SAN MARCOS SCHOOLS FINANCING AUTHORITY

CONTINUING DISCLOSURE ANNUAL REPORT
FISCAL YEAR ENDING JUNE 30, 2021
2001 REVENUE BONDS
BASE CUSIP: 798756

MARCH 26, 2022

Prepared For:
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COOPERATIVE STRATEGIES
ASSESS • PLAN • FUND • BUILD

San Marcos Schools Financing Authority

2001 Revenue Bonds

Maturity Date (September 1)	CUSIP*
2001	798756AA0
2002	798756AB8
2003	798756AC6
2004	798756AD4
2005	798756AE2
2006	798756AF9
2007	798756AG7
2008	798756AH5
2009	798756AJ1
2010	798756AK8
2011	798756AL6
2012	798756AM4
2013	798756AN2
2014	798756AP7
2015	798756AQ5
2016	798756AR3
2017	798756AS1
2018	798756AT9
2024	798756AU6

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EXHIBIT A:

Special Tax Bonds

EXHIBIT B:

Debt Service Schedules

EXHIBIT C:

Fund and Account Balances

EXHIBIT D:

Rate and Method of Apportionment

EXHIBIT E:

Historical Special Tax Delinquency Summary Tables

EXHIBIT F:

Status of Foreclosures

EXHIBIT G:

Reports to the California Debt and Investment Advisory Commission

ISSUER'S STATEMENT

This Annual Report ("Report") has been prepared pursuant to the Continuing Disclosure Certificate ("Disclosure Certificate") executed in connection with the issuance of the 2001 Revenue Bonds ("Bonds"), by the San Marcos School Financing Authority ("Authority") of the San Marcos Unified School District ("School District").

The Authority has agreed under the Disclosure Certificate and pursuant to Rule 15c2-12 of the Securities and Exchange Commission, to provide certain annual financial information, operating data, and notices of certain listed events via the Electronic Municipal Market Access ("EMMA") system, a service of the Municipal Securities Rulemaking Board. This Report has been prepared by Cooperative Strategies at the direction of the Authority, for the benefit of the owners of the Bonds and the Participating Underwriter.

Any information contained herein which involves estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact. The information set forth herein has been furnished by the School District, or other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Report nor any sale made hereunder shall, under any circumstances, create any implication that there have been no change in the affairs of the School District or Authority since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given them in the Disclosure Certificate.

For a detailed listing of information provided in this Report, please contact Cooperative Strategies at taxinfo@coopstrategies.com. Information requested, in accordance with the Disclosure Certificate, will be uploaded to the Electronic Municipal Market Access website. Please visit https://emma.msrb.org for any updates.

San Marcos Schools Financing Authority

FINANCIAL INFORMATION

The School District's annual audited financial statements for Fiscal Year 2020/2021 are available online at http://emma.msrb.org and are hereby incorporated by reference.

The School District's annual financial statements are provided solely to comply with the Securities Exchange Commission staff's interpretation of Rule 15c2-12. Except for the Net Special Taxes pledged under the Indenture of Trust, no funds or assets of the Authority or School District are required to be used to pay debt service on the Bonds, and neither the Authority nor the School District are obligated to advance available funds to cover any delinquencies. Investors should not rely on the financial condition of the School District in evaluating whether to buy, hold, or sell the Bonds.

BOND INFORMATION

2001 Revenue Bonds. The Bonds were issued in the amount of $10,380,000 on April 12, 2001. The Bonds were issued to (I) enable the Authority to purchase three (3) series of local obligations ("Local Obligations"), as listed in Exhibit A, consisting of the (i) 2001 Special Tax Refunding Bonds of Community Facilities District ("CFD") No. 1 of the School District ("CFD No. 1 Bonds") in the amount of $3,850,000, (ii) 2001 Special Tax Refunding Bonds of CFD No. 2 of the School District ("CFD No. 2 Bonds") in the amount of $3,830,000, and (iii) 2001 Special Tax Bonds of CFD No. 3 of the School District ("CFD No. 3 Bonds") in the amount of $2,700,000 (collectively, the "Special Tax Bonds") and (II) acquire a reserve fund surety policy with respect to the Bonds.

The Bonds are limited obligations of the Authority and are payable solely from revenues received through the collection of interest and principal on the Special Tax Bonds. The Bonds are not a debt of the School District, the State of California, or any of its political subdivisions.

The items below summarize information required by the Disclosure Certificate.

A. PRINCIPAL AMOUNT OF BONDS OUTSTANDING

The outstanding principal amount of the Bonds as of January 1, 2022 was $350,000.00. The outstanding principal amount of the Special Tax Bonds is shown in the table below. Exhibit B includes the debt service schedule for the Bonds and the Special Tax Bonds.

PRINCIPAL AMOUNT OUTSTANDING

Local Obligation	Principal Amount Outstanding
CFD No. 1 Bonds	$0.00
CFD No. 2 Bonds	$0.00
CFD No. 3 Bonds	$350,000.00
Total	**$350,000.00**

B. FUND AND ACCOUNT BALANCES

For information regarding the balances of the funds and accounts established as part of the sale of the Bonds and Special Tax Bonds, please refer to Exhibit C.

C. RESERVE REQUIREMENT

As of January 1, 2022 the Reserve Requirement of the Bonds was $178,046.88. The Reserve Requirement is funded through a municipal bond debt service reserve insurance policy provided by Assured Guaranty Municipal Corporation (formerly FSA). The policy limit of the Reserve Policy is $790,466.48; therefore, the Reserve Requirement is satisfied as of the date of this report. Pursuant to the Indenture, the Reserve Requirement for the Bonds is allocated on a pro rata basis based on the then outstanding amounts of the Special Tax Bonds. The table below shows such allocation.

RESERVE REQUIREMENT

Special Tax Bond	Principal Outstanding	Reserve Requirement Allocation
CFD No. 1 Bonds	$0.00	$0.00
CFD No. 2 Bonds	$0.00	$0.00
CFD No. 3 Bonds	$350,000.00	$157,916.67
Total	**$350,000.00**	**$157,916.67**

SPECIAL TAXES

Each CFD has covenanted to annually levy the respective Special Tax in accordance with the applicable Rate and Method of Apportionment ("RMA") so long as the Special Tax Bonds are outstanding. The items below summarize information required by the Disclosure Certificate.

A. CHANGES TO THE RATE AND METHOD OF APPORTIONMENT

There have been no changes to the RMAs in Fiscal Year 2020/2021. Copies of the RMAs are included as Exhibit D.

B. PREPAYMENTS

There have been no prepayments of the Special Tax in Fiscal Year 2020/2021.

C. MAJOR TAX PAYERS

"Major Taxpayers" are those property owners responsible for more than five percent (5.00%) of the Special Tax levy. There are no property owners responsible for more than five percent (5.00%) of the Special Taxes levied in Fiscal Year 2021/2022.

D. SPECIAL TAX DELINQUENCIES

Historical Special Tax Delinquencies within each CFD are shown in Exhibit E.

E. SPECIAL TAX FORECLOSURES

Each CFD has covenanted that it will commence judicial foreclosure proceedings against a parcel with delinquent Special Taxes in the event (i) any single parcel has aggregate delinquent Special Taxes in excess of $5,000 or (ii) a property owner of multiple parcels has delinquent Special Taxes in excess of $5,000 by the September 13th following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Taxes levied.

After reviewing the level of delinquencies within each CFD, as of June 15, 2021, it was determined that none of the CFDs were required to initiate foreclosure proceedings for Fiscal Year 2020/2021. Exhibit F contains a detailed listing of outstanding APNs and their respective foreclosure status for the current and prior Fiscal Years as of the date of this Report.

ASSESSED VALUES

The assessed values and direct and overlapping land secured bonded indebtedness on individual parcels vary among parcels within each CFD. The value of and debt burden on individual parcels is significant because in the event of a delinquency in the payment of Special Taxes each CFD may foreclose only against delinquent parcels. The items below summarize information required by the Disclosure Certificate.

A. ASSESSED VALUE SUMMARY

Per section 4(b)(v) of the Disclosure Certificate, the total assessed valuation of all parcels currently subject to the Special Tax is to be provided. There are no properties subject to the Special Tax within CFD Nos. 1 and 2 in Fiscal Year 2021/2022. A summary of the assessed value of the property within CFD No. 3, distinguishing between the assessed values of improved parcels and unimproved parcels, is included in the table below.

Community Facilities District No. 3 Assessed Value

Tax Class (Land Use)	Units / Parcels	Assessed Value Land	Assessed Value Improvement	Assessed Value Other	Assessed Value Total [1]
Improved					
Tax Class 1 (Multi-Family)	0	$0.00	$0.00	$0.00	$0.00
Tax Class 2 (Res 3.6)	143	$32,895,598.00	$34,367,447.00	$0.00	$67,263,045.00
Tax Class 3 (Res 4.2)	56	$12,697,970.00	$13,437,491.00	$0.00	$26,135,461.00
Tax Class 4 (Res 5.0)	105	$30,478,709.00	$35,894,766.00	$0.00	$66,373,475.00
Tax Class 5 (Non-Residential)	0	$0.00	$0.00	$0.00	$0.00
Subtotal Improved	**304**	***$76,072,277.00***	***$83,699,704.00***	***$0.00***	***$159,771,981.00***
Unimproved					
Tax Class 1 (Multi-Family)	0	$0.00	$0.00	$0.00	$0.00
Tax Class 2 (Res 3.6)	0	$0.00	$0.00	$0.00	$0.00
Tax Class 3 (Res 4.2)	0	$0.00	$0.00	$0.00	$0.00
Tax Class 4 (Res 5.0)	0	$0.00	$0.00	$0.00	$0.00
Tax Class 5 (Non-Residential)	0	$0.00	$0.00	$0.00	$0.00
Subtotal Unimproved	***0***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
Subtotal Taxable	**304**	***$76,072,277.00***	***$83,699,704.00***	***$0.00***	***$159,771,981.00***
Tax Class E (Exempt)	17	$0.00	$0.00	$0.00	$0.00
Total	**321**	**$76,072,277.00**	**$83,699,704.00**	**$0.00**	**$159,771,981.00**

[1] Total Assessed Value as reported on the Fiscal Year 2021/2022 equalized tax roll of the County of San Diego.

REPORTS AND ADDITIONAL INFORMATION

In addition to the operational data included herein, the Disclosure Certificate require the Authority to incorporate within this Report various other reports and information, summarized below, regarding the Bonds and Special Tax Bonds.

A. REPORTS TO THE CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION

Copies of the reports prepared and filed with the California Debt and Investment Advisory Commission pursuant to Section 53359.5(b) of the Act for Fiscal Year 2020/2021 are included as Exhibit G.

B. ADDITIONAL INFORMATION

In addition to any of the information expressly required to be provided by the Disclosure Certificate, the Authority shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

CFD No. 1 made its final debt service payment on the Local Obligations on September 1, 2015 and CFD No. 2 made its final debt service payment on the Local Obligations on September 1, 2016. Accordingly, CFD Nos. 1 and 2 did not levy a Special Tax in Fiscal Year 2021/2022 nor will they levy a Special Tax in future Fiscal Years.

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EXHIBIT A

SPECIAL TAX BONDS

San Marcos Schools Financing Authority
2001 Revenue Bonds
Special Tax Bonds

Community Facilities District	***Bond***	***Original Principal Amount***
San Marcos Unified School District Community Facilities District No. 1	2001 Special Tax Refunding Bonds	$3,850,000
San Marcos Unified School District Community Facilities District No. 2	2001 Special Tax Refunding Bonds	$3,830,000
San Marcos Unified School District Community Facilities District No. 3	2001 Special Tax Bonds	$2,700,000

EXHIBIT B

DEBT SERVICE SCHEDULES

Debt Service Schedule
San Marcos Schools Financing Authority
2001 Revenue Bonds

Maturity Date (September 1)	***Principal Amount/ Sinking Fund Payment***	***Interest***	***Total Debt Service***
2022	$170,000.00	$17,500.00	$187,500.00
2023	$130,000.00	$9,000.00	$139,000.00
2024	$50,000.00	$2,500.00	$52,500.00

Debt Service Schedule
San Marcos Schools Financing Authority
Community Facilities District No. 3
2001 Special Tax Bonds

Maturity Date (September 1)	***Principal Amount/ Sinking Fund Payment***	***Interest***	***Total Debt Service***
2022	$170,000.00	$17,500.00	$187,500.00
2023	$130,000.00	$9,000.00	$139,000.00
2024	$50,000.00	$2,500.00	$52,500.00

CFD Nos. 1 and 2 made their final debt service payment on the Local Obligations on September 1, 2015 and September 1, 2016 respectively.

EXHIBIT C

FUND AND ACCOUNT BALANCES

Fund and Account Balances
San Marcos School Financing Authority
2001 Revenue Bonds
As of January 1, 2022

Funds and Accounts [1]	Amount
2001 Revenue Bonds	
Interest Account	$0.00
Principal Account	$0.00
Program Purchase Fund	$350,000.00
Redemption Account	$0.00
Reserve Fund	$1.00 [2]
Residual Account	$404.09
Revenue Fund	$0.00
Community Facilities District No. 3	
Administrative Expense Fund	$20,383.22
Interest Account	$0.13
Prepayment Account	$0.00
Principal Account	$58.99
Sinking Redemption Account	$10.86
Special Tax Fund	$28,055.38

[1] The balances of all other funds and accounts referenced in the Indenture of Trust are $0.00 and/or have been closed.
[2] This amount represents the Reserve Policy in the amount of $790,466.48.

EXHIBIT D

RATE AND METHOD OF APPORTIONMENT

San Marcos Unified School District
Community Facilities District No. 1

Rate and Method of Apportionment

Maximum Annual Tax

Each parcel, except exempt property, within the boundaries of Community Facilities District No. 1 (CFD) as shown on the City of Escondido, California Tract No. 683 A-H shall be subject to a Maximum Special Tax per year of $1,045.00.

In the event that the parcel configuration of the property within the CFD is modified from that shown on Tract No. 683 A-H, the Maximum Special Tax specified above shall be apportioned to each parcel within the CFD on the same basis as if each parcel was configured and subdivided pursuant to Tract No. 683 A-H.

Term and Purpose of Levy

The special tax will be levied over a period of years so long as necessary to pay: i) debt service on the indebtedness of the CFD incurred to pay for the authorized facilities, ii) for the direct cost of such authorized facilities, iii) the amount to replenish any required reserve fund, and iv) for the administrative expenses of the CFD incurred in the administration of any bonded indebtedness of the CFD or the levy of the special taxes.

Exempt Property

The special tax shall not be applied to property which, as of the date of the election to authorize the levy of the special tax, is: a) owned by a public entity; b) owned by a regulated public utility and being utilized for transmission or distribution purposes; or c) designated by the land use regulations of the City of Escondido for open space or public park purposes.

Annual Tax Application

Special taxes shall annually be levied on taxable property within the CFD as follows:

1. The total amount of special tax revenue which can be derived by levying the special taxes on all parcels of taxable property at the maximum authorized rate for the fiscal year shall be determined.

2. The total special tax revenue calculated pursuant to paragraph 1 above shall be compared to the total annual debt service on any indebtedness of the CFD, any direct payment for the cost of the authorized facilities, the amount necessary to replenish any required reserve fund and the amount necessary to pay for authorized administrative expenses of the CFD, all of which must be paid from the proceeds of the levy of the special taxes for the fiscal year; and

3. If the total amount of the obligations calculated in paragraph 2 above is less than the total amount of tax revenue calculated pursuant to paragraph 1 above, the total amount of special taxes to be levied for the fiscal year shall be reduced on all parcels of taxable property by the percentage differential between the total amount of tax revenue determined pursuant to paragraph 1 and the total amount of the obligation determined pursuant to paragraph 2.

It is anticipated that the amount of special tax to be levied on all parcels within the CFD will not exceed in any fiscal year 90% of the maximum which may be levied based upon the authorized maximum special tax rates. However, pursuant to Government Code Section 53358, the actual rate of special tax to be levied on parcels in the CFD may be increased to the maximum authorized special tax rate to replenish any required reserve fund or to accommodate funds for future bond payments.

San Marcos Unified School District
Community Facilities District No. 2

Rate and Method of Apportionment of the Special Tax

The rate and method of the Mello-Roos Special Tax is based upon an equivalent dwelling unit concept in order to allocate the costs of school, water and sewer facilities equitably among the units that benefit from these facilities.

Maximum Special Tax Rate - Zone A

The establishment of equivalent dwelling units is based upon the product types as shown in Table E-1, Residential Statistical Tabulation. The product types are all single family dwelling units with square footage of the units estimated to range from 1,530 square feet to 2,438 square feet.

The method of apportionment is to assign each unit type an equivalent dwelling unit (EDU) factor. There are three types of residential land uses (R-4.2, R-5.0, R-6.0) which vary from each other by lot size (see Table E-1). Water consumption is assumed to be related to lot size.

Each Assessor's Parcel of Taxable Property, whether Developed Property or Undeveloped Property, within Zone A shall be subject to a Maximum Special Tax based upon the classification of such parcel as described below:

UNIT TYPE	EDU FACTOR	MAXIMUM RATE PER UNIT
R-4.2	0.86	$759.00*
R-5.0	1.04	$917.00*
R-6.0	1.26	$1,111.00*

* As such parcels are defined and delineated on the City of San Marcos Tentative Subdivision Map 351 and 366 and Final Subdivision Map 315, copies of which are on file in the office of the Secretary of the Governing Board of the School District (collectively, the "Subdivision Maps").

In the event that in any Fiscal Year the configuration of the Assessor's Parcels differs from that defined and delineated on the Subdivision Maps, the Maximum Special Tax applicable to each Assessor's Parcel shall be calculated based upon the number or portion of map parcels defined and delineated on the Subdivision Maps and the classification thereof within each such Assessor's Parcel.

This is the maximum tax that could be collected and is based upon 8.0%, 25-year bonds. A coverage factor of 5 percent is assumed to cover potential delinquencies of defaults so that the actual tax collected may be less than the maximum tax. Each year the maximum tax will be set to cover the annual debt service and any unexpected costs, but only up to the maximum tax.

Maximum Special Tax Rate - Zone B

Rates have also been calculated for land uses that may result from future rezoning, but do not exist at this time. These land uses include a single family and multi-family category as shown below. Additionally, there is one potential Commercial/Industrial (C/I) category.

Each Assessor's Parcel of Developed Property within Zone B shall be subject to the Maximum Special Tax established for the Fiscal Year in which such parcel is initially classified as Developed Property. The applicable Maximum Special Tax shall be further based upon the land use classification of such parcel.

The Maximum Special Tax for Fiscal Year 1991-1992 is as follows:

	MAXIMUM RATE PER EDU	UNIT OF MEASURE
Single Family	$1,070.00	DU
Multi-family	$589.00	DU
C/I	$1,080.00	ACRE

The Maximum Special Tax from future rezonings shall be increased for each Fiscal year commencing July 1, 1992, by an amount calculated by multiplying the Maximum Special Tax for the preceding Fiscal Year by the rate of increase in the Construction cost Index of the Engineering News Record for the Los Angeles geographic area for such preceding Fiscal Year.

SAN MARCOS UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 3

RATE AND METHOD OF APPORTIONMENT

The Board of Trustees of the San Marcos Unified School District (the "Board") sitting as the legislative body of Community Facilities District No. 3 of the San Marcos Unified School District ("CFD" or "District"), shall levy and collect a special tax (the "Special Tax") applicable to each Assessor's Parcel located within the boundaries of the CFD.

The Special Tax will be levied at the applicable rate as specified herein. Each Assessor's Parcel which is classified as developed property ("Developed Property") shall be taxed as set forth in Sections 3 and 4. Each Assessor's Parcel which is classified as undeveloped property ("Undeveloped Property") shall be taxed as set forth is Section 5. All property located within the boundaries of CFD No. 3 shall be taxed, to the extent and in the manner herein set forth, unless exempted by law or by provisions of any of the Sections herein.

Section 1. Definitions

"Annual Maximum Special Tax" means the maximum Special Tax which may be levied annually on each particular Assessor's Parcel. The Annual Maximum Special Tax is established the first Fiscal Year such parcel is subject to the levy of the Special Tax. The Annual Maximum Special Tax for any Assessor's Parcel is not subject to escalation once established for that parcel.

"Assessor's Parcel" means a parcel of land as designated on an official map of the San Diego County Assessor and for which a discrete identifying parcel number has been assigned.

"Construction Cost Index" means the "Construction Cost Index for ENR 20 Cities" as published by McGraw Hill, Inc. in the publication "Engineering News Record." The index published for the month of April preceding each July 1 for the City of Los Angeles shall be used. The percentage increase from such index for the previous year shall be the maximum annual escalation. Any annual increase shall not be more than ten percent (10%). The increase is applied to the current Fiscal Year Maximum Special Tax Obligation and is the applicable rate for the coming Fiscal Year.

"Developed Property" means property for which a building permit has been issued by the City of San Marcos on or before April 1 of a particular Fiscal Year and which is not exempt from taxation and for which the Special Tax obligation has not been prepaid and/or permanently satisfied. Property for which a building permit has been issued by the City of San Marcos on or before April 1 of a Fiscal Year, thereby becoming designated as Developed Property, shall be subject to the levy of the Annual Maximum Special Tax in the following Fiscal Year.

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

"Maximum Special Tax Obligation" means the maximum principal obligation per residential unit or non-residential square foot. The Maximum Special Tax Obligation escalates each Fiscal Year according to the Construction Cost Index.

"Undeveloped Property" means property that is not classified as Developed Property.

Section 2. Assignment of Developed Property to Taxing Categories

On or before July 1 of each Fiscal Year, the District shall classify all property within the boundaries of the CFD as either Developed Property or Undeveloped Property. For purposes of classification, property shall be designated as Developed Property if a building permit has been issued on or before April 1 of the preceding Fiscal Year.

Furthermore, all Developed Property shall be assigned to one of the designated taxing categories listed below:

Taxing Categories

Tax Category	Equivalent Dwelling Unit	Tax Category Criteria
MF	0.9373	Residential Multi Family Land Use
Res 3.6	0.9373	Residential Minimum Lot Size 3,600 Sq Ft
Res 4.2	1.0000	Residential Minimum Lot Size 4,200 Sq Ft
Res 5.0	1.0860	Residential Minimum Lot Size 5,000 Sq Ft
Non-Residential	N/A	Commercial & Industrial Property

Section 3. Maximum Special Tax Obligation

The Maximum Special Tax Obligation shall be increased annually to reflect changes in the Construction Cost Index.

The Maximum Special Tax Obligation per tax category established for Fiscal Year 1996/97 is as follows:

Maximum Special Tax Obligation for Fiscal Year 1996/97

Tax Category	Maximum Special Tax Obligation
MF	$7,581.40 per Dwelling Unit
Res 3.6	$7,581.40 per Dwelling Unit
Res 4.2	$8,088.37 per Dwelling Unit
Res 5.0	$8,783.97 per Dwelling Unit
Non-Residential	$0.97 per Square Foot of Building Area

Section 4. Annual Maximum Special Tax

An Annual Maximum Special Tax for an Assessor's Parcel is established in the first year in which the property is subject to the Annual Maximum Special Tax. The Annual Maximum Special Tax is not subject to escalation. The Annual Maximum Special Tax shall be levied for a period not to exceed twenty-five (25) years.

Commencing in Fiscal Year 1996-97 and for each Fiscal Year thereafter, the Board shall levy the Annual Maximum Special Tax that is applicable to each Assessor's Parcel which is classified as Developed Property. Commencing in Fiscal Year 2000-01 and for each Fiscal Year thereafter, the Board may levy the Annual Maximum Special Tax that is applicable to each Assessor's Parcel which is classified as Undeveloped Property as described in Section 5. below.

The Annual Maximum Special Tax is calculated by amortizing the Maximum Special Tax Obligation over a twenty-five (25) year period at 8% interest. (The Maximum Special Tax Obligation multiplied times 0.0936788.) The Annual Maximum Special Tax per Taxing Category for Fiscal Year 1996/97 is shown below:

Annual Maximum Special Tax for Fiscal Year 1996/97

Tax Category	Annual Maximum Special Tax
MF	**$710.22 per Dwelling Unit**
Res 3.6	**$710.22 per Dwelling Unit**
Res 4.2	**$757.72 per Dwelling Unit**
Res 5.0	**$822.88 per Dwelling Unit**
Non-Residential	**$0.909 per Square Foot of Building Area**

Section 5. Undeveloped Property

Undeveloped Property will not be subject to the levy of Annual Maximum Special Tax prior to Fiscal Year 2000/01. Beginning July 1, 2000, all Undeveloped Property will be subject, at the sole discretion of the School District, to the levy of the Annual Maximum Special Tax as defined in the above Sections. The term of the Annual Maximum Special Tax for Undeveloped Property shall not exceed twenty-five (25) years from the date of actual commencement of the levy of the Special Tax against such property. Undeveloped Property will be taxed based upon the number of dwelling units and size of lots as shown on the maps identified in the following table:

City of San Marcos, Map	Tax Category	Projected Dwelling Units
Tentative Subdivision Map 389	Res 5.0	105
Tentative Subdivision Map 393	Res 3.6	143
Final Map 13317	Res 4.2	56
Total		304

Annually, beginning on July 1, 2000, the developed status of the then remaining Undeveloped Property will be evaluated and the number of potentially developable lots determined based upon the then existing final and tentative maps. If the then existing maps replace residential dwelling units with non-residential development, the potential square footage of future building area will be calculated by multiplying the net developable acres times thirty percent (30%) to arrive at the annual Special Tax. If tentative maps have expired and have not been replaced or revised, the number of lots shown above will be used for purposes of taxing such Undeveloped Property.

After the commencement of the levy of the Annual Maximum Special Tax on Undeveloped Property, if final maps are approved allowing for the subdivision of land creating less residential lots than determined on July 1, of the year the levy of the annual Special Tax commences for Undeveloped Property, the Special Tax on the number of reduced lots must be prepaid pursuant to Section 7 below within ten business days from the date of recordation of the final map. If, after the commencement of the levy of the Annual Maximum Special Tax on the remaining Undeveloped Property within the CFD, a building permit is issued for any Assessor's Parcel of Undeveloped Property for non-residential development, the CFD shall determine if the subsequent taxation of such Assessor's Parcel in the Non-Residential Tax Category will result in a reduction in the Special Tax revenues which would have been generated from such Assessor's Parcel had such parcel developed residentially as of July 1 of the fiscal year the levy of the annual Special Tax commenced for the Undeveloped Property. If the CFD determines that such a reduction will result, the property owner shall be required to prepay that portion of the Special Tax equal to such reduction pursuant to Section 7. below.

Section 6. Optional Buy-Down of the Annual Special Tax

At the time of final map approval, a property owner may make a one-time election to buy-down a portion of the Special Tax obligation. An election to buy-down the Special Tax obligation must apply to all of the lots included on the final map. Buy-down fees must be received by the District within ten business days of the approval of the final map by the City Council of the City of San Marcos. The opportunity to elect to make the buy-down option expires at the close of business for the School District on the tenth business day following final map approval.

The Maximum Special Tax Obligation divided by 1.162791 results in the principal portion of the Special Tax obligation subject to the buy-down option. The reduction in the Maximum Special Tax Obligation represents financing costs. An election to buy down can be made of any portion up to the total amount as calculated. Administrative charges associated with the processing of buy-downs will be assessed by the School District.

Section 7. Prepayment of the Special Tax

A parcel classified as Developed Property which is subject to the Annual Maximum Special Tax may prepay the entire outstanding Special Tax obligation at any time by paying the calculated prepayment amount as well as any additional administrative

expenses and redemption premium associated with the processing of the prepayment. The principal prepayment obligation is equal to the Maximum Special Tax Obligation applicable the year of final map approval less the sum of any buy-down fees and principal previously paid.

It is assumed, in the above calculation, that the Special Tax levy for the current Fiscal Year is paid in full through the County Tax Roll. This calculation results in determining the principal obligation outstanding. Administrative costs incurred in processing the prepayment will be added by the School District at the time of the prepayment request.

Section 8. Exemptions

The Special Tax shall not be levied upon parks, public properties, utility properties belonging to public or private utilities and properties exempt from general ad valorem taxes. The Special Tax obligation associated with any Developed Property within the District must be prepaid and permanently satisfied prior to being acquired by any public entity for which ordinary ad valorem taxes do not apply. The School District *may* make a determination that such prepayment is not necessary.

Section 9. Manner of Collection

The Special Tax herein authorized, to the extent possible, shall be collected in the same manner as ad valorem property taxes and shall be subject to the same penalties, procedures, sale and lien priority in any case of delinquency as applicable for ad valorem taxes. Any Special Taxes that cannot be collected on the County tax roll shall be collected through a direct billing procedure by the School District.

EXHIBIT E

HISTORICAL SPECIAL TAX DELINQUENCY SUMMARY TABLES

Historical Special Tax Delinquency Summary Tables
San Marcos Schools Financing Authority
2001 Revenue Bonds

Community Facilities District No. 1

	Subject Fiscal Year [1]					June 30, 2021	
Fiscal Year	Aggregate Special Tax Levy	Parcels Delinquent	Amount Collected	Fiscal Year Amount Delinquent	Fiscal Year Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2011/2012	$356,902.32	8	$351,915.66	$4,986.66	1.40%	$0.00	0.00%
2012/2013	$393,335.04	8	$389,016.99	$4,318.05	1.10%	$0.00	0.00%
2013/2014	$355,173.60	7	$351,607.60	$3,566.00	1.00%	$0.00	0.00%
2014/2015	$362,105.76	8	$358,833.72	$3,272.04	0.90%	$0.00	0.00%

[1] Delinquency information is as of June 30th of each subject Fiscal Year.

Community Facilities District No. 2

	Subject Fiscal Year [1]					June 30, 2021	
Fiscal Year	Aggregate Special Tax Levy	Parcels Delinquent	Amount Collected	Fiscal Year Amount Delinquent	Fiscal Year Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2011/2012	$352,375.26	9	$347,455.67	$4,919.59	1.40%	$0.00	0.00%
2012/2013	$371,673.38	8	$367,546.12	$4,127.26	1.11%	$0.00	0.00%
2013/2014	$359,723.30	9	$355,598.06	$4,125.24	1.15%	$0.00	0.00%
2014/2015	$369,169.96	13	$363,624.65	$5,545.31	1.50%	$0.00	0.00%
2015/2016	$374,564.38	1	$373,855.44	$708.94	0.19%	$0.00	0.00%

[1] Delinquency information is as of June 30th of each subject Fiscal Year.

Community Facilities District No. 3

	Subject Fiscal Year [1]					June 30, 2021	
Fiscal Year	Aggregate Special Tax Levy	Parcels Delinquent	Amount Collected	Fiscal Year Amount Delinquent	Fiscal Year Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2011/2012	$237,710.32	4	$235,248.17	$2,462.15	1.04%	$0.00	0.00%
2012/2013	$237,710.32	1	$237,279.26	$431.06	0.18%	$0.00	0.00%
2013/2014	$237,710.32	2	$236,848.20	$862.12	0.36%	$0.00	0.00%
2014/2015	$237,710.32	3	$236,171.48	$1,538.84	0.65%	$0.00	0.00%
2015/2016	$237,710.32	1	$237,338.27	$372.05	0.16%	$0.00	0.00%
2016/2017	$237,710.32	2	$236,582.82	$1,127.50	0.47%	$0.00	0.00%
2017/2018	$237,710.32	4	$236,110.81	$1,599.51	0.67%	$0.00	0.00%
2018/2019	$237,710.32	3	$236,243.17	$1,467.15	0.62%	$0.00	0.00%
2019/2020	$237,710.32	1	$237,279.26	$431.06	0.18%	$0.00	0.00%
2020/2021	$237,710.32	1	$237,279.26	$431.06	0.18%	$431.06	0.18%

[1] Delinquency information is as of June 30th of each subject Fiscal Year.

There is no delinquent tax payer obligated for greater than five percent (5.00%) of the Fiscal Year 2020/2021 Special Tax Levy.

EXHIBIT F

STATUS OF FORECLOSURES

Status of Foreclosures
San Marcos School Financing Authority
2001 Revenue Bonds

Community Facilities District No. 1

APN	Fiscal Year	Amount [1]	Status
1876801200	2007/2008	$751.62	Unresolved
1877013400	2007/2008	$375.81	Unresolved
1877108300	2007/2008	$375.81	Unresolved
1877011100	2008/2009	$721.42	Unresolved

[1] Amount does not include interest, penalties and attorney fees.

Community Facilities District No. 2

APN	Fiscal Year	Amount [1]	Status
2217212600	2006/2007	$563.60	Unresolved
2217021700	2007/2008	$674.46	Unresolved
2217201800	2007/2008	$557.72	Unresolved
2217212600	2007/2008	$557.72	Unresolved
2217605000	2007/2008	$557.72	Unresolved
2216424400	2008/2009	$686.58	Unresolved
2217612500	2008/2009	$567.74	Unresolved

[1] Amount does not include interest, penalties and attorney fees.

Community Facilities District No. 3

APN	Fiscal Year	Amount [1]	Status
2217900100	2007/2008	$372.05	Unresolved
2217904000	2008/2009	$363.68	Unresolved

[1] Amount does not include interest, penalties and attorney fees.

EXHIBIT G

REPORTS TO THE CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION

Submitted:
Wednesday, October 27, 2021
8:40:20AM
CDIAC #: 2001-0153

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR AUTHORITY ISSUE

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

California Government Code Section 6599.1 requires that all issuers selling Marks-Roos bonds, which is part of the Marks-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

I. GENERAL INFORMATION

A. Authority Issuer: San Marcos Schools Financing Authority

B. Name/ Title/ Series of Bond Issue: 2001 Special Tax Bonds

Senior Issue: Yes ☐ No ☒ Subordinate Issue: Yes ☐ No ☒

C. Project Name: CFD Nos 1, 2 & 3

D. Date of Bond Issue: 3/21/2001

E. Original Principal Amount of Bonds: $10,380,000.00

F. Reserve Fund Minimum Balance Required: Yes ☒ Amount $178,046.88 No ☐

G. Total Issuance Costs: $0.00
(Report Issuance Costs only at initial filing)

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2021

A. Principal Amount of Bonds Outstanding: $515,000.00

B. Total Bond Reserve Fund: $178,046.88

Bond Reserve Cash $0.00 Bond Reserve Surety Bond $178,046.88

C. Capitalized Interest Fund: $0.00

III. AUTHORITY FINANCIAL INFORMATION

A. Fees Paid for Professional Services (Annual Totals)

1. Type of Services	2. Amount of Fees
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00

(Attach additional sheets if necessary.) Total Professional Fees $0.00

B. Local Obligor

1. Issuer/Borrower	2. Bond Purchase (BP), Loan (L) or Other (O)	3. Original Amount of Purchase, Loan or Other (from Authority Issue)	4. Administration Fee (Charged to LOB) this FY	5. CDIAC Number
Community Facilities District No. 1	BP	$3,850,000.00	$0.00	
Community Facilities District No. 2	BP	$3,830,000.00	$0.00	
Community Facilities District No. 3	BP	$2,700,000.00	$0.00	

Submitted:
Wednesday, October 27, 2021
8:40:20AM
CDIAC #: 2001-0153

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR AUTHORITY ISSUE

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

C. Investment Contracts
1. Terms of Investment Contracts
a. Final Maturity of the Investment Contract

b. Other (see Guidelines for explanation)

2. Commission/Fee for Contract Total $0.00

3. Interest Earnings on Contract Current $0.00

D. Does this Agency participate in the County's Teeter Plan? Yes ☐ No ☒

IV. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured ☐ Redeemed Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

V. NAME OF PARTY COMPLETING THIS FORM

Name Christopher Rashidian
Title Senior Associate Director
Firm/ Agency Cooperative Strategies, LLC
Address 2855 Michelle Drive Suite 230
City/ State/ Zip Irvine, CA 92606
Phone Number (949) 250-8300
E-Mail taxinfo@coopstrategies.com

Date of Report 10/27/2021

VI. COMMENTS:

Submitted:
Wednesday, October 27, 2021
8:40:20AM
CDIAC #: 2001-0153

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR AUTHORITY ISSUE

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year _____

Local Obligor (continued)

1. Issuer/Borrower	2. Bond Purchase (BP), Loan (L) or Other (O)	3. Original Amount of Purchase, Loan or Other (from Authority Issue)	4. Administration Fee (Charged to LOB) this FY	5. CDIAC Number

Submitted:
Tuesday, October 19, 2021
2:53:40PM
CDIAC #: 2001-0150

STATE OF CALIFORNIA
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

I. GENERAL INFORMATION

A. Issuer	San Marcos Unified School District CFD No 3
B. Project Name	School Facilities (State & Federally Taxable)
C. Name/ Title/ Series of Bond Issue	2001 Special Tax Bonds
D. Date of Bond Issue	3/21/2001
E. Original Principal Amount of Bonds	$2,700,000.00
F. Reserve Fund Minimum Balance Required	Yes ☐ Amount $0.00 No ☒

II. FUND BALANCE FISCAL STATUS

Balances Reported as of:	6/30/2021
A. Principal Amount of Bonds Outstanding	$515,000.00
B. Bond Reserve Fund	$0.00
C. Capitalized Interest Fund	$0.00
D. Construction Fund(s)	$0.00

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: 7/1/2021

☒ From Equalized Tax Roll

☐ From Appriasal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels $159,771,981.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually	$237,710.32
B. Total Amount of Unpaid Special Taxes Annually	$431.06
C. Does this agency participiate in the County's Teeter Plan?	N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2021

A. Total Number of Delinquent Parcels: 3

B. Total Amount of Taxes Due on Delinquent Parcels: $1,166.79
(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) (Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		$0.00
		$0.00
		$0.00
		$0.00
		$0.00

Submitted:
Tuesday, October 19, 2021
2:53:40PM
CDIAC #: 2001-0150

STATE OF CALIFORNIA
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured ☐ Redeemed Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name	Christopher Rashidian
Title	Senior Associate Director
Firm/ Agency	Cooperative Strategies, LLC
Address	2855 Michelle Drive Suite 230
City/ State/ Zip	Irvine, CA 92608
Phone Number	(949) 250-8300
E-Mail	taxinfo@coopstrategies.com

Date of Report 10/19/2021

IX. ADDITIONAL COMMENTS:

Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Submitted:
Wednesday, October 27, 2021
8:44:00AM
CDIAC #: 2001-0150

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
Tel: (916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

California Government Code Section 6599.1 requires that all issuers selling Marks-Roos bonds, which is part of the Marks-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

I. GENERAL INFORMATION

A. Local Obligor Issuer	San Marcos Unified School District CFD No 3
B. Name/ Title/ Series of Bond Issue	2001 Special Tax Bonds
C. Project Name	School Facilities (State & Federally Taxable)
D. Date of Bond Issue/Loan	3/21/2001
E. Original Principal Amount of Bonds/Loan	$2,700,000.00
F. Reserve Fund Minimum Balance Required	Yes ☐ Amount: $0.00 — No ☒
Part of Authority Reserve Fund	Yes ☐ Percent of Reserve fund: 0.00% — No ☒
G. Name of Authority that purchased debt	San Marcos Schools Financing Authority
H. Date of Authority Bond(s) Issuance	3/21/2001

II. FUND BALANCE FISCAL STATUS

Balances Reported as of :	6/30/2021
A. Principal Amount of Bonds/Loan Outstanding	$515,000.00
B. Bond Reserve Fund	$0.00
C. Capitalized Interest Fund	$0.00
D. Administrative Fee Charged by Authority	$0.00

III. DELINQUENT REPORTING INFORMATION

Have delinquent Taxes been reported: Yes ☒ No ☐

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2021

A. Delinquency Rate	0.18%
B. Does this Agency participate in the County's Teeter Plan:	Yes ☐ No ☒
C. Taxes Due	$237,710.32
D. Taxes Unpaid	$431.06

IV. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements. *(Indicate reason for retirement)*
Matured ☐ Redeemed/Repaid Entirely ☐ Other ☐

If Matured, indicate final maturity date:

If Redeemed/Repaid Entirely, state refunding bond title/ Loan, and CDIAC#:

and redemption/repayment date:

If Other:
and date:

V. NAME OF PARTY COMPLETING THIS FORM

Name	Christopher Rashidian
Title	Senior Associate Director
Firm/ Agency	Cooperative Strategies, LLC
Address	2855 Research Drive Suite 230
City/ State/ Zip	Irvine, CA 92606
Phone Number	(949) 250-8300
E-Mail	taxinfo@coopstrategies.com

Date of Report 10/27/2021

Submitted:
Wednesday, October 27, 2021
8:44:00AM
CDIAC #: 2001-0150

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
Tel: (916) 653-3269 Fax (916) 654-7440

For Office Use Only

Fiscal Year _____

VI. COMMENTS: