



# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## VICTOR ELEMENTARY SCHOOL DISTRICT

CONTINUING DISCLOSURE ANNUAL REPORT

FISCAL YEAR ENDING JUNE 30, 2019:

COMMUNITY FACILITIES DISTRICT NO. 2005-1

SERIES 2018 SPECIAL TAX BONDS

*BASE CUSIP: 925837*

JANUARY 31, 2020

**PREPARED FOR:**

**Victor Elementary  
School District**

12219 Second Avenue

Victorville, CA 92395

T 760.245.1691

**PREPARED BY:**

**Cooperative Strategies**

8955 Research Drive

Irvine, CA 92618

T 844.654.2421

**Victor Elementary School District**  
***Community Facilities District No. 2005-1***  
***Series 2018 Special Tax Bonds***

<u><i>Maturity Date (September 1)</i></u>	<u><i>CUSIP*</i></u>
2019	925837DL7
2020	925837DM5
2021	925837DN3
2022	925837DP8
2023	925837DQ6
2024	925837DR4
2025	925837DS2
2026	925837DT0
2027	925837DU7
2028	925837DV5
2029	925837DW3
2030	925837DX1
2031	925837DY9
2032	925837DZ6
2033	925837EA0
2034	925837EB8
2035	925837EC6
2036	925837ED4
2037	925837EE2
2038	925837EF9
2042	925837EG7
2046	925837EH5

\* CUSIP is a registered trademark of the American Bankers Association.

**List of Participants**

**Issuer**

Community Facilities District No. 2005-1  
Victor Elementary School District  
12219 Second Avenue  
Victorville, CA 92395  
Phone: 760.245.1691  
www.vesd.net

**Bond/Disclosure Counsel**

Stradling Yocca Carlson & Rauth  
44 Montgomery Street, Suite 4200  
San Francisco, CA 94104

**Special Tax Administrator and Dissemination Agent**

Cooperative Strategies, LLC  
8955 Research Drive  
Irvine, CA 92618  
Phone: 949.250.8300  
Fax: 949.250.8301  
www.coopstrategies.com

**Fiscal Agent**

Zions Bancorporation, National Association  
550 South Hope Street, Suite 2875  
Los Angeles, CA 90071  
Phone: 213.593.3152  
Fax: 213.593.3160  
www.zionsbank.com

**Underwriter**

Stifel, Nicolaus & Company, Incorporated  
515 South Figueroa Street, Suite 1800  
Los Angeles, CA 90071

# T.O.C.

<b>SECTION</b>	<b>PAGE</b>
<b>I. INTRODUCTION -----</b>	<b>1</b>
<b>II. FINANCIAL INFORMATION -----</b>	<b>2</b>
<b>III. BOND INFORMATION -----</b>	<b>3</b>
A. Principal Amount of Bonds Outstanding	
B. Fund and Account Balances	
C. Reserve Requirement	
<b>IV. SPECIAL TAXES -----</b>	<b>5</b>
A. Changes to the Rate and Method of Apportionment	
B. Prepayments	
C. Special Tax Budget	
D. Debt Service Coverage	
E. Special Tax Levy	
F. Major Tax Payers	
G. Special Tax Delinquencies	
H. Special Tax Foreclosures	
<b>V. ASSESSED VALUES AND LAND SECURED BONDED INDEBTEDNESS ---</b>	<b>9</b>
A. Assessed Value Summary	
B. Assessed Value and Value-to-Lien Ratios	
<b>VI. REPORTS AND ADDITIONAL INFORMATION -----</b>	<b>12</b>
A. Reports to the California Debt and Investment Advisory Commission	
B. Listed Events	
C. Additonal Information	

**EXHIBITS**

**EXHIBIT A:**

Debt Service Schedule

**EXHIBIT B:**

Rate and Method of Apportionment

**EXHIBIT C:**

Annual Debt Service Coverage Summary Table

**EXHIBIT D:**

Reports to the California Debt and Investment Advisory Commission

## I. ISSUER'S STATEMENT

This Annual Report ("Report") has been prepared pursuant to the Continuing Disclosure Agreement ("Disclosure Agreement") executed in connection with the issuance of the 2018 Special Tax Bonds ("Bonds") by Community Facilities District ("CFD") No. 2005-1 of the Victor Elementary School District ("School District").

The School District has agreed under the Disclosure Agreement 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 School District, 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 has been no change in the affairs of the School District or CFD No. 2005-1 since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given them in the Disclosure Agreement.

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

Victor Elementary School District

## II. FINANCIAL INFORMATION

CFD No. 2005-1 does not currently prepare its own financial statements, however, the School District's annual audited financial statements for Fiscal Year 2018/2019 are available online at <http://emma.msrb.org/> and are hereby incorporated by reference.

The School District's annual financial statement is provided solely to comply with the Securities Exchange Commission staff's interpretation of Rule 15c2-12. Investors should not rely on the financial condition of the School District in evaluating whether to buy, hold, or sell the Bonds.

### III. BOND INFORMATION

**Series 2018 Special Tax Bonds.** The Bonds were issued in the amount of \$14,250,000 on July 31, 2018. The Bonds were issued to (i) refund the CFD's 2007 Special Tax Bonds ("2007 Bonds") and the 2014 Special Tax Bonds ("2014 Bonds", collectively, with the 2007 Bonds, the "Prior Bonds"), (ii) finance elementary school facilities, and certain other public facilities, serving CFD No. 2005-1, (iii) pay the premium for the Surety Policy guaranteeing the payment of the principal of and interest on the Insured Bonds, (iv) fund a reserve fund securing the Bonds, and (v) pay costs of issuance of the Bonds.

The Bonds are limited obligations of CFD No. 2005-1 and are payable solely from revenues of the "Net Taxes" which is defined as Special Taxes levied within CFD No. 2005-1 less the Administrative Expense Requirement. 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 Agreement.

#### A. Principal Amount of Bonds Outstanding

The outstanding principal amount of the Bonds, as of September 30, 2019, was \$14,180,000.00. The debt service schedule for the Bonds is included as Exhibit A.

#### B. Fund and Account Balances

The balance in each fund and account of the Bonds as of September 30, 2019 is listed in the table below.

**Fund and Account Balances**

<b>Funds and Accounts</b>	<b>Amount</b>
2018 Administrative Expense Fund	\$44,319.80
2018 Interest Account	\$28.52
2018 Non School Facilities	\$3,557,935.52
2018 Principal Account	\$6.51
2018 Reserve Account	\$597,620.61
2018 Special Tax Fund	\$100,759.43
<b>Total</b>	<b>\$4,300,670.39</b>

The balances of all other funds and accounts referenced in the Bond Indenture are \$0.00 and/or have been closed.



**C. Reserve Requirement**

As of September 30, 2019, the Reserve Requirement for the Bonds was \$1,184,574.95; of this amount \$585,734.50 is satisfied by a surety policy. The remaining amount to satisfy the Reserve Requirement is held at the Fiscal Agent, and was not satisfied as of this date. However, as of the date of this report, the cash balance of the 2018 Reserve Account is \$600,374.03. Which, along with the the surety policy, satisfies the Reserve Requirement.

#### IV. SPECIAL TAXES

CFD No. 2005-1 has covenanted to annually levy the Special Tax in accordance with the Rate and Method of Apportionment ("RMA") so long as the Bonds are outstanding. The items below summarize information required by the Disclosure Agreements.

##### A. Changes to the Rate and Method of Apportionment

There have been no changes to the RMA since the date of the Official Statement. A copy of the RMA has been included as Exhibit B.

##### B. Prepayments

There have been no prepayments of the Special Tax in Fiscal Year 2018/2019.

##### C. Special Tax Budget

A summary of the Fiscal Year 2019/2020 Special Tax budget is outlined below.

#### Special Tax Budget

<b>FY 2019/2020 Obligations</b>		<b>\$960,439.96</b>
Interest Payment Due March 1, 2020	\$304,990.63	
Interest Payment Due September 1, 2020	\$304,990.63	
Principal Payment Due September 1, 2020	\$110,000.00	
Administrative Expense Budget for Fiscal Year 2019/2020	\$25,000.00	
Direct Construction of Authorized Facilities/Special Tax Delinquencies	\$215,458.70	
<b>Special Tax Requirement</b>		<b>\$960,439.96</b>

##### D. Debt Service Coverage

At the time the Bonds were sold, CFD No. 2005-1 represented that the amount of Net Taxes that may be levied on the parcels for which a building permit had been issued, if levied in accordance with the RMA, would annually yield revenue in an amount not less than 1.10 times the annual debt service on the Bonds.

In Fiscal Year 2019/2020 the amount of Net Taxes yield 129.93% of the of the annual debt service on the Bonds. An Annual Debt Service Coverage Summary Table has been included as Exhibit C.

## E. Special Tax Levy

A summary of the Fiscal Year 2018/2019 Special Tax levy is included below.

### Fiscal Year 2018/2019 Special Tax Levy

Tax Class (Land Use)	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Tax Class 1 (< 2,050)	177 Units	\$1,552.30 per Unit	\$274,757.10
Tax Class 2 (2,050 - 2,250)	15 Units	\$1,591.94 per Unit	\$23,879.10
Tax Class 3 (2,251 - 2,450)	61 Units	\$1,631.64 per Unit	\$99,530.04
Tax Class 4 (2,451 - 2,650)	90 Units	\$1,812.98 per Unit	\$163,168.20
Tax Class 5 (2,651 - 2,850)	12 Units	\$2,141.60 per Unit	\$25,699.20
Tax Class 6 (2,851 - 3,050)	81 Units	\$2,266.30 per Unit	\$183,570.30
Tax Class 7 (3,051 - 3,250)	15 Units	\$2,345.60 per Unit	\$35,184.00
Tax Class 8 (3,251 - 3,450)	0 Units	\$0.00 per Unit	\$0.00
Tax Class 9 (> 3,450)	21 Units	\$2,696.94 per Unit	\$56,635.74
<i>Developed Property</i>	<i>472 Units</i>	<i>N/A</i>	<i>\$862,423.68</i>
<i>Undeveloped Property</i>	<i>8.35 Acres</i>	<i>\$0.00 per Acre</i>	<i>\$0.00</i>
<b>Total</b>			<b>\$862,423.68</b>

A summary of the Fiscal Year 2019/2020 Special Tax levy is included below.

### Fiscal Year 2019/2020 Special Tax Levy

Tax Class (Land Use)	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Tax Class 1 (< 2,050)	187 Units	\$1,583.36 per Unit	\$296,088.32
Tax Class 2 (2,050 - 2,250)	19 Units	\$1,623.78 per Unit	\$30,851.82
Tax Class 3 (2,251 - 2,450)	70 Units	\$1,664.28 per Unit	\$116,499.60
Tax Class 4 (2,451 - 2,650)	101 Units	\$1,849.24 per Unit	\$186,773.24
Tax Class 5 (2,651 - 2,850)	12 Units	\$2,184.44 per Unit	\$26,213.28
Tax Class 6 (2,851 - 3,050)	91 Units	\$2,311.62 per Unit	\$210,357.42
Tax Class 7 (3,051 - 3,250)	15 Units	\$2,392.52 per Unit	\$35,887.80
Tax Class 8 (3,251 - 3,450)	0 Units	\$2,571.74 per Unit	\$0.00
Tax Class 9 (> 3,450)	21 Units	\$2,750.88 per Unit	\$57,768.48
<i>Developed Property</i>	<i>516 Units</i>	<i>N/A</i>	<i>\$960,439.96</i>
<i>Undeveloped Property</i>	<i>0.00 Acres</i>	<i>\$0.00 per Acre</i>	<i>\$0.00</i>
<b>Total</b>			<b>\$960,439.96</b>

**F. Major Taxpayers**

"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 2019/2020.

**G. Special Tax Delinquencies**

Historical Special Tax delinquencies within CFD No. 2005-1 are shown in the table below.

**Historical Special Tax Delinquencies**

Fiscal Year	Subject Fiscal Year <sup>[1]</sup>						June 30, 2019 <sup>[2]</sup>		
	Parcels Levied	Aggregate Special Tax	Total Annual Special Taxes Collected	Parcels Delinquent	Fiscal Year Amount Delinquent	Fiscal Year Delinquency Rate	Parcels Delinquent	Remaining Amount Delinquent	Remaining Delinquency Rate
2009/2010	236	\$375,564.68	\$351,289.77	16	\$24,274.91	6.46%	0	\$0.00	0.00%
2010/2011	262	\$420,042.22	\$417,716.39	2	\$2,325.83	0.55%	0	\$0.00	0.00%
2011/2012	273	\$434,380.46	\$430,257.30	3	\$4,123.16	0.95%	0	\$0.00	0.00%
2012/2013	296	\$474,772.20	\$468,463.74	5	\$6,308.46	1.33%	0	\$0.00	0.00%
2013/2014	305	\$496,920.64	\$488,956.72	7	\$7,963.92	1.60%	0	\$0.00	0.00%
2014/2015	305	\$506,712.30	\$498,379.69	7	\$8,332.61	1.64%	0	\$0.00	0.00%
2015/2016	305	\$517,445.16	\$508,379.90	6	\$9,065.26	1.75%	0	\$0.00	0.00%
2016/2017	342	\$594,742.02	\$581,629.04	10	\$13,112.98	2.20%	2	\$1,835.15	0.31%
2017/2018	384	\$684,677.92	\$677,179.21	4	\$7,498.71	1.10%	4	\$7,498.71	1.10%
2018/2019	472	\$862,423.68	\$843,256.87	12	\$19,166.81	2.22%	12	\$19,166.81	2.22%

[1] Delinquency information is as of June 30<sup>th</sup> of Each Fiscal Year.

[2] Section 4(b)(ii) of the Disclosure Agreement for the Bonds require delinquency information as of August 1st; however, due to the availability of delinquency information from the County of San Bernardino, delinquencies are as of June 30<sup>th</sup>.

There are no delinquent property owners obligated for greater than \$5,000 of the Fiscal Year 2018/2019 Special Tax Levy, nor do total delinquencies exceed five percent (5.00%) of the Fiscal Year 2018/2019 levy.

## **H. Special Tax Foreclosures**

CFD No. 2005-1 has covenanted that it will commence judicial foreclosure proceedings against any single owner of one (1) or more parcel(s) with aggregate delinquent Special Taxes in excess of 5.00% by the September 13th following the close of each Fiscal Year in which such Special Taxes were due and will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes 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 CFD No. 2005-1 as of June 15, 2019, it was determined that CFD No. 2005-1 was not required to initiate foreclosure proceedings for Fiscal Year 2018/2019. All previously approved foreclosures have been resolved as of the date of this Report.

## **V. ASSESSED VALUES AND LAND SECURED BONDED INDEBTEDNESS**

The assessed values and direct and overlapping land secured bonded indebtedness on individual parcels vary among parcels within CFD No. 2005-1. The value of and debt burden on individual parcels is significant because in the event of a delinquency in the payment of Special Taxes, CFD No. 2005-1 may foreclose only against delinquent parcels. The items below summarize information required by the Disclosure Agreements.

### **A. Assessed Value Summary**

A summary of the assessed value of the property within CFD No. 2005-1, distinguishing between the assessed value of improved parcels, is listed on the following page.

### Assessed Value Summary

Tax Class (Land Use)	Units / Parcels	Assessed Value Land <sup>[1]</sup>	Assessed Value Improvement <sup>[1]</sup>	Assessed Value Other <sup>[1]</sup>	Assessed Value Total <sup>[1]</sup>
<b>Improved</b>					
Tax Class 1 (< 2,050)	187	\$8,621,931.00	\$32,217,081.00	\$0.00	\$40,839,012.00
Tax Class 2 (2,050 - 2,250)	19	\$1,020,278.00	\$3,872,456.00	\$0.00	\$4,892,734.00
Tax Class 3 (2,251 - 2,450)	68	\$3,894,412.00	\$13,509,707.00	\$0.00	\$17,404,119.00
Tax Class 4 (2,451 - 2,650)	98	\$5,356,464.00	\$19,472,362.00	\$0.00	\$24,828,826.00
Tax Class 5 (2,651 - 2,850)	12	\$634,010.00	\$2,488,545.00	\$0.00	\$3,122,555.00
Tax Class 6 (2,851 - 3,050)	89	\$5,570,194.00	\$21,059,070.00	\$0.00	\$26,629,264.00
Tax Class 7 (3,051 - 3,250)	15	\$803,970.00	\$3,329,000.00	\$0.00	\$4,132,970.00
Tax Class 8 (3,251 - 3,450)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class 9 (> 3,450)	21	\$1,165,065.00	\$4,558,014.00	\$0.00	\$5,723,079.00
Tax Class U (UNDEV)	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Improved</b>	<b>509</b>	<b>\$27,066,324.00</b>	<b>\$100,506,235.00</b>	<b>\$0.00</b>	<b>\$127,572,559.00</b>
<b>Unimproved</b>					
Tax Class 1 (< 2,050)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class 2 (2,050 - 2,250)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class 3 (2,251 - 2,450)	2	\$144,420.00	\$0.00	\$0.00	\$144,420.00
Tax Class 4 (2,451 - 2,650)	3	\$158,400.00	\$0.00	\$0.00	\$158,400.00
Tax Class 5 (2,651 - 2,850)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class 6 (2,851 - 3,050)	2	\$116,383.00	\$0.00	\$0.00	\$116,383.00
Tax Class 7 (3,051 - 3,250)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class 8 (3,251 - 3,450)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class 9 (> 3,450)	0	\$0.00	\$0.00	\$0.00	\$0.00
Tax Class U (UNDEV)	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subtotal Unimproved</b>	<b>7</b>	<b>\$419,203.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$419,203.00</b>
<b>Subtotal Taxable</b>	<b>516</b>	<b>\$27,485,527.00</b>	<b>\$100,506,235.00</b>	<b>\$0.00</b>	<b>\$127,991,762.00</b>
Tax Class E (Exempt)	5	\$3,312.00	\$0.00	\$0.00	\$3,312.00
Tax Class P (Prepaid)	0	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>521</b>	<b>\$27,488,839.00</b>	<b>\$100,506,235.00</b>	<b>\$0.00</b>	<b>\$127,995,074.00</b>

[1] Assessed Value as reported on the Fiscal Year 2019/2020 equalized tax roll of the County of San Bernardino as of January 1, 2019.

**B. Assessed Values and Value-to-Lien Ratios**

The assessed values and value-to-lien ratios by property ownership for all parcels within CFD No. 2005-1 are shown in the table below.

**Assessed Values and Value-to-Lien Ratios**

<b>Property Ownership <sup>[1]</sup></b>	<b>Number of Parcels</b>	<b>Assessed Value <sup>[1]</sup></b>	<b>Principal Bonds Outstanding</b>	<b>Value-to-Lien Ratio <sup>[2]</sup></b>	<b>Fiscal Year 2019/2020 Special Tax Levy</b>	<b>Percent of Special Tax Levy for Fiscal Year 2019/2020 <sup>[3]</sup></b>
Individual Homeowners	496	\$123,769,652.00	\$13,607,672.42	9.10:1	\$921,675.06	95.96%
KB Home of Greater Los Angeles	20	\$4,222,110.00	\$572,327.58	7.38:1	\$38,764.90	4.04%
<b>Total <sup>[3]</sup></b>	<b>516</b>	<b>\$127,991,762.00</b>	<b>\$14,180,000.00</b>	<b>9.03:1</b>	<b>\$960,439.96</b>	<b>100.00%</b>

[1] Property ownership and total Assessed Value as reported on the Fiscal Year 2019/2020 equalized tax roll of the County of San Bernardino.

[2] Average value-to-lien; actual value-to-lien ratios per parcel may vary.

[3] Totals may not sum due to rounding.



## **VI. REPORTS AND ADDITIONAL INFORMATION**

Below is a summary of various other reports and information regarding the Bonds which are required by the Disclosure Agreement.

### **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 2018/2019 are included as Exhibit D.

### **B. Listed Events**

Pursuant to Section 5(a) of the Disclosure Agreement, CFD No. 2005-1 shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material:

- (i) Principal and interest payment delinquencies;
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (iv) Substitution of credit or liquidity providers, or their failure to perform;
- (v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determination of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds;
- (vi) Defeasances;
- (vii) Tender Offers;
- (viii) Bankruptcy, insolvency, receivership or similar proceedings;
- (ix) Rating changes;
- (x) The consummation of a merger, consolidation or acquisition involving an obligated person or sale of all or substantially all of the assets of the obligated persons or their person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination; of a definitive agreement relating to such actions, other than pursuant to its term;
- (xi) Appointment of a successor or additional trustee or the change of the name of a trustee;
- (xii) Nonpayment related defaults;
- (xiii) Modification to the rights of Bondholders;
- (xiv) Bond calls;

- (xv) Release, substitution or sale of property securing repayment of the Bonds;
- (xvi) Other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

None of these events occurred in Fiscal Year 2018/2019.

**C. Additional Information**

In addition to any of the information expressly required to be provided by the Disclosure Agreements, CFD No. 2005-1 shall provide such further information, if any, as may be necessary to make the specifically required statements, in light of the circumstances under which they are made, not misleading.

After careful review, it has been determined that there is no such information for Fiscal Year 2018/2019.

*S:\Clients\Victor Elementary SD\SADM\CFDs\CFD No. 2005-1\FY1819\Reports\Continuing Disclosure\Cont Disc Fn.PDF*

**EXHIBIT A**

**Debt Service Schedule**

**Debt Service Schedule**  
*Victor Elementary School District*  
*Community Facilities District No. 2005-1*  
*Series 2018 Special Tax Bonds*

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal Amount/ Sinking Fund Payment</u>	<u>Interest</u>	<u>Total Debt Service</u>
2019	\$70,000.00	\$664,788.25	\$734,788.25
2020	\$110,000.00	\$609,981.26	\$719,981.26
2021	\$130,000.00	\$606,681.26	\$736,681.26
2022	\$145,000.00	\$602,781.26	\$747,781.26
2023	\$165,000.00	\$598,431.26	\$763,431.26
2024	\$190,000.00	\$591,831.26	\$781,831.26
2025	\$210,000.00	\$584,231.26	\$794,231.26
2026	\$240,000.00	\$573,731.26	\$813,731.26
2027	\$265,000.00	\$561,731.26	\$826,731.26
2028	\$300,000.00	\$548,481.26	\$848,481.26
2029	\$330,000.00	\$533,481.26	\$863,481.26
2030	\$365,000.00	\$516,981.26	\$881,981.26
2031	\$400,000.00	\$498,731.26	\$898,731.26
2032	\$440,000.00	\$478,731.26	\$918,731.26
2033	\$480,000.00	\$456,731.26	\$936,731.26
2034	\$525,000.00	\$432,731.26	\$957,731.26
2035	\$560,000.00	\$414,356.26	\$974,356.26
2036	\$600,000.00	\$394,756.26	\$994,756.26
2037	\$640,000.00	\$373,756.26	\$1,013,756.26
2038	\$685,000.00	\$350,556.26	\$1,035,556.26
2039	\$730,000.00	\$325,725.00	\$1,055,725.00
2040	\$780,000.00	\$299,262.50	\$1,079,262.50
2041	\$830,000.00	\$270,987.52	\$1,100,987.52
2042	\$880,000.00	\$240,900.02	\$1,120,900.02
2043	\$935,000.00	\$209,000.00	\$1,144,000.00
2044	\$1,005,000.00	\$162,250.00	\$1,167,250.00
2045	\$1,080,000.00	\$112,000.00	\$1,192,000.00
2046	\$1,160,000.00	\$58,000.00	\$1,218,000.00

**EXHIBIT B**

**Rate and Method of Apportionment**

# **RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 2005-1 OF VICTOR ELEMENTARY SCHOOL DISTRICT**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes ("Rate and Method of Apportionment") of Community Facilities District No. 2005-1 ("CFD No. 2005-1") of the Victor Elementary School District ("School District"). An Annual Special Tax shall be levied on and collected on Taxable Property (defined below) located within the boundaries of CFD No. 2005-1 each Fiscal Year in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property in CFD No. 2005-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

## **SECTION A DEFINITIONS**

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

**"Acreage"** means the number of acres of land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the Board may rely on the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County parcel map.

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

**"Administrative Expenses"** means any ordinary and necessary expense incurred by the School District on behalf of CFD No. 2005-1 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes including the reasonable expenses of collecting delinquencies, the administration of Bonds, the pro-rata payment of salaries and benefits of any School District employee whose duties are directly related to the administration of CFD No. 2005-1, and reasonable costs otherwise incurred in order to carry out the authorized purposes of CFD No. 2005-1.

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

**"Assessor's Parcel"** means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of CFD No. 2005-1.

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

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

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

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

**"Board"** means the Board of Trustees of Victor Elementary School District, or its designee, in certain cases acting as the Legislative Body of CFD No. 2005-1.

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

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

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

**"Building Permit"** means a permit for the construction of one or more Units issued by the City, or another public agency in the event the City no longer issues said permits for the construction of Units within CFD No. 2005-1. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

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

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

**"City"** means the City of Victorville.

**"Developed Property"** means all Assessor's Parcels of Taxable Property for which Building Permits were issued on or before May 1 of the prior Fiscal Year, provided that such Assessor's Parcels were created on or before January 1 of the prior Fiscal Year and that each such Assessor's Parcel is associated with a Lot, as determined reasonably by the Board.

**"Exempt Property"** means all Assessor's Parcels designated as being exempt from Special Taxes in Section K each Fiscal Year as determined May 1<sup>st</sup> of the previous Fiscal Year.

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

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

**"Homeowner"** means any owner of a completed Unit constructed and sold within CFD No. 2005-1.

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

**"Maximum Special Tax"** means the maximum Special Tax, determined in accordance with Section C that can be levied by CFD No. 2005-1 in any Fiscal Year on any Assessor's Parcel.

**"Minimum Annual Special Tax Requirement"** means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses of CFD No. 2005-1, (iii) the costs associated with the release of funds from an escrow account(s) established in association with the Bonds, and (iv) any amount required to establish or replenish any reserve funds (or accounts thereof) established in association with the Bonds, less (v) any amount(s) available to pay debt service or other periodic costs on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement, or equivalent agreement or document. In arriving at the Minimum Annual Special Tax requirement the Board shall take into account the reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

**"Net Taxable Acreage"** means the total Acreage of all Taxable Property expected to exist in CFD No. 2005-1 after all Final Subdivision Maps are recorded.

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

**"Prepayment Administrative Fees"** means any fees or expenses of the School District or CFD No. 2005-1 associated with the prepayment of the Special Tax obligation of an Assessor's Parcel. Prepayment Administrative Fees shall include among other things the cost of computing the Prepayment Amount, redeeming Bonds, and recording any notices to evidence the prepayment and redemption of Bonds.

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

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

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



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

**"Special Tax"** means any of the special taxes authorized to be levied by CFD No. 2005-1 pursuant to the Act.

**"Taxable Property"** means all Assessors' Parcels which are not Exempt Property.

**"Undeveloped Property"** means all Assessors' Parcels of Taxable Property which are not Developed Property.

**"Unit"** means each separate residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units.

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

For each Fiscal Year, beginning with Fiscal Year 2005-06, each Assessor's Parcel within CFD No. 2005-1 shall be classified as Taxable Property or Exempt Property and, each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Developed Property shall be further classified based on the Building Square Footage of the Unit.

## **SECTION C MAXIMUM SPECIAL TAXES**

### **1. Developed Property**

The Maximum Special Tax for each Assessor's Parcel classified as Developed Property for any Fiscal Year shall be the amount determined by the greater of (i) the application of the Assigned Annual Special Tax or (ii) the application of the Backup Annual Special Tax for a given Final Subdivision Map.

### **2. Undeveloped Property**

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

## **SECTION D ASSIGNED ANNUAL SPECIAL TAXES**

### **1. Developed Property**

The Assigned Annual Special Tax in Fiscal Year 2005-06 for each Assessor's Parcel of Developed Property shall be the amount determined by reference to Table 1.

**TABLE 1**

**ASSIGNED ANNUAL SPECIAL TAX FOR  
DEVELOPED PROPERTY  
FISCAL YEAR 2005-06**

<b>Building Square Feet</b>	<b>Assigned Annual Special Tax</b>
< 2,050	\$1,199.97 per Unit
2,050-2,250	\$1,230.64 per Unit
2,251-2,450	\$1,261.30 per Unit
2,451-2,650	\$1,401.48 per Unit
2,651-2,850	\$1,655.54 per Unit
2,851-3,050	\$1,751.92 per Unit
3,051-3,250	\$1,813.24 per Unit
3,251-3,450	\$1,949.04 per Unit
>3,450	\$2,084.83 per Unit

For each Fiscal Year, commencing with Fiscal Year 2006-07, the Assigned Annual Special Tax for all Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**2. Undeveloped Property**

The Assigned Annual Special Tax rate in Fiscal Year 2005-06 for an Assessor's Parcel classified as Undeveloped Property shall be \$9,471.11 per acre of Acreage. For each Fiscal Year, commencing with Fiscal Year 2006-07, the Assigned Annual Special Tax per acre of Acreage for all Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**SECTION E  
BACKUP ANNUAL SPECIAL TAXES**

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. In Fiscal Year 2005-06 or the Fiscal Year in which a Final Subdivision Map is recorded, the Backup Annual Special Tax rate for Developed Property within such Final Subdivision Map shall be the rate per Lot calculated according to the following formula:

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

The terms above have the following meanings:

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

Each Fiscal Year, commencing the Fiscal Year first following the Fiscal Year in which the preceding calculation is performed for a Final Subdivision Map. The Backup Annual Special Tax rate per Lot within such Final Subdivision Map shall be increased by two percent (2.00%) of the amount in effect as of the prior Fiscal Year.

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

1. Determine the total Backup Annual Special Taxes anticipated to apply to the changed or modified area in the Final Subdivision Map prior to the change or modification.
2. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property which is ultimately expected to exist in such changed or modified area in the Final Subdivision Map, as reasonably determined by the Board.
3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property in such changed or modified area of the Final Subdivision Map for all remaining Fiscal years in which the Special Tax may be levied.

Each Fiscal Year, commencing the Fiscal Year first following the Fiscal Year in which the preceding calculation is performed, the Backup Annual Special Tax rate per square foot of Acreage calculated in step 3 above shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

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

Commencing Fiscal Year 2005-06, and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes as follows:

- Step One: The Board shall levy an Annual Special Tax on each Assessor's Parcel of Developed Property in an amount equal to the Assigned Annual Special Tax applicable to each such Assessor's Parcel.

Step Two: If the sum of the amounts collected in step one is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall Proportionately levy an Annual Special Tax on each Assessor's Parcel of Undeveloped Property up to the Assigned Annual Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

Step Three: If the sum of the amounts collected in steps one and two is insufficient to satisfy the Minimum Annual Special Tax Requirement, then the Board shall Proportionately levy an Annual Special Tax on each Assessor's Parcel of Developed Property up to the Maximum Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

## **SECTION G PREPAYMENT OF ANNUAL SPECIAL TAXES**

The Annual Special Tax obligation of an Assessor's Parcel of Developed Property; or an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued may be prepaid in full, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid. The Prepayment Amount for an Assessor's Parcel eligible for prepayment shall be determined as described below.

An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 2005-1 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. The Prepayment Amount shall be calculated according to the following formula:

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Board. Such determination shall include identifying all Assessors' Parcels that are expected to become Exempt Property.

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records of CFD No. 2005-1 that there has been a prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Annual Special Tax obligation and the release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Annual Special Tax shall cease.

**SECTION H**  
**PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES**

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

**1. Partial Prepayment Times and Conditions**

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

**2. Partial Prepayment Amount**

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

$$PP = P_G \times F$$

The terms above have the following meanings:

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

**3. Partial Prepayment Procedures and Limitations**

With respect to any Assessor's Parcel that is partially prepaid, the Board shall indicate in the records of CFD No. 2005-1 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax if applicable for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding Bonds in each future Fiscal Year and such partial prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Board. Such determination shall include identifying all Assessors' Parcels that are expected to become Exempt Property.

**SECTION I**  
**EXCESS ASSIGNED ANNUAL SPECIAL TAXES**

In any Fiscal Year which the Annual Special Taxes collected from Developed Property, pursuant to Step 1 of Section F, exceeds the Minimum Annual Special Tax Requirement, the School District shall use such amount for acquisition, construction or financing of school facilities in accordance with the Act, CFD No. 2005-1 proceedings and other applicable law as determined by the Board.

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

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

## **SECTION K EXEMPTIONS**

The Board shall classify as Exempt Property (i) Assessor's Parcels owned by the State of California, Federal or other local governments, (ii) Assessor's Parcels which are used as places of worship and are exempt from ad valorem property taxes because they are owned by a religious organization, (iii) Assessor's Parcels owned by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels developed or expected to be developed exclusively for non-residential use, including any use directly servicing any non-residential property, such as parking, as reasonably determined by the Board, and (vi) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than 85.40 acres of Acreage as determined by the Board. Notwithstanding the above, the Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the Net Taxable Acreage to less than 85.40 acres of Acreage. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Net Taxable Acreage to less than 85.40 acres of Acreage will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

## **SECTION L APPEALS**

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. In order to be considered sufficient, any notice of appeal must: (i) specifically identify the property by address and Assessor's Parcel Number; (ii) state the amount in dispute and whether it is the whole amount or only a portion of the Special Tax; (iii) state all grounds on which the property owner is disputing the amount or application of the Special Tax, including a reasonably detailed explanation as to why the amount or application of such Special Tax is incorrect; (iv) include all documentation, if any, in support of the claim; and (v) be verified under penalty of perjury by the person who paid the Special Tax or his or her guardian, executor or administrator. A representative(s) of CFD No. 2005-1 shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made the Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decision shall indicate.

## **SECTION M MANNER OF COLLECTION**

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that CFD No. 2005-1 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

**EXHIBIT C**

**Annual Debt Service Coverage Summary Table**



## Annual Debt Service Coverage Summary

Victor Elementary School District  
Community Facilities District No. 2005-1  
Series 2018 Special Tax Bonds

<i><u>Maturity Date (September 1)</u></i>	<i><u>Total Debt Service</u></i>	<i><u>Special Tax Levy/ Maximum Special Tax</u></i>	<i><u>Administrative Expense Budget</u></i>	<i><u>Net Taxes</u></i>	<i><u>Coverage</u></i>
2020	\$719,981.26	\$960,439.96	\$25,000.00	\$935,439.96	129.93%
2021	\$736,681.26	\$1,225,066.43	\$25,000.00	\$1,200,066.43	162.90%
2022	\$747,781.26	\$1,249,567.76	\$25,000.00	\$1,224,567.76	163.76%
2023	\$763,431.26	\$1,274,559.11	\$25,000.00	\$1,249,559.11	163.68%
2024	\$781,831.26	\$1,300,050.30	\$25,000.00	\$1,275,050.30	163.09%
2025	\$794,231.26	\$1,326,051.30	\$25,000.00	\$1,301,051.30	163.81%
2026	\$813,731.26	\$1,352,572.33	\$25,000.00	\$1,327,572.33	163.15%
2027	\$826,731.26	\$1,379,623.78	\$25,000.00	\$1,354,623.78	163.85%
2028	\$848,481.26	\$1,407,216.25	\$25,000.00	\$1,382,216.25	162.90%
2029	\$863,481.26	\$1,435,360.58	\$25,000.00	\$1,410,360.58	163.33%
2030	\$881,981.26	\$1,464,067.79	\$25,000.00	\$1,439,067.79	163.16%
2031	\$898,731.26	\$1,493,349.14	\$25,000.00	\$1,468,349.14	163.38%
2032	\$918,731.26	\$1,523,216.13	\$25,000.00	\$1,498,216.13	163.07%
2033	\$936,731.26	\$1,553,680.45	\$25,000.00	\$1,528,680.45	163.19%
2034	\$957,731.26	\$1,584,754.06	\$25,000.00	\$1,559,754.06	162.86%
2035	\$974,356.26	\$1,616,449.14	\$25,000.00	\$1,591,449.14	163.33%
2036	\$994,756.26	\$1,648,778.12	\$25,000.00	\$1,623,778.12	163.23%
2037	\$1,013,756.26	\$1,681,753.68	\$25,000.00	\$1,656,753.68	163.43%
2038	\$1,035,556.26	\$1,715,388.76	\$25,000.00	\$1,690,388.76	163.23%
2039	\$1,055,725.00	\$1,749,696.53	\$25,000.00	\$1,724,696.53	163.37%
2040	\$1,079,262.50	\$1,784,690.46	\$25,000.00	\$1,759,690.46	163.05%
2041	\$1,100,987.52	\$1,820,384.27	\$25,000.00	\$1,795,384.27	163.07%
2042	\$1,120,900.02	\$1,856,791.96	\$25,000.00	\$1,831,791.96	163.42%
2043	\$1,144,000.00	\$1,893,927.80	\$25,000.00	\$1,868,927.80	163.37%
2044	\$1,167,250.00	\$1,931,806.36	\$25,000.00	\$1,906,806.36	163.36%
2045	\$1,192,000.00	\$1,970,442.48	\$25,000.00	\$1,945,442.48	163.21%
2046	\$1,218,000.00	\$2,009,851.33	\$25,000.00	\$1,984,851.33	162.96%

**EXHIBIT D**

**Reports to the California Debt and  
Investment Advisory Commission**

**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Monday, October 21, 2019  
3:40:26PM  
CDIAC #: 2006-0045

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 Victor Elementary School District CFD No 2005-1

B. Project Name Series A

C. Name/ Title/ Series of Bond Issue 2007 Special Tax Bonds

D. Date of Bond Issue 9/13/2007

E. Original Principal Amount of Bonds \$3,980,000.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$0.00 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2019

A. Principal Amount of Bonds Outstanding \$0.00

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: 7/1/2019

From Equalized Tax Roll

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

B. Total Assessed Value of All Parcels \$127,991,762.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$862,423.68

B. Total Amount of Unpaid Special Taxes Annually \$19,166.81

C. Does this agency participate in the County's Teeter Plan? N

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2019

A. Total Number of Delinquent Parcels: 14

B. Total Amount of Taxes Due on Delinquent Parcels: \$28,500.67  
*(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
	D-1	\$0.00

STATE OF CALIFORNIA

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

For Office Use Only  
Fiscal Year \_\_\_\_\_

Submitted:  
Monday, October 21, 2019  
3:40:26PM  
CDIAC #: 2006-0045

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

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 #: Victor ESD CFD No. 2005-1 2018 Special Tax Refunding Bond; CDIAC No. 2018-1386

and redemption date: 9/1/2018

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Larry Ferchaw  
Title Partner  
Firm/ Agency Cooperative Strategies, LLC  
Address 8955 Research Drive  
City/ State/ Zip Irvine, CA 92618  
Phone Number (949) 250-8300 Date of Report 10/21/2019  
E-Mail taxinfo@coopstrategies.com

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.

**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Monday, October 21, 2019  
3:36:18PM  
CDIAC #: 2014-0595

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 Victor Elementary School District CFD No 2005-1

B. Project Name Series A

C. Name/ Title/ Series of Bond Issue 2014 Special Tax Bonds

D. Date of Bond Issue 6/26/2014

E. Original Principal Amount of Bonds \$4,010,000.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$0.00 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2019

A. Principal Amount of Bonds Outstanding \$0.00

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: 7/1/2019

From Equalized Tax Roll

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

B. Total Assessed Value of All Parcels \$127,991,762.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$862,423.68

B. Total Amount of Unpaid Special Taxes Annually \$19,166.81

C. Does this agency participate in the County's Teeter Plan? N

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2019

A. Total Number of Delinquent Parcels: 14

B. Total Amount of Taxes Due on Delinquent Parcels: \$28,500.67  
*(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
	D-3	\$0.00

STATE OF CALIFORNIA

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

For Office Use Only  
Fiscal Year \_\_\_\_\_

Submitted:  
Monday, October 21, 2019  
3:36:18PM  
CDIAC #: 2014-0595

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

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 #:

Victor ESD CFD No. 2005-1 2018 Special Tax Refunding Bond; CDIAC  
No. 2018-1386

and redemption date: 9/1/2018

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name	Larry Ferchaw	
Title	Partner	
Firm/ Agency	Cooperative Strategies, LLC	
Address	8955 Research Drive	
City/ State/ Zip	Irvine, CA 92618	
Phone Number	(949) 250-8300	Date of Report 10/21/2019
E-Mail	taxinfo@coopstrategies.com	

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.

**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Monday, October 21, 2019  
2:48:14PM  
CDIAC #: 2018-1386

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 Victor Elementary School District CFD No 2005-1

B. Project Name

C. Name/ Title/ Series of Bond Issue 2018 Special Tax Bonds

D. Date of Bond Issue 6/28/2018

E. Original Principal Amount of Bonds \$14,250,000.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$1,175,071.75 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2019

A. Principal Amount of Bonds Outstanding \$14,250,000.00

B. Bond Reserve Fund \$1,180,586.52

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$3,541,452.68

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

A. Assessed or Appraised Value Reported as of: 7/1/2019

From Equalized Tax Roll

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

B. Total Assessed Value of All Parcels \$127,991,762.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$862,423.68

B. Total Amount of Unpaid Special Taxes Annually \$19,166.81

C. Does this agency participate in the County's Teeter Plan? N

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2019

A. Total Number of Delinquent Parcels: 14

B. Total Amount of Taxes Due on Delinquent Parcels: \$28,500.67  
*(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
	D-5	\$0.00

STATE OF CALIFORNIA

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

For Office Use Only
Fiscal Year \_\_\_\_\_

Submitted:
Monday, October 21, 2019
2:48:14PM
CDIAC #: 2018-1386

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

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 Larry Ferchaw
Title Partner
Firm/ Agency Cooperative Strategies, LLC
Address 8955 Research Drive
City/ State/ Zip Irvine, CA 92618
Phone Number (949) 250-8300 Date of Report 10/21/2019
E-Mail lferchaw@coopstrategies.com

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:  
Thursday, January 23, 2020  
4:39:01PM

**STATE OF CALIFORNIA  
ANNUAL DEBT TRANSPARENCY REPORT**

For Office Use Only
Fiscal Year _____

CDIAC Number: 2018-1386  
Information as of Reporting Year End : 6/30/2019

**I. GENERAL INFORMATION**

A. Issuer Victor Elementary School District CFD No 2005-1  
 B. Issue Name 2018 Special Tax Bonds  
 C. Project Name  
 D. Date of Sale 6/28/2018  
 E. Original Principal Amount of Issue \$14,250,000.00  
 F. Net Original Issue Premium (Discount) \$746,122.70  
 G. Proceeds Used to Acquire Local Obligations (Marks-Roos Only): \$0.00  
 H. Total Reportable Proceeds \$14,996,122.70

**II. A. ISSUANCE AUTHORIZATION 1**

1) Original Authorized Amount \$16,500,000.00  
 2) Authorization Date 6/19/2018  
 3) Authorized Name (Measure/Resolution ID, Name of Number) Resolution No 18-20  
 4) Amount Authorized - Begin Reporting Period \$7,010,000.00  
 5) Amount Authorized - During Reporting Period \$7,240,000.00  
 6) Total Debt Authorized \$14,250,000.00  
 7) Issuance Reported to CDIAC - During Rept. Per. (Auth. Reduction) \$0.00  
 8) Replenishment Reported to CDIAC - During Rept. Per. (Auth Increase) \$0.00  
 9) Debt Authorized but Unissued - During the Reporting Period \$14,250,000.00  
 10) Authorization Lapsed - During the Reporting Period \$0.00  
 11) Total Authorization Remaining - End of the Reporting Period \$14,250,000.00

**II. B. ISSUANCE AUTHORIZATION 2**

1) Original Authorized Amount \$0.00  
 2) Authorization Date  
 3) Authorized Name (Measure/Resolution ID, Name or Number)  
 4) Amount Authorized - Begin Reporting Period \$0.00  
 5) Amount Authorized - During Reporting Period \$0.00  
 6) Total Debt Authorized \$0.00  
 7) Issuance Reported to CDIAC - During Rept. Per. (Auth. Reduction) \$0.00  
 8) Replenishment Reported to CDIAC - During Rept. Per. (Auth. Increase) \$0.00  
 9) Debt Authorized but Unissued - During the Reporting Period \$0.00  
 10) Authorization Lapsed - During the Reporting Period \$0.00  
 11) Total Authorization Remaining - End of the Reporting Period \$0.00

**III. PRINCIPAL OUTSTANDING**

A. Principal Balance upon sale or at the Beginning of Reporting Period \$14,250,000.00  
 B. Accreted Interest During Reporting Period \$0.00  
 C. Total Principal and Accreted Interest \$14,250,000.00  
 D. Principal Paid During the Reporting Period \$0.00  
 E. Principal Payments (not reported in III.D.) made \$0.00  
 F. Principal Outstanding at the End of the Reporting Period \$14,250,000.00

**IV. REFUNDING/REFINANCING ISSUES**

Source of Refunding/refinancing proceeds in III.D.:

CDIAC NUMBER	REFUNDING/REFINANCING AMOUNT	REDEMPTION/PAYMENT DATE
	\$0.00	
	\$0.00	
<b>Total Proceeds</b>	\$0.00	

**V. USE OF PROCEEDS**

**A. Reportable Proceeds**

REPORT PERIOD END	BEGIN	SPENT	REMAIN
6/30/2019	\$14,996,122.70	\$11,516,677.34	\$3,479,445.36

Submitted:  
 Thursday, January 23, 2020  
 4:39:01PM

**STATE OF CALIFORNIA  
 ANNUAL DEBT TRANSPARENCY REPORT**

For Office Use Only
Fiscal Year _____

CDIAC Number: 2018-1386  
 Information as of Reporting Year End : 6/30/2019

**B. Expenditure of Proceeds - Fund Level**

Fund Category	Total Proceeds	Current Spent	Prior Spent	Unspent / Remaining
Bond Insurance Premium	\$234,310.10	\$234,310.10	\$0.00	\$0.00
Cost of Issuance	\$297,539.45	\$297,539.45	\$0.00	\$0.00
Non-School Facilities	\$3,479,445.36	\$0.00	\$0.00	\$3,479,445.36
Refunding Escrow	\$7,635,372.40	\$7,635,372.40	\$0.00	\$0.00
School Facilities	\$3,326,026.01	\$3,326,026.01	\$0.00	\$0.00
Surety Policy	\$23,429.38	\$23,429.38	\$0.00	\$0.00
<b>TOTAL</b>	<b>\$14,996,122.70</b>	<b>\$11,516,677.34</b>	<b>\$0.00</b>	<b>\$3,479,445.36</b>

**C. Expenditure of Proceeds - Detail Level**

Fund Category	Purpose Detail	Current Period	Prior Period	Total All Period	Refunded CDIAC#
Bond Insurance Premium	Reserve Fund Insurance	\$234,310.10	\$0.00	\$234,310.10	
Cost of Issuance	Bond Issuance Costs	\$93,051.95	\$0.00	\$93,051.95	
Cost of Issuance	Underwriter's Discount	\$204,487.50	\$0.00	\$204,487.50	
Refunding Escrow	Escrow Debt Service	\$7,635,372.40	\$0.00	\$7,635,372.40	
School Facilities	School Facilities	\$3,326,026.01	\$0.00	\$3,326,026.01	
Surety Policy	Reserve Fund Insurance	\$23,429.38	\$0.00	\$23,429.38	
<b>TOTAL</b>		<b>\$11,516,677.34</b>	<b>\$0.00</b>	<b>\$11,516,677.34</b>	

**VI. ADTR REPORTABLE**

**A. Principal Issued has been fully:**

Not Retired  Repaid  Redeemed  Matured  Date:

**B. Proceeds have been fully spent:**

Yes  No  Date:

**C. Reportable in next Fiscal Year:**

Y - Yes

**VII. NAME OF PARTY COMPLETING THIS FORM**

Name Larry Ferchaw  
 Title Partner  
 Firm/ Agency Cooperative Strategies LLC  
 Address 8955 Research Drive  
 City/ State/ Zip Irvine, CA 92618  
 Phone Number (949) 250-8300  
 E-Mail taxinfo@coopstrategies.com

Date of Report 1/23/2020

**VIII. COMMENTS:**

Submitted:  
 Thursday, January 23, 2020  
 4:39:01PM  
 CDIAC Number:  
 Information as of Reporting Year End :

**STATE OF CALIFORNIA  
 ANNUAL DEBT TRANSPARENCY REPORT**

For Office Use Only
Fiscal Year _____

2018-1386  
 6/30/2019

**B. Expenditure of Proceeds - Fund Level (continued)**

Fund Category	Total Proceeds	Current Spent	Prior Spent	Unspent / Remaining

**TOTAL**

**C. Expenditure of Proceeds - Detail Level (continued)**

Fund Category	Purpose Detail	In Report Period	Prior Period	Total All Period	Refunded CDIAC#

**TOTAL**