

Municipal Secondary Market Disclosure Information Cover Sheet

This cover sheet should be sent with all submissions made to the Municipal Securities Rulemaking Board, Nationally Recognized Municipal Securities Information Repositories, and any applicable State Information Depository, whether the filing is voluntary or made pursuant to Securities and Exchange Commission rule 15c2-12 or any analogous state statute.

See www.sec.gov/info/municipal/nrmsir.htm for list of current NRMSIRs and SIDs

IF THIS FILING RELATES TO A SINGLE BOND ISSUE:

Provide name of bond issue exactly as it appears on the cover of the Official Statement

(please include name of state where issuer is located):

\$9,700,000
Poway Unified School District
(San Diego County, California)
Community Facilities District No. 10
(Torrey Highlands - Subarea IV)
Improvement Area A Special Tax Bonds

Provide nine-digit CUSIP* numbers if available, to which the information relates:

738855BW4	738855BX2	738855BY0	738855BZ7
738855CA1	738855CB9	738855CC7	738855CD5
738855CE3	738855CF0	738855CG8	738855CH6
738855CJ2	738855CK9	738855CL7	738855CN3
738855CP8	738855CQ6		

IF THIS FILING RELATES TO ALL SECURITIES ISSUED BY THE ISSUER OR ALL SECURITIES OF A SPECIFIC CREDIT OR ISSUED UNDER A SINGLE INDENTURE:

Issuer's Name (please include name of state where Issuer is located): Poway Unified School District

Other Obligated Person's Name (if any): N/A

(Exactly as it appears on the Official Statement Cover)

Provide six-digit CUSIP* number(s), if available, of Issuer: 738855

*(Contact CUSIP's Municipal Disclosure Assistance Line at 212.438.6518 for assistance with obtaining the proper CUSIP numbers.)

TYPE OF FILING:

Electronic (number of pages attached) 15 Paper (number of pages attached) _____

If information is also available on the Internet, give URL: _____

WHAT TYPE OF INFORMATION ARE YOU PROVIDING? (Check all that apply)

A. Financial Information and Operating Data pursuant to Rule 15c2-12

(Financial information and operating data should not be filed with the MSRB.)

- Annual
 Semi-annual
 Quarterly

Fiscal Period Covered: July 1, 2002 – June 30, 2003

B. Audited Financial Statements or CAFR pursuant to Rule 15c2-12

Fiscal Period Covered: July 1, 2002 – June 30, 2003

C. Notice of a Material Event pursuant to Rule 15c2-12 (Check as appropriate)

- | | |
|--|--|
| 1. <input type="checkbox"/> Principal and interest payment delinquencies | 6. <input type="checkbox"/> Adverse tax opinions or events affecting the tax-exempt status of the security |
| 2. <input type="checkbox"/> Non-payment related defaults | 7. <input type="checkbox"/> Modifications to the rights of security holders |
| 3. <input type="checkbox"/> Unscheduled draws on debt service reserves reflecting financial difficulties | 8. <input type="checkbox"/> Bond calls |
| 4. <input type="checkbox"/> Unscheduled draws on credit enhancements reflecting financial difficulties | 9. <input type="checkbox"/> Defeasances |
| 5. <input type="checkbox"/> Substitution of credit or liquidity providers, or their failure to perform | 10. <input type="checkbox"/> Release, substitution, or sale of property securing repayment of the securities |
| | 11. <input type="checkbox"/> Rating changes |

D. Notice of Failure to Provide Annual Financial Information as Required

E. Other Secondary Market Information (Specify): _____

I hereby represent that I am authorized by the issuer or obligor or its agent to distribute this information publicly:

Issuer/Filer Contact:

Name: Keith Bradford

Title: Associate Superintendent

Employer: Poway Unified School District

Address: 13626 Twin Peaks Road

City: Poway State: CA Zip Code: 92064

Telephone: (858) 748-0010

Fax: (858) 668-2711

Email Address: kbradford@powayusd.com

Issuer Web Site Address: www.powayusd.sdcoek12.ca.us

Dissemination Agent Contact, if any:

Name: Benjamin Dolinka

Title: Vice President

Employer: David Taussig & Associates, Inc.

Address: 1301 Dove Street, Suite 600

City: Newport Beach State: CA Zip Code: 92660

Telephone: (949) 955-1500

Fax: (949) 955-1590

Email Address: ben@taussig.com

Relationship to Issuer: Special Tax Consultant

Obligor Contact, if any:

Name _____ Title _____

Employer _____

Address _____ City _____ State _____ Zip Code _____

Telephone _____ Fax _____

Email Address _____ Obligor Web site Address _____

Investor Relations Contact, if any:

Name _____ Title _____

Telephone _____ Email Address _____



**ANNUAL REPORT
FOR
IMPROVEMENT AREA A OF
COMMUNITY FACILITIES DISTRICT NO. 10
OF
POWAY UNIFIED SCHOOL DISTRICT**

January 31, 2004

**FISCAL YEAR 2002-03
ANNUAL REPORT**

\$9,700,000

**IMPROVEMENT AREA A
COMMUNITY FACILITIES DISTRICT NO. 10
OF POWAY UNIFIED SCHOOL DISTRICT
IMPROVEMENT AREA A SPECIAL TAX BONDS**

Prepared for:

POWAY UNIFIED SCHOOL DISTRICT
13626 Twin Peaks Road
Poway, California 92064-3098
(858) 748-0010

Prepared by:

DAVID TAUSSIG & ASSOCIATES, INC.
1301 Dove Street, Suite 600
Newport Beach, California 92660
(949) 955-1500

January 31, 2004

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EXHIBITS

Exhibit A – Detailed Direct and Overlapping Debt Report

Exhibit B – 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 Improvement Area A Special Tax Bonds ("Bonds") by Improvement Area ("IA") A of Community Facilities District ("CFD") No. 10 of the Poway Unified School District ("School District") in the amount of \$9,700,000. The Bonds were issued under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"), and pursuant to a Fiscal Agent Agreement, dated September 1, 2001, by and among the School District on behalf of CFD No. 10 and State Street Bank and Trust Company of California, N.A. as Fiscal Agent ("Fiscal Agent"). The Bonds were issued to fund (i) the acquisition and construction of certain road improvements ("Facilities") to be owned by the City of San Diego, (ii) a reserve fund for the Bonds, (iii) interest on the Bonds through September 1, 2002, (iv) administrative expenses, and (iv) the costs of issuing the Bonds.

The following information is provided pursuant to Section 3 and 4 of the Agreement:

I. Audited Financial Statements

For a copy of the School District's annual audited financial statements, please refer to the Continuing Disclosure Annual Report for the Election 2002, Series A, General Obligation Bonds of School Facilities Improvement District ("SFID") No. 2002-1 of the School District issued June 5, 2003.

II. Principal Amount of Bonds Outstanding

As of January 1, 2004, the principal amount of Bonds outstanding was \$9,665,000.

III. Special Tax Fund and Bond Fund Balances

As of January 1, 2004, the balances in the Special Tax Fund and Bond Fund were \$252,097.30 and \$0.00, respectively.

IV. Reserve Fund Balance

The Reserve Requirement for the Bond is equal to the lesser of (i) ten percent (10%) of the original principal amount of the Bond, (ii) one hundred percent (100%) of the remaining maximum annual debt service on the Bond, or (iii) one hundred and twenty-five percent (125%) of the remaining average annual debt service on the Bonds. As January 1, 2004, the Reserve Requirement for the Bonds was \$960,150.56. As of January 1, 2004, the balance in the Reserve Fund was \$963,902.79; therefore, the Reserve Requirement was satisfied as of this date.

V. Funds and Accounts Balances

The balance in each fund, account, and subaccount of IA A of CFD No. 10 as of January 1, 2004, is listed in Table 1.

TABLE 1**FUNDS AND ACCOUNTS BALANCES (As of 1/1/04)**

Fund, Account, or Subaccount	Balances
Administrative Expense Fund	\$16,447.59
Special Tax Fund	\$252,097.30
Bond Fund	\$0.00
Reserve Fund	\$963,902.79
Interest Account	\$0.00
Principal Account	\$0.00
Improvement Fund	\$51.11
Letter of Credit Fund	\$0.00
Capitalized Interest Subaccount	\$0.00
Prepayment Account	\$0.00
Rebate Fund	\$0.00
Redemption Fund	\$24.07

VI. Total Assessed Value and Value-to-Lien of all Parcels within IA A of CFD No. 10

Table 2 shows total assessed value, total direct and overlapping debt, and total value-to-lien ratio for all parcels within IA A of CFD No. 10 as of January 1, 2004.

TABLE 2

ASSESSED VALUE-TO-LIEN

Zone	Unit Type/ Land Use	Building Square Footage	Fiscal Year 2003-04 Assessed Value¹	Total Direct and Overlapping Debt²	Assessed Value-to-Lien
1	Detached/Attached Unit	< 3,000	\$15,803,238.00	\$758,435.73	20.84:1
1	Detached/Attached Unit	3,001 – 3,300	\$0.00	\$0.00	NA
1	Detached/Attached Unit	>3,300	\$22,701,229.00	\$1,418,883.05	16.00:1
2	Detached/Attached Unit	≤2,400	\$11,708,956.00	\$490,358.55	23.88:1
2	Detached/Attached Unit	2,401 – 2,600	\$3,307,334.00	\$227,037.06	14.57:1
2	Detached/Attached Unit	2,601 – 2,800	\$18,952,280.00	\$995,427.34	19.04:1
2	Detached/Attached Unit	2,801 – 3,100	\$21,652,290.00	\$1,345,690.11	16.09:1
2	Detached/Attached Unit	3,101 – 3,400	\$1,755,716.00	\$90,637.62	19.37:1
2	Detached/Attached Unit	>3,400	\$47,240,868.00	\$3,709,859.85	12.73:1
3	Detached/Attached Unit	≤1,700	\$4,973,028.00	\$127,195.73	39.10:1
3	Detached/Attached Unit	1,701 – 1,850	\$4,777,192.00	\$142,899.13	33.43:1
3	Detached/Attached Unit	1,851 – 2,000	\$0.00	\$0.00	NA
3	Detached/Attached Unit	>2,000	\$11,786,472.00	\$444,403.29	26.52:1
NA	Undeveloped Property	NA	\$0.00	\$0.00	NA
NA	Exempt Property ³	NA	\$2,269,622.00	\$1,183.05	1,918:1
Total⁴		NA	\$166,928,225.00	\$9,752,010.51	17.12:1

¹ Total assessed value reported on the County of San Diego Fiscal Year 2003-04 equalized tax roll.

² Source: Detailed Direct and Overlapping Debt Report, National Tax Data, Inc. dated October 30, 2003 (attached as Exhibit A).

³ This property has been exempted from the IA A of CFD No. 10 Special Tax, however, may be subject to ad valorem taxes.

⁴ Numbers may not reflect the total amounts listed on the Detailed Direct and Overlapping Debt Report provided by National Tax Data, Inc. due to rounding.

VII. Fiscal Year 2002-03 and Prior Years Special Tax Levies and Delinquencies

There were three (3) parcels delinquent in paying their Fiscal Year 2002-03 Special Tax in an amount of \$2,658.94. The Special Tax levied in Fiscal Year 2002-03 totaled \$718,385.24. Therefore, the delinquency rate within IA A of CFD No. 10 was 0.37% for Fiscal Year 2002-03.

VIII. Foreclosure Proceedings

Since no parcel is delinquent in the payment of Special Taxes in an amount greater than \$5,000 and the overall delinquency rate for Fiscal Year 2002-03 did not exceed five percent (5.00%), IA A of CFD No. 10 has not initiated any foreclosure proceedings to date.

IX. Major Taxpayer Information

"Major Taxpayers" are those property owners responsible for more than five percent (5.00%) of the Special Tax levy in a Fiscal Year. The Major Taxpayer's assessed value and respective share of the Special Tax obligation for Fiscal Year 2003-04 is shown in Table 3.

TABLE 3**MAJOR TAXPAYERS**

Major Taxpayer	Fiscal Year 2003-04 Assessed Value¹	Percentage of Levy
Western Pacific Housing, Inc.	\$1,951,656.00	5.38%
¹ Total assessed value reported on the County of San Diego Fiscal Year 2003-04 equalized tax roll.		

X. *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.

XI. *Changes to Rate and Method of Apportionment*

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

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EXHIBIT A

Detailed Direct and Overlapping Debt Report

POWAY UNIFIED SCHOOL DISTRICT
Community Facilities District No. 10
Improvement Area A
Special Tax Bonds

Detailed Direct and Overlapping Debt

Report Date: 10/30/2003

Report Time: 12:00 PM

I. Assessed Value**2003-2004 Secured Roll Assessed Value****\$166,928,225****II. Secured Property Taxes**

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy Amount
Basic Levy	PROP13	897,544	\$2,336,426,230.21	0.07096%	367	\$1,657,956.25
Voter Approved Debt	VOTER	871,101	\$167,736,789.61	0.01341%	367	\$22,495.25
City of San Diego Landscape Maintenance District	LMD	9,988	\$184,852.78	0.16281%	22	\$300.96
County of San Diego Mosquito/Rat Control A	VECTOR	498,309	\$1,393,537.80	0.07901%	367	\$1,101.00
Metropolitan Water District of Southern California Standby Charge	STANDBY	325,366	\$4,120,602.90	0.10315%	367	\$4,250.42
Poway Unified School District CFD No. 10	CFD	634	\$1,201,909.12	54.42689%	345	\$654,161.80
Poway Unified School District CFD No. 10, Impv Area A	CFD	365	\$718,385.46	100.00000%	365	\$718,385.46
San Diego County Water Authority Water Standby Charge	STANDBY	332,160	\$3,593,338.38	0.10286%	367	\$3,696.00
2003-2004 TOTAL PROPERTY TAX LIABILITY						\$3,062,347.14
TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2003-2004 ASSESSED VALUATION						1.83%

III. Land Secured Bond Indebtedness

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Poway Unified School District CFD No. 10, Impv Area A	CFD	9,700,000	9,665,000	100.00000%	388	9,665,000
TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (1)						\$9,665,000

IV. General Obligation Bond Indebtedness

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
City of San Diego Public Safety Communication System Debt Service	GO	25,500,000	14,390,000	0.15680%	367	\$22,563.77
Metropolitan Water District of Southern California Debt Service	GO	850,000,000	475,265,000	0.01328%	367	\$63,099.95
San Diego County Water Authority Debt Service	GO	30,000,000	1,645,000	0.08193%	367	\$1,347.75
TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (1)						\$87,011.47

TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT**\$9,752,011.47****VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT****17.12:1**

(1) Additional bonded indebtedness or available bond authorization may exist but are not shown because a tax was not levied for the referenced fiscal year.

Source: National Tax Data, Inc.

EXHIBIT B

*Report to the California Debt and
Investment Advisory Commission*

**STATE OF CALIFORNIA
MELLO-ROOS CFD/MARKS-ROOS
LOCAL OBLIGORS
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 # _____
Fiscal Year _____

I. GENERAL INFORMATION

This issue is subject to the Mello-Roos Yearly Fiscal Status Reporting Requirements only Yes: X No: _____
 This issue is subject to the Marks-Roos Yearly Fiscal Status Reporting Requirements for local obligation/loan issues only. Yes: _____ No: X
 This issue is subject to both Marks and Mello-Roos Yearly Fiscal Status Reporting Requirements Yes: _____

A. Issuer: Poway Unified School District
 B. Community Facilities District Number/Name: (Mello-Roos only): Improvement Area A of Community Facilities District No. 10
 C. Name/Title/Series of Bond Issue: Improvement Area A Special Tax Bonds
 D. Indicate Credit Rating: Ratings Agency _____ Rating _____ Not Rated X
 E. Date of Bond Issuance: October 25, 2001
 F. Original Principal Amount of Bonds: \$9,700,000.00
 G. Reserve Fund Minimum Balance Required: Yes: X Amount \$952,077.80 No: _____
 Percent of Authority (Marks-Roos only): % of Reserve Fund _____
 H. Name of Authority that purchased debt (Marks-Roos only): _____
 Was this a Senior/Subordinate Authority Bond? Yes: _____ (If yes, list Senior and Subordinate below) No: _____

(Senior Authority bond issue)

(Subordinate Authority bond issue)

I. Date of Authority Bond(s) Issuance: _____ (Marks-Roos only)

II. FUND BALANCE FISCAL STATUS

Balances Reported as of fiscal year ending: June 30, 2003 (Year)
 A. Principal Amount of Bonds Outstanding: \$9,670,000.00
 B. Bond Reserve Fund: \$961,144.97
 C. Capitalized Interest Fund: \$0.27
 D. Construction Fund(s) (Mello-Roos only): \$50.98

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

A. Assessed Value Reported as of: Fiscal Year 2003-2004 (DATE)
 (Most recent tax roll) (Check one)
X From Tax Roll
 _____ From Appraisal of Property
 (Use only in first year or before annual tax roll billing commences)
 B. Total Assessed Value of All Parcels \$166,928,225.00

IV. TAX COLLECTION INFORMATION

Reported as of fiscal year ending: June 30, 2003 (Year)
 A. Total Amount of Special Taxes Due: \$590,350.50 (fiscal year 2002-2003)
 B. Total Amount of Unpaid Special Taxes: \$2,658.94
 C. Taxes are paid under the County's Teeter Plan: Yes: _____ No: X

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of the current Tax Roll of: 09/02/2003 (Date)
 A. Total Number of Delinquent Parcels: 3
 B. Total Amount of Taxes due on Delinquent Parcels: \$2,658.94
 C. Percent of Delinquency Rate: 0.45%

**STATE OF CALIFORNIA
YEARLY FISCAL STATUS REPORT
(Continued)**

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR *(Mello-Roos only)*
(Aggregate totals, if foreclosure commenced on same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due of Foreclosure Parcels
N/A	N/A	N/A

(Attach additional sheets if necessary)

VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status filing requirements. (Indicate reason for retirement.)

- A. Matured Yes: ___ No: X If yes, indicate final maturity date: _____
- B. Refunded Entirely Yes: ___ No: X If yes, state refunding bond title: _____
and issue date _____
- C. Other: _____

VIII. NAME OF PARTY COMPLETING THIS FORM

NAME Benjamin Dolinka

TITLE Vice President

FIRM/AGENCY David Taussig & Associates, Inc.

ADDRESS 1301 Dove Street, Suite 600

CITY/STATE/ZIP Newport Beach, California, 92660

PHONE (949) 955-1500 DATE OF REPORT 09/30/2003

Completion and submittal of this form to the California Debt and Investment Advisory Commission will assure your compliance with California State law. Section 53359.5 of the California Government Code requires that all agencies issuing Mello-Roos Community Facilities bonds after January 1, 1993 to report specific information to the Commission by October 30th of each year.

Section 6599.1 of the California Government Code requires that all issuers selling Marks-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter.