

District Information Sheet

Community Facilities District No. 86-1

Saddleback Valley Unified School District, Orange, CA

BOND STATUS

as of December 2, 2010

Outstanding Principal: \$755,000.00

Annual Debt Service For	Amount
2010	\$ 810,120.00
2011	\$ 809,360.00

DISTRICT STATUS

Fiscal Year	Assessment	Amount Delinquent	Percent Delinquent	No. of Parcels Delinquent	Range of Annual Assessments for Fiscal Year 2010/11	
2009/10	\$971,305.68	\$15,069.99	1.55%	26	Highest Annual Assessment Per Parcel:	\$236.22
					Lowest Annual Assessment Per Parcel:	\$112.26
					Average Annual Assessment Per Parcel:	\$182.76

BOND SUMMARY INFORMATION

Original Issue Amount (Par)	\$9,200,000.00	Final Maturity:	December 1, 2011
Date of Issuance	December 1, 1986	Bond Call Notice (days)	30
Coupon Payment Dates	June 1, December 1		

DISTRICT SUMMARY INFORMATION

Overall Assessed Value / Lien Ratio	697.09	Total Assessed Improvements	\$265,534,504.00
Total Assessed Value	\$526,303,998.00	Total Assessed Land	\$260,769,494.00
Type of Improvements	The District was formed to finance the purchase, construction, expansion or rehabilitation of certain public school facilities, related equipment and school buses to be owned and operated by the District.		

ACTIVE PARCEL INFORMATION

as of 07/28/10

Category	Number of Parcels	Percentage of Total Parcels	Percentage of Annual Assessment
Improved Parcels	1,472	100.00 %	100.00%
Unimproved Parcels	0	0.00 %	0.00%
Total	1,472	100.00 %	100.00%

FUND BALANCE INFORMATION

Fund	As of Date	Balance	Type of Investment	Funds Administered By
Reserve Fund	10/31/10	\$ 131,400.00		Trustee
Approx. Reserve Requirement:		\$131,400.00		

All assessed values are based on data obtained from the applicable county. The information pertaining to the District and its underlying security has been obtained by Willdan Financial Services from sources believed to be reliable, but is not guaranteed as to accuracy or completeness. The release of this information is not intended to be, and should not be construed as, an endorsement of such security nor a recommendation to purchase, sell or hold such security.

District Information Sheet

Community Facilities District No. 86-1

Saddleback Valley Unified School District, Orange, CA

OUTSTANDING DELINQUENCY INFORMATION

as of 10/05/10

Tax Year	Total Assessment	Delinquencies (current)	Delinquency Rate (current)	Delinquent No. of Parcels
2005/06	\$950,028.46	\$0.00	0.00%	0
2006/07	\$964,083.40	\$936.62	0.10%	2
2007/08	\$978,587.68	\$3,650.64	0.37%	6
2008/09	\$974,649.98	\$7,759.59	0.80%	14
2009/10	\$971,305.68	\$15,069.99	1.55%	26

PARCEL OWNERS (REPRESENTING 5% OR MORE OF TOTAL ASSESSMENT)

based on County Property Data as of 07/28/10

Owner	Number of Parcels	% of Total Parcels	Annual Assessment for Fiscal Year 2010/11	% of Annual Assessment	Assessed Value
There are currently no parcel owners representing 5% or more of the total assessment.	N/A	N/A	N/A	N/A	N/A

Aggregate information for each owner listed is based on owner name as shown on the applicable secured roll maintained by the county. Accordingly, variations in the owner name shown on the secured roll may cause multiple listings for the same owner or for the data to be incomplete.

CALL PROVISIONS

Optional Redemption: On December 1, 1986, the District issued \$9,200,000 Special Tax Bonds, Series A (the "Bonds"). Interest payments commenced on June 1, 1987 and are payable on June 1 and December 1 each year until December 1, 2011 when the Bonds will mature. Beginning December 1, 1996, the Bonds are subject to optional redemption with premiums as specified in the table below.

Optional Redemption Date	Premium
December 1, 1996 or June 1, 1997	102.0%
December 1, 1997 or June 1, 1998	101.5%
December 1, 1998 or June 1, 1999	101.0%
December 1, 1999 or June 1, 2000	100.5%
December 1, 2000 and thereafter	100.0%

PRINCIPLE UNDERWRITER

None listed.

SPECIAL TAX GENERATING ABILITY

The following table sets forth the special tax generating ability by type of property for 2010/11.

Development Status	Special Tax	% of Total Levy	Maximum Special Tax	% of Total Maximum Special Taxes	Development Status
Developed	\$269,027.46	100.00%	\$1,054,220.26	25.52%	Developed
Undeveloped	0.00	0.00%	0.00	0.00%	Undeveloped
Totals	\$269,027.46	100.00%	\$1,054,220.26	25.52%	Totals

All assessed values are based on data obtained from the applicable county. The information pertaining to the District and its underlying security has been obtained by Willdan Financial Services from sources believed to be reliable, but is not guaranteed as to accuracy or completeness. The release of this information is not intended to be, and should not be construed as, an endorsement of such security nor a recommendation to purchase, sell or hold such security.