

## **Annual Report**

Poway Unified School District  
Community Facilities District No. 14

January 31, 2011

**Prepared For:**

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### Exhibits

**Exhibit A:** Detailed Direct and Overlapping Debt Report

**Exhibit B:** Report to the California Debt and Investment Advisory Commission

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## Introduction

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This Annual Report ("Report") has been prepared pursuant to the Continuing Disclosure Agreement ("Disclosure Agreement") executed in connection with the issuance of the 2006 Special Tax Bonds ("Bonds") of Community Facilities District ("CFD") No. 14 of the Poway Unified School District ("School District") in the amount of \$51,515,000 on June 22, 2006. The Bonds were issued under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"), and pursuant to the Bond Indenture dated May 1, 2006 by and between the School District on behalf of CFD No. 14 and Zions First National Bank ("Fiscal Agent"). Dolinka Group, LLC has been retained by the School District to act as Dissemination Agent ("Dissemination Agent"). The Bonds were issued to (i) finance , either directly or indirectly, the acquisition and construction of certain school facilities ("School Facilities"), (ii) establish a reserve fund for the Bonds, (iii) fund capitalized interest on the Bonds through September 1, 2007, (iv) pay administrative expenses of CFD No. 14 and (v) pay the costs of issuing the Bonds. All capitalized terms not defined herein shall have the meaning ascribed to them in the Disclosure Agreement.

### I. Audited Financial Statements

A copy of the School District's annual audited financial statements for Fiscal Year 2009/2010 is available online at <http://emma.msrb.org/>.

### II. Principal Amount of Bonds Outstanding

As of January 1, 2011 the principal amount of Bonds outstanding was \$50,940,000.

### III. Fund and Account Balances

The balance in each fund and account of the Bonds as of January 1, 2011 is listed in the table below.

**Fund and Account Balances**

<b>Funds and Accounts</b>	<b>Amount</b>
Administration Expense Fund	\$44,751.69
Interest Account	\$236.44
Principal Account	\$0.00
Reserve Fund	\$4,691,355.05
School Facilities Fund	\$0.02
Special Tax Fund	\$614,701.14
<b>Total</b>	<b>\$5,351,044.34</b>

### IV. Reserve Requirement

As of January 1, 2011 the Reserve Requirement of the Bonds was \$4,781,420.91; therefore the Reserve Requirement was not satisfied. This has been brought to the attention of the Fiscal Agent.

## V. Assessed Values and Value-to-Lien Ratios

The assessed values and value-to-lien ratios for all parcels within CFD No. 14 are shown in the table below.

**Assessed Values and Value-to Lien-Ratios**

Land Use	Total Assessed Value <sup>[1]</sup>	2006 Special Tax Bonds		Other <sup>[2]</sup>		Total Lien	Value-to-Lien Ratio
		Principal Amount Outstanding	Value-to-Lien Ratio for CFD	Overlapping Debt <sup>[3]</sup>	General Obligation Debt		
Tax Class 1 Detached < 1,800	\$30,370,064.00	\$2,298,689.46	13.21:1	\$2,380,654.97	\$297,716.62	\$4,975,838.45	6.10:1
Tax Class 2 Detached 1,800 - 2,000	\$61,462,219.00	\$5,006,412.34	12.28:1	\$5,171,982.75	\$602,511.87	\$10,804,745.32	5.69:1
Tax Class 3 Detached 2,001 - 2,200	\$15,690,206.00	\$1,773,656.84	8.85:1	\$1,764,194.82	\$153,810.51	\$3,684,358.77	4.26:1
Tax Class 4 Detached 2,201 - 2,400	\$17,510,157.00	\$1,726,324.46	10.14:1	\$1,766,925.90	\$171,651.43	\$3,665,602.92	4.78:1
Tax Class 5 Detached 2,401 - 2,600	\$60,585,205.00	\$4,886,883.24	12.40:1	\$5,085,331.99	\$593,914.54	\$10,538,163.37	5.75:1
Tax Class 6 Detached 2,601 - 2,800	\$32,306,702.00	\$2,437,136.35	13.26:1	\$2,529,658.95	\$316,701.41	\$5,267,758.03	6.13:1
Tax Class 7 Detached 2,801 - 3,000	\$29,614,623.00	\$2,298,493.03	12.88:1	\$2,409,174.84	\$290,311.06	\$4,982,989.86	5.94:1
Tax Class 8 Detached 3,001 - 3,200	\$46,126,352.00	\$3,759,946.60	12.27:1	\$3,921,823.54	\$452,174.93	\$8,109,544.81	5.69:1
Tax Class 9 Detached 3,201 - 3,450	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 10 Detached > 3,450	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 11 Attached < 1,900	\$3,566,991.00	\$273,215.39	13.06:1	\$279,695.55	\$34,967.08	\$586,137.86	6.09:17
Tax Class 12 Attached 1,900 - 2,100	\$5,750,685.00	\$387,627.03	14.84:1	\$406,900.01	\$56,373.75	\$848,369.20	6.78:1
Tax Class 13 Attached > 2,100	\$33,041,904.00	\$2,368,490.55	13.95:1	\$2,479,850.18	\$323,908.57	\$5,156,820.51	6.41:1
Tax Class U UNDEV	\$39,740,835.00	\$23,723,124.71	1.68:1	\$22,723,806.50	\$389,577.94	\$46,923,290.64	0.85:1
<b>Subtotal for Taxable Parcels <sup>[4]</sup></b>	<b>\$375,765,943.00</b>	<b>\$50,940,000.00</b>	<b>7.38:1</b>	<b>\$50,920,000.00</b>	<b>\$3,683,619.72</b>	<b>\$105,543,619.72</b>	<b>3.56:1</b>
Tax Class E EXEMPT	\$427,889.00	\$0.00	0.00:1	\$0.00	\$4,194.58	\$4,194.58	0.00:1
<b>Total <sup>[4]</sup></b>	<b>\$376,193,832.00</b>	<b>\$50,940,000.00</b>	<b>7.39:1</b>	<b>\$50,920,000.00</b>	<b>\$3,687,814.30</b>	<b>\$105,547,814.30</b>	<b>3.56:1</b>

[1] Total Assessed Value as reported on the Fiscal Year 2010/2011 equalized tax roll of the County of San Diego.

[2] Source: Detailed Direct and Overlapping Debt Report, National Tax Data, Inc. (attached as exhibit A).

[3] Overlapping Debt represents the Improvement Area A Bonds of CFD No. 14.

[4] Totals may not sum due to rounding.

## VI. Special Tax Delinquencies

The Special Tax delinquencies for Fiscal Year 2009/2010 and prior Fiscal Years within CFD No. 14 are shown in the table below.

### Historical Special Tax Delinquencies

Fiscal Year	Subject Fiscal Year <sup>[1]</sup>				June 30, 2010	
	Aggregate Special Tax	Parcels Delinquent	Fiscal Year Amount Delinquent	Fiscal Year Delinquency Rate	Remaining Amount Delinquent	Remaining Delinquency Rate
2006/2007	\$598,734.62	6	\$11,356.69	1.90 %	\$0.00	0.00 %
2007/2008	\$2,399,971.62	19	\$41,952.23	1.75 %	\$2,991.22	0.12 %
2008/2009	\$2,843,169.36	38	\$85,795.76	3.02 %	\$17,153.34	0.60 %
2009/2010	\$3,059,396.32	19	\$49,252.47	1.61 %	\$49,252.47	1.61 %

[1] Delinquencies as of June 30<sup>th</sup>.

Since the overall delinquency rate for Fiscal Year 2009/2010 did not exceed five percent (5.00%), no parcel was delinquent in an amount greater than \$5,000.00 and no single owner of multiple parcels had a combined delinquency amount greater than \$10,000.00, 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. The table below details the property owners within CFD No. 14 and their respective share of the Special Tax obligation.

### Major Taxpayers

Major Taxpayer	Levy		Assessed Value	
	Amount	Percentage	Amount	Percentage
BLACK MOUNTAIN RANCH L L C	\$1,264,430.76	40.77 %	\$13,422,014.00	3.57 %
SHEA HOMES LTD PARTNERSHIP	\$114,699.04	3.70 %	\$10,555,772.00	2.81 %
WILLIAM LYON HOMES INC	\$79,292.24	2.56 %	\$5,943,000.00	1.58 %
DELSUR(CA)BELTAIRE LN & LOWER SCARBOROUGH CT RES SYNDICATED PROPS	\$75,349.12	2.43 %	\$9,140,000.00	2.43 %
STANDARD PACIFIC CORP	\$69,640.04	2.25 %	\$5,482,063.00	1.46 %
DW LA JOLLA VALLEY L P	\$27,900.54	0.90 %	\$3,959,472.00	1.05 %
LYON WILLIAM HOMES INC	\$11,996.32	0.39 %	\$2,431,934.00	0.65 %
INDIVIDUAL HOMEOWNERS	\$1,458,203.80	47.00%	\$325,259,577.00	86.45%
<b>Total</b>	<b>\$3,101,511.86</b>	<b>100.00 %</b>	<b>\$376,193,832.00</b>	<b>100.00 %</b>

**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 for Fiscal Year 2009/2010 is included as Exhibit B.

**IX. Changes to the Rate and Method of Apportionment**

No changes have been made to the Rate and Method of Apportionment for CFD No. 14 as of the date of this Report.

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**Exhibit A**

**Detailed Direct and Overlapping Debt Report**

**POWAY UNIFIED SCHOOL DISTRICT**  
**Community Facilities District No. 14**  
**Special Tax Bonds**

**Detailed Direct and Overlapping Debt**

Report Date: 11/30/2010

Report Time: 12:00:00 PM

**I. Assessed Value**

2010-2011 Secured Roll Assessed Value

**\$376,193,832**

**II. Secured Property Taxes**

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy
Basic Levy	PROP13	960,237	\$3,644,126,367	0.10244%	1,085	\$3,732,986.32
Voter Approved Debt	VOTER	960,045	\$300,179,811	0.03771%	1,085	\$113,209.47
County of San Diego Vector Control, Zone A	VECTOR	532,144	\$1,492,436	0.00020%	1	\$3.00
County of San Diego Vector Control, Zone B	VECTOR	359,564	\$749,599	0.32850%	1,080	\$2,462.40
County of San Diego Vector Disease Control	VECTOR	946,162	\$5,545,004	0.07501%	1,085	\$4,159.16
Metropolitan Water District of Southern California Standby Charge	STANDBY	354,918	\$4,364,877	0.31072%	1,084	\$13,562.46
Palomar Pomerado Health GOB 2004	GOB	188,766	\$10,483,722	0.63203%	1,085	\$66,260.47
Poway Unified School District CFD No. 14	CFD	1,198	\$3,101,512	100.00000%	1,079	\$3,101,511.86
Poway Unified School District CFD No. 14 Impv Area A	CFD	1,198	\$2,883,957	100.00000%	1,079	\$2,883,956.56
San Diego County Water Authority Standby Charge	STANDBY	362,771	\$3,841,350	0.30770%	1,085	\$11,820.00
<b>2010-2011 TOTAL PROPERTY TAX LIABILITY</b>						<b>\$9,929,931.70</b>
<b>TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2010-2011 ASSESSED VALUATION</b>						<b>2.64%</b>

**III. Land Secured Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Poway Unified School District CFD No. 14	CFD	\$51,515,000	\$50,940,000	100.00000%	1,079	\$50,940,000.00
Poway Unified School District CFD No. 14 Impv Area A	CFD	\$51,495,000	\$50,920,000	100.00000%	1,079	\$50,920,000.00
<b>TOTAL LAND SECURED BOND INDEBTEDNESS (1)</b>						<b>\$101,860,000.00</b>
<b>TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (1)</b>						<b>\$101,860,000.00</b>

**IV. General Obligation Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
City of San Diego GOB 1990 (Public Safety Communication System)	GOB	\$25,500,000	\$2,240,000	0.22092%	1,085	\$4,948.66
Metropolitan Water District of Southern California GOB 1966	GOB	\$850,000,000	\$252,740,000	0.01836%	1,085	\$46,401.36
Palomar Community College District GOB 2006	GOB	\$160,000,000	\$149,845,000	0.42632%	1,085	\$638,824.33
Palomar Pomerado Health GOB 2004	GOB	\$495,999,997	\$478,514,998	0.62645%	1,085	\$2,997,639.95
<b>TOTAL GENERAL OBLIGATION BOND INDEBTEDNESS (1)</b>						<b>\$3,687,814.30</b>
<b>TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (1)</b>						<b>\$3,687,814.30</b>

<b>TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT</b>	<b>\$105,547,814.30</b>
<b>VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT</b>	<b>3.56:1</b>

(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 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 #	2006-0782
Fiscal Year	_____

**I. GENERAL INFORMATION**

A. Issuer	Poway Unified School District CFD No 14
B. Community Facilities District Number/Name	Del Sur
C. Name/Title/Series of Bond Issue	2006 Special Tax Bonds
D. Date of Bond Issue	06-22-2006
E. Original Principal Amount of Bonds	\$ 51,515,000.00
F. Reserve Fund Minimum Balance Required	\$ 4,738,340.97

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of:	June 30 2010 _____ (Year)
A. Principal Amount of Bonds Outstanding	\$ 51,195,000.00
B. Bond Reserve Fund	\$ 4,691,215.51
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: 07-01-2010 _____ (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	\$ 375,765,943.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due	\$ 3,059,396.32
B. Total Amount of Unpaid Special Taxes	\$ 49,252.47
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:	06-30-2010 _____ (Date)
A. Total Number of Delinquent Parcels:	20
B. Total Amount of Taxes Due on Delinquent Parcels:	\$ 69,397.03

**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

