

# 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](http://www.sec.gov/info/municipal/nrmsir.htm) for list of current NRMSIRs and SIDs

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## 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):

\$30,000,000  
Poway Unified School District  
Community Facilities District No. 6  
(4S Ranch)  
Improvement Area B  
Special Tax Bonds, Series 2005

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

738855MU6	738855MV4	738855MW2	738855MX0
738855MY8	738855MZ5	738855NA9	738855NB7
738855NC5	738855ND3	738855NE1	738855NF8
738855NG6	738855NH4	738855NJ0	738855NK7
738855NL5	738855NM3	738855NN1	738855NR2
738855NZ4			

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## 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): \_\_\_\_\_

Other Obligated Person's Name (if any): \_\_\_\_\_  
(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.)

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## TYPE OF FILING:

☒ Electronic (number of pages attached): 13

☐ Paper (number of pages attached):

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

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**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, 2004 – June 30, 2005

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

**Fiscal Period Covered:** July 1, 2004 – June 30, 2005

For a copy of the School District's Audited Financial Statements, please refer to the Annual Continuing Disclosure Report of Series 1998 Bonds of CFD No. 1 of the School District.

**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):

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

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Relationship to Issuer: Special Tax Consultant

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**Obligor Contact, if any:**

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Employer \_\_\_\_\_

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Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Email Address \_\_\_\_\_ Obligor Web site Address \_\_\_\_\_

**Investor Relations Contact, if any:**

Name \_\_\_\_\_ Title \_\_\_\_\_

Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

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**ANNUAL REPORT  
FOR  
IMPROVEMENT AREA B OF  
COMMUNITY FACILITIES DISTRICT NO. 6  
SERIES 2005 SPECIAL TAX BONDS  
OF  
POWAY UNIFIED SCHOOL DISTRICT**

**January 31, 2006**

**FISCAL YEAR 2004-05  
ANNUAL REPORT**

**\$30,000,000**

**IMPROVEMENT AREA B OF  
COMMUNITY FACILITIES DISTRICT NO. 6  
OF POWAY UNIFIED SCHOOL DISTRICT  
SERIES 2005 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, 2006**

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## **EXHIBITS**

Exhibit A – Detailed Direct and Overlapping Debt Report

## **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 Series 2005 Special Tax Bonds ("Bonds") by Improvement Area ("IA") B of Community Facilities District ("CFD") No. 6 of the Poway Unified School District ("School District") in the amount of \$30,000,000. The Bonds were issued under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"), and pursuant to the Bond Indenture, dated November 1, 2005, by and between the School District on behalf of CFD No. 6 and Zions First National Bank, as Fiscal Agent ("Fiscal Agent"). The Bonds were issued to fund (i) the acquisition and construction of certain acquisition and construction of certain road, water, sewer, drainage, fire station, park, public library ("Infrastructure Improvements"), (ii) a reserve fund for the Bonds, (iii) interest on the Bonds through September 1, 2006, 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 Series 1998 Special Tax Bonds for CFD No. 1 of the School District issued January 1998 ("Series 1998 Bonds").

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

As of January 1, 2006, the outstanding principal amount of Bonds was \$30,000,000.

### **III. Bond Fund Balances**

As of January 1, 2006, the balance in the Bond Fund was \$0.00.

### **IV. Reserve Fund Balance**

The Reserve Requirement for the Bonds is equal to the lesser of (i) ten percent (10%) of the original principal amount of the Bonds, (ii) one hundred percent (100%) of the remaining maximum annual debt service on the Bonds, or (iii) one hundred and twenty-five percent (125%) of the remaining average annual debt service on the Bonds. As January 1, 2006, the Reserve Requirement for the Bonds was \$2,604,707.71. As of January 1, 2006, the balance of the Reserve Fund was \$2,625,934.60; therefore, the Reserve Requirement was satisfied as of this date.

**V. Fund and Account Balances**

The balance of each fund, account, and subaccount of IA B of CFD No. 6 as of January 1, 2006, is listed in Table 1.

**TABLE 1****FUND, ACCOUNT, AND SUBACCOUNT BALANCES (AS OF 01/01/06)**

<b>Funds, Accounts, or Subaccounts</b>	<b>Balances</b>
Administrative Expense Fund	\$25,020.81
Interest Account	\$0.00
Principal Account	\$0.00
Special Tax Fund	\$24,204.23
Bond Fund	\$0.00
Reserve Fund	\$2,625,934.60
Letter of Credit Fund	\$0.00
Capitalized Interest Subaccount	\$1,168,565.38
Rebate Fund	\$0.00
Improvement Fund	\$1,893,778.79
School Facilities Account	\$0.00
Redemption Fund	\$0.00
Costs of Issuance	\$92,523.13



**VI. Total Assessed Value and Value-to-Lien of all Parcels within IA B of CFD No. 6**

Table 2 shows the total assessed value, total direct and overlapping debt, and total value -to-lien ratio for all parcels within IA B of CFD No. 6 as of January 1, 2006.

**TABLE 2**

**ASSESSED VALUE-TO-LIEN**

<b>Unit Type/Land Use</b>	<b>Building Square Footage</b>	<b>Assessed Value<sup>1</sup></b>	<b>Total Direct and Overlapping Debt<sup>2</sup></b>	<b>Assessed Value-to-Lien</b>
Detached Unit	≤2,100	\$0	\$0.00	NA
Detached Unit	2,101 – 2,400	\$0	\$0.00	NA
Detached Unit	2,401 – 2,700	\$683,840	\$214,651.47	3.19:1
Detached Unit	2,701 – 3,000	\$2,006,460	\$430,428.42	4.65:1
Detached Unit	3,001 – 3,300	\$4,244,040	\$807,902.41	5.25:1
Detached Unit	3,301 – 3,600	\$10,074,600	\$1,536,136.70	6.56:1
Detached Unit	3,601 – 3,900	\$5,704,572	\$558,896.85	10.21:1
Detached Unit	> 3,900	\$2,279,520	\$389,771.15	5.85:1
Attached Unit	<1,000	\$0	\$0.00	NA
Attached Unit	>1,000	\$0	\$0.00	NA
Undeveloped Property	NA	\$113,771,868	\$30,489,760.44	3.73:1
Exempt Property <sup>3</sup>	NA	\$28,220	\$6,277.56	4.50:1
<b>Total<sup>4</sup></b>	<b>NA</b>	<b>\$138,793,120</b>	<b>\$34,433,825.00</b>	<b>4.03:1</b>

<sup>1</sup> Assessed value reported on the County of San Diego Fiscal Year 2005-06 equalized tax roll.

<sup>2</sup> Source: Detailed Direct and Overlapping Debt Report, National Tax Data, Inc. dated November 12, 2005 (attached as Exhibit A). Debt is apportioned based on maximum tax obligation.

<sup>3</sup> Property is exempt from the IA B of CFD No. 6 Special Tax, but may be subject to ad valorem taxes.

<sup>4</sup> Numbers may not sum due to rounding.

**VII. Fiscal Year 2004-05 Special Tax Levies and Delinquencies**

There were no Special Taxes levied in Fiscal Year 2004-05. Therefore, there were no delinquent parcels in IA B of CFD 6 for Fiscal Year 2004-05.

**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 2004-05 did not exceed five (5.00%) percent, IA B of CFD No. 6 has not initiated any foreclosure proceedings to date.

**IX. Major Taxpayer Information**

"Major Taxpayers" are those property owners responsible for more than five (5.00%) percent of the Special Tax levy in a given Fiscal Year. The Major Taxpayer's assessed value and their respective share of the Special Tax obligation for Fiscal Year 2005-06 are shown in Table 3.

**TABLE 3**

**MAJOR TAXPAYERS  
ASSESSED VALUE AND SHARE OF SPECIAL TAX OBLIGATION**

<b>Major Taxpayer</b>	<b>Assessed Value<sup>1</sup></b>	<b>Percentage of Total Special Tax Obligation</b>
Davidson 4S Area 43 LLC	\$13,348,026	30.63%
Fieldstone 4S Area 36 LLC	\$20,447,171	19.77%
Laing 4S Area 34 LLC	\$23,117,900	9.43%
Standard Pacific 4S Area 43 LLC	\$14,669,032	20.55%
<b>Total</b>	<b>\$71,582,129</b>	<b>80.05%</b>
<sup>1</sup> Total assessed value reported on the County of San Diego Fiscal Year 2005-06 equalized tax roll.		

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

No report was prepared and filed with the California Debt and Investment Advisory Commission pursuant to Section 53359.5(b) of the Act because the 2005 bonds were only issued in November 2005.

**XI. Changes to Rate and Method of Apportionment**

No changes have been made to the Rate and Method of Apportionment for IA B of CFD No. 6 since the date of the Official Statement.

**XII. Status of Improvement Areas**

The following section outlines the status of the Improvement Areas ("IAs") formed by the School District to finance infrastructure improvements within CFD No. 6.

IA A of CFD No. 6 has been formed and authorized to issue bonds in an aggregate amount of \$18,000,000. On December 4, 2002, IA A of CFD No. 6 issued the Improvement Area A 2002 Special Tax Bond in the amount of \$18,000,000 to finance infrastructure improvements as outlined in the supplement to the School Impact Mitigation Agreement by and between (i) the School District and 4S Kelwood, (ii) the School District and 4S Ranch Company, a California limited partnership, and (iii) the School District and 4S Ranch Company 600, L.P.

IA B of CFD No. 6 has been formed and authorized to issue bonds in an aggregate amount of \$30,000,000. On November 22, 2005, IA B of CFD No. 6 issued the Improvement Area B 2005 Special Tax Bond in the amount of \$30,000,000 to finance infrastructure improvements as outlined in the supplement to the School Impact Mitigation Agreement by and between (i) the School District and 4S Kelwood, (ii) the School District and 4S Ranch Company, a California limited partnership, and (iii) the School District and 4S Ranch Company 600, L.P.

IA C of CFD No. 6 has been formed and authorized to issue bonds in an aggregate amount of \$14,000,000. As of the date of this Report, IA C of CFD No. 6 had not issued any bonds.

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**EXHIBIT A**

**DETAILED DIRECT AND  
OVERLAPPING DEBT REPORT**

**POWAY UNIFIED SCHOOL DISTRICT**  
**Community Facilities District No. 6**  
**Improvement Area B**  
**Special Tax Bonds**

**Detailed Direct and Overlapping Debt**

**Report Date: 01/31/2006**  
**Report Time: 05:12:10 PM**

**I. Assessed Value**

**2005-2006 Secured Roll Assessed Value** **\$138,793,120**

**II. Secured Property Taxes**

Description on Tax Bill	Type	Total Parcels	Total Levy	% Applicable	Parcels	Levy
Basic Levy	PROP13	917,031	\$2,959,910,664.51	0.04689%	538	\$1,387,931.20
Voter Approved Debt	VOTER	906,545	\$195,933,669.33	0.00368%	538	\$7,210.42
Community Facilities District No. 6, Impv Area B	CFD	549	\$203,739.26	100.00000%	93	\$203,739.26
County of San Diego Mosquito / Disease Control	VECTOR	904,648	\$7,312,817.72	0.03500%	538	\$2,559.32
County of San Diego Service Area No. 17 (Emergency Medical)	CSA	47,459	\$1,110,778.36	0.06655%	32	\$739.20
County of San Diego Street Lighting, Zone A	LLMD	89,529	\$568,554.48	0.04118%	34	\$234.14
County of San Diego Vector Control, Zone B	VECTOR	405,036	\$908,491.68	0.13502%	538	\$1,226.64
Metropolitan Water District of Southern California Standby Charge	STANDBY	22,613	\$421,342.96	2.65668%	538	\$11,193.72
Olivenhain Municipal Water District AD No. 96-1	1915	20,870	\$1,528,213.82	6.04204%	536	\$92,335.24
Olivenhain Municipal Water District Sewer Charge	SEWER	2,900	\$1,597,405.18	10.71838%	392	\$171,216.00
Palomar Pomerado Health Debt Service	GOB	178,332	\$8,814,005.21	0.27951%	538	\$24,635.64
Poway Unified School District CFD No. 6	CFD	1,624	\$3,603,560.90	4.36411%	66	\$157,263.48
Rancho Santa Fe Fire Protection District Special Tax	FIRE	9,768	\$207,302.50	0.92377%	293	\$1,915.00
San Diego County Water Authority Standby Charge	STANDBY	22,653	\$360,058.46	2.70231%	538	\$9,729.90
<b>2005-2006 TOTAL PROPERTY TAX LIABILITY</b>						<b>\$2,071,929.16</b>
<b>TOTAL PROPERTY TAX LIABILITY AS A PERCENTAGE OF 2005-2006 ASSESSED VALUATION</b>						<b>1.49%</b>

**III. Land Secured Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Community Facilities District No. 6, Impv Area B	CFD	\$30,000,000	\$30,000,000	100.00000%	549	\$30,000,000
Olivenhain Municipal Water District AD No. 96-1	1915	\$22,530,000	\$19,335,000	6.04204%	536	\$1,168,228
Poway Unified School District CFD No. 6	CFD	\$69,305,000	\$69,225,000	4.36411%	66	\$3,021,055
<b>TOTAL LAND SECURED BOND INDEBTEDNESS (1)</b>						<b>\$34,189,284</b>
<b>TOTAL OUTSTANDING LAND SECURED BOND INDEBTEDNESS (1)</b>						<b>\$34,189,284</b>

**IV. General Obligation Bond Indebtedness**

Outstanding Direct and Overlapping Bonded Debt	Type	Issued	Outstanding	% Applicable	Parcels	Amount
Metropolitan Water District of Southern California Debt Service	GOB	\$850,000,000	\$419,390,000	0.00845%	549	\$35,438.46
Palomar Pomerado Health Debt Service	GOB	\$80,000,000	\$80,000,000	0.26138%	549	\$209,104
<b>TOTAL GENERAL OBLIGATION BOND INDEBTEDNESS (1)</b>						<b>\$244,542</b>
<b>TOTAL OUTSTANDING GENERAL OBLIGATION BOND INDEBTEDNESS (1)</b>						<b>\$244,542</b>

<b>TOTAL OF ALL OUTSTANDING AND OVERLAPPING BONDED DEBT</b>	<b>\$34,433,826</b>
<b>VALUE TO ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT</b>	<b>4.03:1</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.