\$0.00	(\$1,850.00)	\$38,808.20	\$91,656.59
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$23,811.46	\$0.00	\$30.20	\$0.00	\$30.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,841.66
2017 Special Tax Fund 5122420A	\$373,431.61	\$150,059.39	\$388.61	\$0.00	\$150,448.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$38,808.20)	\$485,071.41
2017 Special Tax Remainder 5122420S	\$3,140.31	\$0.00	\$3.27	\$0.00	\$3.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,143.58
<b>Total:</b>	<b>\$455,024.91</b>	<b>\$150,059.39</b>	<b>\$478.94</b>	<b>\$0.00</b>	<b>\$150,538.33</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$1,850.00)</b>	<b>\$0.00</b>	<b>(\$1,850.00)</b>	<b>\$0.00</b>	<b>\$603,713.24</b>

Note:

# SOURCES AND USES OF FUNDS

03/01/2020

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/Construction Payments	Legal/Consulting/Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$91,656.59	\$0.00	\$54.77	\$0.00	\$54.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,711.36
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$84,275.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$84,275.00)	\$84,275.00	\$0.00
2017 School Facilities Fund 5122420E	\$23,841.66	\$0.00	\$23.07	\$0.00	\$23.07	\$0.00	\$0.00	(\$4,700.00)	\$0.00	\$0.00	(\$4,700.00)	\$0.00	\$19,164.73
2017 Special Tax Fund 5122420A	\$485,071.41	\$2,042.06	\$489.34	\$0.00	\$2,531.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$84,275.00)	\$403,327.81
2017 Special Tax Remainder 5122420S	\$3,143.58	\$0.00	\$3.04	\$0.00	\$3.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,146.62
<b>Total:</b>	\$603,713.24	\$2,042.06	\$570.22	\$0.00	\$2,612.28	(\$84,275.00)	\$0.00	(\$4,700.00)	\$0.00	\$0.00	(\$88,975.00)	\$0.00	\$517,350.52

Note: \$84,275.00 was paid in Interest from the Bond Fund for the March debt service obligation.

# SOURCES AND USES OF FUNDS

04/01/2020

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$91,711.36	\$0.00	\$43.44	\$0.00	\$43.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,754.80
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$19,164.73	\$0.00	\$10.96	\$0.00	\$10.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,175.69
2017 Special Tax Fund 5122420A	\$403,327.81	\$0.00	\$193.73	\$0.00	\$193.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$351,567.31)	\$51,954.23
2017 Special Tax Remainder 5122420S	\$3,146.62	\$0.00	\$1.49	\$0.00	\$1.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$351,567.31	\$354,715.42
<b>Total:</b>	\$517,350.52	\$0.00	\$249.62	\$0.00	\$249.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$517,600.14

Note:

# SOURCES AND USES OF FUNDS

05/01/2020

06065006226

Account Name	SOURCES				USES							Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/Construction Payments	Legal/Consulting/Services	Miscellaneous	Total Uses		Transfer
2017 Adm Expense Fund 5122420I	\$91,754.80	\$0.00	\$0.76	\$0.00	\$0.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,755.56
2017 Bond Fund 5122420B	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017 School Facilities Fund 5122420E	\$19,175.69	\$0.00	\$0.16	\$0.00	\$0.16	\$0.00	\$0.00	(\$13,668.75)	\$0.00	\$0.00	(\$13,668.75)	\$0.00	\$5,507.10
2017 Special Tax Fund 5122420A	\$51,954.23	\$0.00	\$3.16	\$0.00	\$3.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,957.39
2017 Special Tax Remainder 5122420S	\$354,715.42	\$0.00	\$0.22	\$0.00	\$0.22	\$0.00	\$0.00	\$0.00	\$0.00	(\$351,567.31)	(\$351,567.31)	\$0.00	\$3,148.33
<b>Total:</b>	\$517,600.14	\$0.00	\$4.30	\$0.00	\$4.30	\$0.00	\$0.00	(\$13,668.75)	\$0.00	(\$351,567.31)	(\$365,236.06)	\$0.00	\$152,368.38

**Note:** Miscellaneous Uses of Funds in the amount of \$351,567.31 was transferred to Lake Elsinore School District.

# EXHIBIT C

ANNUAL SPECIAL TAX ROLL  
FISCAL YEAR 2020/2021

**Lake Elsinore Unified School District**  
**CFD No. 2006-4**  
**Special Tax Levy For Fiscal Year 2020/2021**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Interest</b>	<b>Special Tax</b>
382	240	6	9	\$2,172.26
382	240	7	0	\$2,379.80
382	240	8	1	\$2,172.26
382	240	9	2	\$1,905.44
382	240	10	2	\$2,379.80
382	240	11	3	\$2,172.26
382	240	12	4	\$2,379.80
382	240	13	5	\$2,172.26
382	240	14	6	\$2,379.80
382	240	15	7	\$1,905.44
382	240	16	8	\$2,172.26
382	240	18	0	\$2,379.80
382	240	19	1	\$2,172.26
382	240	20	1	\$2,379.80
382	240	21	2	\$1,905.44
382	240	22	3	\$2,172.26
382	240	23	4	\$2,379.80
382	240	24	5	\$1,905.44
382	240	25	6	\$2,172.26
382	240	26	7	\$2,379.80
382	240	27	8	\$1,905.44
382	240	28	9	\$2,172.26
382	240	29	0	\$2,379.80
382	240	30	0	\$1,905.44
382	240	31	1	\$2,172.26
382	240	32	2	\$2,379.80
382	240	33	3	\$1,905.44
382	241	1	7	\$2,379.80
382	241	2	8	\$1,905.44
382	241	3	9	\$2,172.26
382	241	4	0	\$2,379.80
382	241	5	1	\$1,905.44
382	241	6	2	\$2,172.26
382	241	7	3	\$2,379.80
382	241	8	4	\$1,905.44
382	241	9	5	\$2,172.26
382	241	10	5	\$2,379.80
382	241	11	6	\$0.00

**Lake Elsinore Unified School District**  
**CFD No. 2006-4**  
**Special Tax Levy For Fiscal Year 2020/2021**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Interest</b>	<b>Special Tax</b>
382	242	1	0	\$2,172.26
382	242	2	1	\$2,379.80
382	242	3	2	\$1,905.44
382	242	4	3	\$2,172.26
382	242	5	4	\$2,379.80
382	242	6	5	\$1,905.44
382	242	7	6	\$2,172.26
382	242	8	7	\$2,379.80
382	242	9	8	\$2,379.80
382	242	10	8	\$2,172.26
382	242	11	9	\$2,379.80
382	242	12	0	\$1,905.44
382	242	13	1	\$2,172.26
382	242	14	2	\$2,379.80
382	242	15	3	\$1,905.44
382	242	16	4	\$2,172.26
382	242	17	5	\$2,379.80
382	242	18	6	\$1,905.44
382	250	3	7	\$2,172.26
382	250	4	8	\$2,379.80
382	250	5	9	\$1,905.44
382	250	6	0	\$2,172.26
382	250	7	1	\$2,379.80
382	250	8	2	\$1,905.44
382	250	9	3	\$2,172.26
382	250	10	3	\$2,379.80
382	250	11	4	\$2,172.26
382	250	12	5	\$2,379.80
382	250	13	6	\$2,172.26
382	250	14	7	\$2,379.80
382	250	15	8	\$1,905.44
382	250	16	9	\$2,172.26
382	250	17	0	\$2,379.80
382	250	18	1	\$1,905.44
382	250	19	2	\$2,172.26
382	250	21	3	\$2,172.26
382	250	22	4	\$2,379.80
382	250	23	5	\$1,905.44

**Lake Elsinore Unified School District**  
**CFD No. 2006-4**  
**Special Tax Levy For Fiscal Year 2020/2021**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Interest</b>	<b>Special Tax</b>
382	250	24	6	\$2,172.26
382	250	25	7	\$2,379.80
382	250	26	8	\$1,905.44
382	250	27	9	\$2,172.26
382	250	28	0	\$2,379.80
382	250	29	1	\$1,905.44
382	251	1	8	\$1,905.44
382	251	2	9	\$2,172.26
382	251	3	0	\$2,379.80
382	251	4	1	\$1,905.44
382	251	5	2	\$2,379.80
382	251	6	3	\$1,905.44
382	251	7	4	\$2,172.26
382	251	8	5	\$2,379.80
382	251	9	6	\$1,905.44
382	251	10	6	\$2,172.26
382	251	11	7	\$2,379.80
382	251	12	8	\$1,905.44
382	251	13	9	\$2,172.26
382	251	14	0	\$2,379.80
382	251	15	1	\$1,905.44
382	251	16	2	\$2,172.26
382	251	17	3	\$2,379.80
382	251	18	4	\$1,905.44
382	251	19	5	\$2,172.26
382	251	20	5	\$2,379.80
382	251	21	6	\$1,905.44
382	251	22	7	\$2,172.26
382	251	23	8	\$2,379.80
382	251	24	9	\$2,172.26
382	260	5	0	\$2,172.26
382	260	6	1	\$2,379.80
382	260	7	2	\$1,905.44
382	260	8	3	\$2,172.26
382	260	9	4	\$2,379.80
382	260	10	4	\$1,905.44
382	260	11	5	\$2,172.26
382	260	12	6	\$2,379.80



**Lake Elsinore Unified School District**  
**CFD No. 2006-4**  
**Special Tax Levy For Fiscal Year 2020/2021**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Interest</b>	<b>Special Tax</b>
382	260	13	7	\$1,905.44
382	260	14	8	\$2,172.26
382	260	15	9	\$2,379.80
382	260	16	0	\$1,905.44
382	260	17	1	\$2,172.26
382	260	18	2	\$2,379.80
382	260	19	3	\$1,905.44
382	260	20	3	\$2,172.26
382	260	21	4	\$2,379.80
382	261	1	9	\$2,379.80
382	261	2	0	\$2,172.26
382	261	3	1	\$2,379.80
382	261	4	2	\$1,905.44
382	261	5	3	\$2,172.26
382	261	6	4	\$2,379.80
382	261	7	5	\$1,905.44
382	261	8	6	\$2,172.26
382	261	9	7	\$1,905.44
382	261	10	7	\$2,379.80
382	261	11	8	\$1,905.44
382	261	12	9	\$2,172.26
382	261	13	0	\$2,379.80
382	261	14	1	\$2,172.26
382	261	15	2	\$2,379.80
382	261	16	3	\$1,905.44
382	261	17	4	\$2,379.80
382	261	18	5	\$2,172.26
382	261	19	6	\$2,379.80
382	320	18	7	\$0.00
382	320	19	8	\$0.00

<b>Major Conclusions</b>	
Total Number of Parcels	144
Number of Parcels Taxed	141
Total Special Tax Levy for Fiscal Year 2020/2021	\$306,407.94