



**PALMDALE SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 90-1**

**ANNUAL REPORT
FISCAL YEAR 2020/21**

KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

T. 760.510.0290
F. 760.510.0288

District Administration

Palmdale School District
Dr. Frances Ufondu, Chief Business Officer
Albert Tsai, Maintenance and Operations Administrator
Gratziella Wolf, Facilities Planner
39139 North 10th St East
Palmdale, CA 93550
T. 661.947.7191
F.661.273.5137

Bond and Disclosure Counsel

Orrick, Herrington & Sutcliffe LLP
777 South Figueroa Street, Suite 3200
Los Angeles CA 90017
T. 213.629.2020

Fiscal Agent

U.S. Bank, NA
633 West Fifth Street, 24th Floor
Los Angeles, California 90071
T. 213.615.6199

Special Tax Administrator

Koppel & Gruber Public Finance
Scott Koppel/Douglas Floyd
334 Via Vera Cruz, Suite 256
San Marcos, California 92078
T. 760.510.0290
F. 760.510.0288

TABLE OF CONTENTS

INTRODUCTION	1
SECTION I. SPECIAL TAX LEVY FOR FY 2020/21	2
A. Bond Requirement.....	2
B. Distribution of Special Tax	3
C. Estimated Administrative Expenses	4
SECTION II. SUMMARY OF DELINQUENT SPECIAL TAXES.....	5
SECTION III. BACKGROUND OF CFD No. 90-1	6
A. Summary Table of Information	6
B. CFD No. 90-1 Background	6
C. Boundaries	6
D. Annexations	7
SECTION IV. THE BONDS	8
A. Summary Table of Information	8
B. 1999 Bonds	8
C. 2011 Bonds.....	9
D. 2012 Bonds	9
E. 2017 Bonds	9
F. Covenant for Judicial Foreclosure	9

ATTACHMENTS

- ATTACHMENT 1 – DELINQUENCY REPORT
- ATTACHMENT 2 – DEBT SERVICE SCHEDULES
- ATTACHMENT 3 – RATE & METHOD OF APPORTIONMENT
- ATTACHMENT 4 – FY 2020/21 SPECIAL TAX ROLL

INTRODUCTION

This Annual Special Tax Report (“Report”) summarizes certain general, financial and administrative information related to Community Facilities District No. 90-1 (“CFD No. 90-1”) of the Palmdale School District (“District”) and the Bonds (as defined herein). The Report outlines the following for CFD No. 90-1: (I) Special Tax Levy for Fiscal Year 2020/21, (II) Summary of Delinquent Special Taxes, (III) Background of CFD No. 90-1, and (IV) the Bonds. The Report also includes Attachments referenced by and/or supplementing the information outlined herein. The capitalized terms used in the Report and not defined herein are used as defined in the Rate and Method of Apportionment of Special Tax of CFD No. 90-1 (“RMA”) and/or the Fiscal Agent Agreement (“FAA”) by and between the District and U.S. Bank National Association.

SECTION I. SPECIAL TAX LEVY FOR FY 2020/21

Section I of the Report contains information for the determination of the Fiscal Year (“FY”) 2020/21 Special Tax levy for CFD No. 90-1.

A. Bond Requirement

The Bond Requirement represents the interest and principal payments due on the outstanding CFD No. 90-1 Special Tax Bonds, 1999 (“1999 Bonds”); the Special Tax Bonds (“STB”) Series 2011A & 2011B (the “2011 Bonds”) and the STB, Series 2012A and Special Tax Refunding Bonds, Series 2012B (together the “2012 Bonds”); and the STB, Series 2017A and Special Tax Refunding Bonds, Series 2017B (together the “2017 Bonds”, or together with the 1999 Bonds, the 2011 Bonds, and the 2012 Bonds, the “Bonds”), of the District in Calendar Year 2020 and estimated Administrative Expenses and anticipated delinquencies for CFD No. 90-1 in FY 2019/20. The Bond Requirements calculated in accordance with the RMA (please see Attachment 3 for a full copy of the RMA) is \$4,450,937.43. The application of the Annual Special Tax on Developed Property generates Special Tax revenues in excess of the amount needed to fund the Bond Requirement for FY 2020/21 (“Additional Special Taxes”). The Additional Special Taxes may be used to directly fund authorized facilities. The following table shows the calculation used to determine the Bond Requirements and shows the Additional Special Taxes and the total Special Tax levy for FY 2020/21. FY 2019/20 amounts are also provided for comparison.

SPECIAL TAX COMPONENTS	FY 2020/21 DOLLARS	FY 2019/20 DOLLARS
Bond Requirement		
<i>Bond Debt Service¹</i>		
Principal Due-1999 Bonds (February 1) ²	\$0.00	\$0.00
Principal Due-1999 Bonds (August 1) ²	0.00	0.00
Interest Due-1999 Bonds (February 1) ²	0.00	0.00
Interest Due-1999 Bonds (August 1) ²	0.00	0.00
Principal Due-2011 Bonds (August 1)	260,000.00	305,000.00
Interest Due-2011 Bonds (February)	492,903.50	503,753.88
Interest Due-2011 Bonds (August 1)	492,903.50	503,753.88
Principal Due-2012 Bonds (August 1)	345,000.00	325,000.00
Interest Due-2012 Bonds (February 1)	73,796.88	80,296.88
Interest Due-2012 Bonds (August 1)	73,796.88	80,296.88
Principal Due-2017 Bonds (August 1)	1,220,000.00	805,000.00
Interest Due-2017 Bonds (February 1)	556,087.50	565,143.75
Interest Due-2017 Bonds (August 1)	556,087.50	565,143.75
<i>Subtotal Bond Debt Service</i>	<i>\$4,070,575.76</i>	<i>\$3,733,389.02</i>
Administrative Expenses	25,675.75	26,906.00
Anticipated Delinquencies ³	354,686.68	337,819.96
Total Bond Requirement	\$4,450,938.19	\$4,098,114.98
Additional Special Taxes	2,642,795.38	2,658,284.18
SPECIAL TAX LEVY	\$7,093,733.57	\$6,756,399.16

- ¹ Bond Debt Service payments listed under FY 2020/21 Dollars are due in Calendar Year 2021 and payments listed under FY 2019/20 Dollars are due in Calendar Year 2020.
- ² The 1999 Bonds were partially redeemed by the 2012 Bonds and 2017 Bonds. The next debt service will not occur until the Calendar Year 2030.
- ³ Anticipated delinquencies are conservatively estimated at five percent (5.0%) of the Special Tax levy.

B. Distribution of Special Tax

Special Taxes that CFD No. 90-1 may levy are limited by the RMA. A summary of the FY 2020/21 Annual Special Tax rates, the number of Units and Parcels, Acreage, Assessable Space and aggregate levy amount for each Tax Rate Category is listed in the following table.

TAX RATE CATEGORY	UNIT / PARCEL COUNT	ACREAGE	ASSESSABLE SPACE	ANNUAL SPECIAL TAX	LEVY AMOUNT ¹
Developed Property	7,908	1,466.73	17,801,078	\$0.3985 per Square Foot	\$7,093,729.58
Undeveloped Property	241	1,006.96	n/a	\$0.00 per Acre	0
Tax Exempt Property	364	299.86	n/a	n/a	0
TOTAL	8,413	2,773.55	n/a	n/a	\$7,093,729.58

¹ The levy calculation detail in Section I-B may not equal the Levy Amount above due to rounding.

C. Estimated Administrative Expenses

Each year a portion of the Special Tax levy goes to pay the ongoing costs of administration. The estimated FY 2020/21 administrative expenses are shown below followed by a description of each line item. FY 2019/20 amounts are also provided for comparison.

ADMINISTRATIVE EXPENSES	FY 2020/21 AMOUNT	FY 2019/20 AMOUNT
District Staff Expenses	\$10,000.00	\$10,000.00
Outside Fees and Expenses	13,500.00	14,775.00
County Tax Collection Fees	1,975.75	1,930.75
Other Expenses	200.00	200.00
TOTAL	\$25,675.75	\$26,905.75

District Staff Expenses – Includes staff time spent on the administration of CFD No. 90-1, its accounts and obligations as well as expenses related to CFD No. 90-1 including postage, supplies, copying, telephone, and technology costs.

Outside Fees and Expenses – Includes the District’s estimated costs to hire consultants related to the administration of CFD No. 90-1. Consultants used include attorneys, fiscal agents, financial advisors, and the special tax administrator. These consultants calculate the Annual Special Tax Rates, monitor the special taxes collected by CFD No. 90-1 provide for compliance with State and Federal laws and reporting requirements.

County Tax Collection Fees – Refers to the processing fee charge by the County of Los Angeles (“County”) for placing the Special Taxes on the County Property Tax roll.

SECTION II. SUMMARY OF DELINQUENT SPECIAL TAXES

CFD No. 90-1 levied a total of \$6,756,399.16 in Special Taxes in FY 2019/20. As of July 11, 2020, 151 parcels were delinquent in their FY 2019/20 Annual Special Tax obligation in the total amount of \$73,524.86 which translates to an aggregate delinquency rate of 1.09%.

Delinquent Special Taxes as of July 14, 2020 for FY 2019/20 and prior Fiscal Years are summarized in the table below:

FISCAL YEAR	NO. OF PARCELS LEVIED	NO. OF PARCELS DELINQUENT	TOTAL ANNUAL LEVY	ANNUAL DELINQUENT AMOUNT	PERCENT OF ANNUAL DELINQUENT
2014/15	7,448	1	\$6,054,548	\$366	0.01%
2015/16	7,446	6	\$6,175,513	\$2,322	0.04%
2016/17	7,457	11	\$6,304,872	\$6,566	0.10%
2017/18	7,487	26	\$6,456,406	\$17,462	0.27%
2018/19	7,511	42	\$6,608,373	\$28,712	0.43%
2019/20	7,523	151	\$6,756,399	\$73,525	1.09%

Source: Los Angeles County Auditor-Controller's Office.

The District has covenanted for the benefit of the bondholders to initiate judicial foreclosure proceedings on Assessor's parcels delinquent in the payment of their Special Tax obligation if as of October 31 of each year the total Special Tax delinquency in CFD No. 90-1 is five percent (5.0%) or more of the total Special Tax levied in the prior fiscal year or if any single property owner is delinquent in excess of twenty five thousand dollars (\$25,000) (the "Covenant of Judicial Foreclosure" is further described in Section IV.E of this Report). As of July 11, 2020, one-hundred and fifty-one (151) parcels are delinquent in their payment of Special Taxes in the aggregate amount of \$73,524.86. Since the total delinquent amount is 1.09% of the total annual levy and is under the 5% threshold, the District is not required to take any further action against such parcels. In addition, no property owner is delinquent in their Special Tax obligation in an amount in excess of \$25,000.

SECTION III. BACKGROUND OF CFD No. 90-1

A. Summary Table of Information

The following table shows information related to the formation of CFD No. 90-1:

CFD FORMATION	
Date of Resolution of Formation	October 16,1990
Authorized Debt Amount	\$300,000,000
County Fund Number	593.51

B. CFD No. 90-1 Background

The Mello-Roos Community Facilities Act (“Act”) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 eras. State Legislatures Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 *et seq.* of the California Government Code. The Act authorizes a local government agency, such as a school district to form a Community Facilities District (“CFD”) within a defined set of boundaries for the purposes of providing public facilities and services. A CFD is formed for financing purposes only and is governed by the agency that formed it.

The District formed CFD No. 90-1 to finance the acquisition, construction and/or leasing of certain school and school facilities, relocatable facilities, administrative facilities and joint use facilities.

Pursuant to an election conducted pursuant to the Act, the registered voters eligible to vote approved the levy of special taxes and the incurrence of bonded indebtedness in an amount not to exceed \$300,000,000.

C. Boundaries

CFD No. 90-1 lies completely within but is not coterminous with the District boundaries. When first formed, CFD No. 90-1 consisted of approximately 2,397 acres zoned for residential use. As new residential development has occurred within the District, additional parcels have been annexed into CFD No. 90-1.

D. Annexations

The annexations that have occurred as of the date of this Report are detailed in the table below.

ANNEXATION	DATE OF RECORDATION	TOTAL ACRES ANNEXED
1	5/21/1991	8.44
2	9/10/1991	359.9
2 (Supplemental)	1/15/1992	5
3	10/16/1991	186.83
4	6/8/1992	84.27
5	1/15/1993	109.31
6	5/26/1993	15.64
7	9/10/1993	29.7
8	8/17/1994	17.85
9	11/16/1994	40.1
10	7/10/1997	12.09
11	11/01-12/01	71.16
12	11/2002	55.97
13	6/10/2004	n/a
14	3/18/2005	n/a
15	3/18/2005	n/a
16	3/18/2005	n/a
18	11/05-2/06	n/a
19	5/22/2006	25.33
20	6/12/2006	56.76
21	6/12/2006	26.97
22	9/5/2006	n/a
23	5/15/2007	14.66
24	5/15/2007	60.07
25	5/15/2007	31.49
26	5/15/2007	98.16
27	6/8/2007	18.88
28	8/1/2008	43.88
29	1/21/2020	5.34

SECTION IV. THE BONDS

A. Summary Table of Information

The following table shows information related to the issuance of the 1999 Bonds, the 2011 Bonds, the 2012 Bonds and the 2017 Bonds.

BOND ISSUES	
Special Tax Bonds, Series 1999	
Date of Bond Issue (Dated Date)	December 9, 1999
Final Maturity	August 1, 2039
Amount of Original Bond Issue	\$24,952,151
Interest Rate Range	3.70% - 6.20%
Bonds Subject to Arbitrage	Yes
Special Tax Bonds, Series 2011A & Series 2011B	
Date of Bond Issues (Dated Date)	July 13, 2011
Final Maturity	June 1, 2027
Amount of Original Bond Issue(s)	Series 2011A \$13,810,000/ Series 2011B \$2,280,000
Interest Rate Range	5.698%-8.115%
Bonds Subject to Arbitrage	Yes
Special Tax Bonds, Series 2012A & Series 2012B	
Date of Bond Issues (Dated Date)	September 27, 2012
Final Maturity	August 1, 2039
Amount of Original Bond Issue(s)	Series 2012A \$10,116,622.15/ Series 2012B \$5,815,000
Interest Rate Range	2.000%-6.390%
Bonds Subject to Arbitrage	Yes
Special Tax Bonds, Series 2017A & Series 2017B	
Date of Bond Issues (Dated Date)	May 25, 2017
Final Maturity	August 1, 2041
Amount of Original Bond Issue(s)	Series 2017A \$16,185,000/ Series 2017B \$13,845,000
Interest Rate Range	1.000%-5.000%
Bonds Subject to Arbitrage	Yes

B. 1999 Bonds

The 1999 Bonds were issued on December 9, 1999 in the total amount of \$24,952,151. The 1999 Bonds were issued to finance or refinance the acquisition, construction and/or leasing of school facilities and to refund existing Special Tax Bonds (the Series 1995 and the Series 1997 Bonds). The 1999 Bonds consist of Current Interest Bonds and Capital Appreciation Bonds. Certain maturities of the 1999 Bonds were refunded by the Series 2012B Refunding Bonds on September 27, 2012 (see Section IV.D below).

C. 2011 Bonds

The 2011 Bonds were issued on July 13, 2011 in the aggregate amount of \$16,090,000. The 2011A Bonds were issued as Taxable Direct Pay Qualified School Construction Bonds in the total amount of \$13,810,000 and the 2011B Bonds were issued as Taxable Non-Subsidy Bonds in the total amount of \$2,280,000. The 2011 Bonds were issued to finance the acquisition, leasing and construction of school facilities.

D. 2012 Bonds

The 2012 Bonds were issued on September 27, 2012 in the aggregate amount of \$15,931,622.15. The 2012A Bonds were issued as a combination of Current Interest Bonds, Capital Appreciation Bonds, and Convertible Capital Appreciation Bonds in the total amount of \$10,116,622.15. Proceeds of the 2012A Bonds were used primarily to acquire lease and/or construct school facilities and equipment. The 2012B Bonds were issued as Current Interest Bonds in the total amount of \$5,815,000, the proceeds of which were used primarily to refund a portion of the 1999 Bonds.

E. 2017 Bonds

The 2017 Bonds were issued on May 25, 2017 in the aggregate amount of \$30,030,000.00. The 2017A Bonds were in the total amount of \$16,185,000.00, the proceeds of which were used primarily for the modernization of school sites, and the construction and reconfiguration of classrooms and related school facilities. The 2017B Bonds were issued in the total amount of \$13,845,000, the proceeds of which were used primarily to refund a portion of the 1999 Bonds.

F. Covenant for Judicial Foreclosure

The District has covenanted to the bondholders that the District will commence or cause to be commenced, judicial foreclosure proceedings by October 31 of each fiscal year against (i) all property owned by any single person or any property regardless of ownership with delinquent Special Taxes in excess of \$25,000, and (ii) all property with delinquent Special Taxes if in the immediately preceding fiscal year, it received Special Taxes in an amount which (together with amounts on deposit in the Special Tax Fund and/or Bond Fund) were 95% or less than the Annual Debt Service for the current Bond Year or the amount in the Reserve Fund is less than the Reserve Requirement.

Koppel & Gruber Public Finance (“K&G Public Finance”) will examine the records of the County by October 31 of each Fiscal Year to determine the amount of delinquencies and will assist in pursuing each delinquency.

ATTACHMENT 1
DELINQUENCY REPORT

**FINAL INSTALLMENT DELINQUENCY REPORT
FISCAL YEAR 2019/2020**

**PALMDALE SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 90-1
COUNTY FUND NUMBER: 59351**

**LEVY AND DELINQUENCY SUMMARY
as of: July 11, 2020**

Total Amount Levied:	\$6,756,399.16	Total Amount Delinquent:	\$73,524.86
Total Parcels Levied:	7,523	Number of Parcels Delinquent:	151
Total Amount Collected:	\$6,682,874.30	Delinquent Percentage:	1.09%

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3003-005-045	HANBALI AMJAD & SANA	39422 11TH ST W	\$ 1,480.36	\$ 1,480.36
3003-040-039	CORTEZ ROBERT J	1341 STANFILL RD	\$ 1,480.36	\$ 1,480.36
3003-046-003	EASLEY YASMIN A	39294 BUTLER ST	\$ 1,065.83	\$ 532.92
3003-046-015	KAUR DALJIT	1364 WELLINGTON DR	\$ 1,065.83	\$ 54.81
3003-069-013	SANCHEZ MARIA P & EDUARDO A	1814 W AVENUE P4	\$ 586.44	\$ 586.44
3003-069-045	HUGHES SHANE D	39331 FALLBROOK CIR	\$ 712.25	\$ 356.13
3003-071-043	THIEN LEE NYUN	702 S STONEMAN AVE #A	\$ 763.43	\$ 381.72
3003-090-023	BADALYAN MESROP	1878 AMARGOSA DR	\$ 1,154.91	\$ 577.46
3003-093-035	MASCARDO SHEILA A	29130 OAKPATH DR	\$ 1,048.25	\$ 524.13
3003-093-063	ARO FEDERICO M AND MARIE A	1548 W AVENUE P6	\$ 743.89	\$ 51.40
3003-094-006	TAYLOR MICHAEL B	39149 VICTORIA CT	\$ 1,048.25	\$ 1,048.25

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3003-098-037	QUIJANO DANILO M & ANA R	39115 BOTTLEBRUSH ST	\$ 1,524.12	\$ 762.06
3003-099-038	WATFA MOUTAZ N	2306 W AVENUE P12	\$ 1,664.38	\$ 832.19
3003-099-073	ALLEN HELEN	2234 FOXTAIL DR	\$ 1,746.04	\$ 557.09
3004-008-040	CAH 2014 1 BORROWER LLC	8665 E HARTFORD DR #200	\$ 628.64	\$ 145.11
3004-010-054	JAUREGUI ERICK F & MIRNA G	38433 COUGAR PASS	\$ 731.00	\$ 365.50
3004-010-056	HUGHES JASON	38441 COUGAR PASS	\$ 731.00	\$ 118.87
3004-044-029	TIEN TUAN H	1627 DATE PALM DR	\$ 1,065.05	\$ 532.53
3005-040-007	ALBRECHT SUSAN A	37338 PAINTBRUSH DR	\$ 660.28	\$ 262.21
3005-041-010	FIGUEROA SANDRA R	39962 GOLFERS DR	\$ 1,273.68	\$ 636.84
3005-043-023	WINTERMANTLE MARK D CO TR	39942 MARBRISSA AVE	\$ 916.58	\$ 458.29
3005-047-005	HANSEN EVE A	7940 E RUSTY SPUR TRL	\$ 917.75	\$ 917.75
3005-047-034	CASH BRENDA M	6124 PEREGRINE DR	\$ 916.58	\$ 916.58
3006-025-087	DELAVEGA TERESITA D & JOHN T	7519 QUILL DR	\$ 548.54	\$ 461.38
3006-025-091	CROUCH PAUL L	38742 DIVISION ST	\$ 548.54	\$ 548.54
3006-025-126	LATENTE TRUST	PO BOX 3836	\$ 771.24	\$ 771.24
3006-025-201	SWH 2017 1 BORROWER LP	8665 E HARTFORD DR #200	\$ 659.11	\$ 57.14
3018-017-040	FLIGER CASSANDRA	5716 CORSA AVE #102	\$ 395.78	\$ 395.78
3018-017-041	ROBINSON GLENDA E	2320 E AVENUE Q4 #21	\$ 395.78	\$ 35.13
3018-017-045	DIAZ ROBERTO	6616 ADAMSON AVE	\$ 395.78	\$ 395.78

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3018-017-051	MARBELLA INC TR	16250 VENTURA BLVD #240	\$ 395.78	\$ 197.89
3018-031-026	RICHWAY HOMES INC	9603 RICHEON AVE	\$ 593.47	\$ 593.47
3018-031-112	QUINTERO MICHAEL A &	38209 LONE TREE CT	\$ 593.47	\$ 593.47
3018-031-122	ESTRELLA MIGUEL	1670 MORNING STAR DR	\$ 724.36	\$ 724.36
3018-031-170	VENCES BERTHA	2601 KENWOOD CT #141	\$ 592.30	\$ 296.15
3018-031-202	DUENAS MARIBEL N	38275 SYRAH CT	\$ 802.11	\$ 802.11
3019-052-038	GARCIA CARLOS & AMALIA	4916 W 112TH ST	\$ 1,010.74	\$ 52.62
3020-035-006	BARRAGAN FELIPE G	3027 MARICOTTE DR	\$ 1,145.53	\$ 572.77
3020-035-020	BOUSQUET PAULINE	37834 ECHO MOUNTAIN RD	\$ 807.58	\$ 807.58
3020-035-069	HOLLOWAY ETHEL	3057 MARBELLA LN	\$ 681.77	\$ 122.63
3020-035-075	SPRIGGS HERMELINDA & KEITH	3123 MARBELLA LN	\$ 612.23	\$ 32.48
3020-036-035	ESTRADA MARIA S	37866 TAMARA PL	\$ 823.60	\$ 756.45
3020-038-005	AGUILERA ALVARO & MARIA R	37851 DURANGO PL	\$ 950.57	\$ 49.24
3020-039-066	SIKANOVSKI CVETA	3845 E AVENUE Q12	\$ 570.81	\$ 570.81
3020-039-083	SALCEDO IGNACIO	38232 BEE CT	\$ 1,403.39	\$ 72.74
3020-040-036	CHAVEZ MARIA D	38061 BEE CT	\$ 751.32	\$ 375.66
3020-041-024	LOERA ROBERTO A	6838 BUCHET DR	\$ 751.32	\$ 375.66
3021-035-024	RIVAS LUCRECIA E	38616 SIENNA CT	\$ 927.91	\$ 287.05
3023-021-009	40TH AND R HOLDINGS LLC	16027 VENTURA BLVD #604	\$ 1,139.67	\$ 569.84

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3023-021-012	40TH AND R HOLDINGS LLC	16027 VENTURA BLVD #604	\$ 1,248.68	\$ 624.34
3023-056-005	KLEINFELD GROUP LLC	37538 56TH ST E	\$ 770.07	\$ 770.07
3023-056-016	VILLAMARIONA MARCELA	37459 56TH ST E	\$ 948.62	\$ 474.31
3023-057-052	TOCHEZ MORENA L	PO BOX 903291	\$ 1,372.14	\$ 504.13
3023-059-053	SHAW ALONSON W	5845 EVERGEM AVE	\$ 612.23	\$ 612.23
3023-059-055	BURGA JUAN C	5857 EVERGEM AVE	\$ 612.23	\$ 216.72
3023-059-058	SENATORE ANTHONY J	5877 EVERGEM AVE	\$ 1,012.69	\$ 1,012.69
3023-071-055	MARBAN ANTONIO V	4335 E AVENUE R14	\$ 831.41	\$ 415.71
3023-074-013	MERIDA SILVIA	37853 MARSALA DR	\$ 1,149.44	\$ 1,149.44
3023-075-001	ESHUN AMELIA	5661 E AVENUE R12	\$ 1,296.73	\$ 65.03
3023-075-032	MERCADO JESUS S	37350 DEL MAR ST	\$ 1,296.73	\$ 648.37
3023-075-050	WILLS LUCIAN R	5624 E AVENUE R12	\$ 1,296.73	\$ 648.37
3023-080-015	WERTZ KARL A	5829 E AVENUE R11	\$ 750.93	\$ 750.93
3023-080-019	KERNESS BRYAN K	5767 E AVENUE R11	\$ 501.66	\$ 250.83
3023-084-022	NORGRESS SEAN A	4018 BELLESHIRE WAY	\$ 571.59	\$ 571.59
3023-086-056	MERCADO TOVAR FRANCISCA	23828 VALLEY OAK CT	\$ 596.99	\$ 596.99
3023-089-013	ENRIQUEZ MIGUEL A & ANA L	5861 ADOBE DR	\$ 1,125.61	\$ 562.81
3023-089-070	OLIVERI PETRINA	5858 ADOBE DR	\$ 811.09	\$ 405.55
3023-092-039	AVTHREE HOMES LLC	37803 NOVA AVE	\$ 862.27	\$ 862.27

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3023-092-078	WALKER JOHN D	4139 PACIFIC STAR DR	\$ 1,430.74	\$ 715.37
3024-020-017	LAX ELINOR A CNSRVR KEITH J	37624 RIBBON LN	\$ 789.21	\$ 789.21
3024-020-024	SOLORZANO SORAYA B	7761 GRIBBLE ST	\$ 542.68	\$ 160.19
3024-020-040	MORALES MARIO R	37641 HAMMER ST	\$ 711.07	\$ 355.54
3024-020-056	ZIMMERMAN CECIL R & LINDA G	37649 SIMI ST	\$ 500.10	\$ 500.10
3024-026-003	FAROOQI MARYAM	10051 OWENSMOUTH AVE	\$ 531.35	\$ 531.35
3024-028-035	BENNETT DARLENE	37553 SIDERNO DR	\$ 1,455.36	\$ 1,455.36
3024-029-021	GOMEZ CARLOS & BLANCA	6359 SCALEA CT	\$ 1,011.91	\$ 1,011.91
3024-029-022	DODLEY LAWRENCE E & LYDIA A	6360 SCALEA CT	\$ 1,050.98	\$ 54.08
3024-030-011	MARTINEZ MARTHA L	6344 CASERTA CT	\$ 1,170.54	\$ 585.27
3024-030-036	GARCIA JOSE & OLGA L	6350 POSADA CT	\$ 1,050.98	\$ 54.12
3024-031-047	AVILA TERESA	37430 CALLE MAZATLAN	\$ 642.70	\$ 642.70
3024-034-012	AV INVESTMENT PROPERTIES LLC	4712 ADMIRALTY WAY #552	\$ 922.05	\$ 922.05
3024-036-068	2015 1 IH2 BORROWER LP	1717 MAIN ST #2000	\$ 1,167.41	\$ 100.97
3024-037-023	2015 1 IH2 BORROWER LP	1717 MAIN ST #2000	\$ 1,167.41	\$ 64.65
3024-038-048	2015 1 IH2 BORROWER LP	1717 MAIN ST #2000	\$ 768.51	\$ 117.42
3024-041-026	VALENCIA INVESTMENT	27814 SUMMER GROVE PL	\$ 1,120.14	\$ 1,120.14
3024-044-009	OCHOA JOSE & CAROLINA	38026 FLORAC ST E	\$ 1,093.18	\$ 56.90
3024-044-011	CAHAN MICHAEL J	38017 FLORAC ST E	\$ 1,093.18	\$ 546.59

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3024-045-020	SARDARYAN VENERA	962 N ARDMORE AVE #1	\$ 943.54	\$ 943.54
3024-047-057	JONES VALARIE	37741 SABRA LN	\$ 848.60	\$ 848.60
3024-049-027	RICHMOND AMERICAN HOMES OF	5171 CALIFORNIA AVE #120	\$ 931.82	\$ 931.82
3024-051-050	CRUZ DAMON J & CRYSTAL M	6810 EVANS ST	\$ 1,166.63	\$ 1,166.63
3024-052-045	JOHNSON RODERICK E	1005 E AVENUE Q5	\$ 1,093.57	\$ 597.32
3051-026-059	BARAJAS MIGUEL & BLANCA D	5526 E AVENUE T10	\$ 842.74	\$ 115.53
3051-036-013	BACHTELLE TROY D	35834 53RD ST E	\$ 782.57	\$ 391.29
3051-036-019	GALDI ROBERT A & MARIA D	35843 53RD ST E	\$ 669.27	\$ 178.75
3051-036-048	LINDEEN CHARLES D	35942 55TH ST E	\$ 669.27	\$ 669.27
3051-045-074	PEREZ ENRIQUE G	36625 PINE VALLEY CT	\$ 1,046.29	\$ 523.15
3051-049-011	PETERSON RICHARD &	4817 STARGAZER PL	\$ 1,278.37	\$ 1,278.37
3051-049-040	SIMON ARTHUR & ROBERT	36454 DEWDROP CT	\$ 1,154.52	\$ 577.26
3051-049-065	TOLBERT I MILDRED	4832 SUMMERBREEZE CT	\$ 1,278.37	\$ 1,278.37
3051-051-029	BARRAZA INDRA I	5137 NIGHTSKY PL	\$ 1,057.62	\$ 1,057.62
3051-052-007	LOZA RAFAEL	4022 SAGE CT	\$ 932.99	\$ 48.73
3051-053-002	SINGH HARDEEP	37149 CANNON CT	\$ 1,235.39	\$ 617.70
3051-053-020	GAXIOLA TAIDE R	5813 KIBLURN HIGH RD	\$ 1,480.36	\$ 308.42
3051-053-036	SCOTT EDWARD L	5750 KIBLURN HIGH RD	\$ 1,480.36	\$ 1,480.36
3051-054-014	FAIR LP	6257 VAN NUYS BLVD	\$ 823.60	\$ 411.80

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3052-013-436	HINES KERRY K	2802 PEWTER AVE	\$ 1,077.94	\$ 1,077.94
3052-013-482	REYES FRANCISCO	2759 E AVENUE S12	\$ 1,403.39	\$ 701.70
3052-051-007	CAH 2014 1 BORROWER LLC	8665 E HARTFORD DR #200	\$ 659.11	\$ 110.30
3052-054-414	SCOTT ENDIA R	36557 TURNER DR	\$ 736.86	\$ 616.97
3052-060-416	BAKCHIS ARVIDAS & RITA	36489 BLACKSMITH DR	\$ 659.11	\$ 34.68
3052-060-443	VILLAFANA ALEJANDRA	2769 CHUCKWAGON RD	\$ 760.69	\$ 760.69
3052-068-046	RODRIGUEZ MANUEL & IRMA	3707 SOUTHVIEW CT	\$ 776.71	\$ 40.33
3052-070-026	WESTAMERICA BANK TR	2893 SUNRISE BLVD #106	\$ 911.11	\$ 47.40
3052-070-029	NINO SUSAN D	36712 AUBURN CT	\$ 807.97	\$ 42.68
3052-072-084	FAROOQI MARYAM	10051 OWENSMOUTH AVE	\$ 557.14	\$ 557.14
3052-074-038	LOZA RAFAEL	4022 SAGE CT	\$ 840.01	\$ 44.04
3052-074-057	VALENZUELA MARIA G	37016 SPRINGFIELD ST	\$ 717.72	\$ 294.83
3052-079-014	MYLES KELLY ET AL	40142 LA COTA DR	\$ 713.03	\$ 713.03
3052-079-041	ROSALES JOSE J	4308 CHALONE DR	\$ 743.89	\$ 409.14
3052-079-050	MGEH REAL ESTATE	36460 SINALOA ST	\$ 713.03	\$ 356.52
3052-081-038	MOLINA OSCAR A	36516 CALICO WAY	\$ 723.97	\$ 723.97
3052-083-028	GALVEZ GUSTAVO	3058 JOJOBA TER	\$ 1,090.05	\$ 545.03
3052-084-071	HADDAD TONY M	36726 37TH ST E	\$ 988.08	\$ 494.04
3052-085-030	RIVERA VILDA L & MARLIN D	36832 ANDORA DR	\$ 776.71	\$ 388.36

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3052-085-052	CAH 2014 1 BORROWER LLC	8665 E HARTFORD DR #200	\$ 949.01	\$ 228.04
3052-085-057	MORALES IMMER U & MARTHA A	36856 CRISTALLO CT	\$ 949.01	\$ 474.51
3052-085-074	SRPS LP	8665 E HARTFORD DR #200	\$ 776.71	\$ 198.47
3052-085-077	CHIKATO MELVIN J	3932 SOURDOUGH RD	\$ 776.71	\$ 40.47
3052-086-013	SWH 2017 1 BORROWER LP	8665 E HARTFORD DR #200	\$ 850.55	\$ 241.17
3052-087-066	SWH 2017 1 BORROWER LP	8665 E HARTFORD DR #200	\$ 886.89	\$ 147.06
3053-057-028	CAH 2014 1 BORROWER LLC	8665 E HARTFORD DR #200	\$ 479.78	\$ 139.58
3053-057-068	BRITHAN CO	5436 WOODMAN AVE	\$ 727.09	\$ 727.09
3053-058-019	RCL LLC	11800 JOUETT ST	\$ 727.09	\$ 38.25
3053-058-043	MARILAO JOSE S	3035 SANDSTONE CT	\$ 479.78	\$ 338.94
3053-059-006	GODINEZ VICTOR E	1931 SHAMROCK AVE	\$ 660.28	\$ 330.14
3053-059-042	GUTIERREZ VICENTE	1920 IVORY AVE	\$ 479.78	\$ 107.35
3053-059-046	CAH 2014 2 BORROWER LLC	8665 E HARTFORD DR #200	\$ 660.28	\$ 224.52
3053-059-047	VARSHA GENIA	1941 IVORY AVE	\$ 727.09	\$ 363.55
3053-066-407	ESPARZA GILBERTO JR	5525 E AVENUE T10	\$ 1,254.15	\$ 1,254.15
3053-066-421	HERNANDEZ GERALDINE	2625 DUOMO ST	\$ 1,251.02	\$ 625.51
3206-028-035	IH3 PROPERTY WEST LP	1717 MAIN ST #2000	\$ 1,210.78	\$ 7.21
3206-028-039	DALLIN LLC	8665 E HARTFORD DR #200	\$ 1,003.71	\$ 124.33
3206-028-057	HAWATMEH MUNTHER	8904 OMEARA CT	\$ 1,147.10	\$ 59.46

** Information based on 2019/2020 Secured Roll data.

DELINQUENCY DETAIL

Assessors Parcel Number	Owner**	Mailing Address**	Applied Special Tax Amount	Delinquent Amount
3206-028-071	IH5 PROPERTY WEST LP	1717 MAIN ST #2000	\$ 1,064.27	\$ 7.35
3206-030-002	SANCHEZ JUANA A	38605 KYLE PL	\$ 931.43	\$ 465.72
3206-030-014	IH3 PROPERTY WEST LP	1717 MAIN ST #2000	\$ 1,147.10	\$ 7.87
3206-030-051	CAH 2014 2 BORROWER LLC	8665 E HARTFORD DR #200	\$ 1,334.63	\$ 11.10
3206-030-077	MAJIDI SHAWN	2701 E OCEAN BLVD	\$ 1,334.63	\$ 667.32
3206-030-078	SWH 2017 1 BORROWER LP	8665 E HARTFORD DR #200	\$ 931.43	\$ 164.21
3206-030-084	DAVOODZADEH HANNA	2233 CAROLYN DR	\$ 1,095.52	\$ 124.90

Total Delinquent Amount: **\$ 73,524.86**

** Information based on 2019/2020 Secured Roll data.

ATTACHMENT 2
DEBT SERVICE SCHEDULES

The following is the debt service schedule for the outstanding 1999 Bonds.

YEAR ENDING (AUGUST 1)	PRINCIPAL	INTEREST	ANNUAL DEBT SERVICE
2021	\$0.00	\$0.00	\$0.00
2022	\$0.00	\$0.00	\$0.00
2023	\$0.00	\$0.00	\$0.00
2024	\$0.00	\$0.00	\$0.00
2025	\$0.00	\$0.00	\$0.00
2026	\$0.00	\$0.00	\$0.00
2027	\$0.00	\$0.00	\$0.00
2028	\$0.00	\$0.00	\$0.00
2029	\$0.00	\$0.00	\$0.00
2030	\$276,231.00	\$1,998,770.00	\$2,275,000.00
2031	\$262,972.00	\$2,057,028.00	\$2,320,000.00
2032	\$250,241.00	\$2,114,759.00	\$2,365,000.00
2033	\$238,554.00	\$2,176,446.00	\$2,415,000.00
2034	\$226,837.00	\$2,233,163.00	\$2,460,000.00
2035	\$216,061.00	\$2,293,939.00	\$2,510,000.00
2036	\$205,696.00	\$2,354,304.00	\$2,560,000.00
2037	\$196,151.00	\$2,418,849.00	\$2,615,000.00
2038	\$186,603.00	\$2,478,397.00	\$2,665,000.00
2039	\$177,806.00	\$2,542,194.00	\$2,720,000.00
TOTAL	\$2,237,152.00	\$22,667,849.00	\$24,905,000.00

ATTACHMENT 2 (CONTINUED)

The following is the debt service schedule for the 2011A Bonds. The 2011B Bonds fully matured on August 1, 2016.

YEAR ENDING (AUGUST 1)	PRINCIPAL	INTEREST	ANNUAL DEBT SERVICE
2021	\$260,000.00	\$985,807.00	\$1,245,807.00
2022	\$1,800,000.00	\$967,308.00	\$2,767,308.00
2023	\$1,690,000.00	\$821,238.00	\$2,511,238.00
2024	\$1,445,000.00	\$684,095.00	\$2,129,095.00
2025	\$2,250,000.00	\$566,833.00	\$2,816,833.00
2026	\$2,290,000.00	\$384,245.00	\$2,674,245.00
2027	\$2,445,000.00	\$165,343.00	\$2,610,343.00
TOTAL	\$12,180,000.00	\$4,574,869.00	\$16,754,869.00

ATTACHMENT 2 (CONTINUED)

The following is the debt service schedule for the 2012B Bonds.

YEAR ENDING (AUGUST 1)	PRINCIPAL	INTEREST	ANNUAL DEBT SERVICE
2021	\$345,000.00	\$147,594.00	\$492,594.00
2022	\$365,000.00	\$136,381.00	\$501,381.00
2023	\$390,000.00	\$124,063.00	\$514,063.00
2024	\$410,000.00	\$110,413.00	\$520,413.00
2025	\$435,000.00	\$95,550.00	\$530,550.00
2026	\$470,000.00	\$79,238.00	\$549,238.00
2027	\$500,000.00	\$61,613.00	\$561,613.00
2028	\$530,000.00	\$42,238.00	\$572,238.00
2029	\$560,000.00	\$21,700.00	\$581,700.00
TOTAL	\$4,005,000.00	\$818,790.00	\$4,823,790.00

ATTACHMENT 2 (CONTINUED)

The following is the debt service schedule for the 2017A Bonds.

YEAR ENDING (AUGUST 1)	PRINCIPAL	INTEREST	ANNUAL DEBT SERVICE
2021	\$0.00	\$772,650.00	\$772,650.00
2022	\$0.00	\$772,650.00	\$772,650.00
2023	\$0.00	\$772,650.00	\$772,650.00
2024	\$0.00	\$772,650.00	\$772,650.00
2025	\$0.00	\$772,650.00	\$772,650.00
2026	\$0.00	\$772,650.00	\$772,650.00
2027	\$700,000.00	\$772,650.00	\$1,472,650.00
2028	\$725,000.00	\$737,650.00	\$1,462,650.00
2029	\$740,000.00	\$701,400.00	\$1,441,400.00
2030	\$490,000.00	\$664,400.00	\$1,154,400.00
2031	\$505,000.00	\$649,700.00	\$1,154,700.00
2032	\$525,000.00	\$633,287.50	\$1,158,287.50
2033	\$540,000.00	\$616,225.00	\$1,156,225.00
2034	\$420,000.00	\$598,000.00	\$1,018,000.00
2035	\$445,000.00	\$577,000.00	\$1,022,000.00
2036	\$465,000.00	\$554,750.00	\$1,019,750.00
2037	\$490,000.00	\$531,500.00	\$1,021,500.00
2038	\$515,000.00	\$507,000.00	\$1,022,000.00
2039	\$540,000.00	\$481,250.00	\$1,021,250.00
2040	\$5,675,000.00	\$454,250.00	\$6,129,250.00
2041	\$3,410,000.00	\$170,500.00	\$3,580,500.00
Total	\$16,185,000.00	\$13,285,462.50	\$29,470,462.50

ATTACHMENT 2 (CONTINUED)

The following is the debt service schedule for the 2017B Bonds.

YEAR ENDING (AUGUST 1)	PRINCIPAL	INTEREST	ANNUAL DEBT SERVICE
2021	\$1,220,000.00	\$339,525.00	\$1,559,525.00
2022	\$0.00	\$309,025.00	\$309,025.00
2023	\$240,000.00	\$309,025.00	\$549,025.00
2024	\$2,060,000.00	\$301,825.00	\$2,361,825.00
2025	\$1,670,000.00	\$240,025.00	\$1,910,025.00
2026	\$1,745,000.00	\$185,750.00	\$1,930,750.00
2027	\$1,150,000.00	\$129,037.50	\$1,279,037.50
2028	\$1,210,000.00	\$91,662.50	\$1,301,662.50
2029	\$1,315,000.00	\$49,312.50	\$1,364,312.50
Total	\$10,610,000.00	\$1,955,187.50	\$12,565,187.50

ATTACHMENT 3
RATE AND METHOD OF APPORTIONMENT
FOR CFD No. 90-1

3

EXHIBIT A

PALMDALE ELEMENTARY SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 90-1

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax, determined as shown below, shall be levied each year by the Governing Board of the Palmdale Elementary School District (the "District") within the boundaries of Community Facilities District 90-1 (the "CFD"):

1. Definitions. The following definitions shall apply:
 - (a) "Administrative Expenses" means the costs incurred by the District for the costs associated with the creation of the CFD, issuance of bonds, determination of the amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes of the CFD.
 - (b) "Annual Special Tax" has the meaning given to that term in Section 3.
 - (c) "Assessable Space" means all of the square footage within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area as determined by the public agency issuing the building permit.
 - (d) "Assessor's Parcel" means a parcel of land designated on a map of the Los Angeles County Assessor and which parcel has been assigned a discrete identifying number.
 - (e) "Board" means the Board of the Palmdale Elementary School District.
 - (f) "Bond Requirements" means the amount necessary taking into consideration anticipated delinquencies (i) to pay principal of and interest on the bonds at that time outstanding in the CFD, (ii) to make any deposits required to be made with respect to any reserve fund created with respect to such bonds, and (iii) to pay for Administrative Expenses.

(g) "Developed Property" means any Assessor's Parcels in the CFD which are zoned for residential use and for which a building permit for a residential dwelling unit(s) has been issued by June 15th of the prior Fiscal Year; provided, however, that Developed Property shall not include an Assessor's Parcel for which a Prepayment Tax has been levied and collected pursuant to Section 4 hereof.

(h) "Fiscal Year" means the period starting July 1 and ending the following June 30.

(i) "Ordinance" means the Ordinance adopted by the Board, as the legislative body of the CFD, pursuant to California Government Code Section 53340 to levy the Special Tax.

(j) "Prepayment Tax" has the meaning given to that term in Section 4.

(k) "School Facilities" shall be those school facilities (including land) and other facilities which the CFD is authorized to acquire, lease and/or construct.

(l) "Special Tax" means the maximum special tax that may be levied on any Developed Property or, on Undeveloped Property for any Fiscal Year. Special Taxes include, collectively, Annual Special Taxes and Prepayment Taxes.

(m) "Tax-Exempt Property" means any property within the CFD which is not Developed or Undeveloped Property, and includes property owned or operated by a public agency.

(n) "Undeveloped Property" means any Assessor's Parcel in the CFD which is Zoned for residential use and for which no building permit has been issued by June 15th of the previous Fiscal Year.

(o) "Undeveloped Property Tax" has the meaning given to that term in Section 5.

(p) "Zoned" means any lot or parcel of land used, zoned, allowed or designated for a residential purpose on the applicable General Plan, Specific Plan or Community Plan which the City of Palmdale or the County of Los Angeles utilizes and relies upon for planning purposes and for the approval of development.

2. Classification of Property. At the beginning of each Fiscal Year or at such other time as the Board deems desirable, beginning in 1990 the District shall cause each Assessor's Parcel in the CFD to be classified as one of the following: Developed Property, Undeveloped Property or Tax-Exempt Property.

3. Developed Property: Annual Special Tax. A Special Tax may be levied pursuant to this Section on Developed Property to the extent necessary to pay the Bond Requirements and to provide for the cost of constructing, leasing and/or acquiring the School Facilities.

All Developed Property shall be subject to a maximum Special Tax (the "Annual Special Tax") in each Fiscal Year equal to \$0.22 per square foot of Assessable Space; provided, however, that the Annual Special Tax rate of \$0.22 per square foot of Assessable Space shall be increased in each Fiscal Year after the Fiscal Year ending on June 30, 1991 by an amount equal to 2% of the maximum Annual Special Tax rate for the prior Fiscal Year.

4. Alternative Prepayment Tax. In lieu of paying an Annual Special Tax on Developed Property, the owner of any Assessor's Parcel of Undeveloped Property may elect to prepay the Annual Special Tax (the "Prepayment Tax") (i) with respect to any Assessor's Parcel for which a building permit has been issued prior to the adoption of the Ordinance, within 30 days after the adoption of the Ordinance, and (ii) with respect to any Assessor's Parcel for which a building permit has not been issued prior to the adoption of the Ordinance, at or prior to the time of issuance of a building permit with respect to such Assessor's Parcel. The maximum Prepayment Tax rate which may be levied in each Fiscal Year is \$2.25 per square foot of Assessable Space; provided, however, that the maximum Prepayment Tax rate shall be increased in each Fiscal Year after the Fiscal Year ending on June 30, 1991 by an amount equal to 2% of the maximum Prepayment Tax rate for the prior Fiscal Year. Upon payment and satisfaction of any Prepayment Tax, the Assessor's Parcel with respect to which such Prepayment Tax has been levied and collected shall be characterized as Tax Exempt Property and shall not be subject to an Annual Special Tax. Prepayment Taxes levied and collected pursuant to this Section 4 may be used to pay the Bond Requirements and to provide for the cost of financing, constructing, leasing and/or acquiring the School Facilities.

5. Undeveloped Property Tax. A Special Tax may be levied pursuant to this section on Undeveloped Property (the "Undeveloped Property Tax") to the extent necessary to pay

6

the Bond Requirements subject to the limitations set forth below.

In the event that on July 1 of any Fiscal Year, the maximum projected revenues that can be generated from the levy of the Special Tax for such Fiscal Year on all Developed Property together with all other funds of the CFD legally available to pay the Bond Requirements, shall be insufficient to pay the Bond Requirements for such Fiscal Year due to anticipated delinquencies in the payment of Special Taxes, then all Undeveloped Property shall be subject to a Special Tax, for such Fiscal Year only, up to an amount not to exceed, per acre of Undeveloped Property (or a proportionate amount thereof for any portion of such acre), the lesser of (i) \$750 or (ii) the aggregate amount of the actual delinquencies in the payment of Special Taxes for the prior Fiscal Year, divided by the total number of acres of Undeveloped Property in the District.

6. Calculation of the Special Tax on Developed Property and Undeveloped Property.

At the beginning of each Fiscal Year, beginning in 1991, the Board, as the governing body of the CFD, shall cause the Special Tax to be calculated and levied as follows:

First: For each parcel of Developed Property, the Board shall compute the amount of the Assessable Space and multiply that amount by the Annual Special Tax rate in effect for such Fiscal Year pursuant to Section 3 hereof.

Second: If additional monies are needed to pay the Bond Requirements after the maximum Annual Special Tax rate has been levied on all Developed Property pursuant to the first step, the CFD shall apply all legally available monies of the CFD to the payment of the Bond Requirements.

Third: If additional monies are needed to pay the Bond Requirements after the first two steps have been completed, then the CFD shall levy an Undeveloped Special Tax on each parcel of Undeveloped Property in an amount sufficient to pay the Bonds Requirements up to the maximum amount specified in Section 5.

Fourth: In addition, for all Undeveloped Property, the Board shall declare the Prepayment Tax rate in effect for such Fiscal Year at which time an owner can elect to prepay the Annual Special Tax.

7. Limitations. The Board shall not impose any Special Tax on any Tax-Exempt Property.

8. Appeals and Interpretation Procedure. Any taxpayer subject to the Special Tax claiming that the amount or application of the Special Tax has not been properly computed may file a notice with the District appealing the levy of the Special Tax. The Superintendent or designee will promptly review the appeal and, if necessary, meet with the applicant and decide the appeal. If the findings of the Superintendent or designee verify that the tax should be modified or changed, the special tax levy shall be corrected and, if applicable, a refund shall be granted. Any dispute over the decision of the Superintendent or designee shall be referred to the Board and the decision of the Board with respect to the Special Tax shall be final.

Interpretation may be made by Resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the special tax rate, or application of the method of apportionment, or the classification of properties or any definition applicable to the CFD.

9. Claims for Refund. All claims for refund of Special Taxes collected on behalf of the CFD shall be filed with the Superintendent of the District not later than one year after the date the Special Tax has been paid to the County. The claimant shall file the claim within this time period and the claim shall be finally acted upon by the Board as a prerequisite to the claimant bringing suit thereon.

The procedure described in this Rate and Method of Apportionment of Special Tax shall be the exclusive claims procedure for claimants seeking a refund of Special Taxes. The decision of the Board in response to a claim for refund of Special Taxes shall be final.

10. Collection of Special Tax. The Annual Special Tax shall be collected each year upon the applicable Assessor's Parcels in the CFD in the same manner as ordinary ad valorem property taxes are collected and the Prepayment Tax shall be collected by the Board at the time of issuance of a building permit; provided, however, that the CFD may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations. All Special Taxes shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the Auditor of the County of

Los Angeles for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. The Special Tax shall be levied and collected only so long as it is needed to pay the Bond Requirements or to pay to construct lease and/or acquire the facilities of the CFD. In the event of a delinquency, the CFD will pursue foreclosure in a timely manner.

ATTACHMENT 4
FY 2020/21 SPECIAL TAX ROLL

A list of the parcels and CFD No. 90-1 Special Taxes submitted to the County for FY 2020/21 is provided separately in an electronic medium.