



# Temecula Public Financing Authority

## Community Facilities District No. 25-01 (Elderberry Park) Community Facilities District Report

Prepared For



October 2025

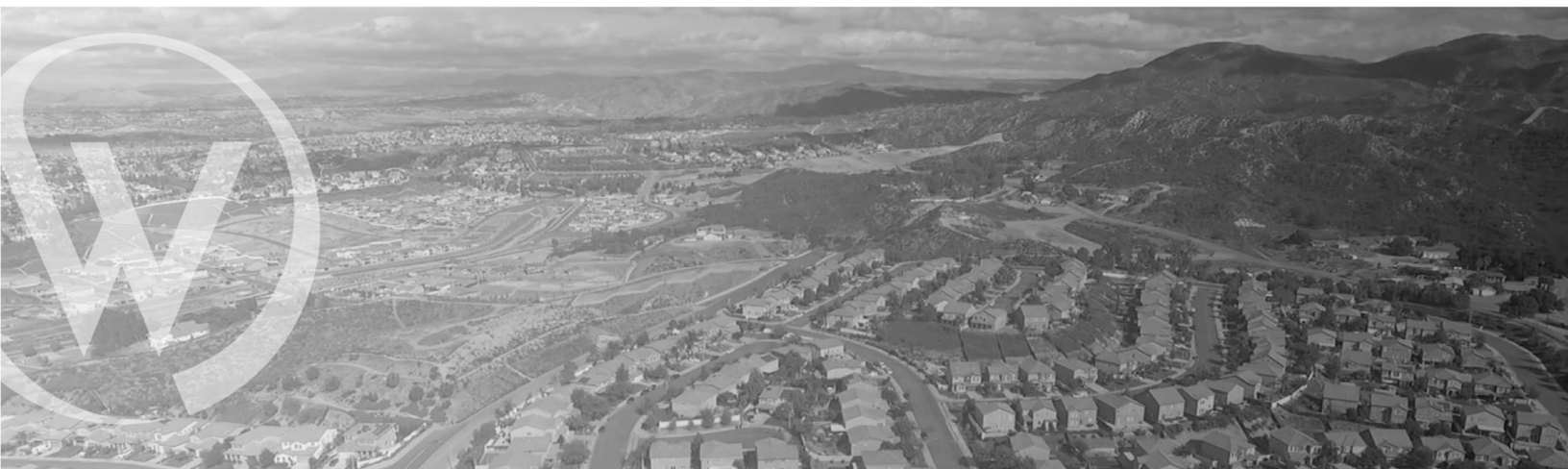


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# 1. Introduction

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AGENCY: TEMECULA PUBLIC FINANCING AUTHORITY

PROJECT: COMMUNITY FACILITIES DISTRICT NO. 25-01  
(ELDERBERRY PARK)

TO: BOARD OF DIRECTORS  
TEMECULA PUBLIC FINANCING AUTHORITY  
RIVERSIDE COUNTY  
STATE OF CALIFORNIA

**Whereas**, the Board of Directors of the TEMECULA PUBLIC FINANCING AUTHORITY, RIVERSIDE COUNTY, CALIFORNIA (hereinafter referred to as the “Board”), did, pursuant to the provisions of the “Mello-Roos Community Facilities Act of 1982”, being chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California, and specifically Section 53321.5 thereof, (the “Act”) expressly ordered the filing of a written Public Report (the “Report”) for a proposed COMMUNITY FACILITIES DISTRICT NO. 25-01 (ELDERBERRY PARK) This Community Facilities District shall be referred to as COMMUNITY FACILITIES DISTRICT NO. 25-01 (ELDERBERRY PARK) of the TEMECULA PUBLIC FINANCING AUTHORITY (hereinafter referred to as the “District” and “CFD No. 25-01”); and,

**Whereas**, on September 9, 2025, the Board adopted Resolution No. 2025-10 (the “Resolution”), and the Resolution ordering said Report, did direct that said Report generally contain the following:

- A description of the public facilities and services by type proposed to be financed by CFD No. 25-01;
- An estimate setting forth costs of providing such facilities and services;
- The Rate and Method of Apportionment in sufficient detail to allow each landowner or resident within the proposed District to estimate the annual amount of payment thereof.

**NOW, THEREFORE**, the undersigned, authorized representative of WEBB MUNICIPAL FINANCE, LLC, the appointed Special Tax Consultant and responsible officer or person directed to prepare the Report, pursuant to the provisions of the Act, does hereby submit the following data:

## 2. Description of Facilities/Improvements and Services

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Pursuant to Section 53340 of the Act, the proceeds of any Special Tax levied and collected by CFD No. 25-01 may be used only to pay for the cost of providing public facilities, services, and incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual cost associated with determination of the amount of Special Taxes, collection of Special Taxes, payment of Special Taxes, or costs otherwise incurred in order to carry out the authorized purposes of the community facilities district.

A general description of the proposed facilities and services for the District is as follows:

### *Facilities*

The types of facilities that are proposed by the District and financed with the proceeds of special taxes and bonds issued by the District consist of backbone infrastructure needed for new development, such as roadway, bridge, sewer, water, reclaimed water, dry utilities, storm drain, street and parkway landscaping, curb and gutter, medians, median landscaping, traffic signals, entry signage, parks, trails, fire facilities, library facilities and public community facilities, and appurtenances and appurtenant work, and development impact fees that are used by the City of Temecula to construct infrastructure, including any other facilities that are necessary for development of the property within the boundaries of the District.

The description of facilities described above is general in nature. The final nature and location of the facilities will be determined upon preparation of final plans and specifications.

The facilities include the acquisition of right-of-way, the costs of design, engineering and planning, the costs of any environmental or traffic studies, surveys or other reports, the cost of any required environmental mitigation and any required noise mitigation measures, landscaping and irrigation, soils testing, permits, plan check and inspection fees, insurance, legal and related overhead costs, costs of coordination and supervision and any other costs or appurtenances related to any of the foregoing, including the costs of forming and administering the District.

### *Services*

The services which may be funded with proceeds of the Special Tax of CFD No. 25-01, as provided by Section 53313 of the Act, include the following (collectively, the “Services”):

- (i) maintenance of parks, parkways, park lighting, sidewalks, signage, landscaping in public areas, easements or right of way and open space;
- (ii) flood and storm protection services;
- (iii) the operation of storm drainage systems;
- (iv) maintenance of streets and roadways, traffic signals and street lighting;
- (v) graffiti and debris removal from public improvements;
- (vi) public safety services including police, fire protection and fire suppression;
- (vii) operation of library and recreation programs;
- (viii) operation of future museums and cultural facilities; and
- (ix) maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City of Temecula.

In addition to payment of the cost and expense of the forgoing services, proceeds of the Special Tax may be expended to pay “Administrative Expenses” as said term is defined in the Rate and Method of Apportionment and to establish an operating reserve for the costs of services as determined by the CFD Administrator. Capitalized terms used and not defined herein shall have the meanings set forth in the Rate and Method of Apportionment of special tax for CFD No. 25-01.

## 2. Description of Facilities/Improvements and Services

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### *Incidental Expenses*

The Incidental Expenses to be paid from bond proceeds and/or Special Taxes include: all costs associated with the creation of CFD No. 25-01, the issuance of Bonds (which may include, but is not limited to, funding the reserve fund, capitalized interest, underwriter discount, underwriter premium, and cost of issuance), the determination of the amount of Special Taxes to be levied, costs otherwise incurred in order to carry out the authorized purposes of CFD No. 25-01, including legal fees, fees of consultants, engineering, planning, designing and the annual administration cost of CFD No. 25-01.

The description of the eligible public facilities, services, and incidental expenses above are preliminary and general in nature. The final plans and specifications approved by the City of Temecula may show substitutes or modifications in order to accomplish the work or serve the new development and any such substitution or modification shall not constitute a change or modification in the proceedings relating to CFD No. 25-01.

Based upon the preceding, it is my opinion that the facilities and services being funded are those that are necessary to meet certain increased demands placed upon the City of Temecula, as a result of development and/or rehabilitation occurring within the boundaries of the District.

DATED: October 14, 2025

WEBB MUNICIPAL FINANCE, LLC

By: Heidi Schoeppe

SPECIAL TAX CONSULTANT FOR  
TEMECULA PUBLIC FINANCING AUTHORITY  
RIVERSIDE COUNTY  
STATE OF CALIFORNIA

### 3. Cost Estimate

1. The cost estimate, including Incidental Expenses, to be financed through the issuance of CFD No. 25-01 Bonds is estimated to be \$11,510,000 based upon current dollars (Fiscal Year 2025-26).
2. For further particulars, reference is made to Table 3-1 on the following pages and incorporated herein by reference.
3. Pursuant to Section 53340 of the Act, the proceeds of any Special Tax levied and collected by CFD No. 25-01 may be used only to pay for the cost of providing public facilities, services, and incidental expenses. As defined by the Act, incidental expenses include, but are not limited to, the annual costs associated with determination of the amount of Special Taxes, collection of Special Taxes, payment of Special Taxes, or costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District. The incidental expenses associated with the annual administration of CFD No. 25-01 are estimated to be \$30,000 in the initial Fiscal Year. However, it is anticipated that the incidental expenses will vary due to inflation and other factors that may not be foreseen today, and the actual incidental expenses may exceed these amounts accordingly.

*Table 3-1  
Cost Estimate*

Funding Requirements	Estimated Project Costs	Allocation of Estimated Proceeds <sup>(1)</sup>	Estimated Unfunded Project Costs <sup>(1)</sup>
Development Impact Fees			
Street System Improvements	\$528,698	\$528,698	\$0
Traffic Signals and Traffic Control	\$74,840	\$74,840	\$0
City Hall and Maintenance Facilities	\$143,439	\$143,439	\$0
Police Facilities	\$76,404	\$76,404	\$0
Fire Protection Facilities	\$181,461	\$181,461	\$0
Park and Recreation Facilities	\$872,585	\$872,585	\$0
Open Space and Trails Development	\$254,336	\$254,336	\$0
Libraries	\$232,411	\$232,411	\$0
<b>Subtotal Development Impact Fees</b>	<b>\$2,364,174</b>	<b>\$2,364,174</b>	<b>\$0</b>
Drainage Improvements			
Drainage Contribution	\$4,900,000	\$4,900,000	\$0
Contingency	\$2,390,909	\$2,390,909	\$0
<b>Subtotal Drainage Improvements</b>	<b>\$7,290,909</b>	<b>\$7,290,909</b>	<b>\$0</b>
Total Fees and Improvements	\$9,655,083	\$9,655,083	\$0
Incidental Financing Expenses	\$1,854,917	\$1,854,917	\$0
<b>Total</b>	<b>\$11,510,000</b>	<b>\$11,510,000</b>	<b>\$0</b>

<sup>(1)</sup> Amounts are allocated based upon estimated bond sizing and may change based upon market conditions at the time of bond issuance.

DATED: October 14, 2025

WEBB MUNICIPAL FINANCE, LLC

By: Heidi Schaeffer  
SPECIAL TAX CONSULTANT FOR  
TEMECULA PUBLIC FINANCING AUTHORITY  
RIVERSIDE COUNTY  
STATE OF CALIFORNIA

## 4. Proposed Development

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CFD No. 25-01 is planned to contain approximately 22.22 net taxable acres and to be developed into 164 single family homes ranging from 1,990 to 3,167 square feet. The property is located west of Butterfield Stage Road, south of De Portola Road, and north of Temecula Parkway in City of Temecula. The proposed District boundaries include Assessor Parcel Numbers 959-400-001 and 959-400-002.

The Recorded Boundary Map for CFD No. 25-01 is attached hereto as Appendix B.

## 5. Rate and Method of Apportionment

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1. The Rate and Method of Apportionment allows each property owner within the proposed District to estimate the annual amount that would be required for payment. The Rate and Method of Apportionment of Special Tax for the District, established pursuant to these proceedings, is attached hereto as Appendix A (the "Rate and Method of Apportionment"). The Special Taxes will be collected in the same manner and at the same time as ad valorem property taxes and subject to the same penalties and provisions; however, the Special Taxes may be collected at a different time or in a different manner if necessary for CFD No. 25-01 to meet its financial obligations and may covenant to foreclose on delinquent parcels as permitted by the Act.
2. All property located within CFD No. 25-01, unless exempted by law or by the Special Taxes proposed for CFD No. 25-01, shall be taxed for the purpose of providing necessary facilities and services to serve the District. The Boundary Map for CFD No. 25-01 is attached hereto as Appendix B. Pursuant to Section 53325.3 of the Act, the tax imposed "is a Special Tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The Special Taxes may be based on benefit received by property, the cost of making facilities or authorized services available or other reasonable basis as determined by the Board, although the Special Taxes may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution. A property owner within the District may choose to prepay in whole or in part the Special Tax A. The available method for so doing is described in Section G and H of the Rate and Method of Apportionment ("Prepayment of Special Tax A"). Special Tax B and Special Tax C may not be prepaid.

For each year that any Bonds are outstanding, Special Tax A shall be levied on all Parcels in accordance with this Rate and Method of Apportionment. If any delinquent Special Taxes remain uncollected prior to or after all Bonds are retired, Special Tax A may be levied to the extent necessary to reimburse the CFD for uncollected Special Taxes and costs associated with the levy of such Special Taxes, but Special Tax A shall not be levied after the 2066-2067 Fiscal Year.

3. For particulars as to the Rate and Method of Apportionment, see the attached and incorporated Appendix A.

It is my opinion that the Rate and Method of Apportionment, described above and set forth in Appendix A, is fair and reasonable.

This Report has been prepared and consolidated by the Special Tax Consultant, Webb Municipal Finance, LLC, and is herewith submitted to the Board pursuant to the applicable provisions of the Mello-Roos Community Facilities Act of 1982.

DATED October 14, 2025

WEBB MUNICIPAL FINANCE, LLC

By: 

SPECIAL TAX CONSULTANT FOR  
TEMECULA PUBLIC FINANCING AUTHORITY  
RIVERSIDE COUNTY  
STATE OF CALIFORNIA



## **APPENDIX A**

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### **Rate and Method of Apportionment**



**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX  
FOR TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 25-01  
(ELDERBERRY PARK)**

The following sets forth the Rate and Method of Apportionment of Special Tax for the levy and collection of an Annual Special Tax A, an Annual Special Tax B, and an Annual Special Tax C in the Temecula Public Financing Authority ("PFA") Community Facilities District No. 25-01 (Elderberry Park) ("CFD No. 25-01"). An Annual Special Tax A, an Annual Special Tax B, and an Annual Special Tax C shall be levied on and collected in CFD No. 25-01 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment of Special Tax described below. All of the real property within CFD No. 25-01, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A  
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Acre" or "Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on the Assessor's Parcel Map, the land area as shown on the applicable Final Map, or if the land area is not shown on the applicable Final Map, the land area as calculated by or on behalf of the CFD Administrator.

**"Act"** means the Mello-Roos Community 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 the actual or reasonably estimated costs directly related to the administration of CFD No. 25-01, including but not limited to the following: (i) the costs of computing Special Tax A, Special Tax B, and/or Special Tax C (the "Special Taxes") and of preparing the annual Special Tax A, Special Tax B, and Special Tax C collection schedules (whether by the CFD Administrator or designee thereof, or both); (ii) the costs of collecting the Special Taxes (whether by the Authority, County, City, or otherwise); (iii) the costs of remitting the Special Taxes to the fiscal agent or trustee for any Bonds; (iv) the costs of commencing and pursuing to completion any foreclosure action arising from delinquent Special Taxes; (v) the costs of the fiscal agent or trustee (including its legal counsel) in the discharge of the duties required of it under any Indenture; (vi) the costs of the Authority, City, or designee of either in complying with arbitrage rebate, mandated reporting and disclosure requirements of applicable federal and State of California laws, and responding to property owner or Bond owner inquiries regarding the Special Taxes or Bonds; (vii) the costs associated with the release of funds from any account, including a reserve or escrow account, established under an Indenture; (viii) the costs of the Authority, City, or designee of either thereof related to any appeal of a Special Tax or any prepayment of Special Tax A; (ix) an allocable share of the salaries of the City staff and City overhead expenses directly relating to the foregoing and (x) any other expense eligible under the Act. Administrative Expenses shall also include amounts advanced by the City or the Authority for any administrative purposes of CFD No. 25-01.

**"Annual Special Tax A"** means for each Assessor's Parcel, the Special Tax A actually levied in a given Fiscal Year on such Assessor's Parcel.

**"Annual Special Tax B"** means for each Assessor's Parcel, the Special Tax B actually levied in a given Fiscal Year on such Assessor's Parcel.

**“Annual Special Tax C”** means for each Assessor’s Parcel, the Special Tax C actually levied in a given Fiscal Year on such Assessor’s Parcel.

**“Approved Property”** means all Assessor’s Parcels of Taxable Property other than Provisional Exempt Property: (i) that are included in a Final Map that was recorded prior to the January 1st immediately preceding the Fiscal Year in which the Special Tax A is being levied, and (ii) that have not been issued a Building Permit on or before the April 1st immediately preceding the Fiscal Year in which the Special Tax A is being levied.

**“Assessor”** means the Assessor of the County.

**“Assessor’s Parcel” or “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. 25-01.

**“Assessor’s Parcel Map”** means an official map of the Assessor designating parcels by Assessor’s Parcel Number.

**“Assessor’s Parcel Number”** means that number assigned to a lot or parcel of land by the Assessor for purposes of identification.

**“Assigned Annual Special Tax A”** means the Special Tax A as described in Section D below.

**“Authorized Facilities”** means the public facilities authorized to be financed, in whole or in part, by the CFD, as identified in the list of authorized facilities approved by the Resolution of Formation of the CFD adopted by the Board of Directors when the CFD was formed.

**“Authorized Services”** means the services authorized to be funded, in whole or in part, by the CFD, as identified in the list of authorized services approved by the Resolution of Formation of the CFD adopted by the Board of Directors when the CFD was formed.

**“Backup Annual Special Tax A”** means the Special Tax A as described in Section E below.

**“Board of Directors” or “Board”** means the Board of Directors of the Temecula Public Financing Authority, acting as the legislative body of CFD No. 25-01, or its designee.

**“Bonds”** means any bonds or other indebtedness (as defined in the Act), whether in one or more series, the repayment of which is secured by proceeds of the levy of Special Tax A on Assessor’s Parcels within CFD No. 25-01.

**“Boundary Map”** means a recorded map of the CFD No. 25-01 which indicates the boundaries of CFD No. 25-01.

**“Building Permit”** means the first legal document issued by the City giving official permission for new construction of improvements on an Assessor’s Parcel in CFD No. 25-01. For purposes of this definition, “Building Permit” may or may not include any subsequent building permits issued or changed after the first issuance, as determined by the CFD Administrator.

**“Building Square Footage” or “BSF”** means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by the CFD Administrator by reference to the building permit application for such Assessor’s Parcel.

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

**"CFD No. 25-01" or "CFD"** means the Temecula Public Financing Authority Community Facilities District No. 25-01 (Elderberry Park) established by the Authority under the Act.

**"CFD Administrator" or "Administrator"** means the Finance Director of the City, or designee thereof, responsible for, among other things, determining the Special Tax A Requirement for Special Tax A, the Special Tax B Requirement for Special Tax B, and the Special Tax C Requirement for Special Tax C and providing for the levy and collection of said Special Tax A, Special Tax B, and Special Tax C.

**"City"** means the City of Temecula, California.

**"Consumer Price Index" or "CPI"** means, for each Fiscal Year, the Consumer Price Index published by the U.S. Bureau of Labor Statistics for "All Items for All Urban Consumers: in the Riverside-San Bernardino-Ontario area", measured as the annual change in the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Consumer Price Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Consumer Price Index for the Riverside-San Bernardino-Ontario area.

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

**"Developed Property"** means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to January 1st preceding the Fiscal Year in which Special Tax A, Special Tax B or Special Tax C are being levied, and (ii) for which a Building Permit was issued on or before April 1st preceding the Fiscal Year in which any or all of the Special Taxes are being levied. Regarding Special Tax B specifically, any Residential Property which has been conveyed to individual homeowners prior to July 1 of the Fiscal Year in which Special Tax B is being levied will be considered Developed Property regardless of the timing of recordation of the Final Map.

**"Exempt Property"** means all Assessor's Parcels designated as being exempt from the Special Taxes as provided for in Section P.

**"Final Map"** means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to California Civil Code 4285 that creates individual lots that do not need, and are not expected, to be further subdivided prior to the issuance of a Building Permit.

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

**"Indenture"** means the bond indenture, fiscal agent agreement, trust agreement, resolution, or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

**"Land Use Type"** means Residential Property, Multifamily Residential Property, or Non-Residential Property.

**"Maximum Special Tax A"** means for each Assessor's Parcel of Taxable Property, the maximum Special Tax A, determined in accordance with Section C that can be levied on each such Assessor's Parcel.

**"Maximum Special Tax B"** means for each Assessor's Parcel of Taxable Property, the maximum Special Tax B, determined in accordance with Section I that can be levied on each such Assessor's Parcel.

**“Maximum Special Tax C”** means for each Assessor’s Parcel of Taxable Property, the maximum Special Tax C, determined in accordance with Section L that can be levied on each such Assessor’s Parcel.

**“Multifamily Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit has been issued for the purpose of constructing a building or buildings comprised of attached Units available for rental by the general public, not for sale to an end user, and which attached units are under common ownership, as determined by the CFD Administrator.

**“Non-Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit was issued for any type of use other than Residential Property and Multifamily Residential Property.

**“Partial Prepayment Amount”** means the amount required to prepay a portion of the Special Tax A obligation for an Assessor’s Parcel, as described in Section H.

**“Prepayment Amount”** means the amount required to prepay the Special Tax A obligation in full for an Assessor’s Parcel, as described in Section G.

**“Proportionately”** means for Special Tax A that the ratio of the Annual Special Tax A to the applicable Assigned Annual Special Tax A is equal for all applicable Assessor’s Parcels. In the case of Special Tax B and Special Tax C, “Proportionately” means that the ratio of the Annual Special Tax B to the applicable Maximum Special Tax B and the Annual Special Tax C to the applicable Maximum Special Tax C is equal for all applicable Assessor’s Parcels. In the case of Developed Property subject to the apportionment of the Annual Special Tax A under Step Four of Section F, “Proportionately” means that the quotient of (a) Annual Special Tax A less the Assigned Annual Special Tax A divided by (b) the Backup Annual Special Tax A less the Assigned Annual Special Tax A, is equal for all applicable Assessor’s Parcels.

**“Provisional Exempt Property”** means all Assessor’s Parcels of Taxable Property subject to Special Tax A that would otherwise be classified as Exempt Property pursuant to the provisions of Section P, but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section P.

**“Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit has been issued for purposes of constructing one or more residential dwelling units, and which are not otherwise Multifamily Residential Property.

**“RMA”** means this Rate and Method of Apportionment of Special Tax.

**“Special Tax(es)”** means any of the Special Taxes authorized to be levied on Taxable Property within and for CFD No. 25-01 pursuant to the Act to fund the Special Tax A Requirement, Special Tax B Requirement, and/or the Special Tax C Requirement.

**“Special Tax A”** means any of the Special Taxes authorized to be levied on Taxable Property within and by CFD No. 25-01 pursuant to the Act to fund the Special Tax A Requirement.

**“Special Tax B”** means any of the Special Taxes authorized to be levied on Taxable Property within and by CFD No. 25-01 pursuant to the Act to fund the Special Tax B Requirement.

**“Special Tax C”** means any of the Special Taxes authorized to be levied on Taxable Property within and by CFD No. 25-01 pursuant to the Act to fund the Special Tax C Requirement.

**“Special Tax A Requirement”** means, subject to the Maximum Special Tax A, the amount required in any Fiscal Year to pay: (i) the debt service and other periodic costs on all outstanding Bonds due in the Calendar

Year that commences in such Fiscal Year, (ii) Administrative Expenses for such Fiscal Year (apportioned between Special Tax A and Special Tax B), (iii) any amount required to establish or replenish any reserve funds established in association with the Bonds, and (iv) the collection or accumulation of funds for the acquisition or construction of facilities authorized to be funded by CFD No. 25-01, and paid for by the levy on Developed Property of the Assigned Annual Special Tax A provided that the inclusion of such amount does not cause an increase in the levy of Special Tax A on Approved Property or Undeveloped Property as set forth in Step Two and Three of Section F, less (v) any amount available to pay debt service and other periodic costs on the Bonds pursuant to any applicable Indenture.

**“Special Tax B Requirement”** means, subject to the Maximum Special Tax B, that amount to be collected in any Fiscal Year to pay for certain Authorized Services as required to meet the needs of CFD No. 25-01. The costs of services to be covered shall be the direct costs for (i) Authorized Services, and (ii) Administrative Expenses (apportioned between Special Tax A and Special Tax B); less (iii) a credit for funds available to reduce the Annual Special Tax B levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax B Requirement include amounts needed to repay Bonds.

**“Special Tax C Requirement”** means, subject to the Maximum Special Tax C, that amount to be collected in any Fiscal Year to pay for certain Authorized Services as required to meet the needs of CFD No. 25-01. The costs of services to be covered shall be the direct costs for (i) Authorized Services, and (ii) Administrative Expenses; less (iii) a credit for funds available to reduce the Annual Special Tax C levy, if any, as determined by the CFD Administrator. Under no circumstances shall the Special Tax C Requirement include amounts needed to repay Bonds.

**“Special Tax Category”** means any of the individual categories of BSF set forth in Table 1 in Section D below.

**“Taxable Property”** means (i) with respect to Special Tax A, all Assessor’s Parcels within CFD No. 25-01, which are not Exempt Property or for which the Special Tax A obligation has not been prepaid in full, and (ii) with respect to Special Tax B and Special Tax C, all Assessor’s Parcels within CFD No. 25-01, which are not Exempt Property.

**“Temecula Public Financing Authority” or “PFA” or “Authority”** means the Temecula Public Financing Authority, or its designee.

**“Transition Event”** shall be deemed to have occurred when the Administrator determines that the following events have occurred: (i) all Bonds secured by the levy and collection of Special Tax A in the CFD have been fully repaid, or there are sufficient revenues available to fully repay the Bonds in funds and accounts that, pursuant to the Indenture, are required to be applied to repay the Bonds; (ii) all Administrative Expenses from prior Fiscal Years have been paid or reimbursed; and (iii) there are no other Authorized Facilities that the Authority or the CFD intends to fund with Bonds and/or Special Tax A.

**“Transition Year”** means the earlier of: (i) the first Fiscal Year in which the Administrator determines that the Transition Event occurred in the prior Fiscal Year, or (ii) Fiscal Year 2067-68.

**“Undeveloped Property”** means all Assessor’s Parcels of Taxable Property which are not Developed Property, Approved Property, or Provisional Exempt Property.

**“Unit”** means any residential dwelling unit excluding dwelling units within Multifamily Residential Property.

## **SECTION B**

### **CLASSIFICATION OF ASSESSOR’S PARCELS**

Each Fiscal Year, beginning with Fiscal Year 2026-27, each Assessor's Parcel within CFD No. 25-01 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property, or Provisional Exempt Property. In addition, each Assessor's Parcel of Developed Property shall further be classified as Residential Property, Multifamily Residential Property or Non-Residential Property. Assessor's Parcels of Residential Property shall be further categorized based on the Building Square Footage of each such Assessor's Parcel.

## **SECTION C MAXIMUM SPECIAL TAX A**

### **1. Developed Property**

The Maximum Special Tax A for each Assessor's Parcel of Residential Property, Multifamily Residential Property or Non-Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Annual Special Tax A or (ii) the Backup Annual Special Tax A.

### **2. Approved Property, Undeveloped Property, and Provisional Exempt Property**

The Maximum Special Tax A for each Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Exempt Property in any Fiscal Year shall be the Assigned Annual Special Tax A.

### **3. Maximum Special Tax A at Transition Year**

For the Transition Year and each Fiscal Year thereafter, the Maximum Special Tax A for any Assessor's Parcel of Taxable Property shall be \$0.00.

## **SECTION D ASSIGNED ANNUAL SPECIAL TAX A**

Prior to the issuance of Bonds, the CFD Administrator will confirm with City engineering staff the final cost of the Authorized Facilities pertaining to the drainage improvements to be financed by CFD No. 25-01. If it is determined the cost of the drainage improvements is less than the estimated cost of the drainage improvements at the time of formation of CFD No. 25-01, the Assigned Special Tax A may be reduced to the extent necessary to finance the reduced cost of the drainage improvements and any other Authorized Facilities, as requested by the developer. Any reduction in the Assigned Special Tax A shall be applied proportionately among each Land Use Type.

If the Assigned Special Tax A for any Land Use Type is reduced pursuant to the preceding paragraph, the CFD Administrator shall calculate a reduced Maximum Special Tax A for Undeveloped Property, Approved Property and Provisional Exempt Property as well as a reduced Backup Annual Special Tax A for Developed Property. For Undeveloped Property, Approved Property and Provisional Exempt Property the revised Maximum Special Tax A shall be equal to the Assigned Special Tax A as set forth in Table 2 below, reduced by a percentage equal to the percentage reduction in the Assigned Special Tax A for all Parcels of Residential Property. The reduced Maximum Special Tax A for Undeveloped Property shall be used to compute the reduced Backup Annual Special Tax A pursuant to Section E.

The Special Tax reductions, if required pursuant to the preceding paragraphs, shall be reflected in an amended notice of Special Tax lien, which CFD No. 25-01 shall cause to be recorded by executing a certificate in substantially the form attached herein as Exhibit A.

**1. Developed Property**

Each Fiscal Year prior to the Transition Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property or Non-Residential Property shall be subject to an Assigned Annual Special Tax A.

The Assigned Annual Special Tax A applicable to an Assessor's Parcel of Developed Property shall be determined using the table below.

**TABLE 1  
ASSIGNED ANNUAL SPECIAL TAX A RATES  
FOR DEVELOPED PROPERTY**

<b>Land Use Type</b>	<b>Building Square Footage</b>	<b>Assigned Special Tax A</b>
Residential Property	Less than 2,400	\$5,100 per Unit
Residential Property	2,400 – 2,699	\$5,265 per Unit
Residential Property	2,700 – 2,999	\$5,430 per Unit
Residential Property	Greater than 2,999	\$5,595 per Unit
Multifamily Residential Property	N/A	\$43,873 per Acre
Non-Residential Property	N/A	\$43,873 per Acre

**2. Approved Property, Undeveloped Property and Provisional Exempt Property**

Each Fiscal Year, prior to the Transition Year, each Assessor's Parcel of Approved Property, Undeveloped Property, and Provisional Exempt Property shall be subject to an Assigned Annual Special Tax A. The Assigned Annual Special Tax A rate for an Assessor's Parcel classified as Approved Property, Undeveloped Property, or Provisional Exempt Property shall be determined pursuant to Table 2 below.

**TABLE 2  
ASSIGNED ANNUAL SPECIAL TAX RATES  
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,  
AND PROVISIONAL EXEMPT PROPERTY**

<b>Assigned Special Tax A</b>
\$43,873 per Acre

**3. Assigned Annual Special Tax A at Transition Year**

For the Transition Year and each Fiscal Year thereafter, the Assigned Annual Special Tax A for all Taxable Property shall be \$0.00. Notwithstanding the foregoing, if there are delinquent Special Tax A taxes on a Parcel, such delinquent Special Tax A taxes will continue to constitute a lien against the Parcel until they are collected.

**SECTION E  
BACKUP ANNUAL SPECIAL TAX A**

At the time a Final Map is recorded, the CFD Administrator shall determine the Backup Annual Special Tax A for all Assessor's Parcels classified or reasonably expected to be classified as Residential Property within such Final Map by multiplying the Maximum Special Tax A rate for Undeveloped Property by the total



Acreage of Taxable Property, excluding the Provisional Exempt Property Acreage, Non-Residential Property Acreage, Multifamily Residential Property Acreage and any Acreage reasonably expected to be classified as Exempt Property, and dividing such amount by the total number of such Assessor's Parcels which are classified or reasonably expected to be classified as Residential Property.

The Backup Annual Special Tax A rate for Multifamily Residential Property or Non-Residential Property shall be its Assigned Annual Special Tax A rate.

Notwithstanding the foregoing, if Assessor's Parcels which are classified or to be classified as Residential Property, Non-Residential Property or Multifamily Residential Property are subsequently changed by recordation of a lot line adjustment, Final Map amendment, new Final Map or similar instrument, then the Backup Annual Special Tax A shall be recalculated within the area that has been changed to equal the amount of Backup Annual Special Tax A that would have been generated if such change did not take place.

## **SECTION F**

### **METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX A**

Commencing Fiscal Year 2026-27 and for each subsequent Fiscal Year, the Board of Directors shall levy the Annual Special Tax A in accordance with the following steps:

- Step One: The Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Two: If additional moneys are needed to satisfy the Special Tax A Requirement after the first step has been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the applicable Maximum Annual Special Tax A to satisfy the Special Tax A Requirement.
- Step Three: If additional moneys are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Annual Special Tax A for Undeveloped Property applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.
- Step Four: If additional moneys are needed to satisfy the Special Tax A Requirement after the first three steps have been completed, the Annual Special Tax A on each Assessor's Parcel of Developed Property for which the Maximum Special Tax A is the Backup Annual Special Tax A shall be increased Proportionately from the Assigned Annual Special Tax A up to 100% of the Backup Annual Special Tax A as needed to satisfy the Special Tax A Requirement.
- Step Five: If additional moneys are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, the Annual Special Tax A shall be levied Proportionately on each Assessor's Parcel of Provisional Exempt Property up to 100% of the Maximum Annual Special Tax A applicable to each such Assessor's Parcel as needed to satisfy the Special Tax A Requirement.

Notwithstanding the foregoing, pursuant to Section 53321 (d) of the Act, the Special Tax A levied against an Assessor's Parcel used for private residential purposes shall under no circumstances increase more than ten (10%) as a consequence of delinquency of default by the owner of any other Assessor's Parcel or Assessor's

Parcels and shall, in no event, exceed the Maximum Special Tax A in effect for the Fiscal Year in which the Special Tax A is being levied.

## **SECTION G**

### **PREPAYMENT OF SPECIAL TAX A**

The following definitions apply to this Section G:

**“Business Day”** means days Temecula City Hall is open for business.

**“CFD Public Facilities Amount”** means \$9,655,084 expressed in 2025 dollars, which shall increase by the Construction Inflation Index on July 1, 2026, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide the Authorized Facilities under the authorized bonding program, or (ii) shall be determined by the Board of Directors concurrently with a covenant that the CFD will not issue any more Bonds.

**“Construction Inflation Index”** means the annual percentage change in the Engineering News-Record Building Cost Index for the City of Los Angeles, measured as of the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

**“Future Facilities Costs”** means the CFD Public Facilities Amount minus (i) Bond proceeds deposited in an Improvement Fund and (ii) other amounts (proceeds of the levy of Special Tax A, interest earnings, etc.) held in an Improvement Fund that were available to fund such CFD Public Facilities Amount prior to the date of prepayment.

**“Improvement Fund”** means any fund or account established under an Indenture to hold funds which were or continue to be available for expenditure to pay costs of Authorized Facilities and any fund or account established prior to the issuance of Bonds for such purpose.

**“Outstanding Bonds”** means the principal amount of all previously issued Bonds which will remain outstanding after the payment from the amount of any Special Tax A that has therefore been levied, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Special Tax A.

#### **Prepayment in Full**

The Special Tax A obligation may be prepaid and permanently satisfied for (i) Assessor’s Parcels of Developed Property, (ii) Assessor’s Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, (iii) Assessor’s Parcels of Approved Property or Undeveloped Property for which a Building Permit has not been issued, and (iv) Assessor’s Parcels of Provisional Exempt Property that are not Exempt Property pursuant to Section P. The Special Tax A obligation applicable to an Assessor’s Parcel may be fully prepaid and the obligation to pay the Special Tax A for such Assessor’s Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there is no delinquent Special Tax A previously levied on the Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Special Tax A obligation for such Assessor’s Parcel shall provide the CFD Administrator with written notice of intent to prepay, and within 5 Business Days of receipt of such notice, the CFD Administrator shall notify such owner of the amount of the non-refundable deposit determined by the CFD Administrator to cover the cost to be incurred for the CFD in calculating the Prepayment Amount (as defined below) for the Assessor’s Parcel. Within 15 Business Days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the Prepayment Amount for the

Assessor's Parcel. Prepayment must be made not less than 60 days prior to the redemption date for any Outstanding Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount (defined below) shall be calculated as follows (capitalized terms are defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
Equals:	Prepayment Amount

The Prepayment Amount shall be determined as of the proposed prepayment date as follows:

1. Confirm that no Special Tax A delinquencies apply to such Assessor's Parcel.
2. For Developed Property, compute the Maximum Special Tax A for the Assessor's Parcel. For Approved Property or Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax A for the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has been issued for the Assessor's Parcel. For Approved Property or Undeveloped Property for which a Building Permit has not been issued or Provisional Exempt Property, compute the Maximum Special Tax A for the Assessor's Parcel.
3. Divide the Maximum Special Tax A derived pursuant to paragraph 2 by the total amount of Special Tax A that could be levied on all Taxable Property based on the applicable Maximum Special Tax A, including for Approved Property or Undeveloped Property for which a Building Permit has been issued, the Maximum Special Tax A for the Assessor's Parcel as though it was already designated as Developed Property. The calculation of the total amount of Special Tax A shall exclude Assessor's Parcels for which the Special Tax A obligation has been previously prepaid in full or the portion thereof that has been previously prepaid in part.
4. Multiply the quotient derived pursuant to paragraph 3 by the principal amount of the Outstanding Bonds to determine the amount of Outstanding Bonds to be redeemed with the Prepayment Amount (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. Determine the Future Facilities Costs.
7. Multiply the quotient derived pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to determine the amount of Future Facilities Costs for the Assessor's Parcel (the "Future Facilities Amount").

8. Determine the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds on which Bonds can be redeemed from Special Tax prepayments.
9. Determine the Special Tax A levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.
10. Determine the amount the CFD Administrator reasonably expects to derive from the investment of the Bond Redemption Amount and the Redemption Premium from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the Prepayment Amount.
11. Add the amounts derived pursuant to paragraphs 8 and 9 and subtract the amount derived pursuant to paragraph 10 (the "Defeasance Amount").
12. Verify the administrative fees and expenses of the CFD, including the cost of computation of the Prepayment Amount not funded from the deposit, the cost to invest the Prepayment Amount, the cost of redeeming the Outstanding Bonds, and the cost of recording notices to evidence the prepayment of the Special Tax A obligation for the Assessor's Parcel and the redemption of Outstanding Bonds (the "Administrative Fees and Expenses").
13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.
14. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount and the Administrative Fees and Expenses, less the Reserve Fund Credit.
15. From the Prepayment Amount, the Bond Redemption Amount, the Redemption Premium, and Defeasance Amount shall be deposited into the appropriate fund as established under the Indenture and be used to redeem Outstanding Bonds or make debt service payments. The Future Facilities Amount shall be deposited into the Improvement Fund. The Administrative Fees and Expenses shall be retained by the CFD to be used for payment thereof.

The Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such event, the increment above \$5,000 or an integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next redemption from other Special Tax A prepayments of Outstanding Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax A levy as determined pursuant to paragraph 9 above, if applicable, the CFD Administrator shall remove the current Fiscal Year's Special Tax A

levy for the Assessor's Parcel from the County tax roll. With respect to any Assessor's Parcel for which the Special Tax A obligation is prepaid, the Board shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Tax A obligation and the release of the lien securing the payment of Special Tax A for the Assessor's Parcel, and the obligation to pay the Special Tax A for such Assessor's Parcel shall cease.

Notwithstanding the foregoing, no Special Tax A prepayment shall be allowed unless the amount of Maximum Special Tax A that may be levied on all Assessor's Parcels of Taxable Property, excluding all Provisional Exempt Property and all Assessor's Parcels with delinquent Special Taxes, after the proposed prepayment will be at least 1.1 times maximum annual debt service on the Bonds that will remain outstanding after the prepayment plus the estimated annual Administrative Expenses, all as determined by the CFD Administrator.

Tenders of Bonds in prepayment of the Maximum Special Tax A obligation may be accepted upon the terms and conditions established by the Board pursuant to the Act. However, the use of Bond tenders shall only be allowed on a case-by-case basis as specifically approved by the Board.

## **SECTION H**

### **PARTIAL PREPAYMENT OF SPECIAL TAX A**

The Special Tax A obligation for an Assessor's Parcel of Developed Property, Approved Property or Undeveloped Property may be partially prepaid. For purposes of determining the partial prepayment amount, the provisions of Section G shall be modified as provided by the following formula:

$$PP = ((P_E - A) \times F) + A$$

These terms have the following meaning:

PP = Partial Prepayment

$P_E$  = the Prepayment Amount calculated according to Section G

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Maximum Special Tax A obligation

A = the Administrative Fees and Expenses determined pursuant to Section G

The owner of an Assessor's Parcel who desires to partially prepay the Special Tax A obligation for the Assessor's Parcel shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Maximum Special Tax A obligation, and (ii) the percentage of the Maximum Special Tax A obligation such owner wishes to prepay. Within 5 Business Days of receipt of such notice, the CFD Administrator shall notify such property owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the amount of a partial prepayment. Within 15 Business Days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the amount of the Partial Prepayment for the Assessor's Parcel. A Partial Prepayment must be made not less than 60 days prior to the redemption date for any Outstanding Bonds to be redeemed with the proceeds of the Partial Prepayment.

With respect to any Assessor's Parcel for which the Maximum Special Tax A obligation is partially prepaid, the CFD Administrator shall (i) distribute the Partial Prepayment as provided in Paragraph 15 of Section G and (ii) indicate in the records of the CFD that there has been a Partial Prepayment for the Assessor's Parcel and that a portion of the Special Tax A obligation equal to the remaining percentage  $(1.00 - F)$  of Special Tax A obligation will continue to be levied on the Assessor's Parcel pursuant to Section F.

**SECTION I**  
**MAXIMUM SPECIAL TAX B**

**1. Developed Property**

**Maximum Special Tax B**

Each Fiscal Year, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to a Maximum Annual Special Tax B.

The Maximum Annual Special Tax B applicable to an Assessor's Parcel of Developed Property shall be determined using the Table below.

**TABLE 3**  
**MAXIMUM SPECIAL TAX B RATES**  
**FOR DEVELOPED PROPERTY**  
**FISCAL YEAR 2025-26**

<b>Land Use Type</b>	<b>Maximum Special Tax B</b>
Residential Property	\$785 per Unit
Multifamily Residential Property	\$6,437 per Acre
Non-Residential Property	\$6,437 per Acre

**2. Approved Property, Undeveloped Property and Provisional Exempt Property**

No Special Tax B shall be levied on Approved Property, Undeveloped Property, and Provisional Exempt Property.

**3. Increase in the Maximum Special Tax B**

On each July 1, commencing July 1, 2026, the Maximum Special Tax B shall be increased by an amount equal to five and six-tenths percent (5.6%) of the amount in effect for the previous Fiscal Year.

**4. Maximum Special Tax B at Transition Year**

For the Transition Year and each Fiscal Year thereafter, the Maximum Special Tax B for any Assessor's Parcel of Developed Property shall be \$0.00.

**SECTION J**  
**METHOD OF APPORTIONMENT OF THE SPECIAL TAX B**

Commencing with Fiscal Year 2026-27 and for each following Fiscal Year, the Authority shall levy the Special Tax B at up to 100% of the applicable Maximum Special Tax B, Proportionately on each Assessor's Parcel of Developed Property until the amount of Special Tax B equals the Special Tax B Requirement.

Notwithstanding the foregoing, pursuant to Section 53321 (d) of the Act, the Special Tax B levied against an Assessor's Parcel used for private residential purposes shall under no circumstances increase more than ten (10%) as a consequence of delinquency of default by the owner of any other Assessor's Parcel or Assessor's Parcels and shall, in no event, exceed the Maximum Special Tax B in effect for the Fiscal Year in which the Special Tax B is being levied.

**SECTION K  
PREPAYMENT OF SPECIAL TAX B**

No prepayments of Special Tax B are permitted.

**SECTION L  
MAXIMUM SPECIAL TAX C**

**1. Developed Property**

**Maximum Special Tax C**

For the Transition Year and each Fiscal Year thereafter, each Assessor's Parcel of Residential Property, Multifamily Residential Property, or Non-Residential Property shall be subject to a Maximum Special Tax C.

The Maximum Special Tax C applicable to an Assessor's Parcel of Developed Property shall be determined using the table below.

**TABLE 4  
MAXIMUM SPECIAL TAX C RATES  
FOR DEVELOPED PROPERTY  
FISCAL YEAR 2025-26**

<b>Land Use Type</b>	<b>Maximum Special Tax C</b>
Residential Property	\$926.27 per Unit
Multifamily Residential Property	\$7,595 per Acre
Non-Residential Property	\$7,595 per Acre

**2. Approved Property, Undeveloped Property and Provisional Exempt Property**

No Special Tax C shall be levied on Approved Property, Undeveloped Property, and Provisional Exempt Property.

**3. Increase in the Maximum Special Tax C**

On each July 1, commencing July 1, 2026, the Maximum Special Tax C shall be increased by an amount equal to five and six-tenths percent (5.6%) of the amount in effect for the previous Fiscal Year.

**SECTION M  
METHOD OF APPORTIONMENT OF THE SPECIAL TAX C**

For the Transition Year and each Fiscal Year thereafter, the Authority shall levy the Special Tax C at up to 100% of the applicable Maximum Special Tax C, Proportionately on each Assessor's Parcel of Developed Property until the amount of Special Tax C equals the Special Tax C Requirement.

Notwithstanding the foregoing, pursuant to Section 53321 (d) of the Act, the Special Tax C levied against an Assessor's Parcel used for private residential purposes shall under no circumstances increase more than ten (10%) as a consequence of delinquency of default by the owner of any other Assessor's Parcel or Assessor's

Parcels and shall, in no event, exceed the Maximum Special Tax C in effect for the Fiscal Year in which the Special Tax C is being levied.

#### **SECTION N PREPAYMENT OF SPECIAL TAX C**

No prepayments of Special Tax C are permitted.

#### **SECTION O TERM OF THE SPECIAL TAX A, SPECIAL TAX B, AND SPECIAL TAX C**

For each Fiscal Year that any Bonds are outstanding the Special Tax A shall be levied on all Assessor's Parcels subject to the Special Tax A. If any delinquent Annual Special Tax A amounts remain uncollected prior to or after the Transition Year, the Special Tax A may be levied to the extent necessary to reimburse CFD 25-01 for uncollected Annual Special Tax A amounts associated with the levy of such Special Tax A amounts, but not later than the 2066-67 Fiscal Year.

Prior to the Transition Year, Special Tax B shall be levied as long as the Authorized Services are being provided. Special Tax B shall not be levied during or after the Transition Year.

For the Transition Year and each Fiscal Year thereafter, Special Tax C shall be levied in perpetuity as long as the Authorized Services are being provided.

#### **SECTION P EXEMPT PROPERTY**

The CFD Administrator shall classify as Exempt Property, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, the Federal government or local governments, including school districts, (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 which are owned by, irrevocably offered for dedication, encumbered by or which make use as a dwelling unit, or otherwise, infeasible 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 which are privately owned and are encumbered by or restricted solely for public uses, or (vi) other types of public uses determined by the CFD Administrator. The CFD Administrator shall classify such Assessor's Parcels as Exempt Property in the chronological order in which property becomes Exempt.

Notwithstanding the foregoing, the CFD Administrator for purposes of levying the Special Tax shall not, except for any Assessor's Parcel on which the Special Tax cannot be levied pursuant to the Mello -Roos Act, classify an Assessor's Parcel as Exempt Property if such classification would reduce the total aggregate Acreage of all Taxable Property to less than the Acreage amounts listed in Table 5 below. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the total aggregate Acreage of all Taxable Property to less than the Acreage amounts listed in Table 5 will be classified as Provisional Exempt Property, and will be subject to the levy of Special Tax pursuant to Step Five in Section F.



**TABLE 5**  
**MINIMUM TAXABLE ACRES**

Acres
20.00

**SECTION Q**  
**APPEALS AND INTERPRETATIONS**

Any property owner claiming that the amount or application of the Annual Special Tax A, Annual Special Tax B, or Annual Special Tax C is not correct may file a written notice of appeal with the CFD Administrator not later than twelve months after having paid the first installment of the Annual Special Tax A, Annual Special Tax B, or Annual Special Tax C that is disputed. The CFD Administrator shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Annual Special Tax A, Annual Special Tax B, or Annual Special Tax C in dispute and rule on the appeal. If the CFD Administrator's decision requires that the Annual Special Tax A, Annual Special Tax B, or Annual Special Tax C 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 in the case of the Annual Special Tax A), but an adjustment shall be made to the Annual Special Tax A, Annual Special Tax B, or Annual Special Tax C on that Assessor's Parcel in the subsequent Fiscal Year(s).

The Board of Directors may interpret this Rate and Method of Apportionment of Special Tax for purposes of clarifying any ambiguity or to correct or supplement any defective or inconsistent provision hereof.

**SECTION R**  
**MANNER OF COLLECTION**

The Annual Special Tax A, Annual Special Tax B, and Annual Special Tax C shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 25-01 may collect the Annual Special Tax A, Annual Special Tax B, and Annual Special Tax C at a different time or in a different manner if necessary to meet its financial obligations.

## **EXHIBIT A**

### **CERTIFICATE OF MODIFICATION OF SPECIAL TAX**

**(PAGE 1 OF 3)**

#### **TEMECULA PUBLIC FINANCING AUTHORITY CFD NO. 25-01 CERTIFICATE**

1. Pursuant to Section D of the Rate and Method of Apportionment of Special Tax for Temecula Public Financing Authority Community Facilities District No. 25-01 (Elderberry Park) ("CFD No. 25-01"), the Assigned Special Tax A for Residential Property within CFD No. 25-01 is hereby modified.

The information in Tables 1 and 2 relating to the Assigned Special Tax A for Developed Property within CFD No. 25-01, as stated in Section D of the Rate and Method of Apportionment, is hereby modified as follows:

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**

**(PAGE 2 OF 3)**

**TABLE 1  
ASSIGNED ANNUAL SPECIAL TAX A RATES  
FOR DEVELOPED PROPERTY**

<b>Land Use Type</b>	<b>Building Square Footage</b>	<b>Assigned Special Tax A</b>
Residential Property	Less than 2,400	\$[     ] per Unit
Residential Property	2,400 – 2,699	\$[     ] per Unit
Residential Property	2,700 – 2,999	\$[     ] per Unit
Residential Property	Greater than 2,999	\$[     ] per Unit
Multifamily Residential Property	N/A	\$[     ] per Acre
Non-Residential Property	N/A	\$[     ] per Acre

**TABLE 2  
ASSIGNED ANNUAL SPECIAL TAX RATES  
FOR APPROVED PROPERTY, UNDEVELOPED PROPERTY,  
AND PROVISIONAL EXEMPT PROPERTY**

<b>Assigned Special Tax A</b>
\$[     ] per Acre

2. The Assigned Special Tax A may only be modified prior to the first issuance of CFD No. 25-01 Bonds.
3. Upon execution of this certificate by CFD No. 25-01, the undersigned, as CFD Administrator for CFD No. 25-01, shall cause an amended notice of Special Tax lien for CFD No. 25-01 to be recorded reflecting the modifications set forth herein.

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**

**(PAGE 3 OF 3)**

By execution hereof, the undersigned acknowledges, on behalf of the Authority and CFD No. 25-01, receipt of this certificate and hereby consents to and approves the modification of the Rate and Method of Apportionment of Special Tax as set forth in this certificate.

TEMECULA PUBLIC FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 25-01 (ELDERBERRY PARK)

By: \_\_\_\_\_ Date: \_\_\_\_\_

## **APPENDIX B**

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### **Recorded Boundary Map**



**PROPOSED BOUNDARIES OF  
TEMECULA PUBLIC FINANCING AUTHORITY  
COMMUNITY FACILITIES DISTRICT NO. 25-01  
(ELDERBERRY PARK)  
CITY OF TEMECULA  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

FILED IN THE OFFICE OF THE SECRETARY OF THE TEMECULA  
PUBLIC FINANCING AUTHORITY, CITY OF TEMECULA, COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA THIS 17<sup>th</sup> DAY OF  
September, 2025.

B  
SECRETARY, TEMECULA PUBLIC FINANCING AUTHORITY

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING  
PROPOSED BOUNDARIES OF THE TEMECULA PUBLIC  
FINANCING AUTHORITY COMMUNITY FACILITIES DISTRICT  
NO. 25-01 (ELDERBERRY PARK), CITY OF TEMECULA, COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY  
THE BOARD OF DIRECTORS OF THE TEMECULA PUBLIC  
FINANCING AUTHORITY AT A REGULAR MEETING THEREOF,  
HELD ON THE 17<sup>th</sup> DAY OF September, 2025.  
BY RESOLUTION NO. TPFA 2025-10.

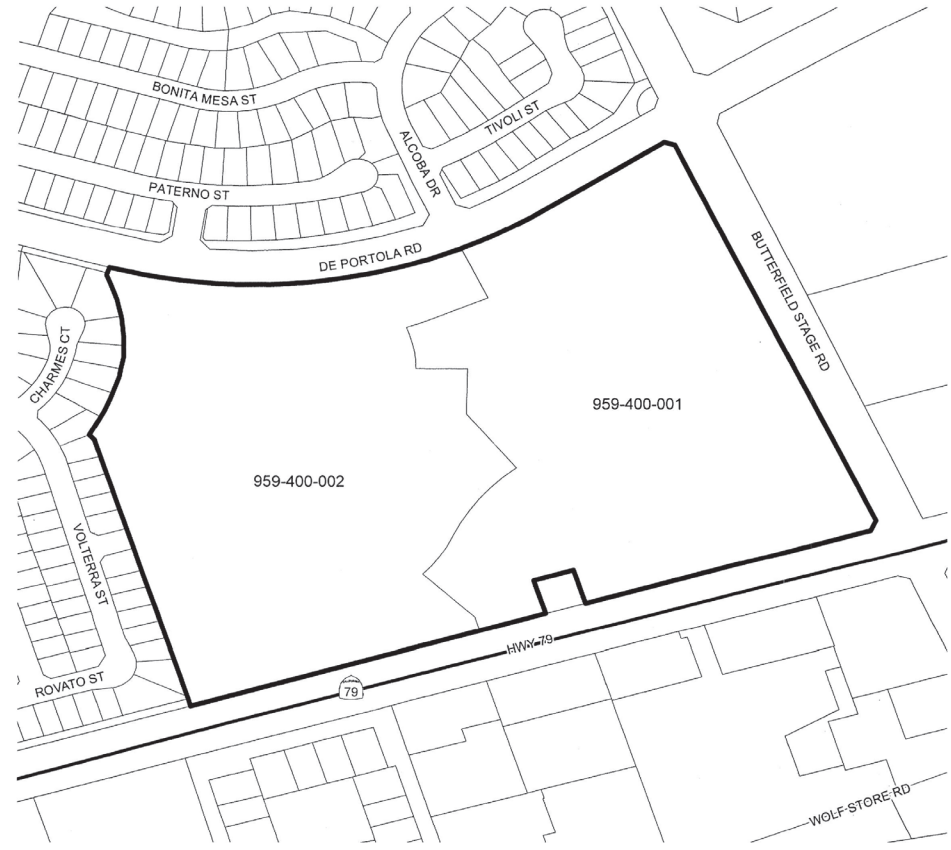
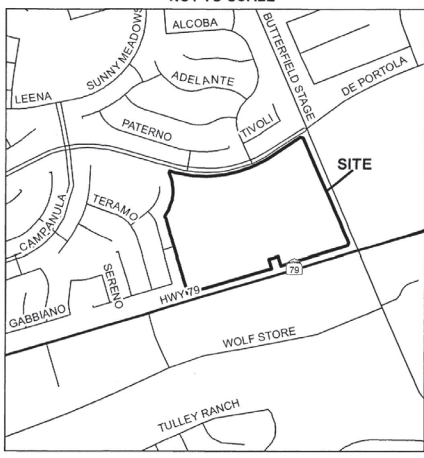
B  
SECRETARY, TEMECULA PUBLIC FINANCING AUTHORITY

RECORDED THIS 18<sup>th</sup> DAY OF September, 2025,  
AT THE HOUR OF 1:34 O'CLOCK P.M., IN BOOK 97  
OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES  
DISTRICTS AT PAGE 30, IN THE OFFICE OF THE COUNTY  
RECORDER IN THE COUNTY OF RIVERSIDE, STATE OF  
CALIFORNIA.

FEE: \$9 NO.: 2025-0286861  
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER

BY: C. Aldana  
DEPUTY

**VICINITY MAP  
NOT TO SCALE**

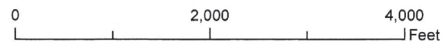


**LEGEND**

- PROPOSED CFD BOUNDARY
- PARCEL LINE
- xxx-xxx-xxx PARCEL ID NUMBER



THIS BOUNDARY MAP CORRECTLY SHOWS THE LOT OR PARCEL  
OF LAND INCLUDED WITHIN THE BOUNDARIES OF THE COMMUNITY  
FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND  
DIMENSIONS OF LOTS OR PARCELS REFER TO THE COUNTY  
ASSESSOR'S MAPS FOR FISCAL YEAR 2025-26.





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