

## **Annual Report**

Poway Unified School District  
Community Facilities District No. 12

January 31, 2009

**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 ("Agreement") executed in connection with the issuance of the 2007 Special Tax Bonds ("Bonds") by Community Facilities District ("CFD") No. 12 of the Poway Unified School District ("School District") in the amount of \$7,689,087.48. The Bonds were issued under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"), and pursuant to a 2007 Revenue Bond Indenture dated April 1, 2007 by and between Poway Unified School District Public Financing Authority ("Authority") 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 CFD No. 4 of the School District, (iii) 2007 Special Tax Bonds of Improvement Area ("IA") B of CFD No. 8 of the School District, (iv) 2007 Special Tax Bonds of CFD No. 9 of the School District, and (v) 2007 Special Tax Bonds of CFD No. 10 (each a "Series of Special Tax Bonds") were purchased by the 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 2007/2008 is available online at [www.disclosureusa.org](http://www.disclosureusa.org).

### **II. Principal Amount of Bonds Outstanding**

As of January 1, 2009, the outstanding principal amount of the Bonds was \$7,338,708.12.

### **III. Bond Service Fund Balance**

The Bond Fund is a composite of the Principal Account, Interest Account and the Capitalized Interest Subaccount; as of January 1, 2009, the balances within these accounts totaled \$0.00.

### **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. Fund and Account Balances**

The balance of each fund and account of CFD No. 12 as of January 1, 2009, is listed in Table 1.

**Table 1  
Fund and Account Balances (As of 01/01/08)**

<b>Funds and Account</b>	<b>Balance</b>
Special Tax Fund	\$213,837.17
Bond Service Fund	\$0.00
Bond Interest Account	\$0.00
Bond Principal Account	\$0.00
Capitalized Appreciation Subaccount	\$0.00
Administrative Expense Fund	\$26,177.84
Purchase Transfer Account	\$0.00

## VI. Assessed Value and Value-to-Lien of Parcels within CFD No. 12

Table 2 shows the assessed values, direct and overlapping debt, and value-to-lien ratio for all parcels within CFD No. 12.

**Table 2  
Assessed Value to Lien**

Land Use/ Building Square Footage	Total Assessed Value <sup>[1]</sup>	CFD Bonds		Other		Total Burden	Value- to-Lien Ratio
		Principal Amount Outstanding	Value- to-Lien Ratio for CFD	Overlapping Debt <sup>[2]</sup>	General Obligation Debt <sup>[2]</sup>		
Tax Class 1 >3,750	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 2 3,501 – 3,750	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 3 3,251 – 3,500	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 4 3,001 – 3,250	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 5 2,751 – 3,000	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 6 2,501 – 2,750	\$30,788,772.00	\$876,787.64	35.12:1	\$1,283,332.69	\$103,920.61	\$2,264,040.94	13.60:1
Tax Class 7 2,251 – 2,500	\$16,561,814.00	\$516,742.49	32.05:1	\$771,332.05	\$55,900.70	\$1,343,975.24	12.32:1
Tax Class 8 2,001 – 2,250	\$52,313,851.00	\$1,514,986.85	34.53:1	\$2,152,383.29	\$176,573.71	\$3,843,943.84	13.61:1
Tax Class 9 1,751 – 2,000	\$18,469,009.00	\$537,220.73	34.38:1	\$785,299.19	\$62,338.01	\$1,384,857.93	13.34:1
Tax Class 10 1,501 – 1,750	\$44,245,305.00	\$1,442,334.54	30.68:1	\$2,134,060.47	\$149,340.13	\$3,725,735.13	11.88:1
Tax Class 11 <=1,500	\$91,087,524.00	\$2,450,635.88	37.17:1	\$4,725,231.43	\$307,445.56	\$7,483,312.88	12.17:1
Tax Class 12 NA	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class 13 NA	\$6,118,202.00	\$0.00	0.00:1	\$49,991.46	\$20,650.62	\$70,642.08	86.61:1
Tax Class 14 NA	\$0.00	\$0.00	0.00:1	\$0.00	\$0.00	\$0.00	0.00:1
Tax Class U UNDEV	\$16,058,518.00	\$0.00	0.00:1	\$453,847.24	\$54,201.93	\$508,049.18	31.61 :1
<b>Subtotal for Taxable Parcels <sup>[3]</sup></b>	<b>\$275,642,995.00</b>	<b>\$7,338,708.13</b>	<b>37.56:1</b>	<b>\$12,355,477.82</b>	<b>\$930,371.27</b>	<b>\$20,624,557.22</b>	<b>13.36:1</b>
Tax Class E EXEMPT	\$6,501,313.00	\$0.00	0.00:1	\$9,522.18	\$21,943.73	\$31,465.91	206.61:1
<b>Total <sup>[3]</sup></b>	<b>\$282,144,308.00</b>	<b>\$7,338,708.13</b>	<b>38.45:1</b>	<b>\$12,365,000.00</b>	<b>\$952,315.00</b>	<b>\$20,656,023.13</b>	<b>13.66:1</b>

[1] Total Assessed Value as reported on the Fiscal Year 2008/2009 equalized tax roll of the County.

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

[3] Totals may not sum due to rounding.

## VII. Fiscal Year 2007/2008 Special Tax Levy and Delinquencies

There were twelve (12) parcels delinquent in paying their Fiscal Year 2007/2008 Special Taxes in an amount of \$21,666.46. The total Special Taxes levied by CFD No. 12 for Fiscal Year 2007/2008 was \$532,288.86. Therefore, the delinquency rate within CFD No. 12 for Fiscal Year 2007/2008 was 4.07%.

## **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 2007/2008 did not exceed five percent (5.00%), CFD No. 12 has not initiated any foreclosure proceedings to date.

## **IX. Major Taxpayers**

"Major Taxpayers" are those property owners responsible for more than five percent (5.00%) of the Special Tax levy for Fiscal Year 2008/2009. According to the County of San Diego Assessor's 2008/2009 equalized tax roll, there were no Major Taxpayers for Fiscal Year 2008/2009.

## **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 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.

## **XII. Bond Authorization Information**

As of the date of this report the maximum authorized District Bond amount for CFD No. 12 is \$18,000,000. CFD No. 12 has issued \$7,689,087.48 in Bonds with the 2007 Authority on June 20, 2007.

Bonds issued by CFD No. 12 are to provide for the cost of financing the acquisition, construction, expansion, improvement, or rehabilitation of the authorized school facilities. The school facilities described below are also defined in Exhibit A to the Resolution of Intention.

- Elementary School – planning, constructing, expanding, improving, leasing and/or purchasing elementary school sites and buildings, as well as furniture, technology, and equipment with a useful life of at least five (5) years.
- Middle School – planning, constructing, expanding, improving, leasing and/or purchasing elementary school sites and buildings, as well as furniture, technology, and equipment with a useful life of at least five (5) years.
- High School – planning, constructing, expanding, improving, leasing and/or purchasing elementary school sites and buildings, as well as furniture, technology, and equipment with a useful life of at least five (5) years.
- Other – all other school facilities with a useful life of at least five (5) years, including, but not limited to, administrative and central support facilities, interim housing, and transportation facilities needed by the School District to serve the student population to be generated as a result of development of the property within CFD No. 12.

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**

**Detailed Direct and Overlapping Debt Report**

**POWAY UNIFIED SCHOOL DISTRICT  
Community Facilities District No. 12  
Special Tax Bonds**

**Detailed Direct and Overlapping Debt**

**Report Date: 11/01/2008**  
**Report Time: 12:00:00 PM**

**I. Assessed Value**

**2008-2009 Secured Roll Assessed Value** **\$282,144,308**

**II. Secured Property Taxes**

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy
Basic Levy	PROP13	957,523	\$3,813,203,012	0.07352%	393	\$2,803,467.08
City of San Diego Black Mountain Ranch North Maintenance AD	LLMD	1,208	\$181,398	1.17355%	129	\$2,128.80
City of San Diego CFD No. 4	CFD	320	\$1,038,837	100.00000%	320	\$1,038,837.42
County of San Diego Vector Control, Zone A	VECTOR	530,324	\$1,486,679	0.05327%	264	\$792.00
County of San Diego Vector Control, Zone B	VECTOR	358,847	\$748,016	0.03932%	129	\$294.12
County of San Diego Vector Disease Control	VECTOR	943,568	\$5,256,250	0.03628%	393	\$1,907.12
Metropolitan Water District of Southern California Standby Charge	STANDBY	353,385	\$4,356,825	0.13844%	393	\$6,031.80
Palomar Pomerado Health Debt Service	GOB	188,487	\$11,026,650	0.14377%	131	\$15,853.41
Poway Unified School District CFD No. 12	CFD	441	\$556,449	100.00000%	269	\$556,449.32
San Diego County Water Authority Standby Charge	STANDBY	361,328	\$3,834,233	0.13677%	393	\$5,243.90
Voter Approved Debt	VOTER	957,329	\$250,644,468	0.02639%	393	\$66,157.35
<b>2008-2009 TOTAL PROPERTY TAX LIABILITY</b>						<b>\$4,497,162.32</b>
<b>TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2008-2009 ASSESSED VALUATION</b>						<b>1.59%</b>

**III. Land Secured Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
City of San Diego CFD No. 4	CFD	\$12,365,000	\$12,365,000	100.00000%	320	\$12,365,000
Poway Unified School District CFD No. 12	CFD	\$7,689,087	\$7,338,710	100.00000%	269	\$7,338,710
<b>TOTAL LAND SECURED BOND INDEBTEDNESS (1)</b>						<b>\$19,703,710</b>
<b>TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (1)</b>						<b>\$19,703,710</b>

**IV. General Obligation Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
City of San Diego GOB 1978 (Open Space Park Facilities District No. 1)	GOB	\$35,000,000	\$7,010,000	0.15444%	269	\$10,826
City of San Diego GOB 1990 (Public Safety Communication System)	GOB	\$25,500,000	\$6,315,000	0.15444%	269	\$9,753
Metropolitan Water District of Southern California GOB 1966	GOB	\$850,000,000	\$327,215,000	0.01330%	269	\$43,520
Palomar Community College District GOB 2006	GOB	\$160,000,000	\$158,000,000	0.29508%	269	\$466,226
Palomar Pomerado Health GOB 2004	GOB	\$80,000,000	\$67,485,000	0.13810%	158	\$93,197
<b>TOTAL GENERAL OBLIGATION BOND INDEBTEDNESS (1)</b>						<b>\$623,522</b>
<b>TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (1)</b>						<b>\$623,522</b>

<b>TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT</b>	<b>\$20,327,231.91</b>
<b>VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT</b>	<b>13.88:1</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/MARKS ROOS  
YEARLY STATUS FISCAL REPORT  
FOR LOCAL OBLIGATORS**

California Debt and Investment Advisory Commission  
915 Capitol Mall, room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-001  
(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 Fiscal Status Reporting Requirements only Yes  No

This issue is subject to the Marks-Roos Yearly Fiscal Status Reporting Requirements for local obligation/loan issues only Yes  No

This issue is subject to both Marks/Mello-Roos Yearly Fiscal Status Reporting Requirements Yes

A. Issuer Poway Unified School District

B. Community Facilities District Number (*Mello-Roos only*) Community Facilities District No. 12

C. Name/Title/Series of Bond Issue Series 2007 Public Financing Authority Local Obligation

D. Indicate Credit Rating Rating Agency S&P Rating AA Not Rated \_\_\_\_\_

E. Date of Bond Issue June 20, 2007

F. Original Principal Amount of Bonds \$7,689,087.48

G. Reserve Fund Minimum Balance Required Yes  Amount \_\_\_\_\_ No   
Percent of Authority Reserve Fund (*Marks-Roos only*) Yes  % of Reserve Fund \_\_\_\_\_

H. Name of Authority that purchased debt (*Marks-Roos only*) Poway Unified School District Financing Authority Series 2007  
Was this a Senior/Subordinate Authority Bond? Yes  No  (If yes, list Senior and Subordinate below)

*(Senior Authority bond issue)*

*(Subordinate Authority bond issue)*

I. Date of Authority Bond(s) Issuance June 20, 2007 (*Marks-Roos only*)

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of fiscal year ending June 30, 2008 (Year)

A. Principal Amount of bonds Outstanding \$ 7,513,897.80

B. Bond Reserve Fund \$ 0.00

C. Capitalized Interest Fund \$ 0.00

D. Construction Fund(s) (Mello-Roos only) \$ 0.00

**III. FUND BALANCE FISCAL STATUS**

A. Assessed Value Reported as of: July 1, 2008 (Date) (Check one)  
*(Most recent tax roll)*  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 \$ 275,642,995.00

**IV. TAX COLLECTION INFORMATION**

Reported as of fiscal year ending of: June 30, 2008 (Year)

A. Total Amount of Taxes Due \$ 532,288.86

B. Total Amount of Unpaid Taxes \$ 21,666.46

C. Taxes are Paid Under the County's Teeter Plan Yes  No

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of the current Tax Roll June 30, 2008 (Date)

A. Total Number of Delinquent Parcels 12

B. Total Amount of Taxes Due on Delinquent Parcels \$ 29,612.45

C. Percent of Delinquency Rate 4.07%  
*(Percent)*

**STATE OF CALIFORNIA  
YEARLY STATUS FISCAL REPORT**

(Continued)

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

<i>Date Foreclosure Commenced</i>	<i>Total Number of Foreclosure Parcels</i>	<i>Total Amount of Tax Due on Foreclosure Parcels</i>
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 requirement *(Indicate reason for retirement.)*

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

**VIII NAME OF PARTY COMPLETING THIS FORM**

Name: Benjamin Dolinka  
 Title: President  
 Firm/Agency: Dolinka Group, LLC  
 Address: 20 Pacifica, Suite 900  
 City/State/Zip: Irvine, CA 92618  
 Phone No.: (949) 250-8300 Date of Report: October 30, 2008

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 Mark-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.