



**2023 / 2024**

# Continuing Disclosure Annual Report

*Fiscal Year Ending June 30, 2024*

*Submitted January 31, 2025*

## Poway Unified School District

**Community Facilities District No. 16**

**(Del Sur East II)**

**2020 Special Tax Bonds**



A division of California Financial Services

**\$15,675,000**  
**Poway Unified School District**  
**Community Facilities District No. 16 (Del Sur East II)**  
**2020 Special Tax Bonds**

MATURITY DATE	CUSIP*
<b>Serial Bonds</b>	
09/01/2020	738855D85
09/01/2021	738855D93
09/01/2022	738855E27
09/01/2023	738855E35
09/01/2024	738855E43
09/01/2025	738855E50
09/01/2026	738855E68
09/01/2027	738855E76
09/01/2028	738855E84
09/01/2029	738855E92
09/01/2030	738855F26
09/01/2031	738855F34
09/01/2032	738855F42
09/01/2033	738855F59
09/01/2034	738855F67
09/01/2035	738855F75
09/01/2036	738855F83
09/01/2037	738855F91
09/01/2038	738855G25
09/01/2039	738855G33
09/01/2040	738855G41
<b>Term Bonds</b>	
09/01/2050	738855G58

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

# List of Participants

## **Issuer**

Community Facilities District No. 16  
Poway Unified School District  
15250 Avenue of Science  
San Diego, CA 92128  
T. (858) 521-2800  
[www.powayusd.com](http://www.powayusd.com)

## **Bond Counsel**

Chapman & Cutler LLP  
595 Market Street Suite 2600  
San Diego, CA 92105

## **Special Tax Administrator**

KeyAnalytics, a division of C. Financial Investments, Inc.  
555 Corporate Drive, Suite 100  
Ladera Ranch, California 92694  
T. (949) 282-1077

## **Fiscal Agent**

Zions Bancorporation, National Association  
550 South Hope Street, Suite 300  
Los Angeles, CA 90071

# Table of Contents

<b>I.</b>	<b>Introduction .....</b>	<b>1</b>
<b>II.</b>	<b>Audited Financial Statements .....</b>	<b>2</b>
<b>III.</b>	<b>Special Taxes .....</b>	<b>3</b>
	A. Changes to the Rate and Method of Apportionment .....	3
	B. Summary of Special Tax .....	3
	C. Special Tax Collections .....	4
	D. Foreclosure Update.....	4
<b>IV.</b>	<b>Debt and Assessed Values .....</b>	<b>6</b>
	A. Principal Outstanding .....	6
	B. Debt Service Schedule.....	6
	C. Assessed Value Summary .....	6
	D. Value-to-Lien.....	8
	E. Ownership.....	8
<b>V.</b>	<b>Fiscal Agent Accounts .....</b>	<b>9</b>
	A. Fiscal Agent Account Balances .....	9
	B. Reserve Requirement.....	10
<b>VI.</b>	<b>Reports and Additional Information.....</b>	<b>11</b>
	A. Reports to the California Debt and Investment Advisory Commission.....	11
	B. Listed Events .....	11
	C. Additional Information .....	13

Exhibit A – Rate and Method of Apportionment

Exhibit B – Debt Service Schedule

Exhibit C – Overlapping Debt Report

Exhibit D – California Debt and Investment Advisory Commission Report

Exhibit E – Notice of Significant Event

# I. Introduction

This Annual Report (“Report”) has been prepared pursuant to the Continuing Disclosure Agreement (“Disclosure Agreement”) executed in connection with the issuance of the following debt:

- 2020 Special Tax Bonds of Community Facilities District No. 16 issued on May 27, 2020, in the par amount of \$15,675,000 (“Bonds”).

Under the Disclosure Agreement, the Poway Unified School District (“School District”) has agreed to annually provide certain information related to the security of the Bonds. This Report has been prepared by KeyAnalytics, a division of C. Financial Investments, Inc. (“KeyAnalytics”), at the direction of the School District to provide the required information.

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 representation 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 Community Facilities District (“CFD”) No. 16 since the date hereof. Capitalized terms used herein which are not otherwise defined shall have the meaning given to them in the respective financing documents.

If there are any questions regarding the information provided herein, please contact KeyAnalytics at (949) 282-1077.

## II. Audited Financial Statements

CFD No. 16 does not prepare audited annual financial statements. As of the date of this Report, the Board of Education of the School District has approved the final Audited Financial Statements for the School District for Fiscal Year 2023/2024. The Audited Financial Statements have been uploaded and are available at <http://emma.msrb.org>.

# III. Special Taxes

CFD No. 16 has covenanted to annually levy the Special Tax in accordance with the Rate and Method of Apportionment (“RMA”), attached as Exhibit A, so long as the Bonds are outstanding. The items below summarize information required by the Disclosure Agreement.

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

There have been no changes to the RMA since the date of the closing of the Bonds.

## B. Summary of Special Tax

A summary of the Fiscal Year 2024/2025 Assigned Special Tax levy enrolled with the County of San Diego Tax Collector is outlined below. The Special Taxes were levied on Developed Property at 100% of the Assigned Special Tax rate rather than the Maximum Special Tax rate.

### Fiscal Year 2024/2025 Special Tax by Tax Rate Category

Land Use	Tax Class	Sq. Footage	Number of Units/Acres	Average Assigned Annual Special Tax Rate <sup>[1]</sup>	Total Assigned Annual Special Taxes
Detached Unit	1	< 2,500 Sq. Ft.	0 Units	N/A	\$0.00
Detached Unit	2	2,500 Sq. Ft. to 2,750 Sq. Ft.	5 Units	\$4,131.62 per Unit	20,658.10
Detached Unit	3	2,751 Sq. Ft. to 3,000 Sq. Ft.	53 Units	\$4,345.16 per Unit	230,293.48
Detached Unit	4	3,001 Sq. Ft. to 3,250 Sq. Ft.	47 Units	\$4,504.22 per Unit	211,698.34
Detached Unit	5	3,251 Sq. Ft. to 3,500 Sq. Ft.	10 Units	\$4,597.20 per Unit	45,972.00
Detached Unit	6	3,501 Sq. Ft. to 3,750 Sq. Ft.	9 Units	\$4,871.48 per Unit	43,843.32
Detached Unit	7	3,751 Sq. Ft. to 4,000 Sq. Ft.	30 Units	\$4,964.42 per Unit	148,932.60
Detached Unit	8	> 4,000 Sq. Ft.	17 Units	\$5,057.38 per Unit	85,975.46
Attached Unit	9	< 1,250 Sq. Ft.	0 Units	N/A	0.00
Attached Unit	10	1,250 Sq. Ft. to 1,450 Sq. Ft.	56 Units	\$1,966.07 per Unit	110,099.80
Attached Unit	11	1,451 Sq. Ft. to 1,650 Sq. Ft.	0 Units	N/A	0.00
Attached Unit	12	1,651 Sq. Ft. to 1,850 Sq. Ft.	16 Units	\$2,408.62 per Unit	38,537.92
Attached Unit	13	1,851 Sq. Ft. to 2,050 Sq. Ft.	75 Units	\$2,643.88 per Unit	198,290.70
Attached Unit	14	> 2,050 Sq. Ft.	112 Units	\$2,720.86 per Unit	304,736.26
Senior Citizen Unit	15	NA	0 Units	N/A	0.00
Commercial/Industrial Property	16	NA	0 Units	N/A	0.00
<b>Developed Property</b>			<b>430 Units</b>	<b>NA</b>	<b>\$1,439,037.98</b>
<b>Undeveloped Property</b>			<b>0.00 Acres</b>	<b>\$0.00 per Acre</b>	<b>\$0.00</b>
<b>Total</b>			<b>430 Units</b>		<b>\$1,439,037.98</b>

[1] The average Assigned Annual Special Tax rate is the average of all the Special Tax rates in each Special Tax Class. Therefore, the average rate may not reflect the actual Assigned Special Tax rate for each parcel in a given Special Tax Class.



## C. Special Tax Collections

Delinquent Special Taxes for CFD No. 16, as of June 30, 2024, (July 1<sup>st</sup> is not available) for Fiscal Year 2023/2024 and prior Fiscal Years are summarized in the table below. There are no property owners whose delinquent Special Taxes represent more than 5% of the Special Tax levy.

### Special Tax Levies and Collections

Fiscal Year	Subject Fiscal Year					June 30, 2024	
	Aggregate Special Tax <sup>[1]</sup>	Parcels Delinquent <sup>[2]</sup>	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2019/2020	\$1,303,394.00	N/A	\$1,285,809.00	\$17,585.00	1.35%	\$2,490.74	0.19%
2020/2021	1,329,458.00	N/A	1,295,700.00	33,758.00	2.54%	2,540.54	0.19%
2021/2022	1,356,043.00	N/A	1,327,964.00	28,079.00	2.07%	2,591.34	0.19%
2022/2023	1,383,161.24	5	1,373,096.18	10,065.06	0.73%	2,643.16	0.19%
2023/2024	1,410,821.98	5	1,399,133.01	11,688.97	0.83%	11,688.97	0.83%

[1] The Special Taxes were levied on Developed Property at 100% of the Assigned Special Tax rate rather than the Maximum Special Tax rate.

[2] Information not provided by previous administrator for Fiscal Years 2019/2020 through 2021/2022.

## D. Foreclosure Update

CFD No. 16 has covenanted that they will commence judicial foreclosure proceedings against any single parcel that is delinquent in the payment of all or a portion of four (4) semi-annual installments of Special Taxes following the close of each Fiscal Year in which such Special Taxes were due. Additionally, CFD No. 16 has covenanted it will commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the August 30<sup>th</sup> 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 Tax levied; however foreclosure proceedings may be deferred for this requirement if the Reserve Fund is fully funded and the Debt Service can be paid.

CFD No. 16 initiated foreclosure actions on one (1) parcel that was delinquent in the payment of at least four (4) semi-annual installments of Special Taxes. A final payment demand letter was mailed to the delinquent property owner by the School District's foreclosure counsel in November of 2024. On December 17, 2024, the Board of Education of the School District



approved the ordering of Judicial Foreclosure actions against the delinquent property owner. The table below provides an update to the status of foreclosure actions since the last Report for parcels currently being monitored/pursued by the School District with respect to delinquent Special Taxes.

### Foreclosure Status

APN	Fiscal Year	Board Approval Date	Amount	Status
678-700-29-02	2019/2020	January 18, 2024	\$2,490.74	Unresolved
	2020/2021	January 18, 2024	\$2,540.54	Unresolved
	2021/2022	January 18, 2024	\$2,591.34	Unresolved
	2022/2023	January 18, 2024	\$2,643.16	Unresolved
	2023/2024	December 17, 2024	\$2,696.02	Unresolved

## **IV. Assessed Value and Land Secured Bonded Indebtedness**

The items below summarize information required by the Disclosure Agreement regarding outstanding debt and Assessed Valuations.

### **A. Principal Amount of Bonds Outstanding**

The outstanding principal amount of the Bonds as of December 31, 2024, was \$14,680,000. No parity bonds have been issued by CFD No. 16 as of the date of this Report.

### **B. Debt Service Schedule**

The current debt service schedule of the Bonds is attached as Exhibit B.

### **C. Assessed Value Summary**

A summary of the assessed values, based on the Fiscal Year 2024/2025 equalized tax roll of the County of San Diego, of the property within CFD No. 16 is shown in the table on the next page. The total assessed value contains all parcels currently subject to the Special Tax and is distinguished between improved and unimproved parcels. Parcels are considered improved if there is an assessed value for improvements.

## Fiscal Year 2024/2025 Assessed Value

Tax Class	Land Use	Square Footage	Number of Units/Acres	Assessed Value Land	Assessed Value Improvement	Assessed Value Other	Assessed Value Total
<b>Improved</b>							
1	Detached Unit	< 2,500 Sq. Ft.	0 Units	\$0.00	\$0.00	\$0.00	\$0.00
2	Detached Unit	2,500 Sq. Ft. to 2,750 Sq. Ft.	5 Units	2,565,684.00	3,030,570.00	0.00	5,596,254.00
3	Detached Unit	2,751 Sq. Ft. to 3,000 Sq. Ft.	53 Units	30,521,184.00	34,790,501.00	0.00	65,311,685.00
4	Detached Unit	3,001 Sq. Ft. to 3,250 Sq. Ft.	47 Units	31,712,017.00	34,839,433.00	0.00	66,551,450.00
5	Detached Unit	3,251 Sq. Ft. to 3,500 Sq. Ft.	10 Units	5,578,362.00	8,118,819.00	0.00	13,697,181.00
6	Detached Unit	3,501 Sq. Ft. to 3,750 Sq. Ft.	9 Units	6,456,529.00	7,359,283.00	0.00	13,815,812.00
7	Detached Unit	3,751 Sq. Ft. to 4,000 Sq. Ft.	30 Units	22,126,144.00	27,236,848.00	0.00	49,362,992.00
8	Detached Unit	> 4,000 Sq. Ft.	17 Units	11,729,740.00	16,200,496.00	0.00	27,930,236.00
9	Attached Unit	< 1,250 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
10	Attached Unit	1,250 Sq. Ft. to 1,450 Sq. Ft.	56 Units	21,182,688.00	15,400,926.00	0.00	36,583,614.00
11	Attached Unit	1,451 Sq. Ft. to 1,650 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
12	Attached Unit	1,651 Sq. Ft. to 1,850 Sq. Ft.	16 Units	6,641,453.00	5,413,440.00	0.00	12,054,893.00
13	Attached Unit	1,851 Sq. Ft. to 2,050 Sq. Ft.	75 Units	31,714,673.00	27,354,640.00	0.00	59,069,313.00
14	Attached Unit	> 2,050 Sq. Ft.	112 Units	56,542,398.00	46,851,981.00	0.00	103,394,379.00
15	Senior Citizen Unit	NA	0 Units	0.00	0.00	0.00	0.00
16	Commercial/Industrial Property	NA	0 Units	0.00	0.00	0.00	0.00
<b>Subtotal Improved</b>			<b>430 Units</b>	<b>\$226,770,872.00</b>	<b>\$226,596,937.00</b>	<b>\$0.00</b>	<b>\$453,367,809.00</b>
<b>Unimproved</b>							
1	Detached Unit	< 2,500 Sq. Ft.	0 Units	\$0.00	\$0.00	\$0.00	\$0.00
2	Detached Unit	2,500 Sq. Ft. to 2,750 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
3	Detached Unit	2,751 Sq. Ft. to 3,000 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
4	Detached Unit	3,001 Sq. Ft. to 3,250 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
5	Detached Unit	3,251 Sq. Ft. to 3,500 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
6	Detached Unit	3,501 Sq. Ft. to 3,750 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
7	Detached Unit	3,751 Sq. Ft. to 4,000 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
8	Detached Unit	> 4,000 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
9	Attached Unit	< 1,250 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
10	Attached Unit	1,250 Sq. Ft. to 1,450 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
11	Attached Unit	1,451 Sq. Ft. to 1,650 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
12	Attached Unit	1,651 Sq. Ft. to 1,850 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
13	Attached Unit	1,851 Sq. Ft. to 2,050 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
14	Attached Unit	> 2,050 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00
15	Senior Citizen Unit	NA	0 Units	0.00	0.00	0.00	0.00
16	Commercial/Industrial Property	NA	0 Units	0.00	0.00	0.00	0.00
<b>Subtotal Unimproved</b>			<b>0 Units</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total</b>			<b>430 Units</b>	<b>\$226,770,872.00</b>	<b>\$226,596,937.00</b>	<b>\$0.00</b>	<b>\$453,367,809.00</b>

## D. Value to Lien

A summary of the value-to-lien ratios for CFD No. 16 is found in the table below. All property within CFD No. 16 has been built out and all taxable property is considered improved. A copy of the Overlapping Debt Report, containing the overlapping obligations or property within CFD No. 16, is included as Exhibit C.

### Fiscal Year 2024/2025 Secured Assessed Valuation to Lien

Tax Class/ Land Use	Unit Type	Square Footage	Number of Units	Fiscal Year 2024/2025 Special Tax	Principal Amount of the CFD No. 16 Bonds	Principal Amount of the IA A of CFD No. 16 Bonds <sup>[1]</sup>	Total Outstanding Debt	Total Assessed Value <sup>[2]</sup>	Value-to-Lien Ratio
1	Detached Unit	< 2,500 Sq. Ft.	0 Units	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	NA
2	Detached Unit	2,500 Sq. Ft. to 2,750 Sq. Ft.	5 Units	20,658.10	210,738.64	341,768.83	552,507.47	5,596,254.00	10.13:1
3	Detached Unit	2,751 Sq. Ft. to 3,000 Sq. Ft.	53 Units	230,293.48	2,349,283.57	3,666,304.13	6,015,587.70	65,311,685.00	10.86:1
4	Detached Unit	3,001 Sq. Ft. to 3,250 Sq. Ft.	47 Units	211,698.34	2,159,589.72	3,502,464.99	5,662,054.71	66,551,450.00	11.75:1
5	Detached Unit	3,251 Sq. Ft. to 3,500 Sq. Ft.	10 Units	45,972.00	468,972.31	760,587.44	1,229,559.75	13,697,181.00	11.14:1
6	Detached Unit	3,501 Sq. Ft. to 3,750 Sq. Ft.	9 Units	43,843.32	447,257.09	725,381.09	1,172,638.17	13,815,812.00	11.78:1
7	Detached Unit	3,751 Sq. Ft. to 4,000 Sq. Ft.	30 Units	148,932.60	1,519,300.11	2,381,947.22	3,901,247.34	49,362,992.00	12.65:1
8	Detached Unit	> 4,000 Sq. Ft.	17 Units	85,975.46	877,057.99	1,422,463.51	2,299,521.49	27,930,236.00	12.15:1
9	Attached Unit	< 1,250 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00	0.00	NA
10	Attached Unit	1,250 Sq. Ft. to 1,450 Sq. Ft.	56 Units	110,099.80	1,123,156.64	1,875,325.60	2,998,482.24	36,583,614.00	12.20:1
11	Attached Unit	1,451 Sq. Ft. to 1,650 Sq. Ft.	0 Units	0.00	0.00	0.00	0.00	0.00	NA
12	Attached Unit	1,651 Sq. Ft. to 1,850 Sq. Ft.	16 Units	38,537.92	393,135.33	658,647.28	1,051,782.60	12,054,893.00	11.46:1
13	Attached Unit	1,851 Sq. Ft. to 2,050 Sq. Ft.	75 Units	198,290.70	2,022,814.91	3,371,962.83	5,394,777.74	59,069,313.00	10.95:1
14	Attached Unit	> 2,050 Sq. Ft.	112 Units	304,736.26	3,108,693.70	5,203,147.08	8,311,840.78	103,394,379.00	12.44:1
15	Senior Citizen Unit	NA	0 Units	0.00	0.00	0.00	0.00	0.00	NA
16	Commercial/Industrial Property	NA	0 Units	0.00	0.00	0.00	0.00	0.00	NA
<b>Total</b>			<b>430 Units</b>	<b>\$1,439,037.98</b>	<b>\$14,680,000.00</b>	<b>\$23,910,000.00</b>	<b>\$38,590,000.00</b>	<b>\$453,367,809.00</b>	<b>11.75:1</b>

[1] Principal Amount of the IA A of CFD No. 16 Bonds provided by California Tax Data and is included as Exhibit C.

[2] Fiscal Year 2024/2025 Assessed Value information provided by the County of San Diego, value as of January 1, 2024.

## E. Ownership

A summary of the ownership of the properties within CFD No. 16 based on the Fiscal Year 2024/2025 equalized tax roll of the County of San Diego is found in the table below. No property owner is responsible for more than 5% of the Fiscal Year 2024/2025 Annual Special Tax levy.

### Fiscal Year 2024/2025 Ownership Summary

Ownership	Number of Units	Total Special Tax Levy	Percent of Special Tax Levy	Total Assessed Value <sup>[1]</sup>	Percent of Assessed Value
Bollu Family Trust 01-23-21	2	\$7,031.34	0.49%	\$1,985,396.00	0.44%
Kwon Ho Min & Park Sihyeon	2	5,347.54	0.37%	1,769,233.00	0.39%
Individual Homeowners	426	1,426,659.10	99.14%	449,613,180.00	99.17%
<b>Total</b>	<b>430</b>	<b>\$1,439,037.98</b>	<b>100.00%</b>	<b>\$453,367,809.00</b>	<b>100.00%</b>

[1] Fiscal Year 2024/2025 Assessed Value information provided by the County of San Diego, value as of January 1, 2024.

# V. Fiscal Agent Accounts

The items below summarize information required by the Disclosure Agreement regarding the Fiscal Agent Account balances.

## A. Fiscal Agent Account Balances

The balance in each fund and account of the Bonds are listed in the table below.

### Fiscal Agent Account Balances (as of December 31, 2024)

Account Name	Balance
Special Tax Fund	\$3,273,408.84
Bond Fund	0.00
Interest Account	275.81
Principal Account	0.00
Reserve Fund	0.00
School Facilities Fund	76.69
Administrative Expense Fund	56,810.89
Redemption Fund	0.00
Costs of Issuance Fund	0.00
<b>Total</b>	<b>\$3,330,572.23</b>

All other funds, accounts and subaccounts not listed above but listed within the Bond Indenture have been closed and/or are \$0.00.

## B. Reserve Requirement

As of December 31, 2024, the Reserve Requirement for the Bonds and how it is funded is outlined in the table below. The Reserve Requirement for the Bonds is calculated based on the lesser of:

- 10% of the initial principal amount of the Bonds,
- Maximum Annual Debt Service on the Outstanding Bonds, or
- 125% average Annual Debt Service on the Outstanding Bonds.

### Reserve Requirement

Bonds	Reserve Requirement	Funding Source
2020 Special Tax Bonds	\$116,072.05	Reserve Policy

The Reserve Requirement is satisfied through a reserve insurance policy in an amount equal to the Reserve Requirement.

# VI. Reports and Additional Information

Below is information regarding the Bonds as required by the Disclosure Agreement.

## A. Report to the California Debt and Investment Advisory Commission

A copy of the Yearly Fiscal Status Report filed to the California Debt and Investment Advisory Commission (“CDIAC”) filed on or before October 30, 2024, is attached as Exhibit D. Additionally, the Annual Debt and Transparency Report filed to CDIAC on January 31, 2025, is also attached as Exhibit D.

## B. Listed Events

Pursuant to the Disclosure Agreement, CFD No. 16 shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity provider, or their failure to perform;
- (vi) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB);
- (vii) Modifications to rights of security holder, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the securities, if material;
- (xi) Rating changes;



- (xii) Bankruptcy, insolvency, receivership or similar event of the District or obligated person;
- (xiii) The consummation of a merger, consolidation or acquisition involving the District or sale of all or substantially all of the assets of the District (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action or the termination of definitive agreement relating to any such actions other than pursuant to its terms, if material; and
- (xiv) Appointment of a successor, additional Fiscal Agent or name change of Fiscal Agent, if material;
- (xv) Incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect security holders, if material;
- (xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties.

On August 1, 2024, Assured Guaranty Municipal Ltd. and Assured Guaranty Municipal Corp. (“AGM”) completed its merger with and into Assured Guaranty Inc (“AG”). All obligations of AGM are now obligations of AG. As AG is the surviving company of the merger, all three rating agencies rating AGM withdrew their ratings of AGM, and bonds that had been insured by AGM now carry AG’s ratings. These ratings are the same as the ratings of AGM prior to the merger. A copy of this notice is attached as Exhibit E.

## **C. Additional Information**

Pursuant to the Disclosure Agreement the School District shall provide further information, if any, as may be necessary to make the specifically required statements, considering the circumstances under which they are made, not misleading.

After a thorough review, the School District has determined that no additional information is needed for Fiscal Year 2023/2024.

[https://calschools.sharepoint.com/CFS/UNREGULATED/Poway Unified/Developer Revenue/CFD Admin/CFD No. 16/FY 2023-24/Cont Disc/PUSD CFD 16\\_FY 202324 ContDisc\\_D1.docx](https://calschools.sharepoint.com/CFS/UNREGULATED/Poway Unified/Developer Revenue/CFD Admin/CFD No. 16/FY 2023-24/Cont Disc/PUSD CFD 16_FY 202324 ContDisc_D1.docx)

# **Exhibit A**

**Rate and Method of Apportionment  
of Special Taxes for  
Community Facilities District No. 16**

# **RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 16 OF POWAY UNIFIED SCHOOL DISTRICT**

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes ("Rate and Method of Apportionment") of Community Facilities District No. 16 ("CFD No. 16") of the Poway Unified School District ("School District"). A Special Tax shall be levied on and collected from Taxable Property (defined below) located within the boundaries of CFD No. 16 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. 16, 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. 16 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes, including, but not limited to, the reasonable expenses of collecting delinquencies, the administration of Bonds, the proportionate payment of salaries and benefits of any School District employee whose duties are directly related to the administration of CFD No. 16, and reasonable costs otherwise incurred in order to carry out the authorized purposes of CFD No. 16 including a proportionate amount of School District general administrative overhead related thereto.

**"Administrator"** means an official at the School District or designee thereof, responsible for determining the levy and allocation of the Special Taxes.

**"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. 16.

**"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 E.

**"Attached Unit"** means a Unit that is located or shall be located within a building in which each of the individual Units has or shall have at least one common wall with another Unit.

**"Board"** means the Board of Education of Poway Unified School District, or its designee, in certain cases acting as the Legislative Body of CFD No. 16.

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

**"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.

**"Building Permit"** means a permit for the construction of residential or commercial/industrial square footage issued by the City, or another public agency in the event the City no longer issues permits for construction within CFD No. 16.

**"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 structures, 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.

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

**"City"** means the City of San Diego.

**"Commercial/Industrial Property"** means all Assessor's Parcels of Developed Property other than Residential Property.

**"County"** means the County of San Diego.

**"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.

**"Detached Unit"** means a Unit which is not an Attached Unit.

**"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 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.

**"Gross Floor Area" or "GFA"** means, for an Assessor's Parcel of Commercial/Industrial Property, the covered and enclosed space determined to be within the perimeter of a commercial or industrial structure, not including any storage areas incidental to the principal use of the development, garage, parking structure, unenclosed walkway, utility, or disposal area. The determination of Gross Floor Area shall be made by referencing the applicable Building Permit in accordance with the standard practice of the building department of the City.

**"Homeowner"** means any owner of a completed Unit constructed and sold within CFD No. 16.

**"Index"** means the Marshall & Swift eight (8) California Cities Class B Construction Cost Index, or if the Marshall & Swift eight (8) California Cities Class B Construction Cost Index ceases to be used by the State Allocation Board, a reasonably comparable index used by the State Allocation Board to estimate changes in school construction costs, or in the absence of such an Index, the Engineering News Record, Construction Cost Index (Los Angeles Area) published by McGraw-Hill, Inc.

**"Inflator"** means the greater of (i) 2.00% or (ii) the percentage change in the Index as measured between the Index published in December of the prior Calendar Year and the Index published in December of the Calendar Year immediately preceding the prior Calendar Year.

**"Lot"** means an individual legal lot created by a Final Map for which a Building Permit for residential construction has been or could be issued.

**"Maximum Special Tax"** means the maximum Special Tax, determined in accordance with Section C, which can be levied by CFD No. 16 in any Fiscal Year on any Assessor's Parcel.

**"One Time Special Tax"** means the single payment Special Tax which shall be levied on each Assessor's Parcel of Undeveloped Property, determined pursuant to Section D.

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

**"Prepayment Administrative Fees"** means any fees or expenses of the School District or CFD No. 16 associated with the prepayment of the Special Tax obligation of an Assessor's Parcel. Prepayment Administrative Fees shall include among other things the cost of computing the Prepayment Amount, redeeming Bonds, and recording any notices to evidence the prepayment and redemption of Bonds.

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

**"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 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.

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

**"Residential Property"** means all Assessor's Parcels of Developed Property which a Building Permit was issued for the construction of one or more Units.

**"Senior Citizen Unit"** means a Unit designated as senior citizen housing, part of a residential care facility for the elderly, or part of a multilevel care facility for the elderly as referred to in California Government Code Section 65995.1. For the purpose hereof it shall be sufficient to designate a Unit as a Senior Citizen Unit if Senior Citizen Restrictions have been affected with respect to such Unit.

**"Senior Citizen Restriction"** means (i) a restriction limiting the use of Units to senior citizen housing under a specific plan, a final map or other governmental entitlements, or a declaration of covenants, conditions and restrictions or any similar recorded instrument or (ii) licensing from appropriate agencies received for residential care facilities for the elderly or multilevel care facilities as those terms are defined in Health and Safety Code Section 1669.23 and Government Code Section 16432(d)(8), respectively.

**"Special Tax(es)"** means any of the special taxes authorized to be levied by CFD No. 16 pursuant to the Act.

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



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

**"Unit"** means each separate residential dwelling unit which comprises an independent facility capable of conveyance separate from adjacent residential dwelling units. Each Unit shall be classified as an Attached Unit, Detached Unit, or Senior Citizen Unit.

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

For each Fiscal Year, beginning with Fiscal Year 2014/2015, each Assessor's Parcel within CFD No. 16 shall be classified as Taxable Property or Exempt Property. Each Assessor's Parcel classified as Taxable Property shall be further classified as Developed Property or Undeveloped Property. Developed Property shall be assigned to a special tax classification according to Table 1 below.

**TABLE 1  
SPECIAL TAX CLASSIFICATION FOR  
DEVELOPED PROPERTY**

<b>Tax Classification</b>	<b>Unit Type</b>	<b>Building Square Footage</b>
Residential Property		
1	Detached Unit	< 2,500
2	Detached Unit	2,500 – 2,750
3	Detached Unit	2,751 – 3,000
4	Detached Unit	3,001 – 3,250
5	Detached Unit	3,251 – 3,500
6	Detached Unit	3,501 – 3,750
7	Detached Unit	3,751 – 4,000
8	Detached Unit	> 4,000
9	Attached Unit	< 1,250
10	Attached Unit	1,250 – 1,450
11	Attached Unit	1,451 – 1,650
12	Attached Unit	1,651 – 1,850
13	Attached Unit	1,851 – 2,050
14	Attached Unit	> 2,050

**TABLE 1 (CONTINUED)**

**SPECIAL TAX CLASSIFICATION FOR  
DEVELOPED PROPERTY**

<b>Tax Classification</b>	<b>Unit Type</b>	<b>Building Square Footage</b>
15	Senior Citizen Unit	NA
Commercial/Industrial Property		
16	NA	NA

**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 sum of (i) any portion of the One-Time Special Tax not collected and (ii) the application of the Assigned Annual Special Tax.

**2. Undeveloped Property**

The Maximum Special Tax for each Assessor's Parcel classified as Undeveloped Property for any Fiscal Year shall be the One-Time Special Tax applicable to such Assessor's Parcel in such Fiscal Year.

**SECTION D  
ONE-TIME SPECIAL TAXES**

A One-Time Special Tax shall be collected for an Assessor's Parcel of Undeveloped Property prior to the time a Building Permit is issued. The One-Time Special Tax shall be determined by reference to Table 2 below, subject to increases as described below.

**TABLE 2**

**ONE-TIME SPECIAL TAX  
FISCAL YEAR 2014/2015**

<b>Tax Classification</b>	<b>Unit Type</b>	<b>Building Square Footage</b>	<b>One-Time Special Tax</b>
Residential Property			
1	Detached Unit	< 2,500	\$0.00 per Unit
2	Detached Unit	2,500 – 2,750	\$0.00 per Unit
3	Detached Unit	2,751 – 3,000	\$0.00 per Unit
4	Detached Unit	3,001 – 3,250	\$0.00 per Unit

**TABLE 2 (CONTINUED)**

**ONE-TIME SPECIAL TAX  
FISCAL YEAR 2014/2015**

<b>Tax Classification</b>	<b>Unit Type</b>	<b>Building Square Footage</b>	<b>One-Time Special Tax</b>
5	Detached Unit	3,251 – 3,500	\$0.00 per Unit
6	Detached Unit	3,501 – 3,750	\$0.00 per Unit
7	Detached Unit	3,751 – 4,000	\$0.00 per Unit
8	Detached Unit	> 4,000	\$0.00 per Unit
9	Attached Unit	< 1,250	\$0.00 per Unit
10	Attached Unit	1,250 – 1,450	\$0.00 per Unit
11	Attached Unit	1,451 – 1,650	\$0.00 per Unit
12	Attached Unit	1,651 – 1,850	\$0.00 per Unit
13	Attached Unit	1,851 – 2,050	\$0.00 per Unit
14	Attached Unit	> 2,050	\$0.00 per Unit
15	Senior Citizen Unit	NA	\$0.56 per sq. ft.
Commercial/Industrial Property			
16	NA	NA	\$0.56 per sq. ft.

Each July 1, commencing July 1, 2015, the One-Time Special Tax for each Assessor's Parcel of Undeveloped Property shall be increased by the Inflator.

**SECTION E  
ASSIGNED ANNUAL SPECIAL TAXES**

**1. Newly Developed Property**

The Assigned Annual Special Tax for all Assessor's Parcels in the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property shall be determined by reference to Table 3 below, subject to increases as described below.

**TABLE 3**

**ASSIGNED ANNUAL SPECIAL TAX FOR  
NEWLY DEVELOPED PROPERTY  
FISCAL YEAR 2014/2015**

<b>Tax Classification</b>	<b>Unit Type</b>	<b>Building Square Footage</b>	<b>Assigned Annual Special Tax</b>
Residential Property			
1	Detached Unit	< 2,500	\$3,058.29 per Unit
2	Detached Unit	2,500 – 2,750	\$3,225.00 per Unit
3	Detached Unit	2,751 – 3,000	\$3,391.70 per Unit
4	Detached Unit	3,001 – 3,250	\$3,515.85 per Unit
5	Detached Unit	3,251 – 3,500	\$3,588.40 per Unit
6	Detached Unit	3,501 – 3,750	\$3,802.50 per Unit
7	Detached Unit	3,751 – 4,000	\$3,875.06 per Unit
8	Detached Unit	> 4,000	\$3,947.61 per Unit
9	Attached Unit	< 1,250	\$1,399.45 per Unit
10	Attached Unit	1,250 – 1,450	\$1,580.51 per Unit
11	Attached Unit	1,451 – 1,650	\$1,761.56 per Unit
12	Attached Unit	1,651 – 1,850	\$1,942.62 per Unit
13	Attached Unit	1,851 – 2,050	\$2,121.58 per Unit
14	Attached Unit	> 2,050	\$2,192.19 per Unit
15	Senior Citizen Unit	NA	\$0.00 per Unit
Commercial/Industrial Property			
16	NA	NA	\$0.00 per Unit

Each July 1, commencing July 1, 2015, the Assigned Annual Special Tax shall be increased by the Inflation until the first Fiscal Year in which such Assessor's Parcel is classified as Developed Property.

**2. Existing Developed Property**

Each July 1, commencing the July 1 immediately following the Fiscal Year in which the Assessor's Parcel was first classified as Developed Property, the Assigned Annual Special Tax applicable to such Assessor's Parcel shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**SECTION F**

## METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing Fiscal Year 2014/2015, and each subsequent Fiscal Year, the Board shall levy the Special Tax on each Assessor's Parcel of Developed Property at the Maximum Special Tax rate applicable to such Assessor's Parcel.

### SECTION G PREPAYMENT OF SPECIAL TAXES

#### 1. Special Tax Prepayment Times and Conditions

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

#### 2. Special Tax Prepayment Calculation

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

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

P = Prepayment Amount

PVT = Present Value of Taxes

RFC = Reserve Fund Credit

PAF = Prepayment Administrative Fees

#### 3. Special Tax Prepayment Procedures and Limitations

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

Notwithstanding the foregoing, no prepayment will be allowed unless the amount of Assigned Annual Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped Property, after such 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 prepayment will not impair the security of all currently outstanding Bonds, as reasonably determined by the Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to prepay the Special Tax obligation of an Assessor's Parcel may be suspended, by the Superintendent of the School District or his or her designee, acting in his or her absolute and sole discretion for and on behalf of CFD No. 16, without notice to the owners of property within CFD No. 16 for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by CFD No. 16 to assist in the efficient preparation of the required bond market disclosure.

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

### **1. Partial Prepayment Times and Conditions**

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

### **2. Partial Prepayment Calculation**

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

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

The terms above have the following meanings:

PP	=	the Partial Prepayment Amount
PVT	=	Present Value of Taxes
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax obligation
RFC	=	Reserve Fund Credit
PAF	=	Prepayment Administrative Fees

### **3. Partial Prepayment Procedures and Limitations**

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

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Special Taxes that may be levied on Taxable Property, excluding Provisional Undeveloped 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 Administrator. Such determination shall include identifying all Assessor's Parcels that are expected to be classified as Exempt Property.

Notwithstanding the above, the ability to partially prepay the Special Tax obligation of an Assessor's Parcel may be suspended, by the Superintendent of the School District or his or her designee, acting in his or her absolute and sole discretion for and on behalf of CFD No. 16, without notice to the owners of property within CFD No. 16 for a period of time, not to exceed sixty (60) days, prior to the scheduled issuance of Bonds by CFD No. 16 to assist in the efficient preparation of the required bond market disclosure.

#### **SECTION I ANNUAL SPECIAL TAX REMAINDER**

In any Fiscal Year which the Special Taxes collected from Developed Property exceeds the amount needed to make regularly scheduled annual interest and principal payments on outstanding Bonds and pay Administrative Expenses, the School District may use such amount for acquisition, construction or financing of school facilities in accordance with the Act, CFD No. 16 proceedings and other applicable laws as determined by the Board.

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

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 Special Taxes shall not be levied after Fiscal Year 2057-2058.



## **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, and (v) any other Assessor's Parcels at the reasonable discretion of the Board.

## **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. 16 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 to the 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 Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes and shall be subject to the same penalties, the same procedure, sale and lien priority in the case of delinquency; provided, however, that CFD No. 16 may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and if so collected, a delinquent penalty of 10% of the Special Tax will attach at 5:00 p.m. on the date the Special Tax becomes delinquent and interest at 1.5% per month of the Special Tax will attach on the July 1 after the delinquency date and the first of each month thereafter until such Special Taxes are paid.

# **Exhibit B**

**Debt Service Schedule**  
**2020 Special Tax Bonds**  
Community Facilities District No. 16

**Poway Unified School District  
Community Facilities District No. 16  
2020 Special Tax Bonds**

Period Ending	2020 Special Tax Bonds		Annual Debt Service Payment
	Principal	Interest	
9/1/2025	\$170,000.00	\$552,737.52	\$722,737.52
9/1/2026	190,000.00	545,937.52	735,937.52
9/1/2027	215,000.00	538,337.52	753,337.52
9/1/2028	240,000.00	529,737.52	769,737.52
9/1/2029	265,000.00	520,137.52	785,137.52
9/1/2030	290,000.00	509,537.52	799,537.52
9/1/2031	315,000.00	497,937.52	812,937.52
9/1/2032	345,000.00	485,337.52	830,337.52
9/1/2033	380,000.00	468,087.52	848,087.52
9/1/2034	405,000.00	457,162.52	862,162.52
9/1/2035	435,000.00	445,012.52	880,012.52
9/1/2036	465,000.00	431,962.52	896,962.52
9/1/2037	500,000.00	418,012.52	918,012.52
9/1/2038	535,000.00	403,012.52	938,012.52
9/1/2039	565,000.00	386,962.52	951,962.52
9/1/2040	605,000.00	369,306.26	974,306.26
9/1/2041	640,000.00	350,400.00	990,400.00
9/1/2042	690,000.00	324,800.00	1,014,800.00
9/1/2043	735,000.00	297,200.00	1,032,200.00
9/1/2044	785,000.00	267,800.00	1,052,800.00
9/1/2045	840,000.00	236,400.00	1,076,400.00
9/1/2046	895,000.00	202,800.00	1,097,800.00
9/1/2047	950,000.00	167,000.00	1,117,000.00
9/1/2048	1,010,000.00	129,000.00	1,139,000.00
9/1/2049	1,075,000.00	88,600.00	1,163,600.00
9/1/2050	1,140,000.00	45,600.00	1,185,600.00
<b>Total</b>	<b>\$14,680,000.00</b>	<b>\$9,668,819.06</b>	<b>\$24,348,819.06</b>

# Exhibit C

## Overlapping Debt Report

**POWAY UNIFIED SCHOOL DISTRICT**  
**Community Facilities District No. 16**  
**Special Tax Bonds**

**Detailed Direct and Overlapping Debt**

Report Date: 01/09/2025  
 Report Time: 12:00:00 PM

**I. Assessed Value**

<b>2024-2025 Secured Roll Assessed Value</b>	<b>\$453,367,809</b>
----------------------------------------------	----------------------

**II. Secured Property Taxes**

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy
Basic 1% Levy	PROP13	996,240	\$7,109,139,142.45	0.06348%	430	\$4,512,898.40
Voter Approved Debt	AVALL	996,147	\$1,026,844,398.32	0.01290%	430	\$132,449.24
CaliforniaFIRST Program (County of San Diego) (1)	1915	711	\$2,511,045.34	0.21130%	1	\$5,305.88
City of San Diego Black Mountain Ranch North Maintenance AD	LMD	2,778	\$138,799.26	1.73165%	259	\$2,403.52
County of San Diego Vector Control, Zone A	VECTOR	548,956	\$1,545,006.30	0.03320%	171	\$513.00
County of San Diego Vector Control, Zone B	VECTOR	376,006	\$787,243.92	0.07501%	259	\$590.52
County of San Diego Vector Disease Control	VECTOR	981,696	\$10,169,231.08	0.03725%	430	\$3,787.64
Metropolitan Water District of Southern California Standby Charge	STANDBY	368,508	\$4,466,012.64	0.11073%	430	\$4,945.00
Olivenhain Municipal Water District Sanitation District (Black Mountain Ranch East Clusters)	SANITATION	345	\$302,551.38	49.78815%	171	\$150,634.74
Palomar Pomerado Health GOB 2004	GOB	197,131	\$35,749,532.66	0.40396%	430	\$144,412.80
Poway Unified School District CFD No. 16	CFD	455	\$1,439,037.98	100.00000%	430	\$1,439,037.98
Poway Unified School District CFD No. 16, IA A	CFD	427	\$1,374,712.52	100.00000%	427	\$1,374,712.52
San Diego County Water Authority Standby Charge	STANDBY	374,718	\$3,902,331.14	0.11019%	430	\$4,300.00
<b>2024-2025 TOTAL PROPERTY TAX LIABILITY</b>						<b>\$7,775,991.24</b>
<b>TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2024-2025 ASSESSED VALUATION</b>						<b>1.72%</b>

**III. Land Secured Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Poway Unified School District CFD No. 16	CFD	\$15,675,000	\$14,680,000	100.00000%	430	\$14,680,000
Poway Unified School District CFD No. 16, IA A	CFD	\$25,415,000	\$23,910,000	100.00000%	427	\$23,910,000
<b>TOTAL LAND SECURED BOND INDEBTEDNESS (2)</b>						<b>\$38,590,000</b>
<b>TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (2)</b>						<b>\$38,590,000</b>

**IV. General Obligation Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Metropolitan Water District of Southern California GOB 1966	GOB	\$850,000,000	\$24,270,000	0.06398%	430	\$15,528
Palomar Community College District GOB 2006	GOB	\$693,998,901	\$619,231,648	0.27388%	430	\$1,695,949
Palomar Pomerado Health GOB 2004	GOB	\$495,999,997	\$381,893,081	0.40249%	430	\$1,537,100
<b>TOTAL GENERAL OBLIGATION BOND INDEBTEDNESS (2)</b>						<b>\$3,248,577</b>
<b>TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (2)</b>						<b>\$3,248,577</b>

<b>TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT</b>	<b>\$41,838,576.84</b>
<b>VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT</b>	<b>10.84:1</b>

(1) Does not include PACE program liens due to the variable nature of each lien.

(2) Additional bonded indebtedness or available bond authorization may exist but are not shown because a tax was not levied for the referenced fiscal year.

Source: California Tax Data

# **Exhibit D**

**California Debt and Investment  
Advisory Commission Report  
Community Facilities District No. 16**



# MELLO ROOS REPORT

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

CDIAC # : 2020-0770  
Status: Submitted  
10/30/2024

Information as of Reporting Year End: 6/30/2024

## Issuance

Issuer Name:	Poway Unified School District CFD No 16
Issue Name:	2020 Special Tax Bonds
Project Name:	Del Sur East II
Actual Sale Date:	5/7/2020
Settlement Date:	5/27/2020
Original Principal Amount:	\$15,675,000.00
Date of Filing:	10/25/2024
Reserve Fund Minimum Balance:	No
Reserve Fund Minimum Balance Amount:	\$0.00
Credit Rating from Report of Final Sale	
Credit Rating:	Rated
Standard & Poor:	AA
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Rated
Standard & Poor:	AA
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Rated
Standard & Poor:	AA





# MELLO ROOS REPORT

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

CDIAC # : 2020-0770  
Status: Submitted  
10/30/2024

Fitch:

Moody's:

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$14,830,000.00
Bond Reserve Fund:	\$0.00
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$74.89

## Assessed Value

Assessed or Appraised Value Reported as of:	1/1/2024
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$453,367,809.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,410,821.98
Total Amount of Unpaid Special Taxes Annually:	\$11,688.97
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	6/30/2024
Total Number of Delinquent Parcels:	5
Total Amount of Special Taxes Due on Delinquent Parcels:	\$21,954.75

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	PUSD_CFD 16_Delinquency.pdf	10/25/2024

## Foreclosure



# MELLO ROOS REPORT

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

CDIAC # : 2020-0770  
Status: Submitted  
10/30/2024

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
----------------------------	-------------------------------------	--------------------------------------------

12/30/2024	1	\$12,961.80
------------	---	-------------

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Brandon Bunk-Jensen

Agency/Organization Name: KeyAnalytics (California Financial Services)

Address: 555 Corporate Drive

City: Ladera Ranch

State: CA

Zip Code: 92694

Telephone: 949-2821077

Fax Number:

E-mail: bbunk-jensen@calschools.com

## Comments

Issuer Comments:

Submission Date: 10/25/2024

Poway Unified School District  
 County of San Diego  
 Community Facilities District No. 16  
 Fiscal Year 2023/2024 Tax Roll Delinquent Parcel Detail Report

<b>Assessor's Parcel Number</b>	<b>Tax Year</b>	<b>Total Delinquent</b>	<b>Total Special Tax Levied</b>	<b>Percentage Delinquent</b>
678-700-07-11	2023	\$1,274.33	\$2,548.66	50.00%
678-700-19-04	2023	\$2,633.52	\$2,633.52	100.00%
678-700-29-02	2019	\$2,490.74	\$2,490.74	100.00%
678-700-29-02	2020	\$2,540.54	\$2,540.54	100.00%
678-700-29-02	2021	\$2,591.34	\$2,591.34	100.00%
678-700-29-02	2022	\$2,643.16	\$2,643.16	100.00%
678-700-29-02	2023	\$2,696.02	\$2,696.02	100.00%
678-700-33-01	2023	\$2,389.08	\$2,389.08	100.00%
678-700-37-06	2023	\$2,696.02	\$2,696.02	100.00%



Information as of Reporting Year End: 6/30/2024

## Issuance Information

Issuer Name:	Poway Unified School District CFD No 16
Issue Name:	2020 Special Tax Bonds
Project Name:	Del Sur East II
Actual Sale Date:	5/7/2020
Settlement Date:	5/27/2020
Original Principal Amount:	\$15,675,000.00
Net Original Issue Premium/Discount:	\$721,726.20
Proceeds Used to Acquire Local Obligations (Marks-Roos Only):	\$0.00
Total Reportable Proceeds:	\$16,396,726.20
Total cost of issuance from Report of Final Sale:	\$396,726.20

## Issuance Authorization

Authorization (1):	
Authorization Name:	CFD Special Election Del Sur East II
Original Authorized Amount:	\$26,000,000.00
Authorization Date:	11/17/2014
Amount Authorized - Beginning of the Reporting Period:	\$10,325,000.00
Amount Authorized - During the Reporting Period:	\$0.00
Total Debt Authorized:	\$10,325,000.00
Debt Issued During the Reporting Period:	\$0.00
Replenishment Reported During the Reporting Period:	\$0.00
Total Debt Authorized but Unissued:	\$10,325,000.00
Authorization Lapsed:	\$0.00
Total Authorization Remaining - End of Reporting Period:	\$10,325,000.00

## Principal Outstanding



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

CDIAC # : 2020-0770  
 Status: Submitted  
 11/22/2024

Principal Balance Upon Sale or at Beginning of the Reporting Period:	\$14,960,000.00
Accreted Interest – During Reporting Period:	\$0.00
Total Principal and Accreted Interest:	\$14,960,000.00
Principal Paid with Proceeds from Other Debt Issues – During the Reporting Period:	\$0.00
Principal Payments - During the Reporting Period (not reported as payments above):	\$130,000.00
Principal Outstanding – End of Reporting Period:	\$14,830,000.00

Refunding/Refinancing Issues

CDIAC #	Refunding/refinancing Amount	Redemption/Payment Date
No data available to display.		

**Use of Proceeds**

Report End Date	Begin Amount	Spent Amount	Remain Amount
6/30/2020	\$16,396,726.20	\$1,458,794.33	\$14,937,931.87
6/30/2021	\$14,937,931.87	\$2,149,125.29	\$12,788,806.58
6/30/2022	\$12,788,806.58	\$11,633,084.23	\$1,155,722.35
6/30/2023	\$1,155,722.35	\$1,155,722.35	\$0.00
6/30/2024	\$0.00	\$0.00	\$0.00

Proceeds Spent/Unspent (Fund Level)

Fund Category	Total Reportable Proceeds Available	Proceeds Spent Current Reporting Period	Proceeds Spent Prior Reporting Period(s)	Proceeds Unspent / Remaining
Cost of Issuance	\$396,726.20	\$0.00	\$396,726.20	\$0.00
School Facilities Fund	\$16,000,000.00	\$0.00	\$16,000,000.00	\$0.00
<b>TOTAL:</b>	\$16,396,726.20	\$0.00	\$16,396,726.20	\$0.00

Expenditures of Current Reporting Period

Fund Category	Purpose	Expenditure Amount
---------------	---------	--------------------



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

CDIAC # : 2020-0770  
 Status: Submitted  
 11/22/2024

No data available to display.	
TOTAL:	\$0.00

Expenditure Summary

Fund Category	Purpose	Expenditure In Current Reporting Period	Expenditure In Prior Reporting Period(s)	Total Expenditure All Periods
Cost of Issuance	Bond Insurance	\$0.00	\$117,061.84	\$117,061.84
Cost of Issuance	CONSTRUCTION COST	\$0.00	\$13,963.47	\$13,963.47
Cost of Issuance	Cost of Issuance	\$0.00	\$84,683.00	\$84,683.00
Cost of Issuance	Surety Bond	\$0.00	\$32,105.39	\$32,105.39
Cost of Issuance	Underwriter Discount	\$0.00	\$148,912.50	\$148,912.50
School Facilities Fund	CONSTRUCT SCHOOL FACILITIES	\$0.00	\$11,633,084.23	\$11,633,084.23
School Facilities Fund	CONSTRUCTION COST	\$0.00	\$1,141,758.88	\$1,141,758.88
School Facilities Fund	Construction Costs	\$0.00	\$3,225,156.89	\$3,225,156.89
<b>TOTAL:</b>		\$0.00	\$16,396,726.20	\$16,396,726.20

Refunded/Refinanced Issues

CDIAC #	Refunding/refinancing Amount	Redemption/Payment Date
No data available to display.		

**Filing Contact**

Filing Contact Name: Brandon Bunk-Jensen  
 Agency/Organization Name: KeyAnalytics (California Financial Services)



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

CDIAC # : 2020-0770  
Status: Submitted  
11/22/2024

Address: 555 Corporate Drive  
City: Ladera Ranch  
State: CA  
Zip Code: 92694  
Telephone: 949-2821077  
Fax Number:  
E-mail: bbunk-jensen@calschools.com

### **Comments**

Issuer Comments:

### **ADTR Reportable**

Principal Outstanding – End of Reporting Period: \$14,830,000.00  
Proceeds Unspent – End of Reporting Period: \$0.00  
ADTR Reportable Next Reporting Year: Yes

# **Exhibit E**

## **Notice of Significant Event**





---

**NOTICE OF SIGNIFICANT EVENT  
UNDER SEC RULE 15c2-12**

**Poway Unified School District  
Base CUSIP: 738855**

**\$15,675,000**  
**Community Facilities District No. 16**  
**(Del Sur East II)**  
**2020 Special Tax Bonds**

**\$25,415,000**  
**Community Facilities District No. 16 IA A**  
**(Del Sur East II)**  
**2020 Special Tax Bonds**

The Issuances listed above were insured by Assured Guaranty Municipal Corp. (“AGM”). On August 1, 2024, Assured Guaranty Ltd. announced that AGM completed its merger with and into Assured Guaranty Inc. (“AG”), with AG as the surviving company. The planned merger was announced on July 8, 2024 and is effective as of August 1, 2024.

As of August 1, 2024, all obligations of AGM are now obligations of AG. As AG is the surviving company of the merger, all three rating agencies rating AGM (consisting of S&P Global Ratings, a business unit of Standard & Poor’s Financial Services, Kroll Bond Rating Agency, Inc. and Moody’s Investors Service, Inc.) withdrew their ratings of AGM, and bonds that had been insured by AGM now carry AG’s ratings. These ratings are the same as the ratings of AGM prior to the merger.

- **August 1, 2024 – S&P Global Ratings withdrew its ratings on Assured Guaranty Municipal Corp. (AGM) following a multistep transaction in which AGM merged with Assured Guaranty Inc. (AG). AGM’s insured par exposure has become insured obligations of AG and will reflect AG’s rating.**
- **August 1, 2024 – KBRA withdrew the AA+ Insurance Financial Strength Ratings (ISFR) on Assured Guaranty Municipal Corp. (“AGM”) due to its merger into Assured Guaranty Inc.**
- **August 2, 2024 – Moody’s Ratings (“Moody’s”) withdrew the A1 insurance financial strength (IFS) rating a stable outlook of Assured Guaranty Municipal Corp.**

An explanation of the significance of the rating may be obtained from the rating agency. The rating reflects only the view of the rating agency and is not a recommendation to buy, sell, or hold the obligations. The Issuer makes no representation as to the appropriateness of the new rating.

The information in this Notice of Significant Event is provided solely to comply with the Issuer’s contractual commitment to provide notice of certain events. This Notice of Significant Event is not made by the Issuer in connection with a purchase or sale of the obligations and accordingly is not intended to contain all information material to a decision to purchase or sell the obligations.

Date of Notice: August 14, 2024