



# COOPERATIVE STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

## WILLIAM S. HART UNION HIGH SCHOOL DISTRICT

ADMINISTRATION REPORT

FISCAL YEAR 2018/2019

COMMUNITY FACILITIES DISTRICT NO. 2004-1

JULY 18, 2018

**PREPARED FOR:**

**William S. Hart Union High  
School District**

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First Amended Rate and Method of Apportionment

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Summary of Transactions for Funds and Accounts

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## **INTRODUCTION**

This Administration Report ("Report") provides an analysis of the financial and administrative obligations of Community Facilities District ("CFD") No. 2004-1 of the William S. Hart Union High School District ("School District"), pursuant to the First Amended Rate and Method of Apportionment ("RMA") attached as Exhibit A, for the purpose of calculating the Annual Special Tax levy for Fiscal Year 2018/2019. In calculating the Annual Special Tax levy for Fiscal Year 2018/2019, the Report describes (i) the remaining financial obligations of CFD No. 2004-1 for Fiscal Year 2017/2018 and (ii) the financial obligations of CFD No. 2004-1 for Fiscal Year 2018/2019.

The Report is organized into the following sections:

### **SECTION I**

Section I provides a description of the Annual Special Tax levy for Fiscal Year 2017/2018 including any delinquent Annual Special Taxes.

### **SECTION II**

On February 24, 2015 the 2015 Special Tax Refunding Bonds ("2015 Bonds") were issued by CFD No. 2004-1 in the amount of \$5,615,000. The 2015 Bonds were issued for the purpose of (i) refunding the 2005 Special Tax Bonds of CFD No. 2004-1 ("2005 Bonds") (collectively, with the 2015 Bonds, the "Bonds"), (ii) funding a debt service reserve fund for the 2015 Bonds and (iii) paying certain costs of issuing the 2015 Bonds. The 2015 Bonds are secured by and repaid from the levy of Annual Special Taxes within CFD No. 2004-1.

Section II examines the financial activity within the various funds and accounts established pursuant to the Fiscal Agent Agreement dated January 1, 2005 ("2005 FAA") by and between CFD No. 2004-1 and Zions Bank, a division of ZB, National Association, formerly known as Zions First National Bank, NA ("Fiscal Agent") and pursuant to the Fiscal Agent Agreement dated February 1, 2015 ("2015 FAA" collectively, with the 2005 FAA, the "FAAs") by and between CFD No. 2004-1 and the Fiscal Agent from July 1, 2017 to May 31, 2018. A summary is provided which lists all disbursements, Annual Special Tax receipts, and interest earnings.

### **SECTION III**

Section III contains a description of (i) the initial allocation of Bond proceeds and (ii) the expenditure of Special Taxes and Bond proceeds to fund Authorized Facilities of CFD No. 2004-1 through May 31, 2018, as directed by Senate Bill 165 ("SB 165").

#### **SECTION IV**

Section IV calculates the Minimum Annual Special Tax Requirement based on the financial obligations of CFD No. 2004-1 for Fiscal Year 2018/2019.

#### **SECTION V**

Section V provides the development status of CFD No. 2004-1.

#### **SECTION VI**

Section VI describes the methodology used to apportion the Minimum Annual Special Tax Requirement among the properties within CFD No. 2004-1 and lists the Annual Special Tax rates for Fiscal Year 2018/2019.



## I. FISCAL YEAR 2017/2018 LEVY SUMMARY

### A. Special Tax Levy

The aggregate Annual Special Tax levy of CFD No. 2004-1 in Fiscal Year 2017/2018 as well as a summary of the levy can be found in the table below.

**Annual Special Tax Rates  
For Fiscal Year 2017/2018**

<b>Tax Class</b>	<b>Building Square Footage</b>	<b>Number of Units/Acres</b>	<b>Assigned Annual Special Tax Rate</b>	<b>Total Annual Special Taxes</b>
1	≤ 1,600	60 Units	\$2,630.44 per Unit	\$157,826.40
2	1,601 – 1,800	25 Units	\$2,694.54 per Unit	\$67,363.50
3	1,801 – 2,000	57 Units	\$2,803.14 per Unit	\$159,778.98
4	> 2,000	24 Units	\$2,907.02 per Unit	\$69,768.48
<i>Developed Property</i>		<i>166 Units</i>	<i>N/A</i>	<i>\$454,737.36</i>
<i>Undeveloped Property</i>		<i>0.00 Acres</i>	<i>\$0.00 per Acre</i>	<i>\$0.00</i>
<b>Total</b>				<b>\$454,737.36</b>

### B. Special Tax Delinquencies

Cooperative Strategies, LLC has received delinquency information for CFD No. 2004-1 for Fiscal Year 2017/2018 from the County of Los Angeles ("County"). For the second installment of Fiscal Year 2017/2018 (as of May 16, 2018), \$5,465.63 in Annual Special Taxes were delinquent, yielding a delinquency rate of 1.20%.

## II. FINANCIAL ACTIVITY

This section summarizes the activity within the various funds and accounts created by the FAAs. For a more detailed description of the various funds and accounts, please see Section 3.01 of the FAAs. A detailed analysis of all transactions within these funds and accounts for this period is included as Exhibit B.

### A. Sources of Funds

Sources of funds for CFD No. 2004-1 for the period of July 1, 2017 to May 31, 2018 are summarized in the table below.

**Sources of Funds**  
**July 1, 2017 – May 31, 2018**

<b>Sources</b>	<b>Amount</b>
Bond Proceeds	\$0.00
Special Tax Receipts	\$473,632.05
Investment Earnings <sup>[1]</sup>	\$8,773.15
Miscellaneous	\$0.00
<b>Total</b>	<b>\$482,405.20</b>
<i>[1] Data summarized in the table on the following page.</i>	

**Investment Earnings**  
**July 1, 2017 – May 31, 2018**

<b>Funds and Accounts</b>	<b>Amount</b>
2015 Administrative Expense Fund	\$316.91
2015 Bond Interest Account	\$3.78
2015 Bond Principal Account	\$2.70
2015 Reserve Fund	\$5,676.34
2015 Residual Account	\$1,959.31
2015 Special Tax Fund	\$814.11
<b>Total</b>	<b>\$8,773.15</b>

**B. Uses of Funds**

Uses of funds for CFD No. 2004-1 for the period of July 1, 2017 to May 31, 2018 are summarized in the table below.

**Uses of Funds  
July 1, 2017 – May 31, 2018**

<b>Uses</b>	<b>Amount</b>
Interest Payments	\$161,384.12
Principal Payments	\$160,000.00
Acquisition/Construction Payments	\$0.00
Administrative Expenses	\$11,167.50
Miscellaneous	\$0.00
<b>Total</b>	<b>\$332,551.62</b>

**C. Fund and Account Balances**

The balances as of May 31, 2018 in the funds and accounts established pursuant to the FAAs are shown in the table below.

**Fund and Account Balances  
As of May 31, 2018**

<b>Funds and Accounts</b>	<b>Amount</b>
2015 Administrative Expense Fund	\$52,355.24
2015 Bond Interest Account	\$83.15
2015 Bond Principal Account	\$2.70
2015 Reserve Fund	\$465,211.80
2015 Residual Account	\$334,377.74
2015 Special Tax Fund	\$104,537.87
<b>Total</b>	<b>\$956,568.50</b>

### **III. SENATE BILL 165 COMPLIANCE**

The Governing Board ("Board") of the School District, pursuant to the provisions of the Local Agency Special Tax and Bond Accountability Act ("Accountability Act"), has directed the filing of the Special Tax and Bond Accountability Report for CFD No. 2004-1. According to SB 165, any local special tax and/or bond measure subject to voter approval on or after January 1, 2001, must follow the requirements of the Accountability Act. All capitalized terms herein are used as defined in the RMA of CFD No. 2004-1.

#### **A. Authorized Facilities**

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended ("Act"), CFD No. 2004-1 can only be used to fund the "Authorized Facilities" as outlined at the time of formation. The following is an excerpt taken from the ROI to establish CFD No. 2004-1 which describes the Authorized Facilities.

The types of facilities ("CFD Facilities") proposed to be planned for, designed, acquired, constructed, leased, expanded, improved, rehabilitated and financed by proposed Community Facilities District No. 2004-1 of the William S. Hart Union High School District ("Hart CFD No. 2004-1") under the Mello Roos Community Facilities Act of 1982 ("Mello-Roos Act") are, as follows:

"CFD Facilities" means any school facility with an estimated useful life of five (5) years or longer, including sites and site improvements (including landscaping, access roadways, drainage, sidewalks and gutters, utility lines, playground areas and equipment), classrooms, recreational facilities, on-site office space at a school, central support and administrative facilities, interim housing and transportation facilities needed by the William S. Hart Union High School District ("School District") in order to serve the student population to be generated as a result of development of the property within the Hart CFD No. 2004-1.

"CFD Facilities" may also include: (i) bridge and thoroughfare and other transportation related facilities (and fees therefore) to be owned and operated by the County of Los Angeles ("County"); (ii) facilities to be owned by a public entity (and fees therefore) for purposes of producing, reclaiming, improving, reusing, pumping, storing, and delivering local groundwater, State Water Project or other water, and/or wastewater; and (iii) facilities to be owned by any other public entity (and fees therefore) for other purposes as necessary to serve the property within Hart CFD No. 2004-1.



"CFD Facilities" may also include the attributable costs of engineering, design, planning, materials testing, coordination, construction staking and construction, together with the expenses related to issuance and sale of any "debt," as defined in Section 53317(d) of the Mello-Roos Act, including underwriters' discount, appraisals, market studies, reserve fund, capitalized interest, bond counsel, Special Tax consultant, bond and official statement printing, administrative expenses of the School District, the Hart CFD No. 2004-1 and bond trustee or fiscal agent related to the Hart CFD No. 2004-1 and any such debt and all other incidental expenses. The CFD Facilities shall be constructed, whether or not acquired in their completed states, pursuant to plans and specifications approved by County or any other governmental entity that will own and operate the same.

The CFD Facilities listed in this Exhibit are representative of the types of improvements to be furnished by the Hart CFD No. 2004-1. Addition, deletion or modification of descriptions of CFD Facilities may be made consistent with the requirements of the School District, the Hart CFD No. 2004-1, and the Mello-Roos Act.

## B. Bond Proceeds

In accordance with the 2005 FAA by and between the School District and the Fiscal Agent, the proceeds of the 2005 Bonds were deposited into the funds and accounts shown in the table below.

**Initial Deposit of 2005 Bond Proceeds**

<b>Funds and Subaccounts</b>	<b>Initial Deposit</b>
LACSD No. 32 Sanitation Fees Account	\$212,181.30
County Library Fees Account	\$61,650.96
County Road Fees Account	\$1,220,050.74
Reserve Fund	\$518,801.57
Administrative Expense Fund	\$15,000.00
School Facilities Account	\$3,143,866.10
Capitalized Interest Subaccount <sup>[1]</sup>	\$179,526.68
Costs of Issuance Account <sup>[2]</sup>	\$338,922.65
<b>Total</b>	<b>\$5,690,000.00</b>
<i>[1] 2005 Bond Proceeds deposited into the Interest Account to cover Capitalized Interest through September 1, 2005.</i>	
<i>[2] This amount includes the Underwriter's discount of \$142,250.00 and the original issue Discount of \$20,672.65. However, the actual amount deposited in the Costs of Issuance Fund was \$176,000.00.</i>	

In accordance with the 2015 FAA by and between the School District and the Fiscal Agent, the proceeds of the 2015 Bonds were deposited into the funds and accounts shown in the table on the following page.

### Initial Deposit of 2015 Bond Proceeds

<b>Funds and Accounts</b>	<b>Initial Deposit</b>
Escrow Fund	\$5,519,766.25
Reserve Fund	\$460,575.00
Costs of Issuance Account <sup>[1]</sup>	\$259,127.43
<b>Total Bond Proceeds <sup>[2]</sup></b>	<b>\$6,239,468.68</b>

*[1] This amount includes the Underwriter's discount of \$98,262.50. However, the actual amount deposited in the Costs of Issuance Fund was \$160,864.93.*

*[2] This amount includes the transfer of funds on hand from the 2005 Bonds of \$718,511.28 and the Original Issue Discount of \$94,042.60. The actual Par amount of the 2015 Bonds was \$5,615,000.*

### C. Construction/Acquisition Accounts

All funds originally deposited into and accrued by the School Facilities Account, County Road Facilities Account, County Library Fees Account, and LACSD No. 32 Fees Sanitation Account have been expended and these accounts have been closed. For details of these expenditures, please refer to the Administration Reports for CFD No. 2004-1 in Fiscal Years 2008/2009 and prior.

### D. Special Tax Fund

Each Fiscal Year, CFD No. 2004-1 will levy, collect, and expend Annual Special Taxes in an amount necessary to pay interest and principal to bondholders, cover Administrative Expenses, and fund school facilities necessary to serve students generated from residential units constructed within the boundaries of CFD No. 2004-1. The table below presents a detailed listing of the Annual Special Taxes collected and expended by CFD No. 2004-1 from February 24, 2015 through May 31, 2018.

#### 2015 Special Tax Fund

<b>Balance as of February 24, 2015</b>		<b>\$0.00</b>
<b>Previously Accrued</b>	<b>\$872,119.84</b>	
<b>Previously Expended</b>	<b>(\$787,321.39)</b>	
<b>Balance as of June 1, 2017</b>		<b>\$84,798.45</b>
<b>Accruals</b>		<b>\$474,471.62</b>
Special Tax Receipts	\$473,632.05	
Interest Earnings	\$839.57	
<b>Expenditures</b>		<b>(\$454,732.20)</b>
Transfer to 2015 Administrative Expense Fund	(\$19,792.19)	
Transfer to 2015 Residual Account	(\$116,799.24)	
Transfer to 2015 Interest Account	(\$158,141.10)	
Transfer to 2015 Principal Account	(\$159,999.67)	
<b>Balance as of May 31, 2018</b>		<b>\$104,537.87</b>

#### IV. MINIMUM ANNUAL SPECIAL TAX REQUIREMENT

For Fiscal Year 2018/2019, the Minimum Annual Special Tax Requirement for CFD No. 2004-1, as calculated pursuant to the RMA, can be found in the table below.

##### Minimum Annual Special Tax Requirement For Fiscal Year 2018/2019

<b>FY 2017/2018 Current and Projected Funds</b>		<b>\$368,895.45</b>
Balance of the 2015 Special Tax Fund (as of May 31, 2018)	\$104,537.87	
Balance of the 2015 Interest Account (as of May 31, 2018)	\$83.15	
Balance of the 2015 Principal Account (as of May 31, 2018)	\$2.70	
Projected Special Tax Receipts	\$264,271.73	
<b>FY 2017/2018 Remaining Obligations</b>		<b>\$368,895.45</b>
Interest Payment Due September 1, 2018	\$79,756.25	
Principal Payment Due September 1, 2018	\$170,000.00	
Direct Construction of Authorized Facilities	\$119,139.20	
Remaining Administrative Expense Obligations	\$0.00	
<b>FY 2017/2018 Surplus/(Draw on Reserve)</b>		<b>\$0.00</b>
<b>FY 2018/2019 Obligations</b>		<b>\$463,831.14</b>
Interest Payment Due March 1, 2019	\$78,056.25	
Interest Payment Due September 1, 2019	\$78,056.25	
Principal Payment Due September 1, 2019	\$185,000.00	
Administrative Expense Budget for Fiscal Year 2018/2019	\$19,792.18	
Direct Construction of Authorized Facilities/Special Tax Delinquencies	\$102,926.46	
<b>Minimum Annual Special Tax Requirement</b>		<b>\$463,831.14</b>

## **V. DEVELOPMENT SUMMARY**

As of Fiscal Year 2006/2007 all Assessor's Parcels within CFD No. 2004-1 have been classified as Developed Property, therefore CFD No. 2004-1 is built-out.

## VI. FISCAL YEAR 2018/2019 LEVY SUMMARY

The Special Tax rates of CFD No. 2004-1 needed to meet the Minimum Annual Special Tax Requirement for Fiscal Year 2018/2019 are shown in the table below. The Special Tax roll, which lists the actual Special Tax levied against each Assessor's Parcel, is included as Exhibit C. For a more detailed explanation of the methodology used to apportion the Minimum Annual Special Tax Requirement among Developed Property and Undeveloped Property, please see the RMA.

### Annual Special Tax Rates For Fiscal Year 2018/2019

<b>Tax Class</b>	<b>Building Square Footage</b>	<b>Number of Units/Acres</b>	<b>Assigned Annual Special Tax Rate</b>	<b>Total Annual Special Taxes</b>
1	≤ 1,600	60 Units	\$2,683.04 per Unit	\$160,982.40
2	1,601 – 1,800	25 Units	\$2,748.42 per Unit	\$68,710.50
3	1,801 – 2,000	57 Units	\$2,859.20 per Unit	\$162,974.40
4	> 2,000	24 Units	\$2,965.16 per Unit	\$71,163.84
<i>Developed Property</i>		<i>166 Units</i>	<i>N/A</i>	<i>\$463,831.14</i>
<i>Undeveloped Property</i>		<i>0.00 Acres</i>	<i>\$0.00 per Acre</i>	<i>\$0.00</i>
<b>Total</b>				<b>\$463,831.14</b>



**EXHIBIT A**

**First Amended  
Rate and Method of Apportionment**

**FIRST AMENDED RATE AND METHOD OF APPORTIONMENT FOR  
COMMUNITY FACILITIES DISTRICT NO. 2004-1  
OF WILLIAM S. HART UNION HIGH SCHOOL DISTRICT**

The following sets forth the Rate and Method of Apportionment for the levy and collection of a Special Tax in Community Facilities District No. 2004-1 of the William S. Hart Union High School District ("CFD No. 2004-1"). An Annual Special Tax shall be levied on and collected by CFD No. 2004-1 each Fiscal Year, in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property of CFD No. 2004-1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**SECTION A  
DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Acreage" or "Acres"** 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 recorded with the County.

**"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 expenses of the School District or CFD No. 2004-1 related to the administration of CFD No. 2004-1.

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

**"Assessor's Parcel"** means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number within the boundaries of CFD No. 2004-1.

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

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

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

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

**"Board"** means the Governing Board of the School District or its designee as the legislative body of CFD No. 2004-1.

**"Bonds"** means any obligation to repay a sum of money, including obligations in the form of bonds, notes, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, which obligation may be incurred by CFD No. 2004-1 or the School District.

**"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 years with an average rating equivalent to Moody's A1 and S&P's A-plus, as reasonable determined by the Board.

**"Building Permit"** means a permit for the construction of one or more Units. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

**"Building Square Footage" or "BSF"** means the square footage of internal living space of a Unit, exclusive of garages or other structures not used as living space, as set forth in the Building Permit application for such Unit or other applicable records of the County.

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

**"County"** means the County of Los Angeles

**"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 reasonably determined by the Board.

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

**"Final Map"** means a final tract map, parcel map, lot line adjustment, or functionally equivalent map or instrument that creates building sites, 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.

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

**"Maximum Annual Special Tax"** means the maximum Special Tax, determined in accordance with Section C, that can be levied by CFD No. 2004-1 in any Fiscal Year on any Assessor's Parcel.

**"Minimum Annual Special Tax Requirement"** means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs due in such Fiscal Year on all outstanding Bonds, (ii) Administrative Expenses of CFD No. 2004-1, (iii) the costs associated with the release of funds from an escrow account, and (iv) any amount required to establish or replenish any reserve funds established in association with the Bonds, less (v) any amount available to pay debt service or other periodic costs pursuant to any applicable bond indenture, fiscal agent agreement, or trust agreement.

**"Minimum Taxable Acreage"** means the applicable Acreage listed in Table 2 set forth in Section K.

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

**"Prepayment Administrative Fees"** means the fees and expenses associated with the prepayment, including the costs of computation of the Prepayment Amount, costs of redeeming Bonds, and costs of recording any notices to evidence the prepayment and redemption of Bonds.

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

**"Present Value of Taxes"** means the present value of the Maximum Annual Special Tax applicable to such Assessor's Parcel in the current Fiscal Year not yet received by the District for CFD No 2004-1, plus the Maximum Annual Special Tax applicable to such Assessor's Parcel in each remaining Fiscal Year until the termination date specified in Section J, using as the discount rate (i) if Bonds have been issued, the Yield On The Bonds or (ii) if Bonds have not been issued, the most recently published Bond Index.

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

**"Reserve Fund Credit"** means, for each owner of an Assessor's Parcel wishing to prepay the Annual Special Tax obligation of such Assessor's Parcel, an amount equal to the reduction in the reserve requirement for the outstanding Bonds resulting from the redemption of Bonds with the applicable prepaid Special Taxes. In the event that a surety bond or other credit instrument satisfies the reserve requirement or the reserve requirement is under-funded at the time of the prepayment, no Reserve Credit shall be given.

**"School District"** means William S. Hart Union High School District.

**"Special Tax"** means any of the special taxes authorized to be levied by CFD No. 2004-1 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.

" **Yield On The Bonds**" means the arbitrage yield for the last series of Bonds issued.

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

For each Fiscal Year, beginning with Fiscal Year 2004-05, each Assessor's Parcel within CFD No. 2004-1 shall be classified as Taxable Property or Exempt Property. Furthermore, each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Each Assessor's Parcel of Developed Property shall be further classified based on the Building Square Footage of the Unit. The classification of Taxable Property shall not fall below the Minimum Taxable Acreage depicted in Table 2.

## **SECTION C MAXIMUM ANNUAL SPECIAL TAXES**

### **1. Developed Property**

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

### **2. Undeveloped Property**

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

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

### **1. Developed Property**

The Assigned Annual Special Tax applicable to an Assessor's Parcel of Developed Property in Fiscal Year 2004-05 shall be the amount determined by reference to Table 1.



**TABLE 1**

**ASSIGNED ANNUAL SPECIAL TAX FOR  
DEVELOPED PROPERTY FOR  
FISCAL YEAR 2004-05**

<b>Building Square Footage</b>	<b>Assigned Annual Special Tax</b>
≤1,600	\$2,033.41 per Unit
1,601-1,800	\$2,082.97 per Unit
1,801-2,000	\$2,166.92 per Unit
>2,000	\$2,247.23 per Unit

For each Fiscal Year, commencing with Fiscal Year 2005-06, the Assigned Annual Special Tax for all Developed Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

**2. Undeveloped Property**

The Assigned Annual Special Tax for an Assessor's Parcel of Undeveloped Property for Fiscal Year 2004-05 shall be \$26,780.00 per acre. For each Fiscal Year, commencing with Fiscal Year 2005-06, the Assigned Annual Special Tax for all Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year

**SECTION E  
BACKUP ANNUAL SPECIAL TAXES**

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. The Backup Annual Special Tax rate in any Fiscal Year for Developed Property within a Final Map shall be the rate per Lot calculated according to the following formula:

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

The terms above have the following meanings:

- B = Backup Annual Special Tax per Lot in each Fiscal Year
- U = Assigned Annual Special Tax per acre of Acreage for Undeveloped Property
- A = Acreage of Taxable Property in such Final Map, as determined by the Board pursuant to Section K
- L = Lots at the time the Final Map is first recorded

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

1. Determine the total Backup Annual Special Taxes anticipated to apply to the changed or modified area of the Final Map prior to the change or modification.
2. The result of paragraph 1 above shall be divided by the Acreage of Taxable Property which is ultimately expected to exist in such changed or modified area of the Final Map, as reasonably determined by the Board.
3. The result of paragraph 2 above shall be divided by 43,560. The result is the Backup Annual Special Tax per square foot of Acreage which shall be applicable to Assessor's Parcels of Developed Property in such changed or modified area of the Final Map for all remaining Fiscal Years in which the Special Tax may be levied. The Backup Annual Special Tax for an Assessor's Parcel of Developed Property in a Final Map that is not changed or modified shall not be recalculated.

#### **SECTION F EXCESS ASSIGNED ANNUAL SPECIAL TAX FROM DEVELOPED PROPERTY**

In any Fiscal Year, when proceeds of Assigned Annual Special Tax for Developed Property are greater than the Minimum Annual Special Tax Requirement then such amount shall be paid to the School District. The proceeds shall be used for acquisition, construction or financing school facilities in accordance with the Act and other applicable law as determined by the School District.

#### **SECTION G METHOD OF APPORTIONMENT OF THE ANNUAL SPECIAL TAX**

Commencing Fiscal Year 2004-05, and for each subsequent Fiscal Year, the Board shall levy Annual Special Tax is as follows:

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

the Maximum Annual Special Tax applicable to each such Assessor's Parcel to satisfy the Minimum Annual Special Tax Requirement.

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

The Annual Special Tax obligation of an Assessor's Parcel of Developed Property or an Assessor's Parcel of Undeveloped Property for which a Building Permit has been issued may be prepaid, provided that there are no delinquent Special Taxes, penalties, or interest charges outstanding with respect to such Assessor's Parcel at the time the Annual Special Tax obligation would be prepaid. An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 2004-1 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the prepayment amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. The Prepayment Amount shall be calculated according to the following formula:

$$P = PVT - RFC + PAF$$

The terms above have the following meanings:

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

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

## **SECTION I PARTIAL PREPAYMENT OF ANNUAL SPECIAL TAXES**

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

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

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

## 2. **Partial Prepayment Amount**

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

$$PP = P_G \times F$$

The terms above have the following meanings:

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

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

With respect to any Assessor's Parcel that is partially prepaid, the Board shall indicate in the records of CFD No. 2004-1 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual Special Tax shall cease.

Notwithstanding the foregoing, no partial prepayment will be allowed unless the amount of Annual Special Taxes that may be levied on Taxable Property after such partial prepayment, net of Administrative Expenses, shall be at least 1.1 times the regularly scheduled annual interest and principal payments on all currently outstanding applicable Bonds in each future Fiscal Year.

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

Annual Special Taxes shall be levied, commencing Fiscal Year 2004-05 and until the end of thirty-five (35) Fiscal Years after the last series of Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2049-50.

## **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 used exclusively by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels developed or expected to be developed exclusively for non-residential use, including any use directly servicing any non-residential property, such as parking, as reasonably determined by the Board, and (vi) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the sum of all Taxable Property to less than the Minimum Taxable Acres of Acreage in CFD No.

2004-1. Notwithstanding the above, the Board shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than the Minimum Taxable Acreage of CFD No. 2004-1. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than Minimum Taxable Acreage in CFD No. 2004-1 will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

## **TABLE 2**

### **MINIMUM TAXABLE ACREAGE**

<b>Minimum Taxable Acres of Acreage</b>
13.69 Acres

## **SECTION L CLAIMS**

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 claim 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 any 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. 2004-1 ("Representative") shall promptly review the claim, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the claim. The decisions of the Representative(s) shall be final and binding. 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 Annual Special Tax on that Assessor's Parcel in the subsequent Fiscal Year(s) as the representative's decisions shall indicate.

## **SECTION M MANNER OF COLLECTION**

The Annual Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 2004-1 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.



**EXHIBIT B**

**Summary of Transactions for Funds and Accounts**

# SOURCES AND USES OF FUNDS

Jul 1 2017 - May 31 2018

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Fund	\$43,413.64	\$0.00	\$316.91	\$0.00	\$316.91	\$0.00	\$0.00	\$0.00	(\$11,167.50)	\$0.00	(\$11,167.50)	\$19,792.19	\$52,355.24
2015 Interest Account	\$0.26	\$0.00	\$3.78	\$0.00	\$3.78	(\$161,112.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$161,112.50)	\$161,191.61	\$83.15
2015 Principal Account	\$0.33	\$0.00	\$2.70	\$0.00	\$2.70	\$0.00	(\$160,000.00)	\$0.00	\$0.00	\$0.00	(\$160,000.00)	\$159,999.67	\$2.70
2015 Reserve Fund	\$462,857.59	\$0.00	\$5,676.34	\$0.00	\$5,676.34	(\$271.62)	\$0.00	\$0.00	\$0.00	\$0.00	(\$271.62)	(\$3,050.51)	\$465,211.80
2015 Residual Account	\$215,619.19	\$0.00	\$1,959.31	\$0.00	\$1,959.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,799.24	\$334,377.74
2015 Special Tax Fund	\$84,823.91	\$473,632.05	\$814.11	\$0.00	\$474,446.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$454,732.20)	\$104,537.87
Total:	\$806,714.92	\$473,632.05	\$8,773.15	\$0.00	\$482,405.20	(\$161,384.12)	(\$160,000.00)	\$0.00	(\$11,167.50)	\$0.00	(\$332,551.62)	\$0.00	\$956,568.50

**Note:** \$160,000.00 was paid in Principal from the Principal Account for the September debt service obligation.

\$81,356.25 was paid in Interest from the Interest Account for the September debt service obligation.

\$79,756.25 was paid in Interest from the Interest Account for the March debt service obligation.

# SOURCES AND USES OF FUNDS

07/01/2017

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Func	\$43,413.64	\$0.00	\$16.88	\$0.00	\$16.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,430.52
2015 Interest Account	\$0.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.26
2015 Principal Account	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.33
2015 Reserve Fund	\$462,857.59	\$0.00	\$666.20	\$0.00	\$666.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463,523.79
2015 Residual Account	\$215,619.19	\$0.00	\$83.82	\$0.00	\$83.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$215,703.01
2015 Special Tax Fund	\$84,823.91	\$270,000.00	\$32.98	\$0.00	\$270,032.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$354,856.89
Total:	\$806,714.92	\$270,000.00	\$799.88	\$0.00	\$270,799.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,077,514.80

Note:

# SOURCES AND USES OF FUNDS

08/01/2017

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Func	\$43,430.52	\$0.00	\$22.18	\$0.00	\$22.18	\$0.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00	(\$1,800.00)	\$0.00	\$41,652.70
2015 Interest Account	\$0.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81,355.99	\$81,356.25
2015 Principal Account	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$159,999.67	\$160,000.00
2015 Reserve Fund	\$463,523.79	\$0.00	\$1,404.71	\$0.00	\$1,404.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2,969.72)	\$461,958.78
2015 Residual Account	\$215,703.01	\$0.00	\$110.18	\$0.00	\$110.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$215,813.19
2015 Special Tax Fund	\$354,856.89	\$0.00	\$153.85	\$0.00	\$153.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$238,385.94)	\$116,624.80
Total:	\$1,077,514.80	\$0.00	\$1,690.92	\$0.00	\$1,690.92	\$0.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00	(\$1,800.00)	\$0.00	\$1,077,405.72

Note:

# SOURCES AND USES OF FUNDS

09/01/2017

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Fund	\$41,652.70	\$0.00	\$21.40	\$0.00	\$21.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,674.10
2015 Interest Account	\$81,356.25	\$0.00	\$1.42	\$0.00	\$1.42	(\$81,356.25)	\$0.00	\$0.00	\$0.00	\$0.00	(\$81,356.25)	\$0.00	\$1.42
2015 Principal Account	\$160,000.00	\$0.00	\$2.70	\$0.00	\$2.70	\$0.00	(\$160,000.00)	\$0.00	\$0.00	\$0.00	(\$160,000.00)	\$0.00	\$2.70
2015 Reserve Fund	\$461,958.78	\$0.00	\$185.49	\$0.00	\$185.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462,144.27
2015 Residual Account	\$215,813.19	\$0.00	\$108.49	\$0.00	\$108.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$215,921.68
2015 Special Tax Fund	\$116,624.80	\$0.00	\$174.44	\$0.00	\$174.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,799.24
Total:	\$1,077,405.72	\$0.00	\$493.94	\$0.00	\$493.94	(\$81,356.25)	(\$160,000.00)	\$0.00	\$0.00	\$0.00	(\$241,356.25)	\$0.00	\$836,543.41

**Note:** \$160,000.00 was paid in Principal from the Principal Account for the September debt service obligation.

\$81,356.25 was paid in Interest from the Interest Account for the September debt service obligation.



# SOURCES AND USES OF FUNDS

10/01/2017

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Func	\$41,674.10	\$0.00	\$20.60	\$0.00	\$20.60	\$0.00	\$0.00	\$0.00	(\$3,817.50)	\$0.00	(\$3,817.50)	\$0.00	\$37,877.20
2015 Interest Account	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.42
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$462,144.27	\$0.00	\$228.39	\$0.00	\$228.39	(\$271.62)	\$0.00	\$0.00	\$0.00	\$0.00	(\$271.62)	\$0.00	\$462,101.04
2015 Residual Account	\$215,921.68	\$0.00	\$106.71	\$0.00	\$106.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216,028.39
2015 Special Tax Fund	\$116,799.24	\$0.00	\$57.72	\$0.00	\$57.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,856.96
Total:	\$836,543.41	\$0.00	\$413.42	\$0.00	\$413.42	(\$271.62)	\$0.00	\$0.00	(\$3,817.50)	\$0.00	(\$4,089.12)	\$0.00	\$832,867.71

Note:

# SOURCES AND USES OF FUNDS

11/01/2017

William S. Hart Union High School District  
 Community Facilities District No. 2004-1  
 06037015203

Account Name	SOURCES					USES					Transfer	Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses
2015 Administrative Expense Func	\$37,877.20	\$0.00	\$21.09	\$0.00	\$21.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,898.29
2015 Interest Account	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.42
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$462,101.04	\$0.00	\$200.29	\$0.00	\$200.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462,301.33
2015 Residual Account	\$216,028.39	\$0.00	\$114.39	\$0.00	\$114.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216,142.78
2015 Special Tax Fund	\$116,856.96	\$0.00	\$61.88	\$0.00	\$61.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,918.84
Total:	\$832,867.71	\$0.00	\$397.65	\$0.00	\$397.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$833,265.36

Note:

# SOURCES AND USES OF FUNDS

12/01/2017

William S. Hart Union High School District  
 Community Facilities District No. 2004-1  
 06037015203

Account Name	SOURCES					USES					Transfer	Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses
2015 Administrative Expense Func	\$37,898.29	\$0.00	\$20.70	\$0.00	\$20.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,918.99
2015 Interest Account	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.42
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$462,301.33	\$0.00	\$1.36	\$0.00	\$1.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462,302.69
2015 Residual Account	\$216,142.78	\$0.00	\$118.06	\$0.00	\$118.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216,260.84
2015 Special Tax Fund	\$116,918.84	\$0.00	\$63.86	\$0.00	\$63.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,982.70
Total:	\$833,265.36	\$0.00	\$203.98	\$0.00	\$203.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$833,469.34

Note:

# SOURCES AND USES OF FUNDS

01/01/2018

William S. Hart Union High School District  
 Community Facilities District No. 2004-1  
 06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Fund	\$37,918.99	\$0.00	\$25.25	\$0.00	\$25.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$37,944.24
2015 Interest Account	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.42
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$462,302.69	\$0.00	\$1.66	\$0.00	\$1.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$462,304.35
2015 Residual Account	\$216,260.84	\$0.00	\$144.03	\$0.00	\$144.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,799.24	\$333,204.11
2015 Special Tax Fund	\$116,982.70	\$0.00	\$77.91	\$0.00	\$77.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$116,799.24)	\$261.37
Total:	\$833,469.34	\$0.00	\$248.85	\$0.00	\$248.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$833,718.19

Note:

# SOURCES AND USES OF FUNDS

02/01/2018

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Func	\$37,944.24	\$0.00	\$28.82	\$0.00	\$28.82	\$0.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00	(\$1,800.00)	\$19,792.19	\$55,965.25
2015 Interest Account	\$1.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79,835.62	\$79,837.04
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$462,304.35	\$0.00	\$1,053.02	\$0.00	\$1,053.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$80.79)	\$463,276.58
2015 Residual Account	\$333,204.11	\$0.00	\$247.49	\$0.00	\$247.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$333,451.60
2015 Special Tax Fund	\$261.37	\$185,000.00	\$8.92	\$0.00	\$185,008.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$99,547.02)	\$85,723.27
Total:	\$833,718.19	\$185,000.00	\$1,338.25	\$0.00	\$186,338.25	\$0.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00	(\$1,800.00)	\$0.00	\$1,018,256.44

Note:

# SOURCES AND USES OF FUNDS

03/01/2018

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Func	\$55,965.25	\$0.00	\$27.50	\$0.00	\$27.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,992.75
2015 Interest Account	\$79,837.04	\$0.00	\$2.19	\$0.00	\$2.19	(\$79,756.25)	\$0.00	\$0.00	\$0.00	\$0.00	(\$79,756.25)	\$0.00	\$82.98
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$463,276.58	\$0.00	\$8.16	\$0.00	\$8.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463,284.74
2015 Residual Account	\$333,451.60	\$0.00	\$245.09	\$0.00	\$245.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$333,696.69
2015 Special Tax Fund	\$85,723.27	\$0.00	\$7.58	\$0.00	\$7.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,730.85
Total:	\$1,018,256.44	\$0.00	\$290.52	\$0.00	\$290.52	(\$79,756.25)	\$0.00	\$0.00	\$0.00	\$0.00	(\$79,756.25)	\$0.00	\$938,790.71

**Note:** \$79,756.25 was paid in Interest from the Interest Account for the March debt service obligation.

# SOURCES AND USES OF FUNDS

04/01/2018

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES						Transfer	Ending Balance
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous	Total Uses		
2015 Administrative Expense Func	\$55,992.75	\$0.00	\$54.54	\$0.00	\$54.54	\$0.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00	(\$1,800.00)	\$0.00	\$54,247.29
2015 Interest Account	\$82.98	\$0.00	\$0.08	\$0.00	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.06
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$463,284.74	\$0.00	\$1,926.07	\$0.00	\$1,926.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$465,210.81
2015 Residual Account	\$333,696.69	\$0.00	\$325.01	\$0.00	\$325.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$334,021.70
2015 Special Tax Fund	\$85,730.85	\$0.00	\$83.50	\$0.00	\$83.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,814.35
Total:	\$938,790.71	\$0.00	\$2,389.20	\$0.00	\$2,389.20	\$0.00	\$0.00	\$0.00	(\$1,800.00)	\$0.00	(\$1,800.00)	\$0.00	\$939,379.91

Note:

# SOURCES AND USES OF FUNDS

05/01/2018

William S. Hart Union High School District

Community Facilities District No. 2004-1

06037015203

Account Name	SOURCES					USES					Transfer	Ending Balance	
	Beginning Balance	Special Tax Receipts	Investment Earnings	Miscellaneous	Total Sources	Interest Payments	Principal Payments	Acquisition/ Construction Payments	Legal/ Consulting/ Services	Miscellaneous			Total Uses
2015 Administrative Expense Func	\$54,247.29	\$0.00	\$57.95	\$0.00	\$57.95	\$0.00	\$0.00	\$0.00	(\$1,950.00)	\$0.00	(\$1,950.00)	\$0.00	\$52,355.24
2015 Interest Account	\$83.06	\$0.00	\$0.09	\$0.00	\$0.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$83.15
2015 Principal Account	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.70
2015 Reserve Fund	\$465,210.81	\$0.00	\$0.99	\$0.00	\$0.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$465,211.80
2015 Residual Account	\$334,021.70	\$0.00	\$356.04	\$0.00	\$356.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$334,377.74
2015 Special Tax Fund	\$85,814.35	\$18,632.05	\$91.47	\$0.00	\$18,723.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$104,537.87
Total:	\$939,379.91	\$18,632.05	\$506.54	\$0.00	\$19,138.59	\$0.00	\$0.00	\$0.00	(\$1,950.00)	\$0.00	(\$1,950.00)	\$0.00	\$956,568.50

Note:



**EXHIBIT C**

**Annual Special Tax Roll  
Fiscal Year 2018/2019**

**William S. Hart Union High School District**  
**CFD No. 2004-1**  
**Special Tax Levy For Fiscal Year 2018/2019**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Special Tax</b>
3244	195	11	\$2,748.42
3244	195	12	\$2,965.16
3244	195	13	\$2,683.04
3244	195	14	\$2,748.42
3244	195	15	\$2,683.04
3244	195	16	\$2,965.16
3244	195	17	\$2,748.42
3244	195	18	\$2,683.04
3244	195	19	\$2,965.16
3244	195	20	\$2,748.42
3244	195	21	\$2,965.16
3244	195	22	\$2,683.04
3244	195	23	\$2,859.20
3244	195	24	\$2,859.20
3244	195	25	\$2,965.16
3244	195	26	\$2,683.04
3244	195	27	\$2,965.16
3244	195	28	\$2,859.20
3244	195	29	\$2,965.16
3244	195	30	\$2,683.04
3244	195	31	\$2,748.42
3244	195	32	\$2,683.04
3244	195	33	\$2,683.04
3244	195	34	\$2,683.04
3244	195	35	\$2,748.42
3244	195	36	\$2,683.04
3244	195	37	\$2,859.20
3244	195	38	\$2,859.20
3244	195	39	\$2,748.42
3244	195	40	\$2,859.20
3244	195	41	\$2,748.42
3244	195	42	\$2,683.04
3244	195	43	\$2,859.20
3244	195	44	\$2,683.04
3244	195	45	\$2,748.42
3244	195	46	\$2,683.04

**William S. Hart Union High School District**  
**CFD No. 2004-1**  
**Special Tax Levy For Fiscal Year 2018/2019**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Special Tax</b>
3244	195	47	\$2,748.42
3244	195	48	\$2,859.20
3244	195	49	\$2,859.20
3244	195	50	\$2,683.04
3244	195	51	\$2,965.16
3244	195	52	\$2,748.42
3244	195	53	\$2,859.20
3244	195	54	\$2,683.04
3244	195	55	\$2,859.20
3244	195	56	\$2,748.42
3244	195	57	\$2,859.20
3244	195	58	\$2,859.20
3244	195	59	\$2,859.20
3244	195	60	\$2,965.16
3244	195	61	\$2,683.04
3244	195	62	\$2,965.16
3244	195	63	\$2,683.04
3244	195	64	\$2,965.16
3244	195	65	\$2,859.20
3244	195	66	\$2,683.04
3244	195	67	\$2,683.04
3244	195	68	\$2,859.20
3244	195	69	\$2,965.16
3244	195	70	\$2,748.42
3244	195	71	\$2,683.04
3244	195	72	\$2,683.04
3244	195	73	\$2,748.42
3244	195	74	\$2,683.04
3244	195	75	\$2,859.20
3244	195	76	\$2,683.04
3244	195	77	\$2,748.42
3244	195	78	\$2,683.04
3244	195	79	\$2,683.04
3244	195	80	\$2,683.04
3244	195	81	\$2,683.04
3244	195	82	\$2,683.04

**William S. Hart Union High School District**  
**CFD No. 2004-1**  
**Special Tax Levy For Fiscal Year 2018/2019**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Special Tax</b>
3244	195	83	\$2,683.04
3244	195	84	\$2,859.20
3244	195	85	\$2,859.20
3244	195	86	\$2,748.42
3244	195	87	\$2,859.20
3244	195	88	\$2,859.20
3244	195	89	\$2,683.04
3244	195	90	\$2,683.04
3244	195	91	\$2,748.42
3244	195	92	\$2,683.04
3244	195	93	\$2,683.04
3244	195	94	\$2,859.20
3244	195	95	\$2,683.04
3244	195	96	\$2,683.04
3244	195	97	\$2,859.20
3244	195	98	\$2,683.04
3244	195	99	\$2,683.04
3244	195	100	\$2,859.20
3244	195	101	\$2,859.20
3244	195	102	\$2,748.42
3244	195	103	\$2,859.20
3244	195	104	\$2,683.04
3244	195	105	\$2,859.20
3244	195	106	\$2,683.04
3244	195	107	\$2,859.20
3244	195	108	\$2,859.20
3244	195	109	\$2,859.20
3244	195	110	\$2,683.04
3244	195	111	\$2,859.20
3244	195	112	\$2,859.20
3244	195	113	\$2,748.42
3244	195	114	\$2,859.20
3244	195	115	\$2,859.20
3244	195	116	\$2,859.20
3244	195	117	\$2,859.20
3244	195	118	\$2,683.04

**William S. Hart Union High School District**  
**CFD No. 2004-1**  
**Special Tax Levy For Fiscal Year 2018/2019**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Special Tax</b>
3244	195	119	\$2,683.04
3244	195	120	\$2,683.04
3244	195	121	\$2,859.20
3244	195	122	\$2,965.16
3244	195	123	\$2,859.20
3244	195	124	\$2,965.16
3244	195	125	\$2,859.20
3244	195	126	\$2,683.04
3244	195	127	\$2,965.16
3244	195	128	\$2,859.20
3244	195	129	\$2,683.04
3244	195	130	\$2,683.04
3244	195	131	\$2,683.04
3244	195	132	\$2,859.20
3244	195	133	\$2,683.04
3244	195	134	\$2,859.20
3244	195	135	\$2,965.16
3244	195	136	\$2,683.04
3244	195	137	\$2,748.42
3244	195	138	\$2,965.16
3244	195	139	\$2,683.04
3244	195	140	\$2,859.20
3244	195	141	\$2,859.20
3244	195	142	\$2,965.16
3244	195	143	\$2,859.20
3244	195	144	\$2,965.16
3244	195	145	\$2,859.20
3244	195	146	\$2,859.20
3244	195	147	\$2,683.04
3244	195	148	\$2,748.42
3244	195	149	\$2,965.16
3244	195	150	\$2,683.04
3244	195	151	\$2,965.16
3244	195	152	\$2,859.20
3244	195	153	\$2,683.04
3244	195	154	\$2,859.20

**William S. Hart Union High School District**  
**CFD No. 2004-1**  
**Special Tax Levy For Fiscal Year 2018/2019**

<b>Book</b>	<b>Page</b>	<b>Parcel</b>	<b>Special Tax</b>
3244	195	155	\$2,683.04
3244	195	156	\$2,859.20
3244	195	157	\$2,859.20
3244	195	158	\$2,683.04
3244	195	159	\$2,859.20
3244	195	160	\$2,683.04
3244	195	161	\$2,859.20
3244	195	162	\$2,965.16
3244	195	163	\$2,683.04
3244	195	164	\$2,859.20
3244	195	165	\$2,859.20
3244	195	166	\$2,748.42
3244	195	167	\$2,859.20
3244	195	168	\$2,748.42
3244	195	169	\$2,683.04
3244	195	170	\$2,859.20
3244	195	171	\$2,965.16
3244	195	172	\$2,748.42
3244	195	173	\$2,683.04
3244	195	174	\$2,748.42
3244	195	175	\$2,965.16
3244	195	176	\$2,683.04
3244	195	2	\$0.00
3244	195	3	\$0.00
3244	195	4	\$0.00
3244	195	5	\$0.00
3244	195	6	\$0.00
3244	195	7	\$0.00
3244	195	8	\$0.00

**Major Conclusions**

Total Number of Parcels	173
Number of Parcels Taxed	166
Total Special Tax Levy for Fiscal Year 2018/2019	\$463,831.14