

**FISCAL YEAR 2003-04
ADMINISTRATION REPORT
FOR
COMMUNITY FACILITIES DISTRICT NO. 3
OF
POWAY UNIFIED SCHOOL DISTRICT**

June 18, 2003

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FOR
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PREPARED FOR

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INTRODUCTION

This Administration Report ("Report") provides an analysis of the financial and administrative obligations of Community Facilities District ("CFD") No. 3 of the Poway Unified School District ("District") for the Series 2003 Local Obligation Bonds ("Local Bonds") issued in March of 2003 in the amount of \$5,485,000. Concurrent with the Local Bonds, the Poway Unified School District Public Financing Authority ("Authority") issued the Series 2003 Revenue Bonds ("Authority Bonds") in the amount of \$21,335,000. The proceeds of the Authority Bonds were used to purchase the 2003 Local Obligation Bonds of CFD Nos. 2, 3, 5, and 7. The Authority Bonds are secured by the interest and principal payments of CFD Nos. 2, 3, 5, and 7. All capitalized terms herein are used as defined in the Rate and Method of Apportionment ("RMA") for CFD No. 3, the Bond Indenture by and between US Bank N.A. ("Fiscal Agent"), and the District ("Indenture"), and the Indenture of Trust by and between the District and US Bank N.A. ("Authority Trustee") ("Trust Agreement").

The bonded indebtedness of CFD No. 3 is secured and repaid through the annual levy and collection of Special Taxes from all Taxable Property within CFD No. 3. In calculating the Special Tax levy for Fiscal Year 2003-04, the Report describes (i) the financial obligations of CFD No. 3 for the current Fiscal Year (ii) the financial obligations of CFD No. 3 for Fiscal Year 2003-04, and (iii) the amount of new development which has occurred within the boundaries of the CFD.

The Report is organized into the following sections:

Section I

Section I provides a description of the Annual Special Tax levy Fiscal Year 2002-03, including any delinquent Annual Special Taxes.

Sections II and III

Sections II and III examine the financial activity in the funds and accounts established pursuant to the Indenture and the Trust Agreement, respectively. A Fiscal Year summary is provided which lists all disbursements, Annual Special Tax receipts, and interest earnings.

Section IV

Section IV calculates the financial obligations of CFD No. 3 for Fiscal Year 2003-04.

Section V

Section V provides (i) a description of the Special Tax classifications and (ii) an update of the development which has occurred in CFD No. 3.

Section VI

Section VI describes the Annual Special Tax rates and reviews the methodology used to apportion the Annual Special Tax Requirement between Developed Property and Undeveloped Property.

I. ANNUAL SPECIAL TAX LEVY FOR FISCAL YEAR 2002-03

The aggregate Annual Special Tax levy for Fiscal Year 2002-03 equaled \$344,724.30. A summary of the levy is shown in Table 1.

TABLE 1

**SPECIAL TAX RATES AND LEVY
OF FISCAL YEAR 2002-03**

Unit Type	Number of Units	Average Annual Tax	Total Taxes
Detached Unit	51 Units	\$1,525.94	\$77,823.00
Detached Unit ¹	161 Units	\$926.59	\$149,181.06
Attached Unit	187 Units	\$629.52	\$117,720.24
Total	399 Units	NA	\$344,724.30

¹ A portion of the Annual Special Tax obligation for these Units have been prepaid.

David Taussig & Associates, Inc. ("DTA") has received first and second installment delinquency information for CFD No. 3 from the County of San Diego ("County") for Fiscal Year 2002-03. The Annual Special Tax delinquencies for Fiscal Year 2002-03 equaled \$7,505.88, resulting in a delinquency rate of 2.18 percent. DTA has concluded that CFD No. 3 will be able to meet its remaining obligation for Fiscal Year 2002-03.

II. CFD No. 3 FUNDS AND ACCOUNTS

The Indenture established seven (7) funds for CFD No. 3. They are the Bond Service Fund, School Facilities Fund, Cost of Issuance Fund, Redemption Fund, Special Tax Fund, Surplus Special Tax Fund, and Administrative Expense Fund. In addition, an Interest Account and a Principal Account were created within the Bond Service Fund.

All receipts from the collection of Annual Special Taxes for CFD No. 3 are deposited in the Special Tax Fund. Pursuant to the Indenture, the Fiscal Agent will transfer Annual Special Tax receipts to the funds and accounts in the amounts and priority set forth below:

1. **Administrative Expense Fund**— an amount equal to the Administrative Expense Requirement of CFD No. 3 for that Fiscal Year;
2. **Bond Service Fund** – an amount taking into account any amounts then on deposit, sufficient to meet the principal, premium, if any, and interest due on the next interest payment date;
3. **Authority Trustee** – an amount, if any, needed to make up any prior deficiency in the scheduled payment of interest on principal of the Local Bonds;
4. **Authority Trustee** – an amount, if any, needed to pay any Guaranty Agreement Reimbursements due pursuant to the Funding Agreement;
5. **Authority Trustee** – an amount equal to the Proportionate Share of any Excess Authority Rebate Obligation attributable to CFD No. 3 that is or will become due and payable in the next Bond Year;
6. **Administrative Expense Fund** – an amount, in excess of the Administrative Expense Requirement, needed to defray the costs of administering CFD No. 3; and
7. **Authority Trustee** – an amount, in excess of the Administrative Expense Requirement, equal to the Proportionate Share of the cost of administering the Authority attributable to CFD No. 3 for that Fiscal Year.

Any monies remaining in the Special Tax Fund after each of the above transfers are made shall remain on deposit in the Special Tax Fund. However, after such time as the levy of Special Taxes on Developed Property exceeds the Annual Special Tax Requirement, then excess funds shall be transferred to the Surplus Special Tax Fund to be used to construct school facilities.

A. Sources and Uses of Funds

The sources of funds for CFD No. 3 from March 1, 2003, through May 1, 2003, totaled \$5,060,933.44. Of this amount, Local Bond proceeds accounted for \$5,007,847.16, Annual Special Tax receipts accounted for \$79,853.60, interest earnings totaled \$29.19, and accrued interest was paid on US Treasury Bonds in the amount of \$26,796.51. (DTA has determined the payment of accrued interest will not result in a net loss on investments.)

Interest earnings within each fund and account for this period are shown separately in Table 2.

TABLE 2

**INTEREST EARNINGS
FOR FISCAL YEAR 2002-03**

Funds and Accounts	Interest Earnings
Administrative Expense Fund	\$0.00
Bond Service Fund	\$0.00
Redemption Fund	\$0.00
Interest Account	\$29.19
Principal Account	\$0.00
School Facilities Fund ¹	(\$26,796.51)
Surplus Special Tax Fund	\$0.00
Cost of Issuance Fund	\$0.00
Special Tax Fund	\$0.00
¹ Payment of accrued interest.	

Total uses of funds for CFD No. 3 from March 1, 2003, through May 1, 2003, totaled \$4,878,619.43. Of this amount, \$64,938.71 paid to Authority Trustee for the Cost of Issuance on the Local Bonds and the Authority Bonds and \$4,813,680.72 paid to the Authority Trustee for school facilities.

A detailed analysis of all transactions within the funds and accounts for this period is included as Exhibit A.

B. Account Balances

The balances as of May 1, 2003, in the funds and accounts established pursuant to the Indenture are shown in Table 3.

TABLE 3

**FUNDS AND ACCOUNT BALANCES
AS OF MAY 1, 2003**

Funds and Accounts	Balances
Administrative Expense Fund	\$0.00
Bond Service Fund	\$0.00
Interest Account ¹	\$102,460.41
Principal Account	\$0.00
School Facilities Fund	\$0.60
Surplus Special Tax Fund	\$0.00
Cost of Issuance Fund	\$0.00
Redemption Fund	\$0.00
Special Tax Fund	\$79,853.60
¹ Capitalized interest on the Local Bonds through September 1, 2003.	

III. AUTHORITY FUNDS AND ACCOUNTS

The Trust Agreement established seven (7) funds for the Authority. They are the Administrative Expense Fund, Authority School Facilities Fund, Bond Fund, Program Fund, Rebate Fund, Reserve Fund, and Revenue Fund. In addition, within the Bond Fund an Interest Account, a Principal Account, and a Redemption Account were created and within the Program Fund, a Cost of Issuance Account and a Purchase Account were created.

The Authority Trustee shall deposit all revenues in the Revenue Fund. Pursuant to the Trust Agreement, the Authority Trustee shall transfer the revenues to other funds and accounts in the amounts and order of priority set forth below:

1. **Bond Fund** – an amount, taking into account any amounts then on deposit, sufficient to meet the principal, premium, if any, and interest due on the Authority Bonds on the next interest payment date;
2. **Reserve Fund**– an amount, taking into account any amounts then on deposit, that may be necessary to replenish this fund to the Reserve Requirement;
3. **Rebate Fund** – an amount needed to bring the balance in this fund to the Rebate Requirement.
4. **Administrative Expense Fund** – an amount needed to defray the costs of administering the Authority; and
5. **Residual Account** – any remaining funds to be available for the construction of school facilities.

The Reserve Requirement is an amount equal to the lesser of (i) 125% of the average annual debt service, (ii) Maximum Annual Debt Service, or (iii) 10% of the net proceeds of the Authority Bonds. As of the date of the Report, the Reserve Requirement for the Authority was \$1,815,396.00 and is being satisfied in part by a reserve fund surety policy securing fifty percent (50%) of the Reserve Requirement.

A. Sources and Uses of Funds

The sources of funds for the Authority from March 1, 2003, through May 1, 2003, totaled \$8,812,683.15. Of this amount, \$8,817,418.52 was Authority Bond proceeds, \$71.99 was interest earnings, and \$4,807.36 of accrued interest was paid on US Treasury Bonds. (DTA has determined the payment of accrued interest will not result in a net loss on investments.) Interest earnings for each fund and account are listed separately in Table 4.

TABLE 4

**INTEREST EARNINGS
FOR FISCAL YEAR 2001-02**

Funds and Accounts	Interest Earnings
Interest Account	\$0.00
Principal Account	\$0.00
Purchase Fund	\$0.00
Rebate Fund	\$0.00
Redemption Fund	\$0.00
Reserve Fund ¹	(\$4,807.36)
Administrative Expense Fund	\$0.00
Authority School Facilities	\$0.00
Cost of Issuance Fund	\$71.99
Residual Fund	\$0.00
Revenue Fund	\$0.00
¹ Payment of accrued interest.	

Total uses of funds for the Authority from March 1, 2003, through May 1, 2003, totaled \$198,238.56. This amount consisted of \$6,315.00 used to construct facilities and \$191,923.56 used to pay legal/consulting /professional services.

A detailed analysis of all transactions within the funds and accounts for this period is included as Exhibit B.

B. Account Balances

Authority balances as of May 1, 2003, in the funds and accounts established pursuant to the Trust Agreement are shown in Table 5.

TABLE 5

**FUNDS AND ACCOUNT BALANCES
AS OF MAY 1, 2003**

Funds and Accounts	Balances
Interest Account	\$0.00
Principal Account	\$0.00
Purchase Fund	\$0.00
Rebate Fund	\$0.00
Redemption Fund	\$0.00
Reserve Fund	\$922,608.10
Residual Account	\$0.00
Revenue Fund	\$0.00
Administrative Expense Fund	\$0.00
Authority School Facilities Fund	\$7,631,096.06
Cost of Issuance Fund	\$60,740.43

IV. ANNUAL SPECIAL TAX REQUIREMENT FOR FISCAL YEAR 2003-04

The Annual Special Tax Requirement of CFD No. 3 for Fiscal Year 2003-04 is equal to \$351,621.02. This amount represents (i) interest and principal payments due to bondholders in Calendar Year 2004, (ii) anticipated Administrative Expenses for Fiscal Year 2003-04 and (iii) funds to construct school facilities. Table 6 shows the calculation of the Annual Special Tax Requirement of CFD No. 3 for Fiscal Year 2003-04.

TABLE 6

**ANNUAL SPECIAL TAX REQUIREMENT
FOR FISCAL YEAR 2003-04**

FY 2002-03 Current and Expected Funds		\$341,359.34
Balance of Interest Account (as of 05/01/03)	\$102,460.41	
Balance of Special Tax Fund (as of 05/01/03)	\$79,853.60	
Expected Special Tax Receipts	\$72,164.71	
FY 2002-03 Remaining Obligations		\$122,431.22
Interest Due September 1, 2003	\$102,431.22	
Remaining Administrative Expenses Fiscal Year 2002-03	\$20,000.00	
<i>FY 2002-03 Surplus/(Draw on Reserve)</i>		<i>\$132,047.50</i>
FY 2003-04 Uses of Funds		\$570,549.14
Interest Due March 1, 2004	\$114,519.38	
Interest Due September 1, 2004	\$114,519.38	
Principal Due September 1, 2004	\$70,000.00	
Administrative Expense Budget for Fiscal Year 2003-04	\$20,400.00	
Direct Construction Funds	\$164,229.76	
<i>Annual Special Tax Requirement FY 2003-04</i>		<i>\$351,621.02</i>

V. SPECIAL TAX CLASSIFICATIONS AND DEVELOPMENT UPDATE

CFD No. 3 encompasses approximately 156 gross acres of land located in the County. At build-out, CFD No. 3 is expected to be comprised of 399 Units.

A. Special Tax Classifications

Each Fiscal Year, the District calculates the Annual Special Taxes to be levied against Taxable Property within CFD No. 3. The RMA defines two (2) categories of Taxable Property, "Developed Property" and "Undeveloped Property". Developed Property is divided into two (2) tax classes by Unit type (e.g., Detached Unit and Attached Unit). Developed Property is distinguished from Undeveloped Property by the issuance of a building permit. Specifically, Developed Property means, for any Fiscal Year, all Assessor's Parcels in CFD No. 3 for which a building permit has been issued as of January 1 of the previous Fiscal Year. For example, all Assessor's Parcels in CFD No. 3 for which a building permit was issued as of January 1, 2003, will be classified as Developed Property in Fiscal Year 2003-04. Additionally, 161 Units within the CFD have prepaid a portion of their Annual Special Tax obligation creating a third tax class.

B. Development Update

As of January 1, 2003, the County had issued building permits for all 399 Units. Accordingly, CFD No. 3 is built-out as of Fiscal Year 2003-04. Table 7 lists the Taxable Property of CFD No. 3 by Special Tax class for Fiscal Years 2002-03 and 2003-04.

TABLE 7

STATUS OF TAXABLE PROPERTY

Unit Type	FY 2002-03	FY 2003-04
Detached Unit	212	212
Attached Unit	187	187

VI. METHOD OF APPORTIONMENT

Section D of the RMA outlines the steps of applying Annual Special Taxes to satisfy the Annual Special Tax Requirement.

The first step states that the Annual Special Tax shall be levied against each parcel of Developed Property at the Maximum Annual Special Tax rate applicable to such Assessor's Parcel. If the Special Taxes raised pursuant to the first step are less than the Annual Special Tax Requirement, then the second step is applied. The second step states that the Annual Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to the Maximum Annual Special Tax rate applicable to such Assessor's Parcel.

Application of the first step yields sufficient Annual Special Taxes to satisfy the Annual Special Tax Requirement for Fiscal Year 2003-04. The Annual Special Tax rates of CFD No. 3 for Fiscal Year 2003-04 are shown in Table 8. The Annual Special Tax roll, which lists the actual Annual Special Tax levied against each Assessor's Parcel, is included as Exhibit C.

TABLE 8

**ANNUAL SPECIAL TAX RATES
FOR FISCAL YEAR 2003-04**

Unit Type	FY 2003-04 Average Annual Special Tax
Detached Unit	\$1,556.46 per Unit
Detached Unit ¹	\$945.13 per Unit
Attached Unit	\$642.12 per Acre
¹ A portion of the Annual Special Tax obligation for these Units have been prepaid.	

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EXHIBIT A

**CFD No. 3 SUMMARY OF TRANSACTIONS TO
FUNDS AND ACCOUNTS
FISCAL YEAR 2002-03**

EXHIBIT B

**AUTHORITY SUMMARY OF TRANSACTIONS TO
FUNDS AND ACCOUNTS
FISCAL YEAR 2002-03**

EXHIBIT C

**ANNUAL SPECIAL TAX ROLL
FISCAL YEAR 2003-04**