

Annual Report

Poway Unified School District
Community Facilities District No. 4

January 31, 2010

Prepared For:

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Exhibits

Exhibit A: Report to the California Debt and Investment Advisory Commission

Introduction

This Annual Report ("Report") has been prepared pursuant to the Continuing Disclosure Agreement ("Agreement") executed in connection with the issuance of the 2007 Special Tax Bonds ("Bonds") by Community Facilities District ("CFD") No. 4 of the Poway Unified School District ("School District") in the amount of \$11,989,000. The Bonds were issued under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"), and pursuant to a Bond Indenture dated April 1, 2007 by and between Poway CFD No. 4 and Zions First National Bank, as trustee ("Trustee"). Dolinka Group, LLC has been retained by the School District to act as dissemination agent ("Dissemination Agent"). The Bonds were issued to (i) pay interest on the Bonds through September 15, 2007 and (ii) pay the cost of issuing the Bonds. The Bonds, along with the (i) 2007 Special Tax Bonds of CFD No. 2 of the School District, (ii) 2007 Special Tax Bonds of Improvement Area ("IA") B of CFD No. 8 of the School District, (iii) 2007 Special Tax Bonds of CFD No. 9 of the School District, (iv) 2007 Special Tax Bonds of CFD No. 10 of the School District, and (v) 2007 Special Tax Bonds of CFD No. 12 (each a series of "Special Tax Bonds") were purchased by the Poway Unified School District Public Financing Authority ("Authority"). The Special Tax Bonds were purchased through funds generated from the issuance of the 2007 Revenue Bonds of the Authority on June 20, 2007.

I. Audited Financial Statements

A copy of the School District's annual audited financial statements for Fiscal Year 2008/2009 is available online at <http://emma.msrb.org/>.

II. Principal Amount of Bonds Outstanding

As of January 1, 2010 the outstanding principal amount of the Bonds was \$11,940,000.

III. Fund and Account Balances

The balance of each fund and account of CFD No. 4 as of January 1, 2010 is listed in the table below.

Fund and Account Balances (As of 1/01/10)

Funds and Accounts	Amount
2007 Administrative Expense Fund	\$68,477.28
2007 Bond Interest Account	\$0.00
2007 Bond Principal Account	\$0.00
2007 Capitalized Interest Account	\$0.00
2007 Purchase Transfer Account	\$0.00
2007 Special Tax Fund	\$753,002.00
Total	\$821,479.28

IV. Reserve Requirement and Reserve Fund Balance

A proportionate share of the proceeds from the sale of the Bonds was deposited into the Authority Reserve Fund to satisfy the Reserve Requirement. For more information regarding the balance in the Reserve Fund and statement of the Reserve Requirement, please refer to the Continuing Disclosure Annual Report for the 2007 Revenue Bonds of the Authority issued June 20, 2007.

V. Assessed Value and Value-to-Lien

The table below shows the assessed values, direct and overlapping debt, and value-to-lien ratio for all parcels within CFD No. 4.

Assessed Value to Lien

Land Use	Total Assessed Value [1]	2007 Special Tax Bonds		Total Lien	Value-to-Lien Ratio
		Principal Amount Outstanding	Value-to-Lien Ratio for CFD		
Tax Class 1 < 1,500	\$20,230,322.00	\$97,966.79	206.50:1	\$97,966.79	206.50:1
Tax Class 2 1,500 - 2,249	\$73,707,028.00	\$805,124.59	91.55:1	\$805,124.59	91.55:1
Tax Class 3 2,250 - 2,749	\$47,068,270.00	\$523,957.66	89.83:1	\$523,957.66	89.83:1
Tax Class 4 2,750 - 3,149	\$91,917,635.00	\$989,162.86	92.92:1	\$989,162.86	92.92:1
Tax Class 5 3,150 - 3,749	\$92,048,690.00	\$849,323.31	108.38:1	\$849,323.31	108.38:1
Tax Class 6 3,750 - 4,049	\$105,276,799.00	\$1,011,714.39	104.06:1	\$1,011,714.39	104.06:1
Tax Class 7 4,050 - 4,499	\$40,559,885.00	\$459,846.49	88.20:1	\$459,846.49	88.20:1
Tax Class 8 4,500 - 4,999	\$75,801,117.00	\$874,483.88	86.68:1	\$874,483.88	86.68:1
Tax Class 9 5,000 - 5,499	\$44,612,595.00	\$445,060.64	100.24:1	\$445,060.64	100.24:1
Tax Class 10 5,500 - 5,999	\$41,378,294.00	\$420,989.20	98.29:1	\$420,989.20	98.29:1
Tax Class 12 ≥ 6,500	\$5,300,000.00	\$26,012.12	203.74:1	\$26,012.12	203.75:1
Tax Class 13	\$533,708,119.00	\$5,436,358.06	98.17:1	\$5,436,358.06	98.17:1
Tax Class 14	\$13,134,769.00	\$0.00	0.00:1	\$0.00	0.00:1
Tax Class 16	\$10,530,999.00	\$0.00	0.00:1	\$0.00	0.00:1
Tax Class 18	\$3,350,000.00	\$0.00	0.00:1	\$0.00	0.00:1
Tax Class U UNDEV	\$3,030,806.00	\$0.00	0.00:1	\$0.00	0.00:1
Subtotal for Taxable Parcels [2]	\$1,201,655,328.00	\$11,940,000.00	100.64:1	\$11,940,000.00	100.64:1
Tax Class E EXEMPT	\$47,112,117.00	\$0.00	0.00:1	\$0.00	0.00:1
Total [2]	\$1,248,767,445.00	\$11,940,000.00	104.59:1	\$11,940,000.00	104.59:1

[1] Total Assessed Value as reported on the Fiscal Year 2009/2010 equalized tax roll of the County of San Diego.

[2] Totals may not sum due to rounding.

VI. Special Tax Delinquencies

The Special Tax delinquencies for Fiscal Year 2008/2009 and prior Fiscal Years within CFD No. 4 are shown in the table below.

Fiscal Year	Subject Fiscal Year ^[1]				June 30, 2009	
	Aggregate Special Tax	Parcels Delinquent	Fiscal Year Amount Delinquent	Fiscal Year Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2005/2006	\$622,524.88	53	\$29,829.43	4.79 %	\$0.00	0.00 %
2006/2007	\$708,039.34	45	\$35,710.34	5.04 %	\$4,427.06	0.63 %
2007/2008	\$900,247.30	61	\$69,735.87	7.75 %	\$7,637.56	0.85 %
2008/2009	\$981,805.62	64	\$67,976.04	6.92 %	\$67,976.04	6.92 %

[1] Delinquencies as of June 30th.

Since the delinquency rate in CFD No. 4 dropped below the five percent (5.00%) foreclosure threshold prior to August 30, 2009, foreclosure proceedings were not initiated.

VII. Major Taxpayers

"Major Taxpayers" are those property owners responsible for more than five percent (5.00%) of the Special Tax levy. There are no Major Taxpayers for Fiscal Year 2009/2010.

VIII. Report to the California Debt and Investment Advisory Commission

A copy of the report prepared and filed with the California Debt and Investment Advisory Commission pursuant to Section 53359.5(b) of the Act is included as Exhibit B.

IX. Changes to the First Amended Rate and Method of Apportionment

No changes have been made to the First Amended Rate and Method of Apportionment since the date of the Official Statement.

X. Bond Authorization Information

As of the date of this Report the maximum bond authorization for CFD No. 4 is \$32,000,000. As of the date of this Report, CFD No. 4 has issued a total of \$11,989,000 in Bonds.

Bonds issued by CFD No. 4 are intended to provide for the construction, purchase, expansion and/or modernization of any real or tangible property with an estimated useful life of five (5) years or longer, and which is necessary to meet the increased demands placed upon the District as a result of development occurring in CFD No. 4. The school facilities described below are all facilities which the School Board creating CFD No. 4 is authorized to own, construct or finance.

- Elementary School – site purchase, facility construction (including appurtenant improvements, such as landscaping, access roadways, drainage, sidewalks and gutters, and utility lines), furnishings, computers, and related equipment.
- Middle School – site purchase, facility construction (including appurtenant improvements, such as landscaping, access roadways, drainage, sidewalks and gutters, and utility lines), furnishings, computers, and related equipment.
- High School – site purchase, facility construction (including appurtenant improvements, such as landscaping, access roadways, drainage, sidewalks and gutters, and utility lines), furnishings, computers, and related equipment.
- Central Support and Administrative Facilities – site purchase, facility construction (including appurtenant improvements, such as landscaping, access roadways, drainage, sidewalks and gutters, and utility lines), furnishings, computers, and related equipment.
- Interim Housing – purchase and/or lease of portable/relocatables.
- Maintenance and Services – maintenance, ongoing services, landscaping, and facility security at all campuses which are constructed to meet the needs generated by development of real property located in CFD No. 4 and other parts of the District.

For a summary of the accruals and expenditures of Bond Proceeds, please refer to the Annual Report of the Poway 2007 Public Financing Authority.

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Exhibit A

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

**STATE OF CALIFORNIA
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)**

YEARLY FISCAL STATUS REPORT
California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 FAX (916) 654-7440

For Office Use Only	
CDIAC #	2007-0890
Fiscal Year	_____

I. GENERAL INFORMATION

A. Issuer	Poway Unified School District CFD No 4
B. Community Facilities District Number/Name	Black Mountain Ranch
C. Name/Title/Series of Bond Issue	2007 Special District Bonds
D. Date of Bond Issue	05-31-2007
E. Original Principal Amount of Bonds	\$ 11,989,000.00
F. Reserve Fund Minimum Balance Required	\$ 0.00

II. FUND BALANCE FISCAL STATUS

Balances Reported as of:	June 30 2009 _____ (Year)
A. Principal Amount of Bonds Outstanding	\$ 11,971,000.00
B. Bond Reserve Fund	\$ 0.00
C. Capitalized Interest Fund	\$ 0.00
D. Construction Fund(s)	\$ 0.00

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

A. Assessed Value Reported as of: 07-01-2009 (Date)	(Check One)
	<input checked="" type="checkbox"/> From Equalized Tax Roll
	<input type="checkbox"/> From Appraisal of Property <i>(Use only in first year or before annual tax roll billing commences)</i>
B. Total Assessed Value of All Parcels	\$ 1,201,655,328.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due	\$ 981,805.62
B. Total Amount of Unpaid Special Taxes	\$ 67,976.04
C. The Taxes are Paid Under the County's Teeter Plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	06-30-2009 _____ (Date)
A. Total Number of Delinquent Parcels:	74
B. Total Amount of Taxes Due on Delinquent Parcels:	\$ 87,998.64

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date)

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

**STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS**

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

For Office Use Only

Fiscal Year _____

I. GENERAL INFORMATION

A. Local Obligor Issuer Poway Unified School District CFD No 4

B. Name/Title/Series of Bond Issue 2007 Special District Bonds

C. Date of Bond Issue 05-31-2007

D. Original Principal Amount of Bonds 11,989,000.00

E. Reserve Fund Minimum Balance Required Yes No Amount 0.00

Part of Authority Reserve Fund (*Marks-Roos only*) Yes No % of Reserve Fund _____

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2009 (Year)

A. Principal Amount of Bonds Outstanding 11,971,000.00

B. Bond Reserve Fund 0.00

C. Capitalized Interest Fund 0.00

III. DELINQUENT REPORTING INFORMATION

Delinquent Taxes Yes No

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2009 (Date)

A. Delinquency Rate 6.92 (Percent)

B. The Taxes are Paid Under the County Teeter Plan: Yes No

C. Taxes Due 981,805.62

D. Taxes Unpaid 67,976.04

IV. ISSUE RETIRED

This issue is retired and not longer subject to the Yearly Fiscal Status filing requirements. (*Indicate reason for retirement.*)

A. Matured Yes No

B. Refunded Entirely Yes No If yes, indicate final maturity date: _____

If yes, state refunding bond title: _____ and issue date: _____

C. Other: _____

V. NAME OF PARTY COMPLETING THIS FORM

Name Benjamin Dolinka

Title President

Firm/Agency Dolinka Group, LLC

Address 20 Pacifica, Suite 900

City Irvine State CA Zip Code 92618

Phone Number (949) 250-8300 Email dginfo@dolinkagroup.com Date of Report 11/2/2009