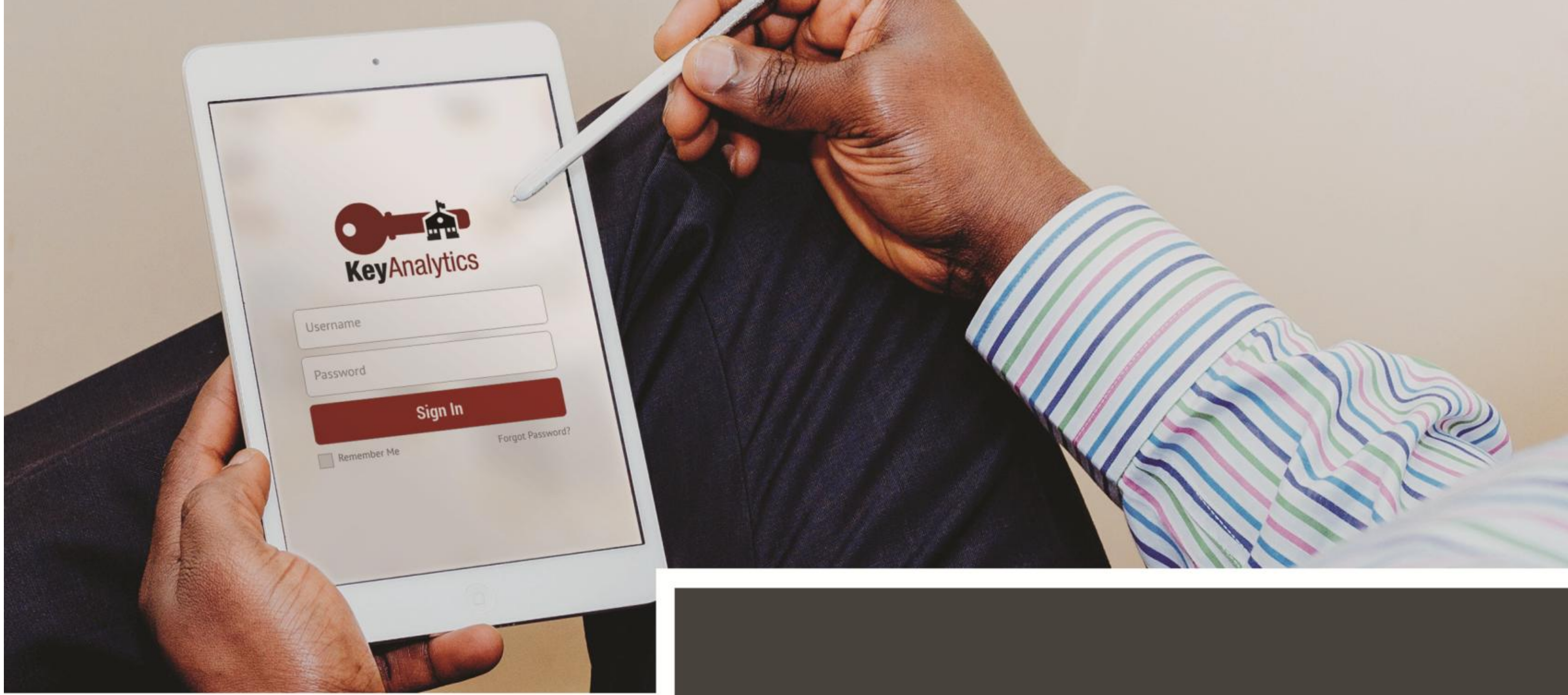


Community Facilities District No. 7 Annual Special Tax Report

Fiscal Year Ending June 30, 2025

Jurupa Unified School District

2025 / 2026

KeyAnalytics

A division of California Financial Services

District Administration

Dr. Trenton Hansen, Superintendent
Paula Ford, Assistant Superintendent, Business Services
Jurupa Unified School District
4850 Pedley Road
Jurupa Valley, CA 92509

Fiscal Agent

Zions Bancorporation, National Association
707 Wilshire Boulevard, Suite 5000
Los Angeles, CA 90017

Special Tax Administrator

KeyAnalytics
27201 Puerta Real, Suite 260
Mission Viejo, CA 92691
T. (949) 282-1077

Special Assessment Questions
T. (877) 575-0265
propertytax@calschools.com

Bond Counsel

Nixon Peabody, LLC
1 Embarcadero Center
San Francisco, CA 94111

Table of Contents

Introduction

Community Facilities District No. 7 ("CFD No. 7") of the Jurupa Unified School District (the "School District") was formed pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982", as amended (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. CFD No. 7 is authorized under the Act to finance certain facilities (the "Authorized Facilities") as established at the time of formation.

This Annual Special Tax Report (the "Report") summarizes certain general and administrative information and analyzes the financial obligations of CFD No. 7 for the purpose of establishing the Annual Special Tax Levy for Fiscal Year 2025/2026. The Annual Special Tax Levy is calculated pursuant to the Rate and Method of Apportionment (the "RMA") which is attached to this Report as Exhibit A.

All capitalized terms not defined herein are used as defined in the RMA and/or Fiscal Agent Agreement, dated April 1, 2018, between the School District and Zions Bancorporation, National Association acting as Fiscal Agent (the "Fiscal Agent").

This Report is organized into the following Sections:

Section I – CFD Background

Section I provides background information relating to the formation of CFD No. 7 and the long-term obligations issued to finance the Authorized Facilities.

Section II – Fiscal Year 2024/2025 Special Tax Levy

Section II provides information regarding the levy and collection of Special Taxes for Fiscal Year 2024/2025 and an accounting of the remaining collections.

Section III – Fund and Account Balances

Section III examines the financial activity within the funds and accounts associated with CFD No. 7.

Section IV – Senate Bill 165

Section IV provides information required under Senate Bill 165 regarding the initial allocation of bond proceeds and the expenditure of the Annual Special Taxes and bond proceeds utilized to fund the Authorized Facilities of CFD No. 7 for Fiscal Year 2024/2025.

Section V –Minimum Annual Special Tax Requirement

Section V calculates the Minimum Annual Special Tax Requirement based on the obligations of CFD No. 7 for Fiscal Year 2025/2026.

Section VI – Special Tax Classification

Section VI provides updated information regarding the Special Tax classification of parcels within CFD No. 7.

Section VII – Fiscal Year 2025/2026 Special Tax Levy

Section VII provides the Fiscal Year 2025/2026 Special Tax levy based on updated Special Tax classifications and the Minimum Annual Special Tax Requirement.

I. CFD Background

This Section provides background information regarding the formation of CFD No. 7 and the bonds issued to fund the Authorized Facilities

A. Location

CFD No. 7 is located is located along the north side of Loring Ranch Road and south of Mission Rock Way in the in the City of Jurupa Valley ("City") within the County of Riverside ("County"). For reference, the boundary map of CFD No. 7 is included as Exhibit B and the current Assessor's Parcel maps are included as Exhibit C.

B. Formation

CFD No. 7 was formed and established by the School District on July 2, 2007 under the Act, following a public hearing conducted by the Board of Education of the School District (the "Board"), as legislative body of CFD No. 7, and a landowner election at which the qualified electors of CFD No. 7 authorized CFD No. 7 to incur bonded indebtedness in an amount not to exceed $4,000,000 and approved the levy of Annual Special Taxes.

CFD No. 7 was also formed in connection with a School Facilities Mitigation Agreement, dated May 21, 2007, by and between the School District, and Loring Ranch 31503, L.P. and the First Amendment to the School Facilities Mitigation dated July 18, 2018, by and between the School District and DR Horton CA3 ("Owner") (collectively, the "Mitigation Agreements"). In addition, CFD No. 7 may also finance the acquisition or construction of certain park facilities and improvements to be owned and operated by the Jurupa Area Recreation and Park District ("JARPD"), in accordance with a Joint Community Facilities Agreement dated as of March 24, 2016 by and among the School District, the D.R. Horton ("Developer"), as successor to the Owner and JARPD.

The table below provides information related to the formation of CFD No. 7.

Board Actions Related to Formation of CFD No. 7

Resolution	Board Meeting Date	Resolution No.
Resolution of Intention	May 21, 2007	2007/51
Resolution of Necessity	May 21, 2007	2007/52
Resolution of Formation	July 2, 2007	2008/03
Resolution Calling Election	July 2, 2007	2008/06
Ordinance Levying Special Taxes	July 2, 2007	2008/01

A Notice of Special Tax Lien was recorded in the real property records of the County on July 20, 2007, as Document No. 2007-0472614 on all property within CFD No. 7.

C. Bonds

1. Special Tax Bonds, 2018 Series A

On May 3, 2018, the Special Tax Bonds, 2018 Series A of the Jurupa Unified School District Community Facilities District No. 7 ("2018 Bonds") were issued in the amount of $3,545,000. The 2018 Bonds were authorized and issued under and subject to the terms of the Fiscal Agent Agreement, dated April 1, 2018 ("FAA"), and the Act. The 2018 Bonds were issued to fund the Authorized Facilities of CFD No. 7, fund a reserve fund for the 2018 Bonds, and pay the costs of issuing the 2018 Bonds. For more information regarding the use of the 2018 Bond proceeds and the Authorized Facilities constructed please see Section IV of this Report.

II. Fiscal Year 2024/2025 Annual Special Tax

Each Fiscal Year, CFD No. 7 levies and collects Annual Special Taxes pursuant to the RMA in order to meet the obligation for that Fiscal Year. This Section provides a summary of the levy and collection of Annual Special Taxes in Fiscal Year 2024/2025.

A. Special Tax Levy

The Special Tax levy for Fiscal Year 2024/2025 is summarized by Special Tax classification in the table below.

Fiscal Year 2024/2025
Annual Special Tax Levy

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Developed Property	< 2,101 Sq. Ft.	12 Units	$2,638.82 per Unit	$31,665.84
Developed Property	2,101 Sq. Ft. to 2,400 Sq. Ft.	0 Units	$2,785.42 per Unit	0.00
Developed Property	2,401 Sq. Ft. to 2,700 Sq. Ft.	60 Units	$2,932.02 per Unit	175,921.20
Developed Property	> 2,701 Sq. Ft.	13 Units	$3,115.28 per Unit	40,498.64
Undeveloped Property	N/A	0.00 Acres	$0.00 per Acre	0.00
Total		**85 Units**		**$248,085.68**

B. Annual Special Tax Collections and Delinquencies

Delinquent Annual Special Taxes for CFD No. 7, as of June 30, 2025, for Fiscal Year 2024/2025 is summarized in the table below. Based on the Foreclosure Covenant outlined in the FAA and the current delinquency rates, one (1) parcel exceeds the individual foreclosure threshold. A detailed listing of the Fiscal Year 2024/2025 Delinquent Annual Special Taxes, based on the year end collections and information regarding the Foreclosure Covenants is provided as Exhibit E.

CFD No. 7

Annual Special Tax Collections and Delinquencies

Fiscal Year	Subject Fiscal Year					June 30, 2025	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2020/2021	$229,193.24	1	$226,484.50	$2,708.74	1.18%	$0.00	0.00%
2021/2022	233,777.44	0	233,777.44	0.00	0.00%	0.00	0.00%
2022/2023	238,452.78	1	237,043.69	1,409.09	0.59%	1,409.09	0.59%
2023/2024	243,221.96	1	241,784.69	1,437.27	0.59%	1,437.27	0.59%
2024/2025	248,085.68	2	245,153.66	2,932.02	1.18%	2,932.02	1.18%

III. Fund and Account Activity and Balances

Special Taxes are collected by the County Tax Collector as part of the regular property tax bills. Once received by the County Tax Collector the Special Taxes are transferred to the School District where they are then deposited into the Special Tax Fund held with the Fiscal Agent. Special Taxes are periodically transferred to make debt service payments on the 2018 Bonds and pay other authorized costs. This Section summarizes the account activity and balances of the funds and accounts associated with CFD No. 7.

A. Fiscal Agent Accounts

Funds and accounts associated with the 2018 Bonds are currently being held by the Fiscal Agent. These funds and accounts were established pursuant to the FAA.

The balances, as of June 30, 2025, of the funds, accounts and subaccounts by the Fiscal Agent are listed in the table below. Exhibit F contains a detailed listing of the transactions within these funds for Fiscal Year 2024/2025.

Fund and Account Balances
as of June 30, 2025

Account Name	Account Number	Balance
Administration Expense Fund	4777897I	$33,271.19
Cost of Issuance Fund	4777897J	0.00
Park District Facilities Acccount	4777897G	0.00
Redemption Fund	4777897B	20,361.06
Reserve Fund	4777897D	298,948.48
School District Facilities Account	4777897E	0.00
Special Tax Fund	4777897A	161,931.92
Surplus Fund	4777897S	91.73
Total		**$514,604.38**

B. Sources and Uses of Funds

The sources and uses of funds collected and expended by CFD No. 7 are limited based on the restrictions as described within the FAA. The table below presents the sources and uses of all funds and accounts for CFD No. 7 from July 1, 2024, through June 30, 2025. For a more detailed description of the sources and uses of funds please refer to Section 4 of the FAA.

Fiscal Year 2024/2025
Sources and Uses of Funds

Sources	
Bond Proceeds	$0.00
Annual Special Tax Receipts	243,403.02
Investment Earnings	18,698.79
Total	**$262,101.81**
Uses	
Interest Payments	($155,237.50)
Principal Payments	(35,000.00)
Authorized Facilities	0.00
Transfer to Fund 49 Resource 9407	(38,073.17)
Administrative Expenses	(25,100.00)
Total	**($253,410.67)**

IV. Senate Bill 165

Senate Bill 165, or the Local Agency Special Tax and Bond Accountability Act ("SB 165"), requires any local special tax/local bond measure subject to voter approval contain a statement indicating the specific purposes of the Special Tax, require that the proceeds of the Special Tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. SB 165 only applies to CFDs authorized on or after January 1, 2001 in accordance with Sections 50075.1 and 53410 of the California Government Code.

A. Authorized Facilities

Pursuant to the Mello-Roos Community Facilities Act of 1982, as Amended ("Act"), CFD No. 7 can only be used to fund the "Authorized Facilities" as outlined at the time of formation. The following is an excerpt taken from the CFD Report to establish CFD No.7 which describes the Authorized Facilities.

> The following types of Public Facilities, which have an estimated useful life of five years or longer, are proposed to be provided within and financed by the proposed community facilities district:
>
> 1. Public School Facilities
> 2. Park and Recreation Facilities
> 3. Means the acquisition of land, rights-of-way and easements necessary for the school facilities specified and park and recreation facilities
> 4. Means the incidental expenses which will be incurred are: (i) the cost of engineering, planning and designing such facilities and the cost of environmental evaluations thereof, (ii) all costs associated with the creation of the proposed community facilities

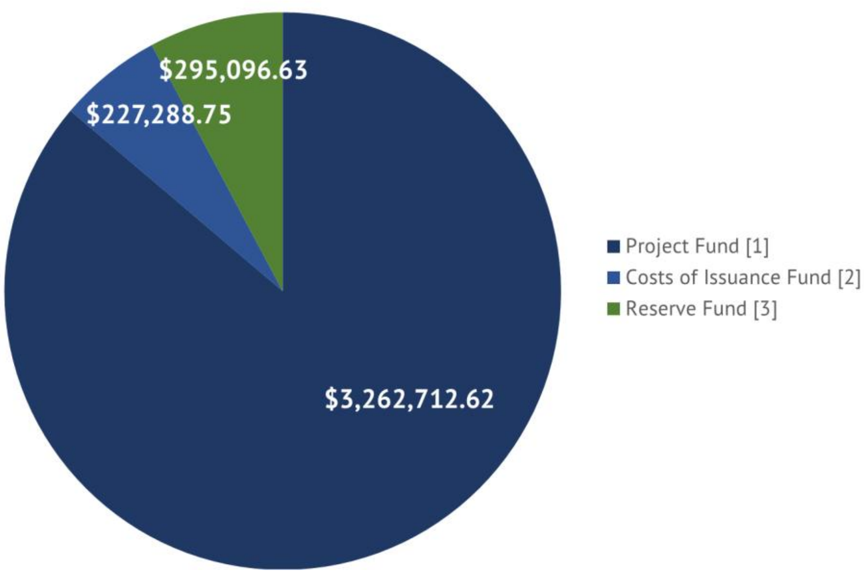
district, issuance of the bonds thereof, the determination of the amount of and collection of taxes, the payment of taxes, and costs otherwise incurred in order to carry out the authorized purposes of the community facilities district, and (iii) any other expenses incidental to the construction, acquisition, completion, and inspection of such school facilities and public capital improvements.

B. Special Tax Bonds, 2018 Series A

1. Bond Proceeds

In accordance with the FAA, the total 2018 Bond proceeds of $3,545,000 and the Net Original Issue Premium of $240,098.00 were deposited into the funds and accounts as shown in the graph below.

2018 Bond Proceeds



[1] $2,656,067.62 was deposited in the Project School Facilities account and $606,645.00 was deposited in the Project Park District account.

[2] Deposit from 2018 Bond proceeds of the amount necessary to fund the Reserve Fund in an amount equal the reserve requirement as of the date of delivery of the 2018 Bonds.

[3] Includes the Underwriter's Discount of $52,288.75. The actual amount deposited in the Cost of Issuance Fund was $175,000.00.

2. Construction Funds and Accounts

The construction funds generated for school and park facilities from the issuance of the 2018 Bonds were deposited into the School District Facilities Account and Park District Facilities Account, respectively. As of July 1, 2022, all facilities have been funded, and subsequently all construction accounts closed. For an accounting of accruals and expenditures within this account, refer to the Administration Reports of CFD No. 7 for prior years.

C. Special Taxes

CFD No. 7 has covenanted to levy the Annual Special Taxes in accordance with the RMA. The Annual Special Taxes collected can only be used for the purposes as outlined in the FAA. The table below presents a detailed accounting of the Annual Special Taxes collected and expended by CFD No. 7 within the Special Tax Fund created under the Fiscal Agent Agreement of the 2018 Bonds. For information for previously accrued and expended funds, please refer to previous Reports.

Special Tax Fund

Initial Bond Deposit		**$0.00**
Previously Accrued	$1,465,740.20	
Previously Expended	(1,315,824.69)	
Balance as of July 1, 2024		**$149,915.51**
Accruals		$246,661.12
Special Tax Receipts	$243,403.02	
Investment Earnings	3,258.10	
Expenditures		($234,644.71)
Transfer to Redemption Fund	($150,199.65)	
Transfer to the Administrative Expense Fund	(46,392.39)	
Transfer to Surplus Fund	(38,052.67)	
Balance as of June 30, 2025		**$161,931.92**

Pursuant to the FAA, any remaining funds in the Special Tax fund at the end of the Bond Year, which are not required to cure a delinquency in the payment of principal or interest on the 2018 Bonds, restore the Reserve Fund or pay current or pending Administrative Expenses shall be transferred to the Surplus Fund. Funds within the Surplus Fund may be used for Authorized Facilities of the School District. For information for previously accrued and expended funds, please refer to previous Reports.

Surplus Fund

Initial Bond Deposit		**$0.00**
Previously Accrued	$222,158.43	
Previously Expended	(222,138.33)	
Balance as of July 1, 2024		**$20.10**
Accruals		$38,144.80
Transfer from Special Tax Fund	$38,052.67	
Investment Earnings	92.13	
Expenditures		($38,073.17)
Transfer to Fund 49 Resource 9407	($38,073.17)	
Balance as of June 30, 2025		**$91.73**

D. Pooled Special Tax Accounts

The Special Taxes of each CFD were transferred from the various Custodial Accounts and Surplus Funds to the Fund 49 accounts held at the School District to be utilized on the Authorized Facilities of each CFD. The table below presents a detailed accounting of the remaining CFD Special Taxes collected and expended by the School District, through June 30, 2025.

Fund 49 Resource 9407 (CFD No. 7)

Balance as of October 9, 2019		**$0.00**
Previously Accrued	$250,152.51	
Previously Expended	(147,752.91)	
Balance as of July 1, 2024		**$102,399.60**
Accruals		$43,258.08
Transfer from Surplus Special Tax Fund	$38,073.17	
Investment Earnings	5,184.91	
Expenditures		$0.00
Balance as of June 30, 2025		**$145,657.68**

[1] Investment earnings are based on interest earned on all funds on deposit in Fund 9407, and is not limited to Special Taxes.

V. Minimum Annual Special Tax Requirement

This Section outlines the calculation of the Minimum Annual Special Tax Requirement of CFD No. 7 based on the financial obligations for Fiscal Year 2025/2026.

A. Minimum Annual Special Tax Requirement

The Annual Special Taxes of CFD No. 7 are calculated in accordance and pursuant to the RMA. Pursuant to the FAA, any amounts not required to pay Administrative Expenses and Debt Service on the 2018 Bonds may be used to purchase/construct the Authorized Facilities of CFD No. 7. The table below shows the calculation of the Minimum Annual Special Tax Requirement for Fiscal Year 2025/2026.

Minimum Annual Special Tax Requirement for CFD No. 7

Fiscal Year 2024/2025 Remaining Sources		**$184,043.62**
Balance of Special Tax Fund	$161,931.92	
Balance of Redemption Fund	20,361.06	
Anticipated Special Taxes	1,750.64	
Fiscal Year 2024/2025 Remaining Obligations		**($184,043.62)**
September 1, 2025 Interest Payment	($77,400.00)	
September 1, 2025 Principal Payment	(40,000.00)	
Direct Construction of Authorized Facilities	(66,643.62)	
Fiscal Year 2024/2025 Surplus (Reserve Fund Draw)		**$0.00**
Fiscal Year 2025/2026 Obligations		**($253,047.34)**
Administrative Expense Budget	($29,291.48)	
Anticipated Special Tax Delinquencies [1]	(2,990.66)	
March 1, 2026 Interest Payment	(76,850.00)	
September 1, 2026 Interest Payment	(76,850.00)	
September 1, 2026 Principal Payment	(45,000.00)	
Direct Construction of Authorized Facilities	(22,065.20)	
Fiscal Year 2025/2026 Minimum Annual Special Tax Requirement		**$253,047.34**

[1] Assumes the Fiscal Year 2024/2025 Year End delinquency rate of 1.18%.

B. Administrative Expense Budget

Each year a portion of the Annual Special Tax levy is used to pay for the administrative expenses incurred by the School District to levy the Annual Special Tax and administer the debt issued to financed Authorized Facilities. The estimated Fiscal Year 2025/2026 Administrative Expenses are shown in the table below.

Fiscal Year 2025/2026 Budgeted Administrative Expenses

Administrative Expense	Budget
District Staff and Expenses	$15,200.00
Consultant/Trustee Expenses	8,970.56
County Tax Collection Fees	120.92
Contingency for Legal	5,000.00
Total Expenses	**$29,291.48**

VI. Special Tax Classification

Each Fiscal Year, parcels within CFD No. 7 are assigned an Annual Special Tax classification based on the parameters outlined in the RMA. This Section outlines how parcels are classified and the amount of Taxable Property within CFD No. 7.

A. Developed Property

Pursuant to the RMA, a parcel is considered to be classified as Developed Property once a Building Permit is issued on or prior to 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. As of Fiscal Year 2018/2019, Building Permits have been issued for 85 Units by the City within CFD No. 7. According to the County Assessor, all property zoned for residential development within CFD No. 7 has been built and completed. The table below summarizes the Special Tax classification for the Units and the year classified as developed within CFD No. 7.

Fiscal Year 2025/2026
Special Tax Classification

Initial Tax Year	Land Use	Number of Units
2017/2018	Developed Property	57
2018/2019	Developed Property	28
Total		**85**

VII. Fiscal Year 2025/2026 Special Tax Levy

Each Fiscal Year, the Special Tax is levied up to the maximum rate, as determined by the provisions of the RMA, in the amount needed to satisfy the Minimum Annual Special Tax Requirement.

Based on the Minimum Annual Special Tax Requirement listed in Section V, CFD No. 7 will levy at the Assigned Annual Special Tax rate allowable for each parcel classified as Developed Property. The special tax roll, containing a listing of each parcel's Assigned Special Tax and Maximum Special Tax, calculated pursuant to the RMA, can be found attached as Exhibit G.

A summary of the Annual Special Tax levy for Fiscal Year 2025/2026 by Special Tax classification as determined by the RMA for CFD No. 7 can be found on the table below.

Fiscal Year 2025/2026
Annual Special Tax Levy

Tax Class/Land Use	Sq. Footage	Number of Units/Acres	Assigned Annual Special Tax Rate	Total Assigned Annual Special Taxes
Developed Property	< 2,101 Sq. Ft.	12 Units	$2,691.60 per Unit	$32,299.20
Developed Property	2,101 Sq. Ft. to 2,400 Sq. Ft.	0 Units	$2,841.12 per Unit	0.00
Developed Property	2,401 Sq. Ft. to 2,700 Sq. Ft.	60 Units	$2,990.66 per Unit	179,439.60
Developed Property	> 2,701 Sq. Ft.	13 Units	$3,177.58 per Unit	41,308.54
Undeveloped Property	N/A	0.00 Acres	$0.00 per Acre	0.00
Total		**85 Units**		**$253,047.34**

https://calschools.sharepoint.com/cfs/unregulated/jurupa/development revenue/cfd admin/cfd no. 7/fy 2025-26/jurupa usd_cfd7_fy20252026_specialtaxreport_d1.docx

Exhibit A

Rate and Method of Apportionment

Rate & Method of Apportionment for
Community Facilities District No. 7
Jurupa Unified School District

The following sets forth the Rate and Method of Apportionment for the levy and collection of Special Taxes (as defined below) by Community Facilities District No. 7 ("CFD No. 7") of Jurupa Unified School District ("School District"). A Special Tax shall be levied on and collected from Taxable Property (as defined below) in CFD No. 7 each Fiscal Year (as defined below) in an amount determined through the application of the Rate and Method of Apportionment described below. All of the real property in CFD No. 7, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

Section A: Definitions

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, parcel map, condominium plan, or other recorded County parcel map, that creates the boundaries of each Assessor's Parcel Number.

"Act" means the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Division 2 of Title 5 of the California Government Code.

"Administrative Expenses" means any ordinary and necessary expense incurred by the School District on behalf of CFD No. 7 related to the determination of the amount of the levy of Special Taxes, the collection of Special Taxes including the expenses of collecting delinquencies, the administration of Bonds, the proportional payment of salaries and benefits of any School District employee to the extent duties are directly related to the administration of CFD No. 7, and costs otherwise incurred in order to carry out the authorized purposes of CFD No. 7.

"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. 7.

"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.

"Board" means the Board of Education of Jurupa Unified School District or its designee as the legislative body of CFD No. 7.

"Bond Index" means the national Bond Buyer Revenue Bond 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 reasonably determined by the Board.

"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. 7 or the School District.

"Bond Yield" means the yield on the last series of Bonds issued by or on behalf of CFD No. 7, as calculated at the time such Bonds are issued pursuant to Section 148 of the Internal Revenue Code of 1986, as amended for purpose of the Non-Arbitrage (Tax) Certificate or other similar bond issuance document.

"Building Permit" means a permit for the construction of one or more Units issued by the County, or another public agency in the event the County no longer issues permits for the construction of Units within CFD No. 7. For purposes of this definition, "Building Permit" shall not include permits for construction or installation of commercial/industrial structures, parking structures, retaining walls, utility improvements, or other such improvements not intended for human habitation.

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

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

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

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

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

"Final Subdivision 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.

"Homeowner" means any owner of a completed unit constructed and sold within CFD No. 7.

"Lot(s)" means an individual legal lot created by a Final Subdivision Map for which a Building Permit has been or could be issued. Notwithstanding the foregoing, in the case of an individual legal lot created by such a Final Subdivision Map upon which condominium units are entitled to be developed but for which a condominium plan has not been recorded, the number of Lots allocable to such legal lot for purposes of calculating the Undeveloped Tax applicable to such Final Subdivision Map shall equal the number of condominium units which are permitted to be constructed on such legal lot as shown on such Final Subdivision Map.

“Lot 86” means the property identified as Lot 86 on the County tentative tract map No. 31503 dated August 2006, which consists of approximately 12.91 acres as potentially modified upon recordation.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by CFD No. 7 in any Fiscal Year on any Assessor’s Parcel.

"Minimum Annual Special Tax Requirement" means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds, (ii) Administrative Expenses of CFD No. 7, (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 on the Bonds pursuant to any applicable bond indenture, fiscal agent agreement, trust agreement or similar agreements and supplements thereto, if any. In arriving at the Minimum Annual Special Tax Requirement the Board shall take into account the reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes in the previous Fiscal Year.

"Minimum Taxable Acreage" means the applicable Acreage listed in Table 3 as 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 H.

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

"Present Value of Taxes" means the present value of any Special Tax applicable to such Assessor's Parcel in the current Fiscal Year not yet received by the School District for CFD No. 7, plus the expected Annual Special Tax applicable to such Assessor's Parcel in each remaining Fiscal Year until the termination date specified in Section J but not to exceed thirty-three (33) Fiscal years, using as the discount rate (i) the Bond Yield after Bond issuance or (ii) the most recently published Bond Index prior to Bond issuance.

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

"Special Tax" means any of the special taxes authorized to be levied by CFD No. 7 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.

Section B: Classification of Assessor's Parcels

Each Fiscal Year, beginning with Fiscal Year 2007/2008, (i) each Assessor's Parcel within CFD No. 7 shall be classified as Taxable Property or Exempt Property; and (ii) each Assessor's Parcel of Taxable Property shall be classified as Developed Property or Undeveloped Property. Developed Property shall be further classified based on the Building Square Footage of the Unit. The classification of Exempt Property shall take into consideration the minimum Net Taxable Acreage as determined pursuant to Section K.

Section C: Maximum Special Taxes

1. Developed Property

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

2. Undeveloped Property

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

Section D: Assigned Annual Special Taxes

1. Developed Property

The Assigned Annual Special Tax in Fiscal Year 2007/2008 for each Assessor's Parcel of Developed Property shall be determined by reference to Table 1 according to the Building Square Footage of the Unit, subject to increase as described below.

Table 1

Assigned Annual Special Taxes for Developed Property Fiscal Year 2007/2008

Building Square Footage	Assigned Annual Special Tax
< 2,100	$1,884.55 per Unit
2,100 – 2,400	$1,989.25 per Unit
2,401 – 2,700	$2,093.95 per Unit
> 2,700	$2,224.82 per Unit

Each July 1, commencing July 1, 2008, the Assigned Annual Special Tax for each Assessor's Parcel of 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 per Acre in Fiscal Year 2007/2008 for each Assessor's Parcel of Undeveloped Property shall be determined by reference to Table 2, subject to increase as described below.

Table 2

Assigned Annual Special Tax for Undeveloped Property Fiscal Year 2007/2008

Assigned Annual Special Tax
$16,572.13 per Acre

Each July 1, commencing July 1, 2008, the Assigned Annual Special for each Assessor's Parcel of Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect the prior Fiscal Year.

Section E: Backup Annual Special Taxes

Each Fiscal Year, each Assessor's Parcel of Developed Property shall be subject to a Backup Annual Special Tax. The Backup Annual Special Tax for Developed Property within a Final Subdivision Map shall be the rate per Lot calculated according to the following formula in Fiscal Year 2007/2008 or such later Fiscal Year in which such Final Subdivision Map is created:

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

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 in the Fiscal Year the calculation is performed
A = Acreage of Taxable Property in such Final Subdivision Map after subtracting the Exempt Property as determined by the Board in Section K
L = Lots in the Final Subdivision Map at the time of calculation

Notwithstanding the foregoing, if all or any portion of the Final Subdivision Map(s) described in the preceding paragraph is subsequently changed or modified, then the Backup Annual Special Tax for each Assessor's Parcel of Developed Property in such Final Subdivision Map 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 Final Subdivision Map area 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 Final Subdivision Map area, 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 Final Subdivision Map area 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 Subdivision Map that is not changed or modified shall not be recalculated.

Section F: Method of Apportionment of the Annual Special Tax

Commencing Fiscal Year 2007/2008 and for each subsequent Fiscal Year, the Board shall levy Annual Special Taxes as follows:

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

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

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

Section G: Prepayment of Annual Special Taxes

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

An owner of an Assessor's Parcel intending to prepay the Annual Special Tax obligation shall provide CFD No. 7 with written notice of intent to prepay. Within thirty (30) days of receipt of such written notice, the Board shall reasonably determine the Prepayment Amount of such Assessor's Parcel and shall notify such owner of such Prepayment Amount. The Prepayment Amount shall be calculated according to the following formula:

P = PVT – RFC + PAF

The terms above have the following meanings:

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

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

With respect to any Assessor's Parcel that is prepaid, the Board shall indicate in the records of CFD No. 7 that there has been a prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the prepayment of the Annual Special Tax obligation and the release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such Annual Special Tax shall cease.

Section H: Partial Prepayment of Annual Special Taxes

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

1. Partial Prepayment Times and Conditions

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

2. Partial Prepayment Amount

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

$$PP = P_G \times F$$

The terms above have the following meanings:

PP	=	the Partial Prepayment Amount
P_G	=	the Prepayment Amount calculated according to Section G
F	=	the percent by which the owner of the Assessor's Parcel is partially prepaying the Annual Special Tax A 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. 7 that there has been a partial prepayment of the Annual Special Tax obligation and shall cause a suitable notice to be recorded in compliance with the Act to indicate the partial prepayment of the Annual Special Tax obligation and the partial release of the Annual Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay such prepaid portion of the Annual Special Tax shall cease. Additionally, the notice shall indicate that the Assigned Annual Special Tax and the Backup Annual Special Tax for the Assessor's Parcel has been reduced by an amount equal to the percentage which was partially prepaid.

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

Section I: Excess Assigned Annual Special Taxes

In any Fiscal Year which the Annual Special Taxes collected from Developed Property, pursuant to Step One of Section F, exceeds the Minimum Annual Special Tax requirement, the School District shall use such amount for acquisition, construction or financing of school facilities in accordance with the Act, CFD No. 7 proceedings and other applicable law as determined by the Board.

Section J: Termination of Special Tax

Annual Special Taxes shall be levied for a period of thirty-three (33) Fiscal Years after Bonds have been issued, provided that Annual Special Taxes shall not be levied after Fiscal Year 2047/2048.

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, (vi) Lot 86, and (vii) any other Assessor's Parcels at the reasonable discretion of the Board, provided that no such classification would reduce the Net Taxable Acreage to less than the Minimum Taxable Acreage listed in Table 3 below.

Not withstanding 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. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than the Minimum Taxable Acreage will continue to be classified as Developed Property or Undeveloped Property, as applicable, and will continue to be subject to Special Taxes accordingly.

Table 3

Minimum Taxable Acreage

Acres of Acreage
10.56

Section L: Appeals

Any property owner claiming that the amount or application of the Special Tax is not correct may file a written notice of appeal with the Board not later than twelve months after having paid the first installment of the Special Tax that is disputed. In order to be considered sufficient, any 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. 7 ("Representative") shall promptly review the appeal, and if necessary, meet with the property owner, consider written and oral evidence regarding the amount of the Special Tax, and rule on the appeal. If the Representative's decision requires that the Special Tax for an Assessor's Parcel be modified or changed in favor of the property owner, a cash refund shall not be made (except for the last year of levy), but an adjustment shall be made to the 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. 7 may collect Annual Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

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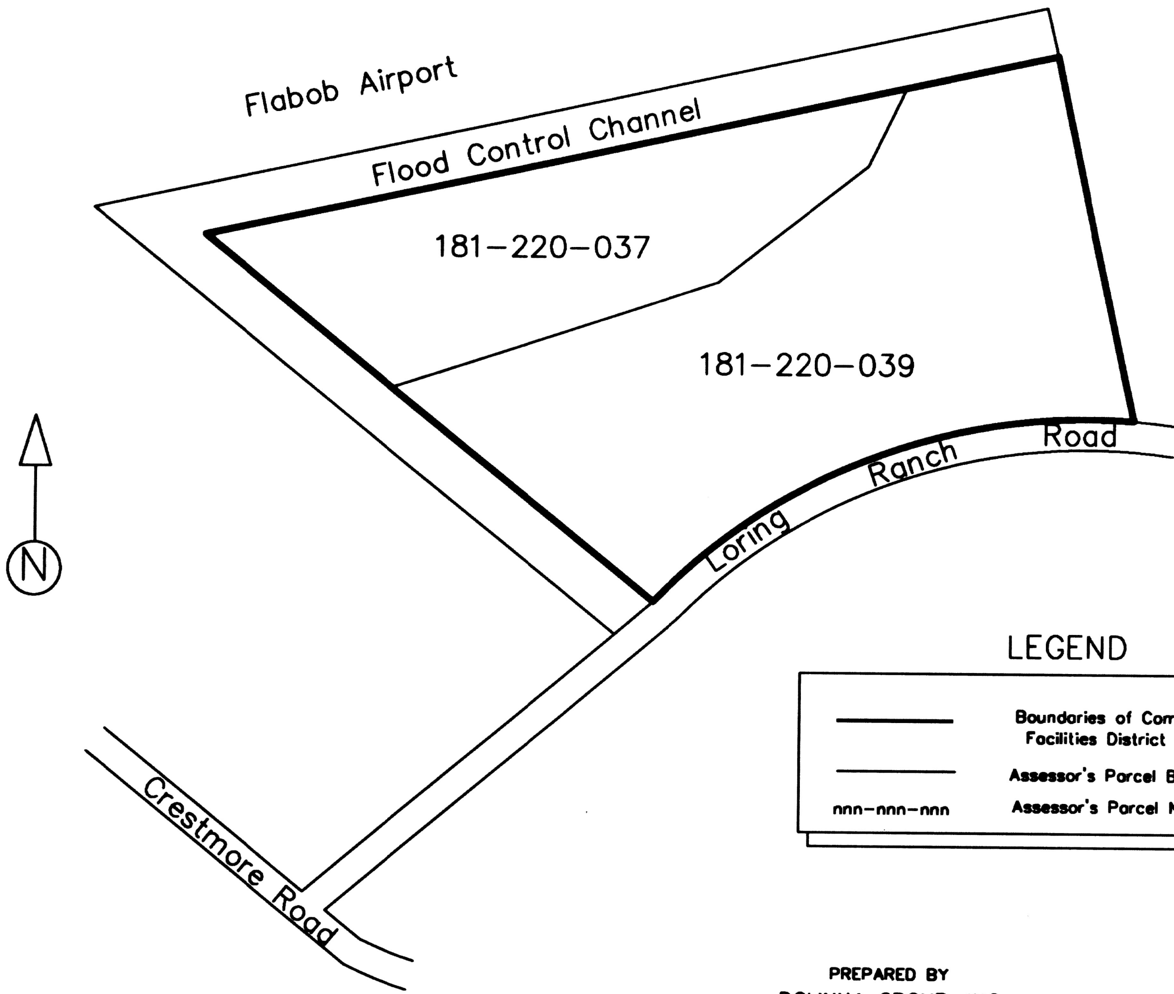
Exhibit B

CFD Boundary Map

2007-0371723
ORIGINAL
71/29

SHEET 1 OF 1

BOUNDARIES OF
JURUPA UNIFIED SCHOOL DISTRICT
COMMUNITY FACILITIES DISTRICT NO. 7
COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



LEGEND

(heavy line)	Boundaries of Community Facilities District No. 7
(light line)	Assessor's Parcel Boundaries
nnn–nnn–nnn	Assessor's Parcel Number

(1) Filed in the office of the Clerk of the Board of Education of Jurupa Unified School District this 21st day of May, 2007.

Mary L. Burns
Clerk of the Board of Education

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 7 of Jurupa Unified School District, Riverside County, State of California, was approved by the Board of Education of Jurupa Unified School District at a regular meeting thereof, held on the 21st day of May, 2007, by its Resolution No. 2007/51

Mary L. Burns
Clerk of the Board of Education

(3) Filed this 6th day of June, 2007, at the hour of 8 o'clock A.m, in Book 71 of Maps of Assessment and Community Facilities Districts at page 29 and as Instrument No. 2007-0371723 in the office of the County Recorder of the County of Riverside, State of California. Fee $7.00
LARRY W. WARD-ASSESSOR, CLERK, RECORDER

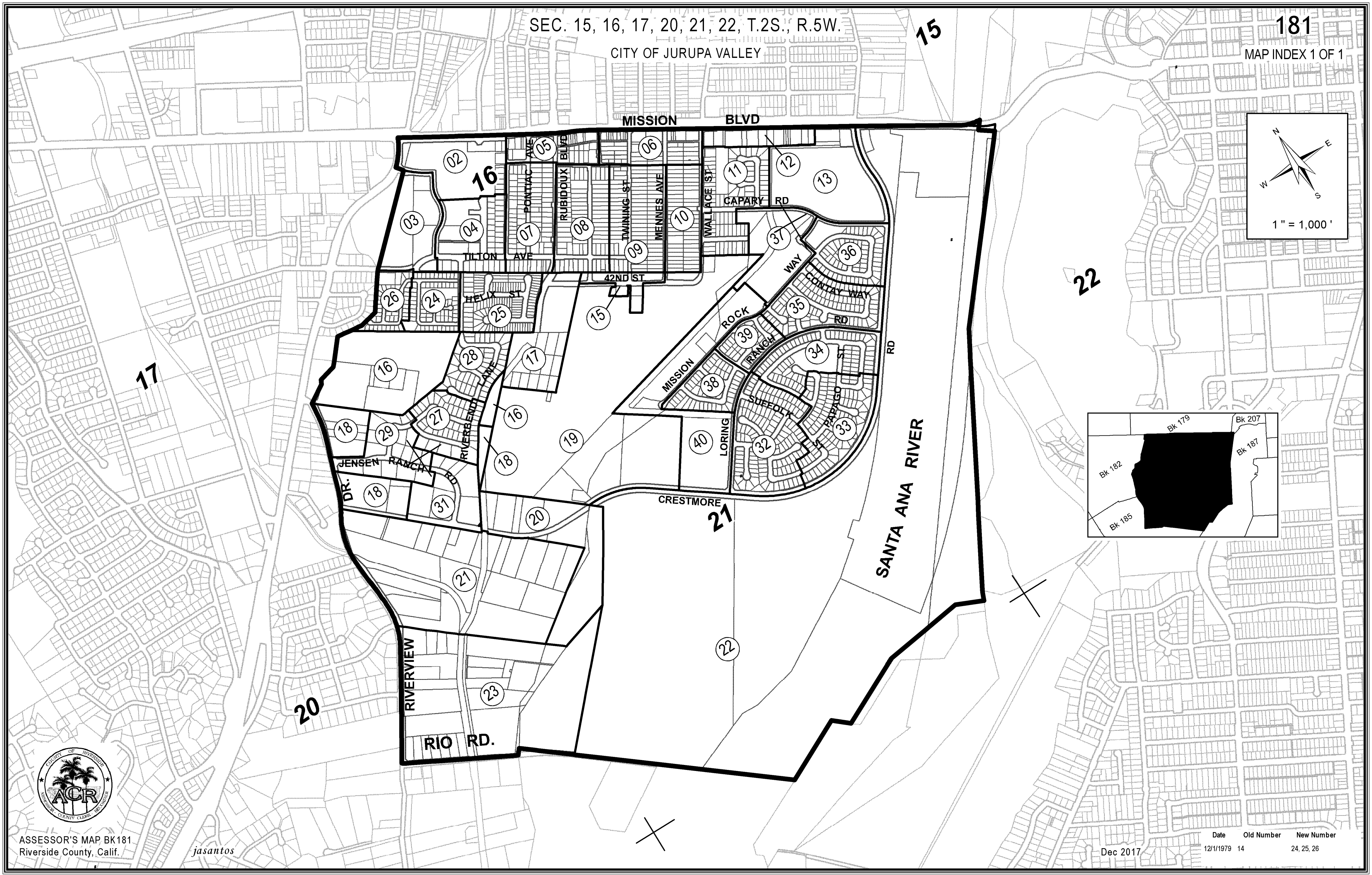
Sheila L. Zavala, deputy
County Recorder of the County of Riverside

Reference is hereby made to the Assessor maps of the County of Riverside for an exact description of the lines and dimensions of each lot and parcel.

PREPARED BY
DOLINKA GROUP, INC.

Exhibit C

Assessor’s Parcel Maps


SEC. 15, 16, 17, 20, 21, 22, T.2S., R.5W.
CITY OF JURUPA VALLEY
181
MAP INDEX 1 OF 1
1 " = 1,000 '
N
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MISSION BLVD
PONTIAC AVE
RUBIDOUX BLVD
TWINING ST
MENNES AVE
WALLACE ST
CAPARY RD
TILTON AVE
42ND ST
HELIX ST
MISSION ROCK WAY
CONTAY WAY
RANCH RD
ST
SUFFOLK
PAPAGO
LORING
CRESTMORE RD
RIVERBEND LANE
JENSEN RANCH RD
DR.
RIVERVIEW
RIO RD.
SANTA ANA RIVER
15
16
17
20
21
22
Bk 179
Bk 207
Bk 187
Bk 182
Bk 185
ASSESSOR'S MAP BK181
Riverside County, Calif.
jasantos
Dec 2017
Date
Old Number
New Number
12/1/1979
14
24, 25, 26

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

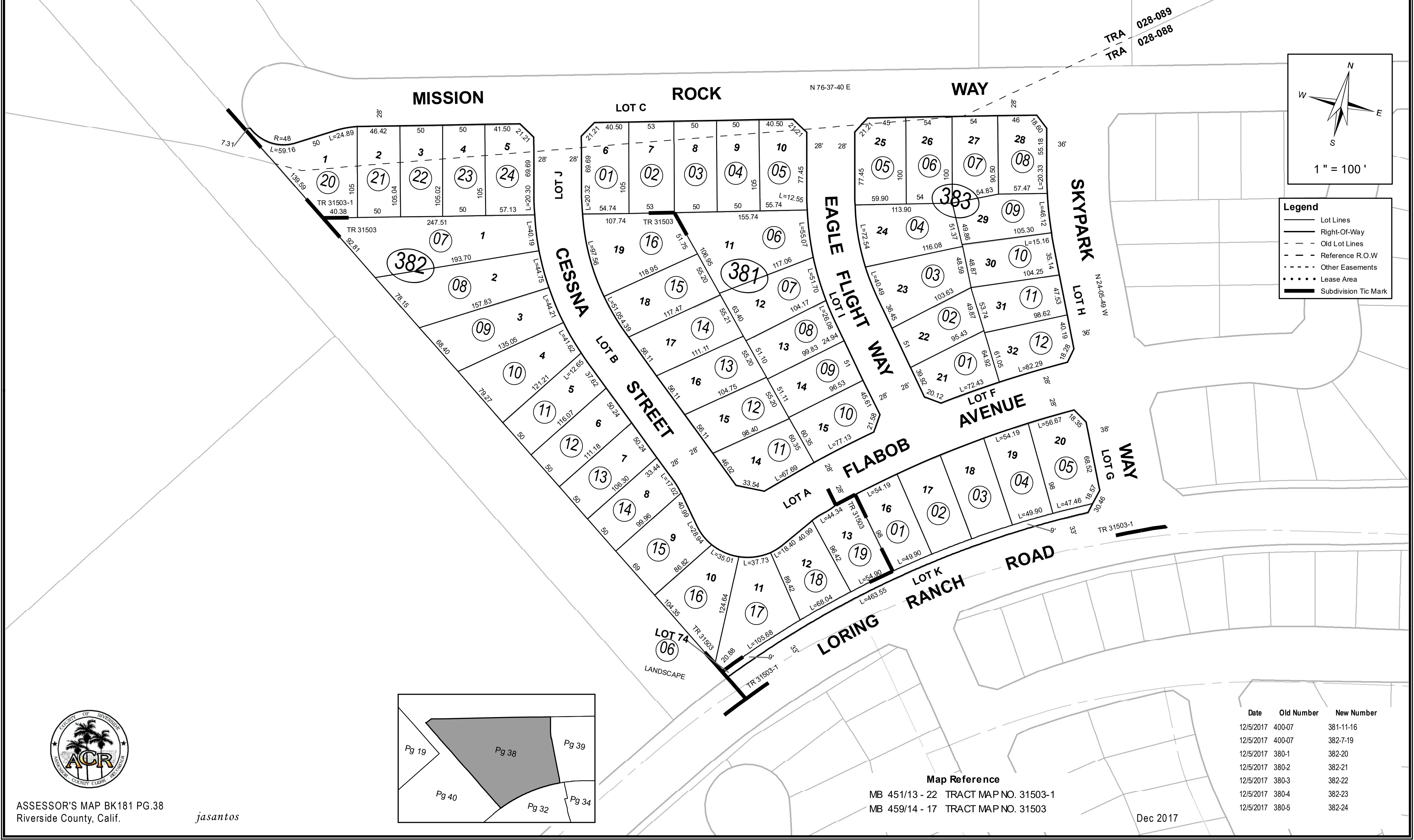
SEC. 21, T.2S., R.6W.

CITY OF JURUPA VALLEY

TRA 028-088
028-089

181-38

181-22



Date	Old Number	New Number
12/5/2017	400-07	381-11-16
12/5/2017	400-07	382-7-19
12/5/2017	380-1	382-20
12/5/2017	380-2	382-21
12/5/2017	380-3	382-22
12/5/2017	380-4	382-23
12/5/2017	380-5	382-24

Map Reference

MB 451/13 - 22 TRACT MAP NO. 31503-1
MB 459/14 - 17 TRACT MAP NO. 31503

Dec 2017

ASSESSOR'S MAP BK181 PG.38
Riverside County, Calif.

jasantos

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

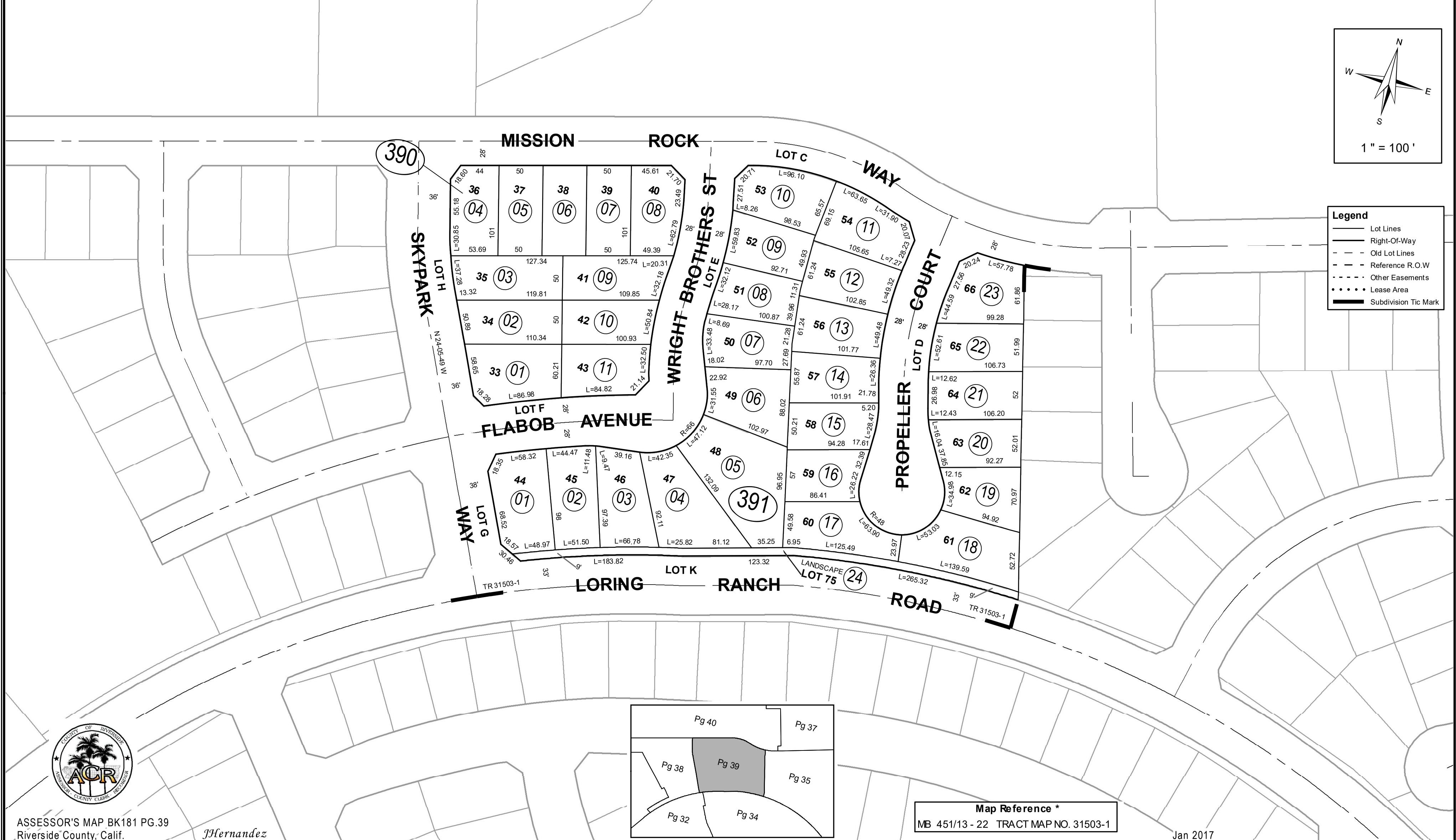
SEC. 21, T.2S., R.6W.

CITY OF JURUPA VALLEY

T.R.A. 028-088

181-39

181-22



Map Reference *

MB 451/13 - 22 TRACT MAP NO. 31503-1

ASSESSOR'S MAP BK181 PG.39
Riverside County, Calif.

JHernandez

Jan 2017

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

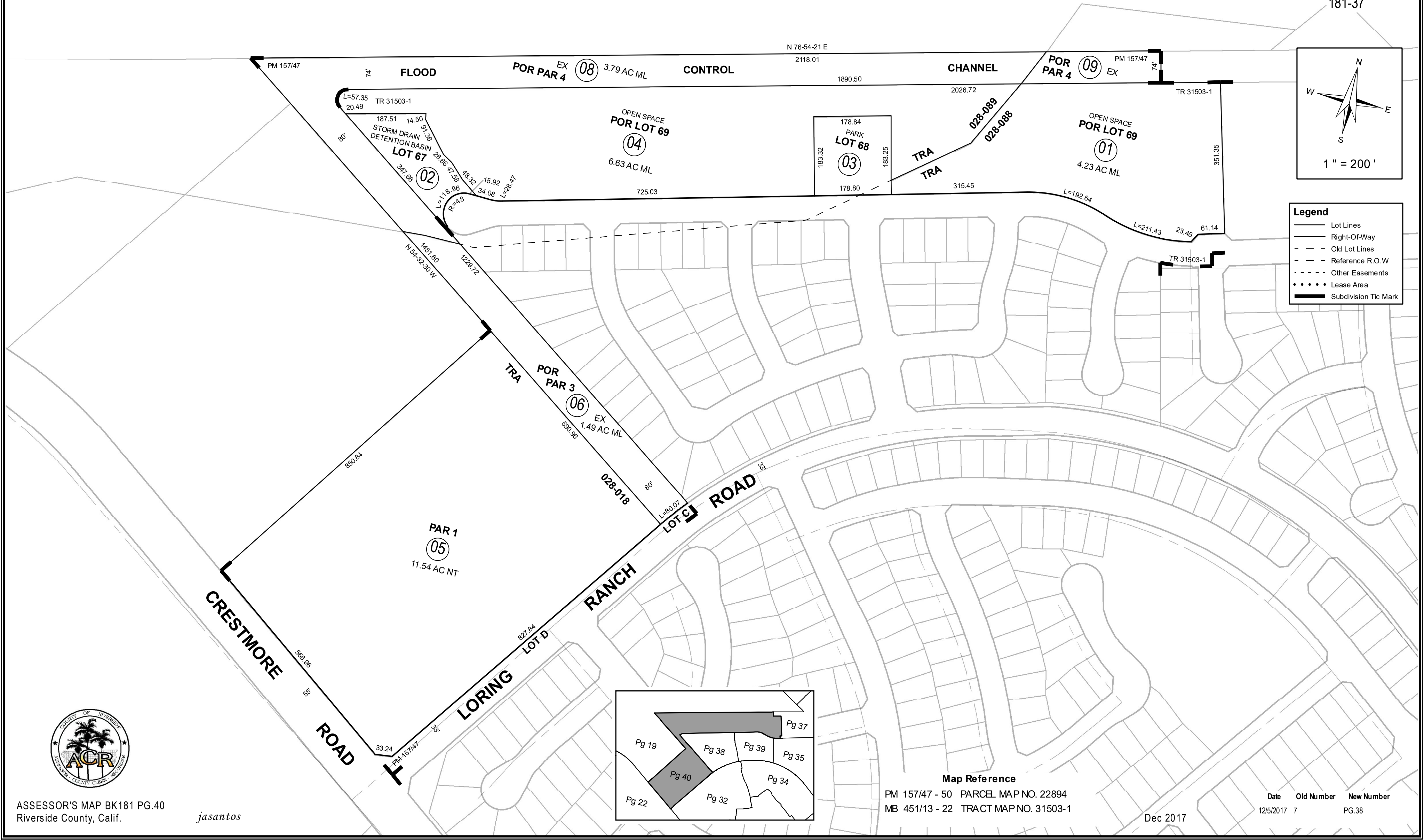
SEC. 21, T.2S., R.6W.

CITY OF JURUPA VALLEY

TRA 028-018
028-088
028-089

181-40

181-22
181-37



Map Reference
PM 157/47 - 50 PARCEL MAP NO. 22894
MB 451/13 - 22 TRACT MAP NO. 31503-1

Dec 2017

Date	Old Number	New Number
12/5/2017	7	PG.38

ASSESSOR'S MAP BK181 PG.40
Riverside County, Calif.

jasantos

Exhibit D

Special Tax Bonds, 2018 Series A

Debt Service Schedule

Jurupa Unified School District
Community Facilities District No. 7
Special Tax Bonds, 2018 Series A Debt Service Schedule

Bond Year	Special Tax Bonds, 2018 Series A		
	Principal	Interest	Debt Service
2018	$0.00	$51,874.93	$51,874.93
2019	15,000.00	158,262.50	173,262.50
2020	20,000.00	157,962.50	177,962.50
2021	25,000.00	157,562.50	182,562.50
2022	30,000.00	157,062.50	187,062.50
2023	35,000.00	156,462.50	191,462.50
2024	35,000.00	155,675.00	190,675.00
2025	40,000.00	154,800.00	194,800.00
2026	45,000.00	153,700.00	198,700.00
2027	55,000.00	152,462.50	207,462.50
2028	60,000.00	150,812.50	210,812.50
2029	65,000.00	149,012.50	214,012.50
2030	70,000.00	146,412.50	216,412.50
2031	80,000.00	143,612.50	223,612.50
2032	85,000.00	140,412.50	225,412.50
2033	95,000.00	137,012.50	232,012.50
2034	105,000.00	133,212.50	238,212.50
2035	110,000.00	129,012.50	239,012.50
2036	120,000.00	125,162.50	245,162.50
2037	130,000.00	120,962.50	250,962.50
2038	140,000.00	116,250.00	256,250.00
2039	150,000.00	109,250.00	259,250.00
2040	165,000.00	101,750.00	266,750.00
2041	180,000.00	93,500.00	273,500.00
2042	190,000.00	84,500.00	274,500.00
2043	205,000.00	75,000.00	280,000.00
2044	225,000.00	64,750.00	289,750.00
2045	240,000.00	53,500.00	293,500.00
2046	260,000.00	41,500.00	301,500.00
2047	275,000.00	28,500.00	303,500.00
2048	295,000.00	14,750.00	309,750.00
Total	**$3,545,000.00**	**$3,614,699.93**	**$7,159,699.93**

Exhibit E

Delinquent Annual Special Tax Report

Fixed Charge Special Assessment Delinquency Report

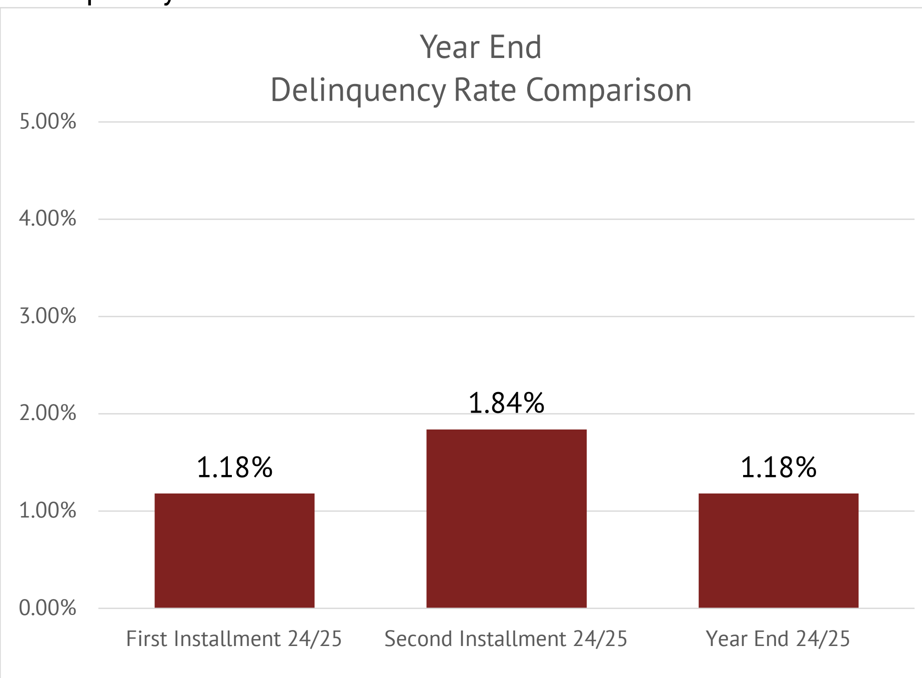
Year End Report for Fiscal Year 2024/2025

Jurupa Unified School District Community Facilities District No. 7

Summary

Year End

Total Taxes Due June 30, 2025	**$248,085.68**
Amount Paid	**$245,153.66**
Amount Remaining to be Collected	**$2,932.02**
Number of Parcels Delinquent	**2**
Delinquency Rate	**1.18%**



Foreclosure

CFD Subject to Foreclosure Covenant:	**Yes**
Foreclosure Determination Date:	**July 1st**
Foreclosure Commencement Date:	**September 29th**

Foreclosure Qualification

Individual Parcel Delinquency	**N/A**
Individual Owner Multiple Parcels Delinquency	**N/A**
Individual Parcels Semi-Annual Installments	**4**
Aggregate Delinquency Rate	**5.00%**

Parcels Qualifying for Foreclosure [1]

Parcels Exceeding Individual Foreclosure Threshol	**1**
Parcels Exceeding CFD Aggregate	**0**

[1] Pursuant to the Foreclosure Covenant in the Fiscal Agent Agreement there is no requirement to initiate Foreclosure Proceedings for aggregate delinquencies if the Reserve Fund is equal to the Reserve Requirement and Special Tax Revenues are expected to be equal to or greater than the Annual Debt Service.

Fixed Charge Special Assessment Delinquency Report

Year End Report for Fiscal Year 2024/2025

Jurupa Unified School District Community Facilities District No. 7

KeyAnalytics

Historical Delinquency Summary

Fiscal Year	Subject Fiscal Year					June 30, 2025	
	Aggregate Special Tax	Parcels Delinquent	Amount Collected	Amount Delinquent	Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2020/2021	$229,193.24	1	$226,484.50	$2,708.74	1.18%	$0.00	0.00%
2021/2022	233,777.44	0	233,777.44	0.00	0.00%	0.00	0.00%
2022/2023	238,452.78	1	237,043.69	1,409.09	0.59%	1,409.09	0.59%
2023/2024	243,221.96	1	241,784.69	1,437.27	0.59%	1,437.27	0.59%
2024/2025	248,085.68	2	245,153.66	2,932.02	1.18%	2,932.02	1.18%

Historical Delinquency Rate

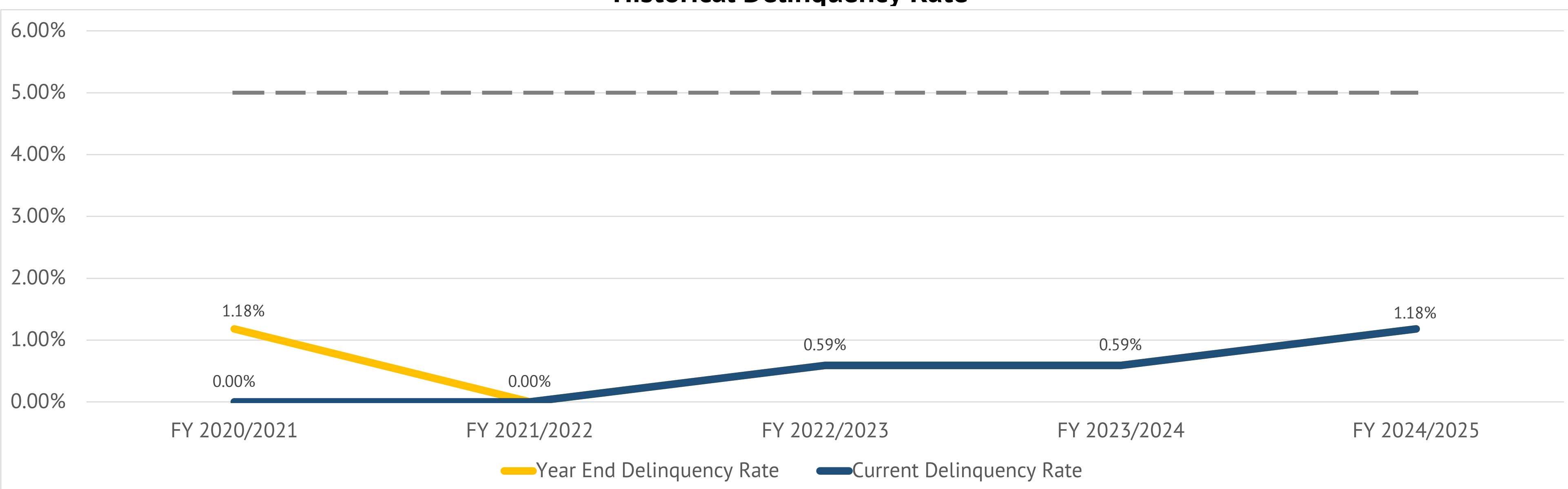


Exhibit F

Summary of Transactions for Fiscal Agent Accounts

Fund: CFD No. 7 (Special Tax Bonds, 2018 Series A)

Subfund: 4777897A - Special Tax Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$6,295.14	$1,459,445.06	$0.00	($1,315,824.69)	$0.00	$149,915.51			BEGINNING BALANCE
07-01-2024	$605.04					$150,520.55		Interest	Interest Earnings
08-01-2024	$626.39					$151,146.94		Interest	Interest Earnings
08-26-2024				($94,852.12)		$56,294.82		Transfer Out	Transfer To 4777897B Redemption Fund
09-03-2024	$548.22					$56,843.04		Interest	Interest Earnings
10-01-2024	$218.29					$57,061.33		Interest	Interest Earnings
11-01-2024	$214.79					$57,276.12		Interest	Interest Earnings
11-01-2024				($18,790.37)		$38,485.75		Transfer Out	Transfer To 4777897I Administrative Expenses
11-01-2024				($38,052.67)		$433.08		Transfer Out	Transfer To 4777897S Surplus Fund
12-02-2024	$1.53					$434.61		Interest	Interest Earnings
01-02-2025	$1.53					$436.14		Interest	Interest Earnings
01-29-2025		$125,244.42				$125,680.56		Deposit	Special Tax Deposit
02-03-2025	$42.52					$125,723.08		Interest	Interest Earnings
02-24-2025				($20,000.00)		$105,723.08		Transfer Out	Transfer To 4777897B Redemption Fund
02-24-2025				($35,347.53)		$70,375.55		Transfer Out	Transfer To 4777897B Redemption Fund
03-03-2025	$352.36					$70,727.91		Interest	Interest Earnings
04-01-2025	$236.38					$70,964.29		Interest	Interest Earnings
04-22-2025				($27,602.02)		$43,362.27		Transfer Out	Transfer To 4777897I Admin Expense Fd
05-01-2025	$202.35					$43,564.62		Interest	Interest Earnings
05-27-2025		$118,158.60				$161,723.22		Deposit	Special Tax Deposit
06-02-2025	$208.70					$161,931.92		Interest	Interest Earnings
	$3,258.10	$243,403.02	$0.00	($234,644.71)	$0.00	$12,016.41			DATE RANGE BALANCE
Subfund Total	**$9,553.24**	**$1,702,848.08**	**$0.00**	**($1,550,469.40)**	**$0.00**	**$161,931.92**	**Total for 4777897A - Special Tax Fund**		

Subfund: 4777897B - Redemption Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$689.65	$0.00	$1,059,248.40	$0.00	($1,042,024.95)	$17,913.10			BEGINNING BALANCE
07-01-2024	$72.28					$17,985.38		Interest	Interest Earnings
08-01-2024	$74.85					$18,060.23		Interest	Interest Earnings
08-26-2024			$94,852.12			$112,912.35		Transfer In	Transfer From 4777897A Special Tax Fund for debt service payable 9-1-24
09-03-2024					($77,837.50)	$35,074.85	Cede & Co	Debt Service Interest	Debt Service Interest
09-03-2024					($35,000.00)	$74.85	Cede & Co	Debt Service Principal	Debt Service Principal
09-03-2024	$150.07					$224.92		Interest	Interest Earnings
10-01-2024	$30.70					$255.62		Interest	Interest Earnings
10-07-2024			$35,783.15			$36,038.77		Transfer In	Transfer From 4777897D Reserve Fund
11-01-2024	$109.50					$36,148.27		Interest	Interest Earnings
12-02-2024	$127.33					$36,275.60		Interest	Interest Earnings
01-02-2025	$127.66					$36,403.26		Interest	Interest Earnings
02-03-2025	$123.26					$36,526.52		Interest	Interest Earnings
02-24-2025			$35,347.53			$71,874.05		Transfer In	Transfer From 4777897A Special Tax Fund

Funding Report - Detail

Subfund: 4777897B - Redemption Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
02-24-2025			$20,000.00			$91,874.05		Transfer In	Transfer From 4777897A Special Tax Fund
02-24-2025			$5,525.95			$97,400.00		Transfer In	Transfer From 4777897D Reserve Fund
03-03-2025					($77,400.00)	$20,000.00	Cede & Co	Debt Service Interest	Debt Service Interest
03-03-2025	$144.05					$20,144.05		Interest	Interest Earnings
04-01-2025	$84.11					$20,228.16		Interest	Interest Earnings
05-01-2025	$65.30					$20,293.46		Interest	Interest Earnings
06-02-2025	$67.60					$20,361.06		Interest	Interest Earnings
	$1,176.71	$0.00	$191,508.75	$0.00	($190,237.50)	$2,447.96			DATE RANGE BALANCE
Subfund Total	**$1,866.36**	**$0.00**	**$1,250,757.15**	**$0.00**	**($1,232,262.45)**	**$20,361.06**	**Total for 4777897B - Redemption Fund**		

Subfund: 4777897D - Reserve Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$34,377.02	$295,096.63	$2,571.77	($5,209.94)	$0.00	$326,835.48			BEGINNING BALANCE
07-01-2024	$1,318.81					$328,154.29		Interest	Interest Earnings
08-01-2024	$1,365.61					$329,519.90		Interest	Interest Earnings
09-03-2024	$1,359.88					$330,879.78		Interest	Interest Earnings
10-01-2024	$1,271.15					$332,150.93		Interest	Interest Earnings
10-07-2024				($35,783.15)		$296,367.78		Transfer Out	Transfer To 4777897B Redemption Fund
11-01-2024	$1,141.72					$297,509.50		Interest	Interest Earnings
12-02-2024	$1,047.93					$298,557.43		Interest	Interest Earnings
01-02-2025	$1,050.68					$299,608.11		Interest	Interest Earnings
02-03-2025	$1,014.47					$300,622.58		Interest	Interest Earnings
02-24-2025				($5,525.95)		$295,096.63		Transfer Out	Transfer To 4777897B Redemption Fund
03-03-2025	$911.08					$296,007.71		Interest	Interest Earnings
04-01-2025	$989.42					$296,997.13		Interest	Interest Earnings
05-01-2025	$958.81					$297,955.94		Interest	Interest Earnings
06-02-2025	$992.54					$298,948.48		Interest	Interest Earnings
	$13,422.10	$0.00	$0.00	($41,309.10)	$0.00	($27,887.00)			DATE RANGE BALANCE
Subfund Total	**$47,799.12**	**$295,096.63**	**$2,571.77**	**($46,519.04)**	**$0.00**	**$298,948.48**	**Total for 4777897D - Reserve Fund**		

Subfund: 4777897E - School Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$18,572.71	$2,656,067.62	$12,754.06	$0.00	($2,687,394.39)	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$18,572.71**	**$2,656,067.62**	**$12,754.06**	**$0.00**	**($2,687,394.39)**	**$0.00**	**Total for 4777897E - School Facilities Account**		

Subfund: 4777897G - Park District Facilities Account

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$2,761.12	$606,645.00	$0.00	$0.00	($609,406.12)	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$2,761.12**	**$606,645.00**	**$0.00**	**$0.00**	**($609,406.12)**	**$0.00**	**Total for 4777897G - Park District Facilities Account**		

Funding Report - Detail

Subfund: 4777897I - Administrative Expense Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$2,773.05	$0.00	$93,254.02	$0.00	($84,798.02)	$11,229.05			BEGINNING BALANCE
07-01-2024	$45.31					$11,274.36		Interest	Interest Earnings
07-03-2024					($1,950.00)	$9,324.36	Zions First National Bank	Professional Services	Req. for Disb Invoice No. 31 Annual Administration Fee (May 2024 - April 2025) Invoice No. 12189
08-01-2024	$39.33					$9,363.69		Interest	Interest Earnings
09-03-2024	$38.64					$9,402.33		Interest	Interest Earnings
10-01-2024	$36.12					$9,438.45		Interest	Interest Earnings
10-15-2024					($6,000.00)	$3,438.45	KeyAnalytics	Professional Services	Req Inv # 33 Invoice # OC 2024-1082 FY 2024/2025 CFD Annual Base Fee
11-01-2024			$18,790.37			$22,228.82		Transfer In	Transfer From 4777897A Special Tax Fund
11-01-2024	$23.16					$22,251.98		Interest	Interest Earnings
12-02-2024	$78.38					$22,330.36		Interest	Interest Earnings
01-02-2025	$78.58					$22,408.94		Interest	Interest Earnings
02-03-2025	$75.88					$22,484.82		Interest	Interest Earnings
03-03-2025	$68.37					$22,553.19		Interest	Interest Earnings
04-01-2025	$75.39					$22,628.58		Interest	Interest Earnings
04-15-2025					($15,200.00)	$7,428.58	J.U.S.D.	Professional Services	Req Inv # 33 2024/2025 CFD Administrative Fee
04-22-2025			$27,602.02			$35,030.60		Transfer In	Transfer From 4777897A Special Tax Fund
05-01-2025	$73.65					$35,104.25		Interest	Interest Earnings
06-02-2025	$116.94					$35,221.19		Interest	Interest Earnings
06-06-2025					($1,950.00)	$33,271.19	Zions First National Bank	Professional Services	ReqDated 05/30/25 Fiscal Agent Services Annual Admin Fee May 2025 - April 2026 Invoice No. 13110
	$749.75	$0.00	$46,392.39	$0.00	($25,100.00)	$22,042.14			DATE RANGE BALANCE
Subfund Total	**$3,522.80**	**$0.00**	**$139,646.41**	**$0.00**	**($109,898.02)**	**$33,271.19**	**Total for 4777897I - Administrative Expense Fund**		

Subfund: 4777897J - Cost of Issuance Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$644.81	$175,000.00	$0.00	($12,754.06)	($162,890.75)	$0.00			BEGINNING BALANCE
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00			DATE RANGE BALANCE
Subfund Total	**$644.81**	**$175,000.00**	**$0.00**	**($12,754.06)**	**($162,890.75)**	**$0.00**	**Total for 4777897J - Cost of Issuance Fund**		

Subfund: 4777897S - Surplus Fund

Date	Interest	Deposits	Transfers In	Transfers Out	Expenditures	Balance	Payee	Reference	Description
07-01-2024	$713.58	$0.00	$221,444.85	$0.00	($222,138.33)	$20.10			BEGINNING BALANCE
07-01-2024	$0.08					$20.18		Interest	Interest Earnings
08-01-2024	$0.08					$20.26		Interest	Interest Earnings
09-03-2024	$0.08					$20.34		Interest	Interest Earnings
10-01-2024	$0.08					$20.42		Interest	Interest Earnings
11-01-2024			$38,052.67			$38,073.09		Transfer In	Transfer From 4777897A Special Tax Fund
11-01-2024	$0.08					$38,073.17		Interest	Interest Earnings
11-21-2024					($38,073.17)	$0.00	J.U.S.D.	Construction Costs	Disbursement of funds per Sec 4.09(B) of FA Agreement
12-02-2024	$89.94					$89.94		Interest	Interest Earnings
01-02-2025	$0.31					$90.25		Interest	Interest Earnings
02-03-2025	$0.31					$90.56		Interest	Interest Earnings
03-03-2025	$0.28					$90.84		Interest	Interest Earnings

Subfund: 4777897S - Surplus Fund									
Date	**Interest**	**Deposits**	**Transfers In**	**Transfers Out**	**Expenditures**	**Balance**	**Payee**	**Reference**	**Description**
04-01-2025	$0.30					$91.14		Interest	Interest Earnings
05-01-2025	$0.29					$91.43		Interest	Interest Earnings
06-02-2025	$0.30					$91.73		Interest	Interest Earnings
	$92.13	$0.00	$38,052.67	$0.00	($38,073.17)	$71.63			DATE RANGE BALANCE
Subfund Total	**$805.71**	**$0.00**	**$259,497.52**	**$0.00**	**($260,211.50)**	**$91.73**	**Total for 4777897S - Surplus Fund**		
Fund Total	**$85,525.87**	**$5,435,657.33**	**$1,665,226.91**	**($1,609,742.50)**	**($5,062,063.23)**	**$514,604.38**	**Total for CFD No. 7 (Special Tax Bonds, 2018 Series A)**		
Grand Total	**$85,525.87**	**$5,435,657.33**	**$1,665,226.91**	**($1,609,742.50)**	**($5,062,063.23)**	**$514,604.38**	**Grand Total for Selected Funds/SubFunds**		

Exhibit G

Annual Special Tax Roll for

Fiscal Year 2025/2026

Jurupa Unified School District
Community Facilities District No. 7
Fiscal Year 2025/2026 Special Tax Roll

Tract	Lot	Site Address	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31503-1	6	5446 MISSION ROCK WAY	181-381-001	$3,668.30	$2,990.66
31503-1	7	5438 MISSION ROCK WAY	181-381-002	$3,668.30	$2,990.66
31503-1	8	5430 MISSION ROCK WAY	181-381-003	$3,668.30	$2,990.66
31503-1	9	5422 MISSION ROCK WAY	181-381-004	$3,668.30	$2,691.60
31503-1	10	5414 MISSION ROCK WAY	181-381-005	$3,668.30	$2,990.66
31503-1	11	4397 EAGLE FLIGHT WAY	181-381-006	$3,668.30	$3,177.58
31503-1	12	4405 EAGLE FLIGHT WAY	181-381-007	$3,668.30	$3,177.58
31503-1	13	4413 EAGLE FLIGHT WAY	181-381-008	$3,668.30	$2,990.66
31503-1	14	4421 EAGLE FLIGHT WAY	181-381-009	$3,668.30	$2,990.66
31503-1	15	4429 EAGLE FLIGHT WAY	181-381-010	$3,668.30	$2,990.66
31503	14	4468 CESSNA ST	181-381-011	$3,774.82	$2,990.66
31503	15	4460 CESSNA ST	181-381-012	$3,774.82	$3,177.58
31503	16	4452 CESSNA ST	181-381-013	$3,774.82	$2,691.60
31503	17	4444 CESSNA ST	181-381-014	$3,774.82	$2,691.60
31503	18	4428 CESSNA ST	181-381-015	$3,774.82	$3,177.58
31503	19	4412 CESSNA ST	181-381-016	$3,774.82	$3,177.58
31503-1	16	5408 FLABOB AVE	181-382-001	$3,668.30	$2,990.66
31503-1	17	5400 FLABOB AVE	181-382-002	$3,668.30	$2,990.66
31503-1	18	5392 FLABOB AVE	181-382-003	$3,668.30	$2,990.66
31503-1	19	5384 FLABOB AVE	181-382-004	$3,668.30	$2,990.66
31503-1	20	5376 FLABOB AVE	181-382-005	$3,668.30	$2,990.66
31503	1	4407 CESSNA ST	181-382-007	$3,774.82	$3,177.58
31503	2	4415 CESSNA ST	181-382-008	$3,774.82	$2,691.60
31503	3	4423 CESSNA ST	181-382-009	$3,774.82	$2,990.66
31503	4	4431 CESSNA ST	181-382-010	$3,774.82	$2,691.60
31503	5	4439 CESSNA ST	181-382-011	$3,774.82	$2,990.66
31503	6	4447 CESSNA ST	181-382-012	$3,774.82	$2,691.60
31503	7	4455 CESSNA ST	181-382-013	$3,774.82	$2,990.66
31503	8	4463 CESSNA ST	181-382-014	$3,774.82	$2,990.66
31503	9	4471 CESSNA ST	181-382-015	$3,774.82	$2,990.66
31503	10	4479 CESSNA ST	181-382-016	$3,774.82	$2,990.66
31503	11	5440 FLABOB AVE	181-382-017	$3,774.82	$3,177.58
31503	12	5424 FLABOB AVE	181-382-018	$3,774.82	$2,990.66
31503	13	5416 FLABOB AVE	181-382-019	$3,774.82	$3,177.58
31503-1	1	5494 MISSION ROCK WAY	181-382-020	$3,668.30	$2,990.66
31503-1	2	5486 MISSION ROCK WAY	181-382-021	$3,668.30	$2,990.66
31503-1	3	5478 MISSION ROCK WAY	181-382-022	$3,668.30	$2,990.66
31503-1	4	5470 MISSION ROCK WAY	181-382-023	$3,668.30	$2,990.66
31503-1	5	5462 MISSION ROCK WAY	181-382-024	$3,668.30	$2,691.60
31503-1	21	4426 EAGLE FLIGHT WAY	181-383-001	$3,668.30	$2,990.66
31503-1	22	4418 EAGLE FLIGHT WAY	181-383-002	$3,668.30	$2,990.66
31503-1	23	4410 EAGLE FLIGHT WAY	181-383-003	$3,668.30	$3,177.58
31503-1	24	4402 EAGLE FLIGHT WAY	181-383-004	$3,668.30	$2,990.66
31503-1	25	5398 MISSION ROCK WAY	181-383-005	$3,668.30	$3,177.58
31503-1	26	5390 MISSION ROCK WAY	181-383-006	$3,668.30	$3,177.58
31503-1	27	5382 MISSION ROCK WAY	181-383-007	$3,668.30	$2,990.66
31503-1	28	5374 MISSION ROCK WAY	181-383-008	$3,668.30	$2,990.66
31503-1	29	4379 SKYPARK WAY	181-383-009	$3,668.30	$2,990.66

Tract	Lot	Site Address	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31503-1	30	4387 SKYPARK WAY	181-383-010	$3,668.30	$2,990.66
31503-1	31	4395 SKYPARK WAY	181-383-011	$3,668.30	$2,990.66
31503-1	32	4403 SKYPARK WAY	181-383-012	$3,668.30	$2,990.66
31503-1	33	4400 SKYPARK WAY	181-390-001	$3,668.30	$3,177.58
31503-1	34	4392 SKYPARK WAY	181-390-002	$3,668.30	$2,691.60
31503-1	35	4384 SKYPARK WAY	181-390-003	$3,668.30	$2,990.66
31503-1	36	5358 MISSION ROCK WAY	181-390-004	$3,668.30	$2,691.60
31503-1	37	5350 MISSION ROCK WAY	181-390-005	$3,668.30	$2,990.66
31503-1	38	5342 MISSION ROCK WAY	181-390-006	$3,668.30	$2,990.66
31503-1	39	5334 MISSION ROCK WAY	181-390-007	$3,668.30	$2,990.66
31503-1	40	5326 MISSION ROCK WAY	181-390-008	$3,668.30	$2,990.66
31503-1	41	4353 WRIGHT BROTHERS ST	181-390-009	$3,668.30	$2,691.60
31503-1	42	4361 WRIGHT BROTHERS ST	181-390-010	$3,668.30	$2,990.66
31503-1	43	4369 WRIGHT BROTHERS ST	181-390-011	$3,668.30	$2,990.66
31503-1	44	5360 FLABOB AVE	181-391-001	$3,668.30	$2,990.66
31503-1	45	5344 FLABOB AVE	181-391-002	$3,668.30	$2,990.66
31503-1	46	5336 FLABOB AVE	181-391-003	$3,668.30	$2,990.66
31503-1	47	5328 FLABOB AVE	181-391-004	$3,668.30	$2,990.66
31503-1	48	4382 WRIGHT BROTHERS ST	181-391-005	$3,668.30	$3,177.58
31503-1	49	4374 WRIGHT BROTHERS ST	181-391-006	$3,668.30	$2,990.66
31503-1	50	4366 WRIGHT BROTHERS ST	181-391-007	$3,668.30	$2,990.66
31503-1	51	4358 WRIGHT BROTHERS ST	181-391-008	$3,668.30	$2,990.66
31503-1	52	4350 WRIGHT BROTHERS ST	181-391-009	$3,668.30	$2,990.66
31503-1	53	4342 WRIGHT BROTHERS ST	181-391-010	$3,668.30	$2,990.66
31503-1	54	4341 PROPELLER CT	181-391-011	$3,668.30	$2,691.60
31503-1	55	4349 PROPELLER CT	181-391-012	$3,668.30	$2,990.66
31503-1	56	4357 PROPELLER CT	181-391-013	$3,668.30	$2,990.66
31503-1	57	4365 PROPELLER CT	181-391-014	$3,668.30	$2,990.66
31503-1	58	4373 PROPELLER CT	181-391-015	$3,668.30	$2,990.66
31503-1	59	4381 PROPELLER CT	181-391-016	$3,668.30	$2,990.66
31503-1	60	4389 PROPELLER CT	181-391-017	$3,668.30	$2,990.66
31503-1	61	4394 PROPELLER CT	181-391-018	$3,668.30	$2,990.66
31503-1	62	4386 PROPELLER CT	181-391-019	$3,668.30	$2,990.66
31503-1	63	4378 PROPELLER CT	181-391-020	$3,668.30	$2,990.66
31503-1	64	4370 PROPELLER CT	181-391-021	$3,668.30	$2,691.60
31503-1	65	4362 PROPELLER CT	181-391-022	$3,668.30	$2,990.66

Tract	Lot	Site Address	Assessor's Parcel Number	Maximum Special Tax	Assigned Special Tax
31503-1	66	4346 PROPELLER CT	181-391-023	$3,668.30	$2,990.66
31503-1	POR 69	NA	181-400-001	$0.00	$0.00
31503-1	67	NA	181-400-002	$0.00	$0.00
31503-1	68	NA	181-400-003	$0.00	$0.00
31503-1	POR 69	NA	181-400-004	$0.00	$0.00

Total Parcels	**89**
Total Taxable Parcels	**85**
Total Maximum Annual Special Tax	**$313,829.38**
Total Assigned Special Tax	**$253,047.34**