



► **ADMINISTRATION REPORT
FISCAL YEAR 2020/2021
COMMUNITY FACILITIES DISTRICT NO. 2007-2
LAKE ELSINORE UNIFIED SCHOOL DISTRICT**

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INTRODUCTION

This Administration Report ("Report") provides an analysis of the financial and administrative obligations of Community Facilities District ("CFD") No. 2007-2 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. 2007-2 for Fiscal Year 2019/2020, (ii) the financial obligations of CFD No. 2007-2 for Fiscal Year 2020/2021, and (iii) the amount of new development which has occurred within the boundaries of CFD No. 2007-2.

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.

SECTION II

Section II contains a description of the expenditure of Special Taxes to fund Authorized Facilities of CFD No. 2007-2, pursuant to the Resolution of Intention ("ROI"), through May 31, 2020, as directed by Senate Bill 165 ("SB 165").

SECTION III

Section IV calculates the Minimum Annual Special Tax Requirement based on the financial obligations of CFD No. 2007-2 for Fiscal Year 2020/2021.

SECTION IV

Section IV provides the development status of CFD No. 2007-2.

SECTION V

Section V describes the methodology used to apportion the Minimum Annual Special Tax Requirement among the properties within CFD No. 2007-2 and lists the Annual Special Tax rates for Fiscal Year 2020/2021.

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FISCAL YEAR 2019/2020 LEVY SUMMARY

A. SPECIAL TAX LEVY

The aggregate Annual Special Tax levy of CFD No. 2007-2 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

Tax Class	Building Square Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Annual Special Taxes
1	≤ 2,700	0 Units	\$2,618.00 per Unit	\$0.00
2	2,700 – 3,000	0 Units	\$2,778.20 per Unit	\$0.00
3	> 3,000	0 Units	\$2,938.38 per Unit	\$0.00
Approved	N/A	0 Acres	\$0.00 per Acre	\$0.00
<i>Developed Property</i>		<i>0 Units</i>	<i>N/A</i>	<i>\$0.00</i>
<i>Undeveloped Property</i>		<i>33.77 Acres</i>	<i>N/A</i>	<i>\$0.00</i>
Total				\$0.00

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. 2007-2. 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. 2007-2.

A. USE OF CONSTRUCTION FUNDS

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended ("Act"), CFD No. 2007-2 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. 2007-2 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 site acquisition and/or 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. CONSTRUCTION/ACQUISITION ACCOUNTS

As of May 31, 2020, no bonds have been issued for CFD No. 2007-2. Since bonds have not been issued, no construction/acquisition accounts have been created by CFD No. 2007-2.

C. SPECIAL TAX FUND

Each Fiscal Year, CFD No. 2007-2 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. 2007-2. As of May 31, 2020, CFD No. 2007-2 has not collected any Special Taxes.

MINIMUM ANNUAL SPECIAL TAX REQUIREMENT

For Fiscal Year 2020/2021, the Minimum Annual Special Tax Requirement for CFD No. 2007-2, as calculated pursuant to the RMA, can be found in the table below.

MINIMUM ANNUAL SPECIAL TAX REQUIREMENT FOR FISCAL YEAR 2020/2021

FY 2020/2021 Obligations		\$45,396.12
Direct Construction/Administrative Expense Budget	\$45,396.12	
Minimum Annual Special Tax Requirement		\$45,396.12

DEVELOPMENT SUMMARY

Each Fiscal Year, the School District calculates the Annual Special Taxes to be levied against Taxable Property within CFD No. 2007-2. Taxable Property is classified based on the issuance of a Building Permit. Specifically, Developed Property means, for any Fiscal Year, all Assessor's Parcels in CFD No. 2007-2 for which a Building Permit has been issued as of May 1 of the previous Fiscal Year, provided that the Assessor's Parcel was created prior to January 1 of the prior Fiscal Year and that each such Assessor's Parcel is associated with a Lot. The table below summarizes the Special Tax classification within CFD No. 2007-2 for the previous Fiscal Year and Fiscal Year 2020/2021.

SPECIAL TAX CLASSIFICATION

Tax Class	Building Square Footage	Previous Fiscal Year	Fiscal Year 2020/2021
1	≤ 2,700	0 Units	17 Units
2	2,700 – 3,000	0 Units	0 Units
3	> 3,000	0 Units	0 Units
Approved	N/A	0 Acres	0 Acres
<i>Developed Property</i>		<i>0 Units</i>	<i>17 Units</i>
<i>Undeveloped Property</i>		<i>33.77 Acres</i>	<i>30.10 Acres</i>
Total		0 Units	0 Units

FISCAL YEAR 2020/2021 LEVY SUMMARY

The Special Tax rates of CFD No. 2007-2 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 B. For a more detailed explanation of the methodology used to apportion the Minimum Annual Special Tax Requirement among Developed Property and Approved Property, please see the RMA.

ANNUAL SPECIAL TAX LEVY FOR FISCAL YEAR 2020/2021

Tax Class	Building Square Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Annual Special Taxes
1	≤ 2,700	17 Units	\$2,670.36 per Unit	\$45,396.12
2	2,700 – 3,000	0 Units	\$2,833.76 per Unit	\$0.00
3	> 3,000	0 Units	\$2,997.16 per Unit	\$0.00
Approved	N/A	0 Acres	\$0.00 per Acre	\$0.00
<i>Developed Property</i>		<i>17 Units</i>	<i>N/A</i>	<i>\$45,396.12</i>
<i>Undeveloped Property</i>		<i>30.10 Acres</i>	<i>N/A</i>	<i>\$0.00</i>
Total				\$45,396.12

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EXHIBIT A

RATE AND METHOD OF APPORTIONMENT

**SECOND AMENDED RATE AND METHOD OF APPORTIONMENT
OF SPECIAL TAXES FOR
COMMUNITY FACILITIES DISTRICT NO. 2007-2
OF THE LAKE ELSINORE UNIFIED SCHOOL DISTRICT**

A Special Tax (as defined herein) shall be levied on and collected from all Assessor's Parcels (as defined herein) within Community Facilities District No. 2007-2 ("CFD") of the Lake Elsinore Unified School District ("School District") each Fiscal Year commencing in Fiscal Year 2018/2019, in an amount determined by the Board (as defined herein) through the application of the Second Amended Rate and Method of Apportionment of Special Taxes ("Second Amended RMA") described below. All of the real property within the boundaries of the CFD, unless exempted by law or by provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

**SECTION A
DEFINITIONS**

For purposes of this Second Amended RMA, the terms hereinafter set forth have the following meaning(s):

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

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

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

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

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

"Approved Property" means all Assessor's Parcels of Taxable Property that (i) are associated with a Lot in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied and (ii) have not been issued a building permit on or before the May 1st preceding the Fiscal Year in which the Special Tax is being levied. Notwithstanding the above, once an Assessor's Parcel has been classified as Approved Property, such classification shall remain until such time as a Building Permit is issued.

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

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

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

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

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

"Board" means the Governing Board of the School District, or its designee(s), acting as the Legislative Body of the CFD.

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

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

"Bonds" means any obligation to repay a sum of money, including, but not limited to, obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which the Special Taxes have been pledged for repayment.

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

"County" means the County of Riverside.

"CFD" means Community Facilities District No. 2007-2 of the Lake Elsinore Unified School District.

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

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

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

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

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

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

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

"Mitigation Agreement" means the "School Facilities Impact Mitigation Agreement" dated as of July 12, 2007, and recorded in official records of the County as Document No. 2007-0453173, and as such may be amended in the future from time to time, as applicable to the territory included within the CFD.

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

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

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

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

"Present Value of Taxes" means for any Assessor's Parcel the present value of (i) the unpaid portion, if any, of the Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year and (ii) the Special Taxes expected to be levied on such Assessor's Parcel in each remaining Fiscal Year, as determined by the Administrator, until the termination date specified in Section J, but in no event longer than 33 Fiscal Years. The discount rate used for this calculation shall be equal to (a) the Bond Yield after Bond issuance or (b) the most recently published Bond Index prior to Bond issuance.

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

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

"Reserve Fund Credit" means an amount equal to the lesser of (i) the reduction in the applicable reserve fund requirement(s) resulting from the redemption of Bonds by way of the Prepayment Amount or (ii) ten percent (10%) of the amount of Bonds which will be redeemed. In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is underfunded at the time of such prepayment, no Reserve Fund Credit shall be given.

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

"Special Tax" means any of the special taxes authorized to be levied on Taxable Property within the CFD by the CFD pursuant to the Act and this Second Amended RMA.

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

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

"Undeveloped Property" means all Assessor's Parcels of Taxable Property within the CFD which are not Developed Property, Provisional Approved Property, or Approved Property.

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

SECTION B CLASSIFICATION OF ASSESSOR'S PARCELS

Each Fiscal Year, commencing with Fiscal Year 2018/2019, all Assessor's Parcels within the CFD shall be classified as either Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be classified as Developed Property, Approved Property, Undeveloped Property or Provisional Approved Property. Developed Property shall be further assigned to a Land Use Class, according to Table 1 below, based on the Building Square Footage of each Unit.

Table 1
Land Use Classification

Land Use Class	Building Square Footage
1	< 2,700 sq. ft.
2	2,700 – 3,000 sq. ft.
3	> 3,000 sq. ft.

SECTION C
MAXIMUM SPECIAL TAX RATE

Prior to the issuance of Bonds, the Maximum Special Tax and Assigned Annual Special Tax on Developed Property, Approved Property, and Provisional Approved Property may be reduced in accordance with and subject to the conditions set forth in this Section C without the need for any proceedings to make changes as permitted under the Act. If it is reasonably determined by the Administrator that the maximum tax burden in the CFD exceeds the School District’s maximum tax burden objective set forth in the Mitigation Agreement, the Maximum Special Tax and Assigned Annual Special Tax on Developed Property for a Land Use Class may be reduced. The Maximum Special Tax and Assigned Annual Special Tax may be reduced to the amount necessary to equal such maximum tax burden level with the written consent of the Administrator and without the need for any additional Board proceedings.

The Maximum Special Tax and Assigned Annual Special Tax for Approved Property, and Provisional Approved Property may also be reduced in accordance with the Maximum Special Tax reductions for Developed Property, if the Administrator reasonably determines that such reductions are necessary. Each Maximum Special Tax and Assigned Annual Special Tax reduction for a Land Use Class shall be calculated separately, as reasonably determined by the Administrator, and it shall not be required that such reduction be proportionate among Land Use Classes. The reductions permitted pursuant to this Section C shall be reflected in an amended notice of Special Tax lien which the School District, on behalf of the CFD, shall cause to be recorded by executing a certificate in substantially the form attached herein as Exhibit A.

1. Developed Property

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

2. Approved Property and Provisional Approved Property

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

3. Undeveloped Property

There shall be no Special Tax levied on Undeveloped Property.

**SECTION D
ASSIGNED ANNUAL SPECIAL TAXES**

1. Developed Property

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

**Table 2
Fiscal Year 2018/2019
Assigned Annual Special Taxes for
Developed Property**

Land Use Class	Building Square Footage	Assigned Annual Special Tax
1	< 2,700 sq. ft.	\$2,566.67 per unit
2	2,700 – 3,000 sq. ft.	\$2,723.73 per unit
3	> 3,000 sq. ft.	\$2,880.77 per unit

2. Approved Property and Provisional Approved Property

The Assigned Annual Special Tax for each Assessor's Parcel of Approved Property or Provisional Approved Property shall be \$14,722.76 per acre of Acreage, subject to increases as described below.

3. Increases in the Assigned Annual Special Tax

a. Developed Property

On each July 1, commencing July 1, 2019, the Assigned Annual Special Tax rate applicable to Developed Property shall be increased by two percent (2%).

b. Approved Property and Provisional Approved Property

On each July 1, commencing July 1, 2019, the Assigned Annual Special Tax rate per acre of Acreage for Approved Property and Provisional Approved Property shall be increased by two percent (2%).

**SECTION E
BACKUP ANNUAL SPECIAL TAX**

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

1. Calculation of the Backup Annual Special Tax Rate

The Backup Annual Special Tax rate for an Assessor's Parcel of Developed Property within a Final Map shall be the rate per Lot calculated in accordance with the following formula in Fiscal Year 2018/2019 or such later Fiscal Year in which such Final Map is created, subject to increases as described below:

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

The terms above have the following meanings:

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

2. Changes to a Final Map

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

- a. Determine the total Backup Annual Special Tax revenue anticipated to apply to the changed or modified Assessor's Parcels prior to the change or modification.
- b. The result of paragraph a above shall be divided by the Acreage of Taxable Property of the modified Assessor's Parcels, as reasonably determined by the Administrator.
- c. The result of paragraph b above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage that shall be applicable to the modified Assessor's Parcels, subject to increases as described below.

3. Increase in the Backup Annual Special Tax

Each July 1, commencing the July 1 following the initial calculation of the Backup Annual Special Tax rate for Developed Property within a Final Map, the Backup Annual Special Tax for each Lot within such Final Map shall be increased by two percent (2%) of the amount in effect the prior Fiscal Year.

SECTION F METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX

Commencing Fiscal Year 2018/2019 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes on all Taxable Property in accordance with the following steps:

- Step One:** The Annual Special Tax shall be levied on each Assessor's Parcel of Developed Property at the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the second step has been completed, the Annual Special Tax on each Assessor's Parcel of Developed Property, for which the Maximum Special Tax is the Backup Annual Special Tax, shall be increased Proportionately from the Assigned Annual Special Tax up to 100% of the Backup Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the third step has been completed, the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Approved Property up to 100% of the Assigned Annual Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

SECTION G PREPAYMENT OF SPECIAL TAXES

1. Special Tax Prepayment Times and Conditions

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

2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

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

3. Special Tax Prepayment Procedures and Limitations

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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, excluding Undeveloped Property and Provisional Approved Property, after such prepayment net of Administrative Expenses, shall be at least 1.15 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion for and on behalf of the CFD, without notice to the owners of property within the CFD for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the CFD to assist in the efficient preparation of the required bond market disclosure.

**SECTION H
PARTIAL PREPAYMENT OF SPECIAL TAXES**

1. Partial Prepayment Times and Conditions

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

2. Partial Prepayment Calculation

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

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

The terms above have the following meanings:

PP = the Partial Prepayment Amount

PVT = Present Value of Taxes

F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

3. Partial Prepayment Procedures and Limitations

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

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Taxes that may be levied on Taxable Property, excluding Undeveloped Property and Provisional Approved Property, after such partial prepayment, net of Administrative Expenses, shall be at least 1.15 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Annual Special Tax obligation of an Assessor's Parcel may be suspended, by the Administrator, acting in his or her absolute and sole discretion, for and on behalf of the CFD, without notice to the owners of property within the CFD for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by the CFD to assist in the efficient preparation of the required bond market disclosure.

**SECTION I
ANNUAL SPECIAL TAX REMAINDER**

In any Fiscal Year which the Annual Special Taxes collected from Developed Property exceeds the amount needed to make regularly scheduled annual interest and principal payments on outstanding Bonds and pay Administrative Expenses, the School District may use such amount(s) for acquisition, construction or financing of school facilities and certain costs associated with the maintenance and operations of school facilities in accordance with the Act, the CFD formation and special tax proceedings and other applicable laws 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 last series of Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2062-2063.

**SECTION K
EXEMPTIONS**

The Administrator shall classify as Exempt Property in the chronological order in which each Assessor Parcel becomes (i) owned by the State of California, federal or other local governments, (ii) used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) owned by a homeowners' association, (iv) burdened with a public or utility easements making impractical their utilization for other than the purposes set forth in the easement, or (v) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than 13.11 ("Minimum Taxable Acreage").

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

**SECTION L
APPEALS**

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Administrator to be received by the Administrator not later than six (6) months after having paid the first installment of the Special Tax that is disputed. The reissuance or cancellation of a building permit is not an eligible reason for appeal. In order to be considered sufficient, any notice of appeal must (i) specifically identify the property by address and Assessor's Parcel Number, (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Annual Special Tax, (iii) state all grounds on which the property owner is disputing the amount or application of the Annual Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect, (iv) include all documentation, if any, in support of the claim, and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. The Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Administrator'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) 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 and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that the CFD may directly bill all or a portion of the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of ten percent (10%) of the Special Tax will attach at 5:00 p.m. on the date the Special Tax becomes delinquent and interest at 1.5% per month of the Special Tax will attach on the July 1 after the delinquency date and the first of each month thereafter until such Special Taxes are paid.

EXHIBIT A

CERTIFICATE TO AMEND SPECIAL TAX

DISTRICT CERTIFICATE

1. Pursuant to Section C of the Second Amended Rate and Method of Apportionment, Community Facilities District No. 2007-2 of the Lake Elsinore Unified School District hereby approves a reduction in the Assigned Annual Special Tax for Developed Property, Approved Property, and Provisional Approved Property within such CFD.
 - a. The information in Table 2 relating to the Fiscal Year 2018/2019 Assigned Annual Special Tax for Developed Property within such CFD shall be modified as follows:

Table 2
Fiscal Year 2018/2019
Assigned Annual Special Taxes for
Developed Property

Land Use Class	Building Square Footage	Assigned Annual Special Tax Rate
1	< 2,700 sq. ft.	\$, . per Unit
2	2,700 – 3,000 sq. ft.	\$, . per Unit
3	> 3,000 sq. ft.	\$, . per Unit

- b. The Fiscal Year 2018/2019 Assigned Annual Special Tax for each Assessor's Parcel of Approved Property and Provisional Approved Property as adjusted annually pursuant to Section D.2 of the RMA shall be \$[] per acre. The Backup Annual Special Tax for Developed Property shall be recalculated pursuant to Section E of the RMA based on the foregoing adjusted Assigned Annual Special Tax per Acre for Approved Property.

Date: _____, 20__

By: _____
Administrator

EXHIBIT B

ANNUAL SPECIAL TAX ROLL
FISCAL YEAR 2020/2021

Lake Elsinore Unified School District
CFD No. 2007-2
Special Tax Levy For Fiscal Year 2020/2021

Book	Page	Parcel	Interest	Special Tax
367	500	1	6	\$2,670.36
367	500	2	7	\$2,670.36
367	500	3	8	\$0.00
367	500	4	9	\$0.00
367	500	5	0	\$2,670.36
367	500	6	1	\$2,670.36
367	500	7	2	\$2,670.36
367	500	8	3	\$2,670.36
367	500	9	4	\$2,670.36
367	500	10	4	\$2,670.36
367	510	1	7	\$2,670.36
367	510	2	8	\$2,670.36
367	510	3	9	\$2,670.36
367	510	4	0	\$2,670.36
367	510	5	1	\$2,670.36
367	510	6	2	\$2,670.36
367	510	7	3	\$0.00
367	510	8	4	\$0.00
367	501	1	9	\$0.00
367	501	2	0	\$0.00
367	501	3	1	\$0.00
367	501	4	2	\$0.00
367	510	9	5	\$0.00
367	510	10	5	\$0.00
367	510	11	6	\$0.00
367	510	12	7	\$0.00
367	510	13	8	\$0.00
367	510	14	9	\$0.00
367	510	15	0	\$0.00
367	510	16	1	\$0.00
367	510	17	2	\$0.00
367	510	18	3	\$0.00
367	510	19	4	\$0.00
367	510	20	4	\$0.00
367	510	21	5	\$0.00
367	510	22	6	\$0.00
367	510	23	7	\$0.00
367	510	24	8	\$0.00
367	510	25	9	\$0.00

Lake Elsinore Unified School District
CFD No. 2007-2
Special Tax Levy For Fiscal Year 2020/2021

Book	Page	Parcel	Interest	Special Tax
367	510	26	0	\$0.00
367	510	27	1	\$0.00
367	510	28	2	\$0.00
367	511	1	0	\$0.00
367	511	2	1	\$0.00
367	511	3	2	\$0.00
367	511	4	3	\$0.00
367	511	5	4	\$0.00
367	511	6	5	\$0.00
367	501	5	3	\$0.00
367	501	6	4	\$0.00
367	501	7	5	\$0.00
367	501	8	6	\$0.00
367	501	9	7	\$0.00
367	501	10	7	\$0.00
367	501	11	8	\$0.00
367	502	1	2	\$0.00
367	501	12	9	\$0.00
367	501	13	0	\$0.00
367	501	14	1	\$0.00
367	501	15	2	\$0.00
367	501	16	3	\$0.00
367	501	17	4	\$0.00
367	501	18	5	\$0.00
367	501	19	6	\$2,670.36
367	501	20	6	\$2,670.36
367	501	21	7	\$2,670.36
367	501	22	8	\$0.00
367	501	23	9	\$0.00
367	501	24	0	\$0.00
367	501	25	1	\$0.00
367	502	2	3	\$0.00
367	510	29	3	\$0.00
367	510	30	3	\$0.00
367	501	26	2	\$0.00
367	500	11	5	\$0.00
367	510	31	4	\$0.00
367	502	3	4	\$0.00
367	510	32	5	\$0.00

Lake Elsinore Unified School District
CFD No. 2007-2
Special Tax Levy For Fiscal Year 2020/2021

Book	Page	Parcel	Interest	Special Tax
367	502	4	5	\$0.00
367	501	27	3	\$0.00
367	510	33	6	\$0.00
367	511	7	6	\$0.00
Major Conclusions				
Total Number of Parcels				82
Number of Parcels Taxed				17
Total Special Tax Levy for Fiscal Year 2020/2021				\$45,396.12