

City of Rancho Santa Margarita - CFD Agreed Upon Procedures
For the fiscal year ended 6/30/2010 and For the period 7/1/2007 through 6/30/2010

Exhibit A

Name of Community Facilities District	Total Funding Provided From CFD	Projects Identified In the Bond Issue Documents	Terms of the CFD	Principal								Expenditures Outside the Converage Area	Justification For Outside Area Expenditures
				Expenditures for the period 7/1/2007 - 6/30/2010	Were the Expenses Authorized by the Bond Documents	Amount of Bonds Outstanding as of 6/30/2010	Estimated Maximum Tax until Maturity	When does Debt Payment Come Off Tax Assessment?	Unspent Proceeds as of 6/30/2010	Plans For Unspent Proceeds			

Saddleback Valley Unified School District:

CFD-86-1	\$ 32,335,000	Trabuco Mesa, THHS, RSM, Interim, Cielo Vista	Assess homeowners \$315-\$775 (with a 4% annual increase) depending on type of residence. Nonresidential property >= of \$0.30 per sq. ft. Undeveloped property = \$2,000 per acre maximum.	\$ 26,006	Yes	\$ 17,600,000	Not provided	2017	\$ 207,742	None noted	No	N/A
CFD 88-1	\$ 11,000,000	Melinda Cielo Vista, THHS, Trabuco mesa, RSM Interim, Unallocated	Assess homeowners \$134-\$357 (with a 3.5% annual increase) depending on type of residence. Commercial = > of \$0.12 per sq. ft. or \$1,556/acre. Undeveloped property = \$4,900 per acre maximum.	\$ -	N/A	\$ 8,320,000	\$ 14,810,923	2020	\$ 26,879	None noted	N/A	N/A
CFD 88-2	\$ 3,525,000	Total funding support not given for CFD 88-2.	Assess homeowners \$761-\$1,521 (with a 2% annual increase) depending on type of residence. Commercial = > of \$0.25 per sq. ft. or \$3,267/acre. Undeveloped property = \$4,600 per acre maximum.	\$ 309,206	Yes	\$ 1,925,000	\$ 3,411,974	2017	\$ 6,458	None noted	No	N/A
CFD 89-1	\$ 8,250,000	Robinson, MVHS, Technology, Unrestricted	Assess homeowners \$797-\$1,839 (with a 2% annual increase) depending on type of residence. Commercial = > of \$0.37 per sq. ft. or \$4,800/acre. Undeveloped property = \$8,600 per acre maximum.	\$ -	N/A	\$ 4,720,000	\$ 8,666,643	2017	\$ 31,631	None noted	N/A	N/A
CFD 89-2	\$ 18,895,000	Melinda, RSM Interim, THHS, Technology, Unallocated	Assess homeowners \$337-\$1,300 (with a 2% annual increase) depending on type of residence. Commercial = > of \$0.032 per sq. ft. or \$482/acre. Undeveloped property = \$10,700 per acre maximum.	\$ -	N/A	\$ 11,916,608	\$ 25,163,467	2020	\$ 23,077	None noted	N/A	N/A
CFD 89-3	\$ 13,105,000	Melinda, RSM Interim, THHS, Trabuco Mesa, Unallocated	Assess homeowners \$241-\$1,444 (with a 2% annual increase) depending on type of residence. Commercial = > of \$0.032 per sq. ft. or \$482/acre. Undeveloped property = \$11,900 per acre maximum.	\$ -	N/A	\$ 8,113,718	\$ 17,635,969	2020	\$ 110,606	None noted	N/A	N/A

City of Rancho Santa Margarita - CFD Agreed Upon Procedures
For the fiscal year ended 6/30/2010 and For the period 7/1/2007 through 6/30/2010

Exhibit A

Name of Community	Total Funding Provided Facilities District	Projects Identified In the Bond Issue Documents	Terms of the CFD	Principal								Expenditures Outside the Converage Area	Justification For Outside Area Expenditures
				Expenditures for the period 7/1/2007 - 6/30/2010	Were the Expenses Authorized by the Bond Documents	Amount of Bonds Outstanding as of 6/30/2010	Estimated Maximum Tax until Maturity	When does Debt Payment Come Off Tax Assessment?	Unspent Proceeds as of 6/30/2010	Plans For Unspent Proceeds			
CFD 89-4	\$ 5,435,000	Robinson, THHS Pool, MVHS, Unallocated	Assess homeowners \$782-\$1,056 (with a 2% annual increase) depending on type of residence. Commercial = \$6,970/acre. Undeveloped property = \$6,600 per acre maximum.	\$ 3,139	Yes	\$ 2,740,000	\$ 3,048,995	2015	\$ 20,568	None noted	No	N/A	

County of Orange:

CFD-86-1	\$ 32,335,000	Public Schools, Streets and Roads, Foothill Transportation Corridor	Assess homeowners \$315-\$775 (with a 4% annual increase) depending on type of residence. Nonresidential property >= of \$0.30 per sq. ft. Undeveloped property = \$2,000 per acre maximum.	\$ -	N/A	\$ 17,600,000	Not provided	2017	\$ 207,742	Draw down request pending from Saddleback Valley Unified School District for \$26,006.	N/A	N/A
CFD-86-2	\$ 18,980,000	Roadway Improvements, Sheriff Substation, Fire Station	Assess homeowners \$398-\$1,723 (with a 4% annual increase) depending on type of residence. Nonresidential property= > of \$0.3 per sq. ft. Undeveloped property = \$2,000 per acre maximum.	\$ -	N/A	\$ 10,535,000	Not provided	2017	\$ 3,903,845	Draw down request pending from City of RSM for \$687,999.	N/A	N/A
CFD 87-5A	\$ 8,863,770	Foothill Circulation Phasing Plan	Assess homeowners \$259-\$1,122 (with a 3.5% annual increase) depending on type of residence. Commercial = > of \$0.18 per sq. ft. or \$2,630/acre. Undeveloped property = \$7,000 per acre maximum.	\$ -	N/A	\$ 2,762,025	Not provided	2019	\$ -	N/A	N/A	N/A
CFD 87-5B	\$ 27,396,720	Foothill Circulation Phasing Plan	Assess homeowners \$355-\$1,536 (with a 3.5% annual increase) depending on type of residence. Commercial = > of \$0.27 per sq. ft. or \$4,033/acre. Undeveloped property = \$8,500 per acre maximum.	\$ -	N/A	\$ 12,394,978	Not provided	2019	\$ -	N/A	N/A	N/A
CFD 87-5C	\$ 15,221,979	Foothill Circulation Phasing Plan	Assess homeowners \$362-\$1,570 (with a 3.5% annual increase) depending on type of residence. Commercial = > of \$0.27 per sq. ft. or \$4,033/acre. Undeveloped property = \$6,500 per acre maximum.	\$ -	N/A	\$ 7,960,632	Not provided	2019	\$ 73,511	None noted	N/A	N/A

City of Rancho Santa Margarita - CFD Agreed Upon Procedures
 For the fiscal year ended 6/30/2010 and For the period 7/1/2007 through 6/30/2010

Exhibit A

Name of Community Facilities District	Total Funding Provided From CFD	Projects Identified In the Bond Issue Documents	Terms of the CFD	Principal										Expenditures Outside the Converage Area	Justification For Outside Area Expenditures
				Expenditures for the period 7/1/2007 - 6/30/2010	Were the Expenses Authorized by the Bond Documents	Amount of Bonds Outstanding as of 6/30/2010	Estimated Maximum Tax until Maturity	When does Debt Payment Come Off Tax Assessment?	Unspent Proceeds as of 6/30/2010	CFD'S Plans For Unspent Proceeds					
CFD 87-5D	\$ 12,042,509	Foothill Circulation Phasing Plan	Assess homeowners \$367-\$1,589 (with a 3.5% annual increase) depending on type of residence. Commercial = > of \$0.27 per sq. ft. or \$4,033/acre. Undeveloped property = \$8,000 per acre maximum.	\$ -	N/A	\$ 6,743,630	Not provided	2019	\$ -	N/A	N/A	N/A	N/A		
CFD 87-5E	\$ 12,780,000	Foothill Circulation Phasing Plan, Antonio Parkway, Library	Assess homeowners \$392-\$1,611 (with a 3.5% annual increase) depending on type of residence. Commercial = > of \$0.41 per sq. ft. or \$5,260/acre. Undeveloped property = \$11,300 per acre maximum.	\$ -	N/A	\$ 7,510,000	Not provided	2018	\$ -	N/A	N/A	N/A	N/A		

Trabuco Canyon Water District:

CFD No. 5	\$ 4,985,000	Sewer treatment capacity, lift Station No. 2 Intertie, Lindsey Sewer, Reclaimed Water Facilities, FCPP Program Contribution	Assess homeowners \$540-\$750 (with a 2% annual increase) depending on type of residence. Undeveloped property = \$7,000 per acre maximum.	\$ -	N/A	\$ 1,240,000	\$1,771,889 for 2010/11. To be increased by the Engineering News Reocrd Construction Cost Index, but not less than 2% for future years.	2014	\$ -	N/A	N/A	N/A		
CFD No. 7	\$ 36,300,000	Sanitary sewers, lake/drainage facilities, water distribution, consultant fees, permits, fees & bonds. Dove Lake Dam/outlet, roadway improvements, utilities, off-tract improvements.	Assess homeowners \$1,300-\$4,800; \$2,800-6,170 (with a 2-10% annual increase) depending on type of residence. Commercial = \$5,000/acre; \$5,750/acre. Golf Course/ Recreation= \$1,000/acre. Swim/Tennis Club = \$1,000/acre.	\$ -	N/A	\$ 8,790,000	\$5,380,672 for 2010/11. To be increased by the Engineering News Reocrd Construction Cost Index, but not less than 2% for future years.	2013 & 2014 - Two bond issues associated with CFD	\$ -	N/A	N/A	N/A		

City of Rancho Santa Margarita - CFD Agreed Upon Procedures
 For the fiscal year ended 6/30/2010 and For the period 7/1/2007 through 6/30/2010

Exhibit A

Name of Community	Total Funding Facilities District	Projects Identified In the Provided From CFD	Bond Issue Documents	Terms of the CFD	Principal						Expenditures Outside the Converage Area	Justification For Outside Area Expenditures	
					Expenditures for the period 7/1/2007 - 6/30/2010	Were the Expenses Authorized by the Bond	Amount of Bonds Outstanding as of 6/30/2010	Estimated Maximum Tax until Maturity	When does Debt Payment Come Off Tax Assessment?	Unspent Proceeds as of 6/30/2010	Plans For Unspent Proceeds		
CFD No. 8	\$ 5,470,000	sewer, a sewage treatment plant expansion, water & utility facilities, the relocation through development of a 24 inch water transmission pipe to be owned & operated by Santa Margarita WD.		Assess homeowners \$2,277-\$2,784 (with a 3% annual increase) depending on type of residence. Commercial = \$7,500/acre. Undeveloped property = \$9,200 per acre maximum.	\$ -	N/A	\$ 2,035,000	\$1,163,803 for 2010/11. To be increased by the Engineering News Record Construction Cost Index, but not less than 2% for future years.	2015 & 2016 - Two bond issues associated with CFD	\$ -	N/A	N/A	N/A

Capistrano Unified School District

CFD 88-1	\$ 12,775,000	Las Flores School Construction (partial), Arroyo Vista Elementry School Land Construction, Los Flores Land Acquisition (partial)	Assess homeowners \$190-\$569 (with a 4% annual increase) depending on type of residence. Commercial = > of \$0.16 per sq. ft. or \$2,455/acre. Undeveloped property = \$7,500 per acre maximum.	\$ 309,480	Yes	\$ 4,745,000	\$ 10,738,674	2014	\$ -	N/A	No	N/A
CFD 94-1	No debt issued	Arroyo Vista Elementary, Las Flores Middle School, Chiquita Canyon High School.	Assess Homeowners \$130 - \$390 (with a 2% annual increase) depending on type of residence.	\$ 120,280	Yes	N/A - no debt issued	\$ 1,289,990	The term of the special tax may not surpass fiscal year 2030-31	\$ 947,232	N/A	No	N/A