

**CITY OF ANAHEIM**

**COMMUNITY FACILITIES DISTRICT NO. 1989-1**

**ADMINISTRATION REPORT  
FISCAL YEAR 2013-14**

**JULY 22, 2013**

Public Finance  
Urban Economics

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Newport Beach  
Riverside  
San Francisco

**CITY OF ANAHEIM**

**COMMUNITY FACILITIES DISTRICT NO. 1989-1**

**ADMINISTRATION REPORT**  
**FISCAL YEAR 2013-14**

**Prepared for**

**CITY OF ANAHEIM**  
200 South Anaheim Boulevard  
Anaheim, California 92805

**Prepared by**

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## **INTRODUCTION**

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This report provides an analysis of the financial and administrative obligations of Community Facilities District No. 1989-1 ("CFD No. 1989-1") of the City of Anaheim (the "City") resulting from the sale of \$6,355,000 in special tax bonds in June 1989 (the "1989 Bonds"). CFD No. 1989-1 is a legally constituted governmental entity established under the Mello-Roos Community Facilities Act of 1982 (the "Act"), as amended. The Act provides a method for the financing of certain public capital facilities and services. The 1989 bonds, which were refunded in 1995, were issued for purposes of acquiring, designing and constructing certain roadway and police substation facilities necessitated by development within the community facilities district. The bonded indebtedness of CFD No. 1989-1 is both secured and repaid through the annual levy and collection of special taxes from all property subject to the special tax. In calculating the special tax liability for Fiscal Year ("FY") 2013-14, this report examines the current and prior fiscal years' financial obligations as well as development status within the district.

This report is organized into the following sections:

- Section I - Background
- Section II –Special Tax Requirement
- Section III – Special Tax Rates
- Section IV – Special Tax Classifications and Development Update
- Section V – Delinquent Special Taxes
- Section VI – Funds and Accounts
- Section VII - Disclosure Reports and Notices

## **I. BACKGROUND**

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### **CFD LOCATION AND BOUNDARIES**

CFD No. 1989-1 (commonly known as "Sycamore Canyon") encompasses approximately 329 acres located in the eastern portion of the City of Anaheim, in the Weir Canyon Area, just south of State Route 91. A copy of the boundary map is included in Exhibit A.

### **CFD FORMATION**

On December 20, 1988 the City Council of the City of Anaheim (the "City") acting on behalf of CFD No. 1989-1 adopted a resolution of intention to establish the CFD, authorize the levy of special taxes, and incur bond indebtedness in an amount not to exceed \$12,500,000. A public hearing was held on February 21, 1989 and immediately thereafter an election conducted in which the qualified electors voted to authorize the issuance of up to \$6,710,000 in bonds and approved the levy of special taxes.

### **CFD BONDED INDEBTEDNESS**

Special tax bonds in the amount of \$6,335,000 were issued in June 1989 (the "1989 Bonds"). In March 1995, the 1989 Bonds were refunded in connection with the issuance of \$17,420,000 in Local Agency Revenue Bonds (the "1995 Authority Bonds") by the Anaheim Public Financing Authority (the "Authority"). A portion of the proceeds from the sale of the 1995 Authority Bonds were used to purchase district refunding bonds referred to herein as the "1995 Local Obligation Bonds for CFD No. 89-1." The principal amount of the 1995 Local Obligation Bonds for CFD No. 1989-1 was \$5,792,745. In May 2004, the 1995 Authority Bonds and the 1995 Local Obligation Bonds for CFD No. 1989-1 were refunded in connection with the issuance of \$11,210,000 in Local Agency Revenue Bonds (the "2004 Authority Bonds") issued by the Authority. As was the case with the initial Authority refunding structure, a portion of the proceeds from the sale of the 2004 Authority Bonds were used to purchase district refunding bonds which are known as the "2004 Local Obligation Bonds for CFD No. 1989-1." The original principal amount of the 2004 Local Obligation Bonds for CFD No. 1989-1 was \$4,220,000.

### **FACILITIES FINANCED BY CFD No. 1989-1**

A general description of the facilities authorized to be funded by CFD No. 1989-1 is listed below.

- Improvements to Weir Canyon Road and Serrano Avenue within CFD No. 1989-1;
- Improvements to Santa Ana Canyon Road including widening from Imperial Highway to East Hills (Bauer Ranch);
- A contribution to the police station site and facilities located on Santa Ana Canyon Road;
- A contribution to a library site located on Santa Ana Canyon Road; and
- Acquisition of land located at the southerly terminus of Dream Street for purposes of public recreation facilities.

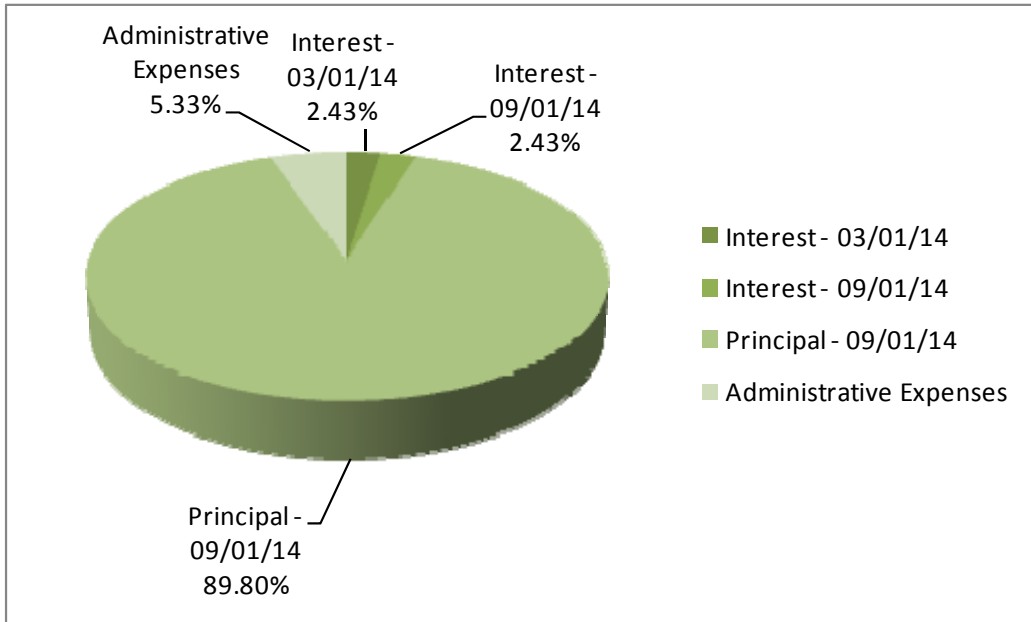
## II. SPECIAL TAX REQUIREMENT

The FY 2013-14 special tax requirement for CFD No. 1989-1 is \$373,698. The special tax requirement is a function of any surplus or deficit from FY 2012-13, debt service through calendar year 2014, projected administrative expenses, projected earnings, and projected delinquencies. The debt service schedule is included in Exhibit B. The FY 2013-14 special tax requirement is shown in Table II-1 and the percentage allocation of budgeted expenditures by line item is shown in Graph II-1 below.

<b>TABLE II-1</b>	
<b>City of Anaheim CFD No. 1989-1</b>	
<b>Fiscal Year 2013-14</b>	
<b>Special Tax Requirement</b>	
<b>Fund Balances as of May 31, 2013</b>	
Special Tax Fund	\$ 618,283
Bond and Interest Fund	\$ (0)
Surplus Reserve Funds	\$ -
<b>Remaining Fiscal Year 2012-13 Sources of Funds</b>	
Pending Special Tax Deposits	\$ 3,858
Authority Surplus	\$ 23,974
<b>Remaining Fiscal Year 2012-13 Obligations</b>	
Interest due 09/01/13	\$ (28,320)
Principal due 09/01/13	\$ (510,000)
Administrative Expenses	\$ (35,110)
<b>Estimated Fiscal Year 2012-13 Surplus/(Draw on Reserve Fund)</b>	<b>\$ 72,685</b>
<b>Budgeted Fiscal Year 2013-14 Expenditures</b>	
Interest due 03/01/14	\$ (14,499)
Interest due 09/01/14	\$ (14,499)
Principal due 09/01/14	\$ (535,000)
County Collecton Charge	\$ (1,780)
Administrative Expenses	\$ (30,000)
Delinquency Contingency	\$ -
<b>Fiscal Year 2013-14 Sources of Funds</b>	
Authority Surplus	\$ 1,687
Reserve Fund Balance	\$ 147,707
<b>Fiscal Year 2013-14 Special Tax Requirement</b>	<b>\$ (373,698)</b>

**GRAPH II-1**

**COMMUNITY FACILITIES DISTRICT NO. 1989-1  
FISCAL YEAR 2013-2014 BUDGETED EXPENDITURES**



### **III. SPECIAL TAX RATES**

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The Rate and Method of Apportionment of Special Tax (the "RMA") contains the special tax apportionment methodology. A copy of the RMA is included in Exhibit C. The RMA apportions the special tax requirement in four steps as follows:

- First, the special tax is levied against each parcel of Developed Property<sup>1</sup> up to 87% of the applicable special tax rate set forth in Table 1 of the RMA and up to \$1,493 per acre of Undeveloped Property<sup>2</sup>. If the resulting special taxes are less than the special tax requirement, the second step is applied.
- Second, the special tax on each parcel of Undeveloped Property is increased from the amount calculated pursuant to the first step up to \$7,300 per acre. Again, if the resulting special taxes are less than the special tax requirement, the third step is applied.
- Third, the special tax on Developed Property is increased from the amounts calculated pursuant to the first step up to 100% of the applicable Table 1 rates.
- Fourth, if still additional special taxes are needed, the special tax on each parcel of Developed Property is increased from the amount calculated pursuant to the third step up to the Base Maximum Special Tax.

The special tax requirement set forth in Section II of this report is fully funded with a levy equal to 38.96% of the amounts prescribed in the first step above. Maximum special taxes equal \$959,044<sup>3</sup>. The FY 2013-14 special tax rates are shown in Table III-1 on the following page. Graph III-1 depicts the trend of actual special tax rates during the last ten fiscal years. The Special Tax Roll, which lists the actual special tax levied against each parcel, is shown in Exhibit D.

#### **BILLING AND COLLECTION OF SPECIAL TAXES**

CFD No. 89-1 special taxes are billed and collected, along with regular property taxes, by the Treasurer Tax Collector of the County of Orange. In accordance with the Act, the special taxes are submitted to the Auditor-Controller of the County of Orange in August each year. As required by the County of Orange, the submittal package includes a certified copy of the resolution authorizing the levy of the special taxes along with the list of special taxes by Assessor's Parcel Number in the specified electronic format. The County of Orange has assigned District Code 051 - Tax Code R7 to CFD No. 1989-1. The special taxes are expected to be remitted to the City by the Treasurer Tax Collector in accordance with the following approximate schedule:

- |                      |             |                      |          |
|----------------------|-------------|----------------------|----------|
| • Secured Payment #1 | November 6  | • Secured Payment #5 | March 12 |
| • Secured Payment #2 | December 4  | • Secured Payment #6 | April 23 |
| • Secured Payment #3 | December 18 | • Secured Payment #7 | May 21   |
| • Secured Payment #4 | January 15  | • Secured Payment #8 | July 16  |

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<sup>1</sup> Developed Property is defined as any parcel for which a building permit has been issued as of March 1 of the fiscal year preceding the fiscal year for which the special tax is being levied.

<sup>2</sup> Undeveloped Property includes all taxable property which is not classified as Developed Property.

<sup>3</sup> Determined by application of Steps 1, 2, and 3.

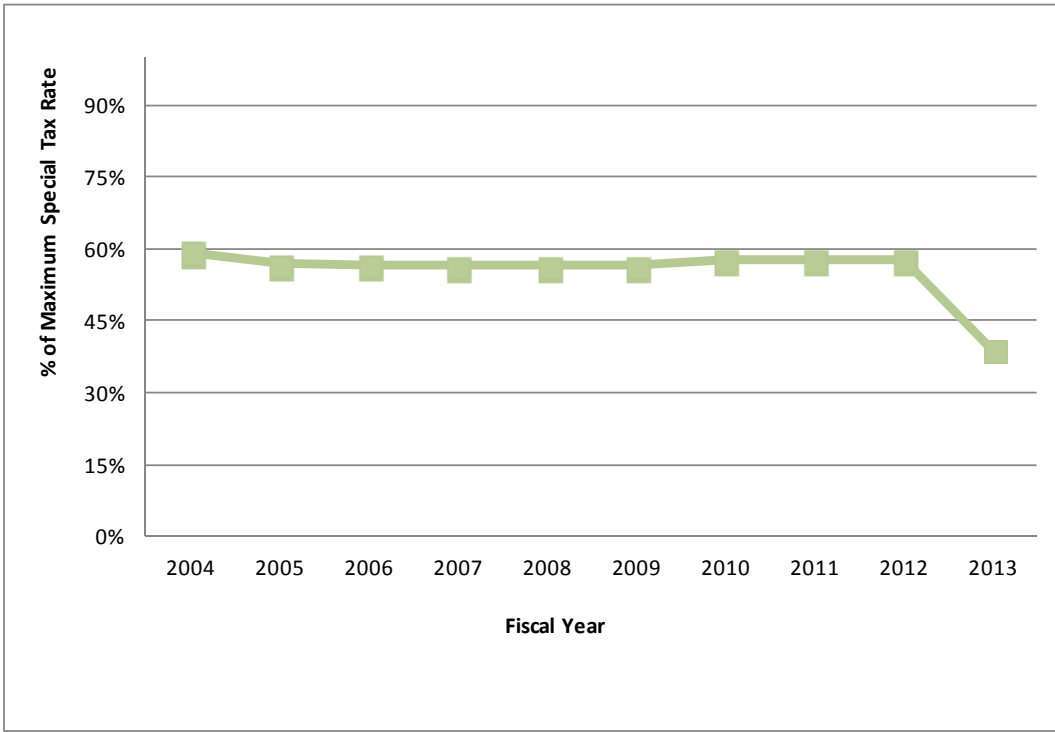


**TABLE III-1**  
**City of Anaheim CFD No. 1989-1**  
**Special Tax Rates**

<b>Tax Class</b>	<b>Land Use</b>	<b>FY 2013-14</b>	<b>FY 2012-13</b>
		<b>Special Tax</b>	<b>Special Tax</b>
1	Single Family Detached (>2,100 SF)	\$ 497.58	\$ 739.08
2	Single Family Detached (1,700 - 2,100 SF)	\$ 426.28	\$ 633.16
3	Single Family Detached (< 1,700 SF)	\$ 355.38	\$ 527.84
4	Condominiums	\$ 213.14	\$ 316.58
5	Apartments	\$ 142.23	\$ 211.25
6	Commercial/Industrial	\$ 1,451.88	\$ 2,156.48
7	Religious	\$ 701.40	\$ 1,041.78
8	Undeveloped	\$ -	\$ -

**GRAPH III-1**

**COMMUNITY FACILITIES DISTRICT NO. 1989-1**  
**TREND OF ACTUAL SPECIAL TAX RATES DURING THE LAST TEN FISCAL YEARS**



**MAXIMUM SPECIAL TAX**

The Maximum Special Tax for a parcel of Developed Property is equal to the greater of (i) the Base Maximum Special Tax or (ii) the applicable special tax rate set forth in Table 1 of the RMA. The Base Maximum Special Tax is equal to \$0.16 per square foot of land or \$6,969.60 per acre. The Table 1 special tax rates vary by land use type and by building square footage in the case of single family residential homes and are shown in Table III-2 below.

**TABLE III-2**  
**City of Anaheim CFD No. 1989-1**  
**Table 1**  
**Special Tax Rates**

<b>Tax Class</b>	<b>Land Use</b>	<b>Table 1 Special Tax</b>
1	Single Family Detached (>2,100 SF)	\$ 1,277.00
2	Single Family Detached (1,700 - 2,100 SF)	\$ 1,094.00
3	Single Family Detached (< 1,700 SF)	\$ 912.00
4	Condominiums	\$ 547.00
5	Apartments	\$ 365.00
6	Commercial/Industrial	\$ 3,726.00
7	Religious	\$ 1,800.00
8	Undeveloped	\$ 7,300.00

**IV. SPECIAL TAX CLASSIFICATIONS AND DEVELOPMENT STATUS**

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**SPECIAL TAX CLASSIFICATIONS**

The RMA establishes seven Developed Property special tax classifications based on land use type and building square footage in the case of single family residential homes. The Developed Property classifications are shown in Table IV-1 below.

As footnoted previously, Developed Property includes all parcels for which a building permit was issued as of the March 1 preceding the fiscal year for which the special tax is being levied. Hence, all property in CFD No. 1989-1 for which building permits were issued prior to March 1, 2013 will be classified as Developed Property in FY 2013-14. All remaining property that is subject to the special tax, if any, will be classified as Undeveloped Property.

**TABLE IV-1**  
**City of Anaheim CFD No. 1989-1**  
**Developed Property Classifications**

<b>Tax Class</b>	<b>Designation</b>	<b>Building Square Footage</b>
1	Single Family Detached	> 2,100 SF
2	Single Family Detached	1,700 - 2,100 SF
3	Single Family Detached	< 1,700 SF
4	Condominiums	N/A
5	Apartments	N/A
6	Commercial/Industrial	N/A
7	Religious	N/A

**DEVELOPMENT STATUS**

CFD No. 1989-1 is "built-out." In other words, all of the land has been subdivided and is in its final configuration and a building permit has been issued for each parcel that is subject to the special tax. As shown in Table IV-2 below, CFD No. 1989-1 includes a total of 1,204 residential dwelling units, 11.98 acres of Commercial/Industrial Property, and 14.61 acres of Religious Property.

**TABLE IV-2**  
**City of Anaheim CFD No. 1989-1**  
**Cumulative Developed Property**

<b>Tax Class</b>	<b>Land Use</b>	<b>Building Square Footage</b>	<b>FY 2013-14 (Units/Acres)</b>
1	Single Family Detached	> 2,100 SF	209
2	Single Family Detached	1,700 - 2,100 SF	237
3	Single Family Detached	< 1,700 SF	80
4	Condominiums	N/A	228
5	Apartments	N/A	450
6	Commercial/Industrial	N/A	11.98
7	Religious	N/A	14.61

**RELIGIOUS PROPERTY**

Pursuant to a resolution adopted by the City Council in February 1993, the application of the special tax as to property owned by religious organizations was clarified to establish an exemption for unimproved property. Property which is improved with buildings that can accommodate in excess of six persons and/or facilities incident to such buildings (e.g., parking lots) will be classified as Religious Property and be subject to the special tax.

On January 1, 2000 the City issued a building permit to The Garden Church for the construction of a 6,000 square foot fellowship hall with adjacent parking facilities. The fellowship hall is located on Assessor's Parcel Number 354-321-01 with a gross acreage of 33.73 acres. According to the site plan, 19.12 of the 33.73 acres will not be improved with buildings and/or facilities incident to buildings, and therefore, only the remaining 14.61 acres is classified as Religious Property.

**V. DELINQUENT SPECIAL TAXES**

As of June 20, 2013, the County had collected \$547,881 of the \$555,058 in special taxes levied for FY 2012-13 resulting in a delinquency rate of 1.29 percent, as presented in Table V-1 below. Subject to the foreclosure covenant provisions discussed below, delinquent special taxes are subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem property taxes. Graph V-1 illustrates the trend of special tax delinquencies in recent years. Of the 758 parcels that were subject to the special tax, 17 failed to pay all or some of the FY 2012-2013 special taxes in a timely manner. A detailed report of delinquent parcels is included as Exhibit E.

**TABLE V-1**  
**City of Anaheim CFD No. 1989-1**  
**Special Tax Delinquencies Summary**

<b>Fiscal Year</b>	<b>Amount Enrolled</b>	<b>Amount Delinquent</b>	<b>Parcels Delinquent</b>	<b>Percent Delinquent</b>
2012-13	\$ 555,058	\$ 7,177	17	1.29%
2011-12	\$ 555,063	\$ 2,480	5	0.45%
2010-11	\$ 555,287	\$ 792	2	0.14%
2009-10	\$ 542,954	\$ -	0	0.00%
2008-09	\$ 542,954	\$ -	0	0.00%
2007-08	\$ 542,954	\$ -	0	0.00%

**FORECLOSURE COVENANT**

In the event of a delinquency in the payment of any installment of special taxes, CFD No. 1989-1 is authorized by the Act to order institution of an action in the Superior Court of the State to foreclose any lien therefore. In such action the real property subject to the special taxes may be sold at a judicial foreclosure sale. However, such judicial foreclosure proceedings are not mandatory. If the total special tax delinquency in a fiscal year is less than five percent (5.0%) of the total special taxes levied in such fiscal year, CFD No. 1989-1 is not required to order foreclosure proceedings. Notwithstanding the foregoing, CFD No. 1989-1 has covenanted in the Fiscal Agent Agreement by and between the City and U.S. Bank National Association (the "Agreement") that it will commence judicial foreclosure proceedings if any single property owner is delinquent in the payment of more than \$2,500 in special taxes, within 150 days following the date of notice of the delinquency. As indicated in Exhibit E, the FY 2012-13 delinquency rate is less than five percent (5.0%) and there are no parcels with delinquent special taxes in excess of \$5,000. All parcels with delinquent special taxes are owned by individual homeowners.

## **VI. FUNDS AND ACCOUNTS**

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### **DESCRIPTION OF FUNDS AND ACCOUNTS**

#### **FISCAL AGENT AGREEMENT - CFD No. 1989-1**

Five funds for CFD No. 1989-1 were established under the Agreement. These funds included the Special Tax Fund, Administrative Expense Fund, Bond Fund, Reserve Fund, and Rebate Fund. The Bond Fund was created exclusively for the payment of principal and interest and any premium on the bonds. The Reserve Fund was established exclusively to ensure payment of interest and principal due on the 2004 Local Obligation Bonds in the event of a deficiency in the Bond Fund. The Reserve Requirement is equal to seven percent of the original aggregate principal amount of the 2004 Authority Bonds or \$295,400. Any amount in excess of the Reserve Requirement shall be transferred to the Bond Fund. One half of the Reserve Requirement is funded in cash and one half is secured by a surety bond.

#### **INDENTURE - ANAHEIM PUBLIC FINANCING AUTHORITY**

The Indenture of Trust by and between the Authority and U.S. Bank National Association (the "Indenture") established five funds for the Authority consisting of the Program Fund, Revenue Fund, Cost of Issuance Fund, Bond Fund, and Rebate Fund. The Program Fund was established under the Indenture to purchase the 2004 Local Obligation Bonds. On the date of issuance of the 2004 Authority Bonds, the Trustee withdrew from the Program Fund the amount of \$11,132,371.30 and applied such amount to the purchase of the 2004 Local Obligation Bonds. The Costs of Issuance Fund was created exclusively to pay the costs of issuance of the 2004 Authority Bonds. This fund will be maintained until the Fiscal Agent receives a certificate stating all such costs have been paid.

All interest paid pursuant to the 2004 Authority Bonds and investment income from the funds and accounts established under the Indenture, except for the Reserve Fund, will be promptly deposited by the Trustee in the Revenue Fund. Moneys on deposit in the Revenue Fund will be transferred to the Bond Fund to be applied to the payment of the principal and interest with respect to the Authority bonds. The Bond Fund was established exclusively to pay principal and interest on the 2004 Authority Bonds.

### **FLOW OF FUNDS**

#### **CFD No. 1989-1**

All receipts from the annual collection of special taxes for CFD No. 1989-1 are deposited in the Special Tax Fund, which is held in trust by the Treasurer of the City. The Agreement instructs the Treasurer to transfer Special Tax Funds in the amount and priority set forth below:

- 1. Administrative Expense Fund** - a prorata amount equal to the budgeted administrative expenses of CFD No. 1989-1 for the current fiscal year; and

2. **Bond Fund** - an amount sufficient to pay all interest and principal due on the 2004 Local Obligation Bonds for CFD No. 1989-1 through the September 1 following the current fiscal year.

Money held in any of the aforementioned funds and accounts can be invested by the Fiscal Agent at the direction of the City and in conformance with the limitations set forth in the Agreement. Investment earnings, if any, will generally be applied to the fund or account for which the investment is made. In the event that the balance in the Reserve Fund exceeds the Reserve Requirement, investment earnings will be transferred to the Bond Fund.

**AUTHORITY**

All of the interest and principal payments the 2004 Local Obligation Bonds for CFD No. 1989-1 and investment earnings received by the Authority (the "Revenues") are used to secure the payment of the principal, premium, and interest on the 2004 Authority Bonds. The Indenture instructs the Authority to deposit all of the Revenues collected or received by the Authority to the Revenue Fund. The Indenture provides instructions to the Trustee to transfer Revenue Funds in the manner and priority set forth below:

1. **Bond Fund** - an amount sufficient to pay interest on the 2004 Authority Bonds when they become due and payable; and
2. **CFD Special Tax Funds** – a prorata share shall be deposited into the Special Tax Fund. The Revenue Fund, allocated to CFD No. 1989-1 will be used to reduce the amount of the special tax levy in the succeeding fiscal year.

**ACCOUNT BALANCES**

The funds and accounts relating to CFD No. 1989-1 established by the Agreement and the Indenture have the balances shown in Table III-1 on the following page:

<b>TABLE VI-1</b>	
<b>City of Anaheim CFD No. 1989-1</b>	
<b>Account Balances as of</b>	
<b>May 31, 2013</b>	
Administrative Expense Fund	\$ 567
Reserve Fund	\$ 147,707
Special Tax Fund	\$ 618,283
Bond & Interest Fund	\$ -

## **VII. DISCLOSURE REPORTS AND NOTICES**

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### **CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION YEARLY FISCAL STATUS REPORT**

Pursuant to Section 53359.5 of the Act, CFD No. 1989-1 is required to prepare and submit an annual report to the California Debt and Investment Advisory Commission (the "CDIAC") by October 30 of each year. The report contents are as follows:

1. The principal amount of bonds outstanding;
2. The balance in the bond reserve fund;
3. The balance in the capitalized interest fund, if any;
4. The number of parcels which are delinquent with respect to their special taxes, the amount that each parcel is delinquent, the length of time that each has been delinquent, and if and when foreclosure was commenced for each delinquent parcel;
5. The balance of any construction funds, if any; and
6. The assessed value of all parcels subject to special tax to repay the bonds as shown on the most recent equalized roll.

A copy of the FY 2012-2013 CDIAC report for CFD No. 1989-1 is attached hereto as Exhibit F.

### **REPORT OF SPECIAL TAX REVENUES, EXPENDITURES, AND STATUS OF IMPROVEMENTS**

Pursuant to Government Code Section 50075.3, an annual report of revenues, expenditures, and the status of improvements funded thereby must be filed in connection with all special tax measures approved on or after January 1, 2001. CFD No. 1989-1 is, therefore, exempt from this requirement.

### **CONTINUING DISCLOSURE REPORT**

A separate annual report (the "Report") is prepared pursuant to the Continuing Disclosure Agreement executed by the Authority and the Trustee in connection with the sale and issuance of the 2004 Authority Bonds (the "Continuing Disclosure Agreement"). As provided in Section 2 of the Continuing Disclosure Agreement, a copy of the Report is filed with the designated national repository. As of the last Report, the national repository was the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website ("EMMA").



## **NOTICE OF SPECIAL TAX**

A sample Notice of Special Tax for CFD No. 1989-1 is attached hereto as Exhibit G. On behalf of the City and CFD 1989-1, DTA prepares and furnishes Notices of Special Tax to enable homeowners to satisfy the notice requirements of Civil Code Section 1102.6b when selling their home. Pursuant to Government Code Section 53340.2, DTA furnishes notices within 5 working days of receiving a request for the notice.

[http://127.0.0.1/resources/Clients/Anaheim/District Administration/CFD89\\_1.ADM/13\\_14/Anaheim CFD 89-1 Admin Report 13-14.docx](http://127.0.0.1/resources/Clients/Anaheim/District%20Administration/CFD89_1.ADM/13_14/Anaheim%20CFD%2089-1%20Admin%20Report%2013-14.docx)

**EXHIBIT A**

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***CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT NO. 1989-1***

***Boundary Map***

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COMMENCEMENT

SHEET 1 OF 1 SHEET

This map was prepared by \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ in \_\_\_\_\_ County of Orange, California.

County Recorder By \_\_\_\_\_ Deputy

# PROPOSED BOUNDARY MAP

## COMMUNITY FACILITIES DISTRICT 69-1 SYCAMORE CANYON - CITY OF ANAHEIM

COUNTY OF ORANGE, CALIFORNIA

The boundary of the proposed Community Facilities District 69-1, Sycamore Canyon - City of Anaheim, California, as shown on this map, was prepared by \_\_\_\_\_ on \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ in \_\_\_\_\_ County of Orange, California, as recorded in Book 211 of Parcel Map 1499.

Filed in the office of the County Recorder of the County of Orange, California, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

By \_\_\_\_\_ County Recorder

I hereby certify that the above map showing proposed boundaries of the \_\_\_\_\_ District, City of Anaheim, County of Orange, State of California, has been approved by the City Council of the City of Anaheim at a meeting thereof held on \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ in \_\_\_\_\_ County of Orange, California.

By \_\_\_\_\_ City Clerk

Filed this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at the hour of \_\_\_\_\_ of the \_\_\_\_\_ day of \_\_\_\_\_ in the Office of the County Recorder of the County of Orange, California.

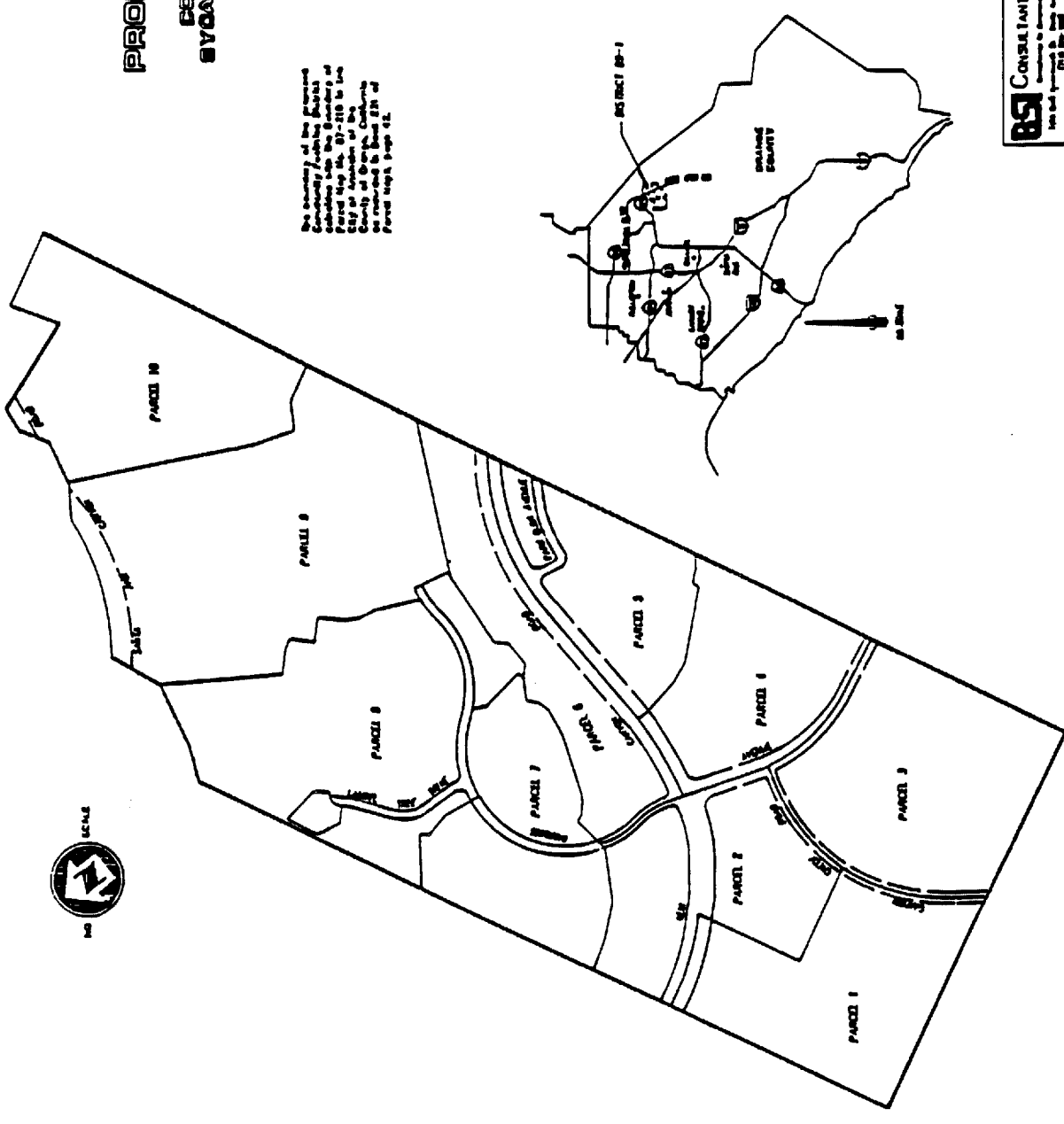
By \_\_\_\_\_ County Clerk Recorder  
County of Orange, California

### PROPOSED BOUNDARY MAP

Community Facilities District 69-1  
Sycamore Canyon - City of Anaheim

COUNTY OF ORANGE, CALIFORNIA

Sheet 1 of 1 Sheet



**BSI CONSULTANTS, INC.**  
 1400 West 17th Street, Suite 100  
 Fullerton, CA 92630  
 (714) 771-1111



City of Anaheim CFD 1989-1





**EXHIBIT B**

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***CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT NO. 1989-1***

***Debt Service Schedule***

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**City of Anaheim**  
**Community Facilities District No. 1989-1**  
**Debt Service Schedule**

<b>Fiscal Year</b>	<b>Payment Date</b>		<b>Principal</b>		<b>Interest</b>		<b>Debt Service</b>
2004-05	3/1/2005	\$	-	\$	280,187	\$	280,187
2004-05	9/1/2005		285,000		114,362		399,362
2005-06	3/1/2006		-		106,639		106,639
2005-06	9/1/2006		350,000		106,639		456,639
2006-07	3/1/2007		-		97,154		97,154
2006-07	9/1/2007		370,000		97,154		467,154
2007-08	3/1/2008		-		87,127		87,127
2007-08	9/1/2008		390,000		87,127		477,127
2008-09	3/1/2009		-		76,558		76,558
2008-09	9/1/2009		410,000		76,558		486,558
2009-10	3/1/2010		-		65,447		65,447
2009-10	9/1/2010		430,000		65,447		495,447
2010-11	3/1/2011		-		53,794		53,794
2010-11	9/1/2011		460,000		53,794		513,794
2011-12	3/1/2012		-		41,328		41,328
2011-12	9/1/2012		480,000		41,328		521,328
2012-13	3/1/2013		-		28,320		28,320
2012-13	9/1/2013		510,000		28,320		538,320
2013-14	3/1/2014		-		14,499		14,499
2013-14	9/1/2014		535,000		14,499		549,499
		\$	4,220,000	\$	1,536,272	\$	5,756,272

# EXHIBIT C

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***CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT NO. 1989-1***

***Rate and Method of Apportionment of Special Tax***

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## APPENDIX C

### RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAXES

#### District 1989-1

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 1989-1 (Sycamore Canyon) (herein "CFD No. 1989-1") shall be levied and collected according to the tax liability determined by the City Council of the City of Anaheim acting in its capacity as the legislative body of CFD No. 1989-1 (herein the "Board") through the application of the appropriate amount or rate for "Developed Property" or "Undeveloped Property," as described below. All of the property in CFD No. 1989-1, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent and in the manner herein provided.

#### A. Definitions

The terms hereinafter set forth have the following meanings:

"Apartment" means a building or buildings comprised of residential units available for rental by the general public.

"Base Maximum Special Tax" means an amount equal to \$.16 per square foot of lot applicable to each Developed Property.

"Condominium" means a unit meeting the statutory definition of a condominium contained in Civil Code Section 1351.

"Developed Property" means all Assessor's Parcels in CFD No. 1989-1 for which a foundation building permit was issued as of March 1 of the preceding Fiscal Year.

"Fiscal Year" means the period starting on July 1 and ending the following June 30.

"Maximum Special Tax" means the maximum Special Tax, determined in accordance with Section C, that can be levied by the Board in any Fiscal Year for each class of Developed Property and for Undeveloped Property, as applicable.

"Religious Property" is all property that is currently exempt from ad valorem property taxes because it is owned and/or operated by a religious organization.

"Taxable Property" is all of the area within the boundaries of CFD 1989-1 which is not exempt from the Special Tax pursuant to law or Section E below.

"Undeveloped Property" means all Taxable Property in CFD No. 1989-1 not classified as Developed Property.



## B. Assignment to Land Use Class.

On July 1 of each year, all Taxable Property within CFD No. 1989-1 shall be categorized either as a Developed Property or an Undeveloped Property and shall be subject to tax in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

For purposes of determining the applicable Maximum Special Tax pursuant to Section C, Developed Property shall be assigned to one of the classes designated in Table 1 below. Developed Property consisting of single family detached residential development shall be assigned to Classes 1 through 3 based upon the square footage of the improvements to be constructed on an Assessor's Parcel as set forth in the most recent building permit issued for such property. The square footage of a structure assigned to Classes 1 through 3 shall be calculated by measuring the internal living space of each unit located within the Assessor's Parcel, exclusive of garages or other structures which are not used as living spaces. For Developed Property consisting of attached residential development, the property shall be assigned to Classes 4 and 5 based upon whether it is a condominium or apartment development. Commercial and industrial property shall be assigned to Class 6. The square footage of a commercial or industrial building assigned to Class 6 shall be computed from the gross square footage for the building as reflected in the building plans upon which the building permit was issued.

## C. Maximum Special Tax Rate.

### 1. Developed Property

The Maximum Special Tax for an Assessor's Parcel classified as Developed Property in Classes 1 through 7 shall be the greater of (i) the amount derived by multiplying the square footage of such Assessor's Parcel times the Base Maximum Special Tax or (ii) the amount determined by reference to Table 1. For purposes of this Section C, the acreage or square footage of an Assessor's Parcel shall be determined by reference to the most current parcel map or other subdivision tract map.

### 2. Undeveloped Property.

The Maximum Special Tax for Undeveloped Property shall be \$7,300 per acre.

Table 1

Maximum Special Taxes on Property  
in Community Facilities District No. 1989-1  
Per Unit (Residential) and  
Per Acre (Commercial/Industrial and Religious)

<u>Class</u>	<u>Land Use</u>	<u>Square Footage</u>	<u>Annual Special Tax Rates</u>	<u>Total Maximum Taxes Paid Over Expected Term Of Bond Issue (25 Years)</u>
1	Single Family Detached	> 2,100	\$1,277 per unit*	\$31,925 per unit
2	Single Family Detached	1,700 to 2,100	\$1,094 per unit*	\$27,350 per unit
3	Single Family Detached	< 1,700	\$ 912 per unit*	\$22,800 per unit
4	Condominiums		\$ 547 per unit*	\$13,675 per unit
5	Apartments		\$ 365 per unit*	\$ 9,125 per unit
6	Commercial/Industrial		\$3,726 per acre	\$93,150 per acre
7	Religious Property		\$1,800 per acre	\$45,000 per acre

\* Taxes may exceed these levels if the base maximum special tax alternative is used (\$0.16 per square foot of lot space). This would only apply to Classes 1 - 3 if the lot size is larger than usual for that category of land use. The base maximum tax will be applied if the lot is larger than 7,981 square feet in Class 1, larger than 6,837 square feet in Class 2, or larger than 5,700 square feet in Class 3. The base maximum special tax would also apply to Classes 4 and 5 if they are built at densities less than 12.75 units per net acre for Class 4 and 19.1 units per net acre for Class 5.

D. Method of Apportionment of the Special Tax to Developed Property and Undeveloped Property.

Starting in Fiscal Year 1990-91 and for each following Fiscal Year, the Board shall determine the amount of money to be collected from Taxable Property in CFD No. 1989-1 in that Fiscal Year. Such amount shall include the sums necessary to pay for current debt service on indebtedness of CFD No. 1989-1, to create or replenish reserve funds determined necessary by CFD No. 1989-1, and to pay the annual cost of services, administrative expenses and construction expenses to be paid from Special Tax proceeds. The Board shall levy the Special Tax as follows until the amount of the levy equals the amount to be collected:

First: The Special Tax shall be levied on Developed Property and Undeveloped Property (other than those excluded in Section E below) in equal percentages up to the following rates: (1) for Developed Property, 87% of the applicable rate for each class for such Fiscal Year, determined by reference to Table 1, and (2) for Undeveloped Property, \$1,493 per acre;

Second: If additional monies are needed after the first step has been completed, the Special Tax shall be levied proportionately on each parcel of Undeveloped Property (excluding exempt property as outlined in Section E below) up to \$7,300 per acre;

Third: If additional monies are needed after the first two steps have been completed, then the levy of the Special Tax on Developed Property and Undeveloped Property shall be increased in equal percentages above the rates levied pursuant to the first steps above, up to 100% of the applicable rate for each class for such Fiscal Year, determined by reference to Table 1.

Fourth: If additional monies are needed after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property (excluding exempt property as outlined in Section E below) whose maximum Special Tax is determined through the application of the Base Maximum Special Tax shall be increased up to the Maximum Special Tax for each such Assessor's Parcel by increasing the applicable rate for each class for such Fiscal Year determined by reference to Table 1 in equal percentages above the rates levied pursuant to step three above.

#### E. Limitations.

The Board shall not impose any Special Tax on any acres of land owned, conveyed or irrevocably offered for dedication to a public agency, on property owned by a homeowner's association or on land which is a public right of way or which is an unmanned utility easement making impractical its utilization for other than the purpose set forth in the easement.

#### F. Manner of Collection

The special taxes for CFD 1989-1 will be collected in the same manner and at the same time as ordinary ad valorem property taxes, and the special tax will be subject to the same penalties and procedures, sale, and lien priority in case of delinquency as is provided for ad valorem taxes.

**EXHIBIT D**

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***CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT NO. 1989-1***

***Special Tax Roll  
Fiscal Year 2013-14***

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**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-171-01	\$ 426.28
354-171-02	\$ 426.28
354-171-03	\$ 355.38
354-171-04	\$ 355.38
354-171-05	\$ 426.28
354-171-06	\$ 426.28
354-171-07	\$ 355.38
354-171-08	\$ 426.28
354-171-09	\$ 355.38
354-171-10	\$ 426.28
354-171-11	\$ 426.28
354-171-12	\$ 355.38
354-171-13	\$ 426.28
354-171-14	\$ 426.28
354-171-15	\$ 355.38
354-171-16	\$ 426.28
354-171-17	\$ 426.28
354-171-18	\$ 355.38
354-171-19	\$ 426.28
354-171-20	\$ 426.28
354-172-01	\$ 355.38
354-172-02	\$ 426.28
354-172-03	\$ 426.28
354-172-04	\$ 355.38
354-172-05	\$ 426.28
354-172-06	\$ 426.28
354-172-07	\$ 355.38
354-172-08	\$ 355.38
354-172-09	\$ 426.28
354-172-10	\$ 355.38
354-172-11	\$ 355.38
354-172-12	\$ 426.28
354-172-13	\$ 426.28
354-172-14	\$ 426.28
354-172-15	\$ 355.38
354-172-16	\$ 426.28
354-172-17	\$ 355.38
354-172-18	\$ 355.38
354-172-19	\$ 426.28
354-172-20	\$ 355.38
354-172-21	\$ 426.28
354-172-22	\$ 426.28
354-173-01	\$ 426.28
354-173-02	\$ 426.28
354-173-03	\$ 426.28
354-173-04	\$ 355.38
354-173-05	\$ 426.28
354-173-06	\$ 355.38
354-173-07	\$ 355.38
354-173-08	\$ 426.28
354-173-09	\$ 426.28
354-173-10	\$ 355.38
354-173-11	\$ 426.28

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-201-21	\$ 856.60
354-201-22	\$ 16,541.27
354-211-01	\$ 426.28
354-211-02	\$ 355.38
354-211-03	\$ 426.28
354-211-04	\$ 426.28
354-211-05	\$ 355.38
354-211-06	\$ 426.28
354-211-07	\$ 426.28
354-211-08	\$ 355.38
354-211-09	\$ 426.28
354-211-10	\$ 426.28
354-211-11	\$ 426.28
354-211-12	\$ 355.38
354-211-13	\$ 426.28
354-212-02	\$ 426.28
354-212-03	\$ 426.28
354-212-04	\$ 426.28
354-212-05	\$ 355.38
354-212-06	\$ 355.38
354-212-07	\$ 355.38
354-212-08	\$ 426.28
354-212-09	\$ 426.28
354-212-10	\$ 355.38
354-212-11	\$ 426.28
354-212-12	\$ 426.28
354-212-13	\$ 355.38
354-212-14	\$ 355.38
354-212-15	\$ 426.28
354-212-16	\$ 355.38
354-212-17	\$ 426.28
354-212-18	\$ 426.28
354-212-19	\$ 355.38
354-212-20	\$ 426.28
354-212-21	\$ 426.28
354-212-22	\$ 355.38
354-212-23	\$ 426.28
354-212-24	\$ 355.38
354-212-25	\$ 426.28
354-212-26	\$ 355.38
354-212-27	\$ 426.28
354-212-28	\$ 355.38
354-212-29	\$ 426.28
354-212-30	\$ 426.28
354-212-31	\$ 355.38
354-212-32	\$ 355.38
354-212-33	\$ 426.28
354-212-34	\$ 426.28
354-212-35	\$ 426.28
354-212-36	\$ 355.38
354-212-37	\$ 426.28
354-212-38	\$ 355.38
354-212-39	\$ 355.38

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-212-40	\$ 426.28
354-212-43	\$ 355.38
354-221-01	\$ 426.28
354-221-02	\$ 497.58
354-221-03	\$ 497.58
354-221-04	\$ 497.58
354-221-05	\$ 426.28
354-221-06	\$ 497.58
354-221-07	\$ 426.28
354-221-08	\$ 426.28
354-221-09	\$ 497.58
354-221-10	\$ 497.58
354-221-11	\$ 497.58
354-221-12	\$ 426.28
354-221-13	\$ 426.28
354-221-14	\$ 497.58
354-221-15	\$ 497.58
354-221-16	\$ 497.58
354-221-17	\$ 497.58
354-221-18	\$ 426.28
354-221-19	\$ 497.58
354-221-20	\$ 497.58
354-221-22	\$ 497.58
354-221-23	\$ 426.28
354-221-24	\$ 497.58
354-221-25	\$ 497.58
354-221-26	\$ 497.58
354-221-27	\$ 497.58
354-221-28	\$ 497.58
354-221-29	\$ 426.28
354-221-30	\$ 497.58
354-221-31	\$ 497.58
354-221-32	\$ 497.58
354-221-33	\$ 426.28
354-221-34	\$ 497.58
354-221-35	\$ 497.58
354-222-01	\$ 497.58
354-222-02	\$ 497.58
354-222-03	\$ 497.58
354-222-04	\$ 497.58
354-222-05	\$ 497.58
354-222-06	\$ 497.58
354-222-07	\$ 426.28
354-222-08	\$ 497.58
354-222-09	\$ 426.28
354-222-10	\$ 497.58
354-222-11	\$ 497.58
354-222-12	\$ 497.58
354-222-13	\$ 497.58
354-222-14	\$ 497.58
354-222-15	\$ 497.58
354-222-16	\$ 497.58
354-222-17	\$ 497.58

**City of Anaheim**  
**Community Facilities District No. 1989-1**  
**Sycamore Canyon**  
**Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-222-18	\$ 426.28
354-222-19	\$ 497.58
354-222-20	\$ 497.58
354-222-21	\$ 497.58
354-222-22	\$ 497.58
354-222-23	\$ 497.58
354-222-24	\$ 426.28
354-231-01	\$ 497.58
354-231-02	\$ 426.28
354-231-03	\$ 426.28
354-231-04	\$ 426.28
354-231-05	\$ 497.58
354-231-06	\$ 426.28
354-231-07	\$ 426.28
354-232-01	\$ 426.28
354-232-02	\$ 497.58
354-232-03	\$ 426.28
354-232-04	\$ 426.28
354-232-05	\$ 497.58
354-232-06	\$ 426.28
354-232-07	\$ 426.28
354-232-08	\$ 497.58
354-232-09	\$ 426.28
354-232-10	\$ 426.28
354-232-11	\$ 426.28
354-232-12	\$ 426.28
354-232-13	\$ 497.58
354-232-14	\$ 426.28
354-232-15	\$ 497.58
354-232-16	\$ 426.28
354-232-17	\$ 497.58
354-232-18	\$ 497.58
354-232-19	\$ 497.58
354-232-20	\$ 497.58
354-232-21	\$ 497.58
354-232-22	\$ 426.28
354-232-23	\$ 497.58
354-232-24	\$ 497.58
354-232-25	\$ 497.58
354-232-26	\$ 426.28
354-232-27	\$ 497.58
354-232-28	\$ 497.58
354-232-29	\$ 497.58
354-232-30	\$ 497.58
354-232-31	\$ 497.58
354-232-32	\$ 497.58
354-232-33	\$ 426.28
354-232-34	\$ 497.58
354-232-35	\$ 497.58
354-232-36	\$ 426.28
354-232-37	\$ 497.58
354-232-38	\$ 497.58
354-232-39	\$ 497.58



**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-232-40	\$ 426.28
354-232-41	\$ 497.58
354-232-42	\$ 497.58
354-232-43	\$ 497.58
354-232-44	\$ 497.58
354-232-45	\$ 426.28
354-232-46	\$ 497.58
354-232-47	\$ 497.58
354-232-48	\$ 497.58
354-232-49	\$ 426.28
354-232-50	\$ 497.58
354-233-01	\$ 426.28
354-233-02	\$ 426.28
354-233-03	\$ 426.28
354-233-04	\$ 497.58
354-233-05	\$ 426.28
354-233-06	\$ 426.28
354-233-07	\$ 497.58
354-233-08	\$ 497.58
354-233-09	\$ 426.28
354-233-10	\$ 497.58
354-233-11	\$ 497.58
354-233-12	\$ 497.58
354-233-13	\$ 497.58
354-233-14	\$ 497.58
354-233-15	\$ 426.28
354-233-16	\$ 497.58
354-233-17	\$ 497.58
354-233-18	\$ 497.58
354-233-19	\$ 497.58
354-233-20	\$ 497.58
354-233-21	\$ 497.58
354-233-22	\$ 497.58
354-233-23	\$ 497.58
354-233-24	\$ 497.58
354-233-25	\$ 426.28
354-233-26	\$ 497.58
354-233-27	\$ 497.58
354-233-28	\$ 497.58
354-233-29	\$ 497.58
354-233-30	\$ 497.58
354-233-31	\$ 497.58
354-234-01	\$ 497.58
354-234-02	\$ 426.28
354-234-03	\$ 497.58
354-234-04	\$ 497.58
354-234-05	\$ 497.58
354-234-06	\$ 497.58
354-234-07	\$ 497.58
354-234-08	\$ 497.58
354-234-09	\$ 497.58
354-234-10	\$ 497.58
354-234-11	\$ 497.58

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-234-12	\$ 497.58
354-234-13	\$ 497.58
354-234-14	\$ 497.58
354-241-01	\$ 426.28
354-241-02	\$ 426.28
354-241-03	\$ 497.58
354-241-04	\$ 426.28
354-241-05	\$ 426.28
354-241-06	\$ 497.58
354-241-07	\$ 426.28
354-241-08	\$ 426.28
354-241-09	\$ 497.58
354-241-10	\$ 426.28
354-241-11	\$ 426.28
354-241-12	\$ 497.58
354-241-13	\$ 426.28
354-241-14	\$ 426.28
354-241-15	\$ 426.28
354-241-16	\$ 497.58
354-241-17	\$ 497.58
354-241-18	\$ 426.28
354-241-19	\$ 497.58
354-241-20	\$ 426.28
354-241-21	\$ 426.28
354-241-22	\$ 426.28
354-241-23	\$ 497.58
354-241-24	\$ 426.28
354-241-25	\$ 426.28
354-241-26	\$ 426.28
354-242-01	\$ 426.28
354-242-02	\$ 497.58
354-242-03	\$ 426.28
354-242-04	\$ 426.28
354-242-05	\$ 426.28
354-242-06	\$ 426.28
354-242-07	\$ 426.28
354-242-08	\$ 497.58
354-242-09	\$ 426.28
354-242-10	\$ 426.28
354-242-11	\$ 426.28
354-242-12	\$ 426.28
354-242-13	\$ 497.58
354-242-14	\$ 426.28
354-242-15	\$ 497.58
354-242-16	\$ 426.28
354-242-17	\$ 426.28
354-242-18	\$ 426.28
354-242-19	\$ 497.58
354-242-20	\$ 426.28
354-242-21	\$ 426.28
354-242-22	\$ 497.58
354-242-23	\$ 426.28
354-242-24	\$ 497.58

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-242-25	\$ 426.28
354-243-01	\$ 426.28
354-243-02	\$ 426.28
354-243-03	\$ 426.28
354-243-04	\$ 426.28
354-243-05	\$ 497.58
354-243-06	\$ 426.28
354-243-07	\$ 497.58
354-243-08	\$ 426.28
354-243-09	\$ 497.58
354-243-10	\$ 426.28
354-243-11	\$ 426.28
354-243-12	\$ 426.28
354-243-13	\$ 497.58
354-243-14	\$ 426.28
354-243-15	\$ 426.28
354-243-16	\$ 497.58
354-243-17	\$ 426.28
354-243-18	\$ 426.28
354-243-19	\$ 426.28
354-243-20	\$ 497.58
354-243-21	\$ 426.28
354-243-22	\$ 426.28
354-243-23	\$ 426.28
354-243-24	\$ 497.58
354-243-25	\$ 426.28
354-243-26	\$ 426.28
354-243-27	\$ 497.58
354-243-28	\$ 426.28
354-243-29	\$ 497.58
354-243-30	\$ 426.28
354-243-31	\$ 426.28
354-243-32	\$ 426.28
354-243-33	\$ 426.28
354-243-34	\$ 497.58
354-243-35	\$ 426.28
354-243-36	\$ 497.58
354-243-37	\$ 426.28
354-243-38	\$ 426.28
354-243-39	\$ 497.58
354-261-01	\$ 426.28
354-261-02	\$ 426.28
354-261-03	\$ 497.58
354-261-04	\$ 426.28
354-261-05	\$ 426.28
354-261-06	\$ 426.28
354-261-07	\$ 426.28
354-261-08	\$ 426.28
354-261-09	\$ 426.28
354-261-10	\$ 497.58
354-261-11	\$ 426.28
354-262-01	\$ 426.28
354-262-02	\$ 426.28

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-262-03	\$ 426.28
354-262-04	\$ 426.28
354-262-05	\$ 426.28
354-262-06	\$ 426.28
354-262-07	\$ 426.28
354-262-08	\$ 497.58
354-262-09	\$ 426.28
354-262-10	\$ 426.28
354-262-11	\$ 497.58
354-262-12	\$ 426.28
354-262-13	\$ 426.28
354-262-14	\$ 497.58
354-262-15	\$ 426.28
354-262-16	\$ 426.28
354-262-17	\$ 497.58
354-262-18	\$ 426.28
354-262-19	\$ 426.28
354-262-20	\$ 497.58
354-262-21	\$ 426.28
354-262-22	\$ 426.28
354-262-23	\$ 426.28
354-301-11	\$ 64,003.50
354-311-01	\$ 355.38
354-311-02	\$ 426.28
354-311-03	\$ 426.28
354-311-04	\$ 426.28
354-311-05	\$ 355.38
354-311-06	\$ 426.28
354-311-07	\$ 355.38
354-311-08	\$ 426.28
354-311-09	\$ 355.38
354-311-10	\$ 426.28
354-311-11	\$ 355.38
354-311-12	\$ 355.38
354-311-13	\$ 426.28
354-311-14	\$ 355.38
354-311-15	\$ 426.28
354-311-16	\$ 426.28
354-311-17	\$ 355.38
354-311-18	\$ 355.38
354-311-19	\$ 426.28
354-311-20	\$ 355.38
354-311-21	\$ 426.28
354-311-22	\$ 426.28
354-311-23	\$ 355.38
354-311-24	\$ 426.28
354-311-25	\$ 355.38
354-311-26	\$ 355.38
354-311-27	\$ 426.28
354-311-28	\$ 355.38
354-311-29	\$ 426.28
354-311-30	\$ 426.28
354-311-31	\$ 426.28

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-311-32	\$ 355.38
354-311-33	\$ 355.38
354-311-34	\$ 426.28
354-311-35	\$ 355.38
354-311-36	\$ 355.38
354-311-37	\$ 426.28
354-311-38	\$ 426.28
354-312-01	\$ 426.28
354-312-02	\$ 355.38
354-312-03	\$ 426.28
354-312-04	\$ 355.38
354-312-05	\$ 355.38
354-312-06	\$ 426.28
354-312-07	\$ 355.38
354-312-08	\$ 426.28
354-312-09	\$ 355.38
354-312-10	\$ 355.38
354-312-11	\$ 355.38
354-312-12	\$ 426.28
354-312-13	\$ 426.28
354-321-01	\$ 10,247.46
354-381-01	\$ 497.58
354-381-02	\$ 497.58
354-381-03	\$ 497.58
354-381-04	\$ 497.58
354-381-05	\$ 497.58
354-381-06	\$ 497.58
354-381-07	\$ 497.58
354-381-08	\$ 497.58
354-381-09	\$ 497.58
354-381-10	\$ 497.58
354-381-11	\$ 497.58
354-381-12	\$ 497.58
354-381-13	\$ 497.58
354-381-14	\$ 497.58
354-381-15	\$ 497.58
354-381-16	\$ 497.58
354-381-17	\$ 497.58
354-381-18	\$ 497.58
354-381-19	\$ 497.58
354-381-20	\$ 497.58
354-381-21	\$ 497.58
354-381-22	\$ 497.58
354-381-23	\$ 497.58
354-381-24	\$ 497.58
354-381-25	\$ 497.58
354-381-26	\$ 497.58
354-381-27	\$ 497.58
354-381-28	\$ 497.58
354-381-29	\$ 497.58
354-381-30	\$ 497.58
354-381-31	\$ 497.58
354-381-32	\$ 497.58

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
354-381-33	\$ 497.58
354-381-34	\$ 497.58
354-381-35	\$ 497.58
354-381-36	\$ 497.58
354-381-37	\$ 497.58
354-381-38	\$ 497.58
354-381-39	\$ 497.58
354-382-01	\$ 497.58
354-382-02	\$ 497.58
354-382-03	\$ 497.58
354-382-04	\$ 497.58
354-382-05	\$ 497.58
354-382-06	\$ 497.58
354-382-07	\$ 497.58
354-382-08	\$ 497.58
354-382-09	\$ 497.58
354-382-10	\$ 497.58
354-382-11	\$ 497.58
354-382-12	\$ 497.58
354-382-13	\$ 497.58
354-382-14	\$ 497.58
354-382-15	\$ 497.58
354-382-16	\$ 497.58
354-382-17	\$ 497.58
354-382-18	\$ 497.58
354-382-19	\$ 497.58
354-382-20	\$ 497.58
354-382-21	\$ 497.58
354-382-22	\$ 497.58
354-601-01	\$ 426.28
354-601-02	\$ 426.28
354-601-03	\$ 355.38
354-601-04	\$ 355.38
354-601-05	\$ 355.38
354-601-06	\$ 426.28
354-601-07	\$ 355.38
354-601-08	\$ 426.28
354-601-09	\$ 426.28
354-601-10	\$ 355.38
354-601-11	\$ 355.38
354-601-12	\$ 426.28
354-601-13	\$ 355.38
354-601-14	\$ 426.28
354-601-15	\$ 355.38
354-601-16	\$ 355.38
354-601-17	\$ 426.28
354-601-18	\$ 355.38
354-601-19	\$ 426.28
354-601-20	\$ 426.28
354-601-21	\$ 355.38
354-601-22	\$ 426.28
354-601-23	\$ 355.38
354-601-24	\$ 426.28

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
930-260-44	\$ 213.14
930-260-45	\$ 213.14
930-260-46	\$ 213.14
930-260-47	\$ 213.14
930-260-48	\$ 213.14
930-260-49	\$ 213.14
930-260-50	\$ 213.14
930-260-51	\$ 213.14
930-260-52	\$ 213.14
930-260-53	\$ 213.14
930-260-54	\$ 213.14
930-260-55	\$ 213.14
930-260-56	\$ 213.14
930-260-57	\$ 213.14
930-260-58	\$ 213.14
930-260-59	\$ 213.14
930-260-60	\$ 213.14
930-260-61	\$ 213.14
930-260-62	\$ 213.14
930-260-63	\$ 213.14
930-260-64	\$ 213.14
930-260-65	\$ 213.14
930-260-66	\$ 213.14
930-260-67	\$ 213.14
930-260-68	\$ 213.14
930-260-69	\$ 213.14
930-260-70	\$ 213.14
930-260-71	\$ 213.14
930-260-72	\$ 213.14
930-260-73	\$ 213.14
930-260-74	\$ 213.14
930-260-75	\$ 213.14
930-260-76	\$ 213.14
930-260-77	\$ 213.14
930-260-78	\$ 213.14
930-260-79	\$ 213.14
930-260-80	\$ 213.14
930-260-81	\$ 213.14
930-260-82	\$ 213.14
930-260-83	\$ 213.14
930-260-84	\$ 213.14
930-260-85	\$ 213.14
930-260-86	\$ 213.14
930-260-87	\$ 213.14
930-260-88	\$ 213.14
930-260-89	\$ 213.14
930-260-90	\$ 213.14
930-260-91	\$ 213.14
930-260-92	\$ 213.14
930-260-93	\$ 213.14
930-260-94	\$ 213.14
930-260-95	\$ 213.14
930-260-96	\$ 213.14

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
930-260-97	\$ 213.14
930-260-98	\$ 213.14
930-260-99	\$ 213.14
930-261-00	\$ 213.14
930-261-01	\$ 213.14
930-261-02	\$ 213.14
930-261-03	\$ 213.14
930-261-04	\$ 213.14
930-261-05	\$ 213.14
930-261-06	\$ 213.14
930-261-07	\$ 213.14
930-261-08	\$ 213.14
930-261-09	\$ 213.14
930-261-10	\$ 213.14
930-261-11	\$ 213.14
930-261-12	\$ 213.14
930-261-13	\$ 213.14
930-261-14	\$ 213.14
930-261-15	\$ 213.14
930-261-16	\$ 213.14
930-261-17	\$ 213.14
930-261-18	\$ 213.14
930-261-19	\$ 213.14
930-261-20	\$ 213.14
930-261-21	\$ 213.14
930-261-22	\$ 213.14
930-261-23	\$ 213.14
930-261-24	\$ 213.14
930-261-25	\$ 213.14
930-261-26	\$ 213.14
930-261-27	\$ 213.14
930-261-28	\$ 213.14
930-261-29	\$ 213.14
930-261-30	\$ 213.14
930-261-31	\$ 213.14
930-261-32	\$ 213.14
930-261-33	\$ 213.14
930-261-34	\$ 213.14
930-261-35	\$ 213.14
930-261-36	\$ 213.14
930-261-37	\$ 213.14
930-261-38	\$ 213.14
930-261-39	\$ 213.14
930-261-40	\$ 213.14
930-261-41	\$ 213.14
930-261-42	\$ 213.14
930-261-43	\$ 213.14
930-261-44	\$ 213.14
930-261-45	\$ 213.14
930-261-46	\$ 213.14
930-261-47	\$ 213.14
930-261-48	\$ 213.14
930-261-49	\$ 213.14



**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
930-261-50	\$ 213.14
930-261-51	\$ 213.14
930-261-52	\$ 213.14
930-261-53	\$ 213.14
930-261-54	\$ 213.14
930-261-55	\$ 213.14
930-261-56	\$ 213.14
930-261-57	\$ 213.14
930-261-58	\$ 213.14
930-261-59	\$ 213.14
930-261-60	\$ 213.14
930-261-61	\$ 213.14
930-261-62	\$ 213.14
930-261-63	\$ 213.14
930-261-64	\$ 213.14
930-261-65	\$ 213.14
930-261-66	\$ 213.14
930-261-67	\$ 213.14
930-261-68	\$ 213.14
930-261-69	\$ 213.14
930-261-70	\$ 213.14
930-261-71	\$ 213.14
930-261-72	\$ 213.14
930-261-73	\$ 213.14
930-261-74	\$ 213.14
930-261-75	\$ 213.14
930-261-76	\$ 213.14
930-261-77	\$ 213.14
930-261-78	\$ 213.14
930-261-79	\$ 213.14
930-261-80	\$ 213.14
930-261-81	\$ 213.14
930-261-82	\$ 213.14
930-261-83	\$ 213.14
930-261-84	\$ 213.14
930-261-85	\$ 213.14
930-261-86	\$ 213.14
930-261-87	\$ 213.14
930-261-88	\$ 213.14
930-261-89	\$ 213.14
930-261-90	\$ 213.14
930-261-91	\$ 213.14
930-261-92	\$ 213.14
930-261-93	\$ 213.14
930-261-94	\$ 213.14
930-261-95	\$ 213.14
930-261-96	\$ 213.14
930-261-97	\$ 213.14
930-261-98	\$ 213.14
930-261-99	\$ 213.14
930-262-00	\$ 213.14
930-262-01	\$ 213.14
930-262-02	\$ 213.14

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
930-262-03	\$ 213.14
930-262-04	\$ 213.14
930-262-05	\$ 213.14
930-262-06	\$ 213.14
930-262-07	\$ 213.14
930-262-08	\$ 213.14
930-262-09	\$ 213.14
930-262-10	\$ 213.14
930-262-11	\$ 213.14
930-262-12	\$ 213.14
930-262-13	\$ 213.14
930-262-14	\$ 213.14
930-262-15	\$ 213.14
930-262-16	\$ 213.14
930-262-17	\$ 213.14
930-262-18	\$ 213.14
930-262-19	\$ 213.14
930-262-20	\$ 213.14
930-262-21	\$ 213.14
930-262-22	\$ 213.14
930-262-23	\$ 213.14
930-262-24	\$ 213.14
930-262-25	\$ 213.14
930-262-26	\$ 213.14
930-262-27	\$ 213.14
930-262-28	\$ 213.14
930-262-29	\$ 213.14
930-262-30	\$ 213.14
930-262-31	\$ 213.14
930-262-32	\$ 213.14
930-262-33	\$ 213.14
930-262-34	\$ 213.14
930-262-35	\$ 213.14
930-262-36	\$ 213.14
930-262-37	\$ 213.14
930-262-38	\$ 213.14
930-262-39	\$ 213.14
930-262-40	\$ 213.14
930-262-41	\$ 213.14
930-262-42	\$ 213.14
930-262-43	\$ 213.14
930-262-44	\$ 213.14
930-262-45	\$ 213.14
930-262-46	\$ 213.14
930-262-47	\$ 213.14
930-262-48	\$ 213.14
930-262-49	\$ 213.14
930-262-50	\$ 213.14
930-262-51	\$ 213.14
930-262-52	\$ 213.14
930-262-53	\$ 213.14
930-262-54	\$ 213.14
930-262-55	\$ 213.14

**City of Anaheim  
Community Facilities District No. 1989-1  
Sycamore Canyon  
Special Tax Levy for Fiscal Year 2013-14**

<u>Assessor's Parcel Number</u>	<u>FY 2013-14 Special Tax</u>
930-262-56	\$ 213.14
930-262-57	\$ 213.14
930-262-58	\$ 213.14
930-262-59	\$ 213.14
930-262-60	\$ 213.14
930-262-61	\$ 213.14
930-262-62	\$ 213.14
930-262-63	\$ 213.14
930-262-64	\$ 213.14
930-262-65	\$ 213.14
930-262-66	\$ 213.14
930-262-67	\$ 213.14
930-262-68	\$ 213.14
930-262-69	\$ 213.14
930-262-70	\$ 213.14
930-262-71	\$ 213.14
<b>Number of Records:</b>	<b>758</b>
<b>Total Levy:</b>	<b>\$ 373,697.73</b>

# **EXHIBIT E**

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***CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT NO. 1989-1***

***Delinquency Report***

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**City of Anaheim CFD No. 1989-1  
Delinquency Report as of June 20, 2013**

Assessor's Parcel Number	Owner	Length of Time Delinquent	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Total Delinquency
354-211-11	LEE, KENNETH	71	\$0.00	\$0.00	\$316.58	\$316.58
354-222-07	ARJANG, SHAHROKH TR	192	\$0.00	\$0.00	\$633.16	\$633.16
354-222-16	WOLDENBERG, JOE	71	\$0.00	\$0.00	\$369.54	\$369.54
354-241-21	KHANSARI, BEHZAD	71	\$0.00	\$0.00	\$316.58	\$316.58
354-243-13	SINGH, IQBAL	558	\$0.00	\$739.08	\$739.08	\$1,478.16
354-243-29	QUIROZ, GILBERTO S	192	\$0.00	\$0.00	\$739.08	\$739.08
354-262-09	PEDROZA, MANUEL	71	\$0.00	\$0.00	\$316.58	\$316.58
354-311-04	PARKER, CHRISTY KAY	558	\$0.00	\$633.16	\$633.16	\$1,266.32
354-311-24	RING, ROBB C	923	\$633.42	\$633.16	\$633.16	\$1,899.74
354-381-28	KROL, CONRAD	71	\$0.00	\$0.00	\$369.54	\$369.54
354-382-14	ORNELLAS, RONALD M JR	71	\$0.00	\$0.00	\$369.54	\$369.54
930-260-96	CRASE, JAMES	71	\$0.00	\$0.00	\$158.29	\$158.29
930-261-13	RODRIGUEZ, GEORGE	802	\$158.36	\$316.58	\$316.58	\$791.52
930-261-25	SHAPEN, RODNEY ALAN	192	\$0.00	\$0.00	\$316.58	\$316.58
930-261-49	MEZIANI, ZOHEIR	192	\$0.00	\$0.00	\$316.58	\$316.58
930-261-81	LE, DAFNE	192	\$0.00	\$0.00	\$316.58	\$316.58
930-262-46	TRIA, JOEL	192	\$0.00	\$0.00	\$316.58	\$316.58
930-262-70	BONNELLO, RICHARD S	436	\$0.00	\$158.29	\$0.00	\$158.29
<b>Total Delinquent Amount:</b>			<b>\$791.78</b>	<b>\$2,480.27</b>	<b>\$7,177.19</b>	<b>\$10,449.24</b>
<b>Total Collection Amount:</b>			<b>\$554,495.35</b>	<b>\$552,582.72</b>	<b>\$547,880.88</b>	
<b>Total Levy:</b>			<b>\$555,287.13</b>	<b>\$555,062.99</b>	<b>\$566,794.65</b>	
<b>Delinquency Rate:</b>			<b>0.14%</b>	<b>0.45%</b>	<b>1.29%</b>	
<b>Number of Parcels Subject to Levy:</b>			<b>758</b>	<b>758</b>	<b>758</b>	
<b>Number of Delinquent Parcels:</b>			<b>2</b>	<b>5</b>	<b>17</b>	

Source: County of Orange.

10:05:49AM 6/28/2013

# **EXHIBIT F**

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***CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT No. 1989-1***

***CDIAC Report***

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CDIAC #: 2004-0273

Friday, October 19, 2012

10:51:14AM

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
Fiscal Year \_\_\_\_\_

I. GENERAL INFORMATION

A. Issuer Anaheim CFD No 1989-1
B. Community Facilities District Number/ Name Sycamore Canyon
C. Name/ Title/ Series of Bond Issue Series 2004 Special Tax Bonds
D. Date of Bond Issue 05-19-2004
E. Original Principal Amount of Bonds \$4,220,000.00
F. Reserve Fund Minimum Balance Required \$295,400.00

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2012
A. Principal Amount of Bonds Outstanding \$1,525,000.00
B. Bond Reserve Fund \$295,410.00
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: 07/01/2012 From Equalized Tax Roll
B. Total Assessed Value of All Parcels \$385,053,531.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due \$555,063.00
B. Total Amount of Unpaid Special Taxes \$4,486.00
C. The Taxes are Paid Under the County's Teeter Plan No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of : 10/01/2012
A. Total Number of Delinquent Parcels 9
B. Total Amount of Taxes Due on Delinquent Parcels \$7,428.00

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date)

Table with 3 columns: Date Foreclosure Commenced, Total Number of Foreclosure Parcels, Total Amount of Tax Due on Foreclosure Parcels. Rows show multiple entries with dollar signs.

VII. ISSUE RETIRED

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

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Donna Segura
Title Manager
Firm/ Agency David Taussig & Associates, Inc
Address 4280 Latham Street, Suite M
City Riverside State CA Zip Code 92501
Phone Number 951 7813100 Ext E-Mail donnas@taussig.com

CDIAC #: 2004-0273

Friday, October 19, 2012

10:51:14AM

**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

Fiscal Year \_\_\_\_\_

**IX. ADDITIONAL INFORMATION\ COMMENTS**

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.



CDIAC #: 2004-0273

Monday, October 22, 2012

12:28:50PM

STATE OF CALIFORNIA  
MARKS-ROOS YEARLY FISCAL STATUS REPORT  
FOR LOCAL OBLIGORS

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
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Local Obligor Issuer Anaheim CFD No 1989-1  
B. Name/ Title/ Series of Bond Issue Series 2004 Special Tax Bonds  
C. Date of Bond Issue 05-19-2004  
D. Original Principal Amount of Bonds \$4,220,000.00  
E. Reserve Fund Minimum Balance Required Yes, the Amount is \$295,400.00  
Part of Authority Reserve Fund (*Mark-Roos only*) Yes, % of Reserve Fund is %

**II. Fund Balance Fiscal Status**

Balances Reported as of : June 30, 2012  
A. Principal Amount of Bonds Outstanding \$1,465,000.00  
B. Bond Reserve Fund \$295,410.00  
C. Capitalized Interest Fund \$0.00

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Taxes No  
Delinquent Parcel Information Reported as of Equalized Tax Roll of :  
A. Delinquency Rate %  
B. The Taxes are Paid Under the County Teeter Plan : N  
C. Taxes Due \$  
D. Taxes Unpaid \$

**IV. ISSUE RETIRED**

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

N

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Donna Segura  
Title Manager  
Firm/ Agency David Taussig & Associates, Inc.  
Address 4280 Latham Street, Suite M  
City Riverside State CA Zip Code 92501  
Phone Number 951 781-3100 Ext E-Mail donnas@taussig.com Date of Report 10/22/2012

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.

# EXHIBIT G

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*CITY OF ANAHEIM  
COMMUNITY FACILITIES DISTRICT NO. 1989-1*

*Sample Notice of Special Tax*

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NOTICE OF SPECIAL TAX  
CITY OF ANAHEIM, CA  
COMMUNITY FACILITIES DISTRICT NO. 1989-1

TO: THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY KNOWN AS:

APN: 123-456-78  
SITUS: 12345 Park Place

THIS IS NOTIFICATION TO YOU PRIOR TO YOUR ENTERING INTO A CONTRACT TO PURCHASE THIS PROPERTY. THE SELLER IS REQUIRED TO GIVE YOU THIS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAVE RECEIVED AND READ A COPY OF THIS NOTICE.

1. This property is subject to a special tax, which is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax may not be imposed on all parcels within the city or county where the property is located. If you fail to pay the tax due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY.
2. The maximum special tax which may be levied against this parcel to pay for public facilities is \$\_\_\_\_\_ during the 2013/2014 tax year. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. The final payment of interest and principal on the bonds is scheduled for calendar year 2014.
3. The authorized facilities which are being paid for by the special taxes, and by the money received from the sale of bonds which are being repaid by the special taxes, are:
  - Improvements to Weir Canyon Road and Serrano Avenue within CFD No. 1989-1
  - Improvements to Santa Ana Canyon Road including widening from Imperial Highway to East Hills (Bauer Ranch)
  - Contribution to police station (site and facilities) located on Santa Ana Canyon Road
  - Contribution to district library site located on Santa Ana Canyon Road
  - Acquisition of land located at the southerly terminus of Dream Street for purposes of public recreation facilities

These facilities may not yet have all been constructed or acquired, and it is possible that some may never be constructed or acquired.

YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION WHICH AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND WHICH SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX IS APPORTIONED AND HOW THE PROCEEDS OF THE TAX WILL BE USED, FROM THE CITY OF ANAHEIM FINANCE DEPARTMENT BY CALLING (714) 254-5195. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT.

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THIS NOTICE. I (WE) UNDERSTAND THAT I (WE) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

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