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Top Ten Landowners	ID 4B Top 10 AV
Top Ten Assessment Payers	ID 4B Top 10 Pay
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**Santa Margarita Water District  
Revenue and Expense Detail**

	2015-16	2014-15
<b>Operating Revenues</b>		
Water Sales	\$ 30,957,212	\$ 34,142,144
Sanitation Service Charges	21,473,415	19,490,718
Other Charges or Services	5,947,550	4,568,331
<b>Total Operating Revenues</b>	<b>\$ 58,378,177</b>	<b>\$ 58,201,193</b>
<b>Operating Expenses</b>		
Water Purchases	\$ 23,677,839	\$ 24,212,121
Power for Pumping and Transmission	5,189,368	5,460,353
Transmission and Distribution	8,189,709	7,163,497
Regional Facilities	175,282	259,134
Sewage Treatment	2,534,102	2,633,777
Salaries, Wages and Related Benefits	16,022,443	15,655,872
Customer Relations	354,427	505,067
General and Administrative	5,269,003	3,696,633
<b>Total Operating Expenses</b>	<b>\$ 61,412,173</b>	<b>\$ 59,586,454</b>
<b>Operating Loss before Overhead Absorption</b>	<b>\$ (3,033,996)</b>	<b>\$ (1,385,261)</b>
Overhead Absorption-Capitalized Operating Expenses		
<b>Operating Loss before Depreciation Expense</b>	<b>\$ (3,033,996)</b>	<b>\$ (1,385,261)</b>
Depreciation Expense- Capital Recovery	\$ (17,177,880)	\$ (17,081,495)
<b>Operating Loss</b>	<b>\$ (20,211,876)</b>	<b>\$ (18,466,756)</b>
<b>Non Operating Revenues (Expenses)</b>		
Special Assessments for Debt Service	\$ 32,385,845	\$ 23,454,537
Property Taxes for Operations	7,074,733	6,071,301
Investment Earnings	2,420,094	1,430,680
Capacity Lease Revenue	824,530	832,103
Rental Revenue	1,087,296	1,107,415
Interest Expense	(7,345,905)	(9,303,180)
Gain (Loss) on sales of Capital asset	(146,518)	14,866
Debt issuance costs	-	(623,934)
Other Non-Operating Revenue	(739,879)	4,641,062
Contributions to other agencies	(3,318,392)	(16,387,047)
<b>Total Non-Operating, Net</b>	<b>\$ 32,241,804</b>	<b>\$ 11,237,803</b>
<b>Net Income Before Capital Contributions</b>	<b>\$ 12,029,928</b>	<b>\$ (7,228,953)</b>
<b>Capital Contributions</b>		
Contributions from Agencies	\$ 11,227,226	\$ -
Contributed land from developer	3,515,481	2,607,632
Connection Fees	-	
Jointly-operated Facilities Capital Reimbursements	2,064,227	9,553,265
Capital Grants	963,745	9,261,561
<b>Total Capital Contributions</b>	<b>\$ 17,770,679</b>	<b>\$ 21,422,458</b>
<b>Change in Net Position</b>	<b>\$ 29,800,607</b>	<b>\$ 14,193,505</b>
<b>Total Net Assets - Beginning of the Year</b>	<b>436,737,531</b>	<b>418,104,750</b>
<b>Prior Period Adjustment</b>	<b>-</b>	<b>(25,361,371)</b>
<b>Total Net Position - End of Year</b>	<b>\$ 436,737,531</b>	<b>\$ 406,936,884</b>

Source: The District

**Santa Margarita Water District  
Assessment Rates per \$100 of  
Assessed Value (Land Only)  
Fiscal Year 2016-17**

<b>Improvement District</b>	<b>Assessment Rate Per \$100 of Land AV</b>
2	\$0.0203
2A	0.0000
3	0.2963
4	0.1074
4A	0.2029
4B	0.2570

<sup>(1)</sup> The combined assessment rate for land in Improvement District No. 2A is \$0.0203.

<sup>(2)</sup> The combined assessment rates for land in Improvement Districts Nos. 4A and 4B for 2016 \$0.3103 and \$0.3644 respectively.

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Source: The District

**Santa Margarita Water District  
Improvement District No. 2  
Debt Service Requirements for**

<b>Period Ending August 1</b>	<b>2014 Series</b>		<b>2009 Series</b>	
	<b>Debt Service on Improvement Bonds of ID No. 2</b>		<b>Debt Service on Improvement Bonds of ID No. 2</b>	
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>
2017	130,000	6,500	140,000	281,237
2018			145,000	275,638
2019			155,000	268,387
2020			160,000	260,638
2021			170,000	252,637
2022			180,000	244,138
2023			190,000	234,687
2024			200,000	224,713
2025			210,000	214,712
2026			220,000	204,213
2027			230,000	192,662
2028			245,000	180,588
2029			255,000	168,337
2030			270,000	155,588
2031			285,000	141,412
2032			300,000	126,450
2033			315,000	110,700
2034			330,000	94,556
2035			350,000	77,644
2036			370,000	59,706
2037			385,000	40,744
2038			410,000	21,013
	<b>\$ 130,000</b>	<b>\$ 6,500</b>	<b>\$ 5,515,000</b>	<b>\$ 3,830,400</b>

**Santa Margarita Water District  
Improvement District No. 2  
History of Assessed Valuation (Land Only) and Assessment Rates**

<b><u>Fiscal Year</u></b>		<b><u>Taxable Assessed Value</u></b>	<b><u>Assessment Rate Per \$100 of Land AV</u></b>
16-17	\$	2,236,076,361	\$0.0203
15-16		2,106,833,664	0.0211

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Source: The District

**Santa Margarita Water District  
Improvement District No. 2  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ 448,931	\$ 444,976	\$ 28,600	\$ 3,039	99.12%	105.49%
14/15	420,729	231,349	17,593	189,323	54.99%	59.17%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 2

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal years and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 2.

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year

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Source: The District

**Santa Margarita Water District  
Improvement District No. 2  
History of Standby Charge Collections and Delinquencies**

<b><u>Fiscal Year</u></b>	<b><u>Total Charges</u></b>	<b><u>Amount Collected</u></b>	<b><u>Prior Years Charges and Penalties</u></b>	<b><u>Amounts Delinquent</u></b>	<b><u>Percent Collected</u></b>	<b><u>Percent of Total Collections</u></b>
15/16	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
14/15	-	-	-	-	0.00%	0.00%

Source: The District

**Santa Margarita Water District  
Improvement District No. 2  
Top Ten Landowners  
Fiscal Year 2016-17  
(Based on Assessed Land Values)**

<b>Owner</b>	<b>Land Assessed Value</b>	<b>Parcel Count</b>	<b>Improvement Assessed Value</b>	<b>% of Total Land AV</b>
COTO PROPERTY HOLDINGS	\$ 26,666,879	7	\$ 18,000,137	1.19%
TIERNEY, THOMAS T TR	15,594,240	3	542,209	0.70%
FISHER, NANCY TR NF	10,578,474	3	5,638,534	0.47%
LYON, WILLIAM TR WILLIAM	10,522,937	2	4,973,573	0.47%
CAPRIOTTI, PETER II TR	5,869,875	1	23,135,932	0.26%
CRADER, SUSAN R SANDWITH	5,241,788	1	2,372,587	0.23%
CRONIN, BRIAN TR CRONIN	4,729,309	1	-	0.21%
BUCHANAN, ROBERT R	4,421,968	2	6,449,000	0.20%
SELANNE, TEEMU	4,173,018	2	2,038,083	0.19%
OLSEN, THEODORE A TR	3,997,961	5	-	0.18%
<b>Total</b>	<b>\$ 91,796,449</b>	<b>27</b>	<b>\$ 63,150,055</b>	<b>4.11%</b>

Total AV of land in Improvement District No. 2 for fiscal year 2016-17 is \$2,236,076,361.

Source: The District



**Santa Margarita Water District  
Improvement District No. 2  
Top Ten Assessment Payers  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessed Value <sup>(1)</sup></b>	<b>Assessment (Rate \$0.0203/\$100)</b>	<b>AMP Assessment <sup>(2)</sup></b>	<b>Total</b>	<b>% of Total Levy</b>
COTO PROPERTY HOLDINGS	\$ 26,666,879	\$ 5,413	\$ -	\$ 5,413	1.18%
SILVER-BRONZE CORPORATION	15,594,240	3,166	-	3,166	0.69%
TIERNEY, THOMAS T TR	10,578,474	2,147	-	2,147	0.47%
FISHER, NANCY TR NF	10,522,937	2,136	-	2,136	0.47%
LYON, WILLIAM TR WILLIAM	5,869,875	1,192	-	1,192	0.26%
PRADERA RE HOLDINGS LLC	5,241,788	1,064	-	1,064	0.23%
SCHOOL, CAPISTRANO	4,729,309	960	-	960	0.21%
CAPRIOTTI, PETER II TR	4,421,968	898	-	898	0.20%
WHITING, IAN W	4,173,018	847	-	847	0.18%
ORANGE COUNTY HARBORS	3,997,961	\$ 812	\$ -	\$ 812	0.18%
<b>Totals</b>	<b>\$ 91,796,449</b>	<b>\$ 18,634</b>	<b>\$ -</b>	<b>\$ 18,634</b>	<b>4.06%</b>

<sup>(1)</sup> Total AV of land in Improvement District No. 2 for fiscal year 2016-17 is \$2,236,076,361.

<sup>(2)</sup> The District collects an assessment from the parcel owners to pay lease payments to the Municipal Water District of Orange County Water Facilities Corporation for the District's capacity in the Allen-McColloch Pipeline as stipulated in Resolution No. 2014-08-06 for Improvement District No. 2

Source: The District

**Santa Margarita Water District  
Improvement District No. 2  
Historical and Projected Funds Available  
for Debt Service on Improvement Bonds and Assessment Rates**

	2015/16	2016/17	Projected 2017/18 <sup>(3)</sup>
Assessments <sup>(1)</sup>	\$ 448,931	\$ 458,953	\$ 561,822
Other Funds Available for Debt Service <sup>(2)</sup>	<u>126,805</u>	<u>113,852</u>	<u>(41,184)</u>
Total Funds Available for Debt Service	\$ 575,736	\$ 572,805	\$ 520,638
Debt Service	\$ 563,338	\$ 557,737	\$ 520,638
Total Assessed <sup>(4)</sup>	\$ 2,106,833,664	\$ 1,968,964,693	\$ 2,008,343,987
Rate of Assessment per \$100 of Assessed Value <sup>(5)</sup>	\$ 0.0211	\$ 0.0203	\$ 0.0249

<sup>(1)</sup> Actual and estimated amounts of ad valorem assessments levied on land in Improvement District No. 2 and collected on the secured tax roll to pay debt service on the outstanding bonds of Improvement District No. 2

<sup>(2)</sup> Payment of a portion of debt service from assessments collected on the unsecured tax roll and supplemental assessment revenues

<sup>(3)</sup> All amounts and the assessment rate for fiscal year 2017-18 are estimated based on the estimated assessed value of land in Improvement District No. 2

<sup>(4)</sup> Actual and estimated assessed valuation of land in Improvement District No. 2. Based on assessed valuations provided by the County Auditor-Controller for purposes of determining ad valorem assessments rates. The Assessed Valuation for fiscal year 2017-18 is estimated.

<sup>(5)</sup> Rate of assessment per \$100 of assessed valuation of land to pay debt service on the Previously Issued Bonds and for fiscal year 2017-18, the 2009B Bond issued in November 2009 for Improvement District No. 2. Assessment rate for fiscal year 2017-18 is estimated based on estimated increases in assessed valuation of land.

Source: The District

**Santa Margarita Water District**  
**Debt Service Requirements for Improvement District No. 2A**

**2014 Series**

Debt Service on Improvement  
Bonds of ID No. 2A

<b>Period Ending August 1</b>	<b>Principal</b>	<b>Interest</b>
<u>2017</u>	<u>155,000</u>	<u>7,750</u>
	<u><b>\$ 155,000</b></u>	<u><b>\$ 7,750</b></u>

**Santa Margarita Water District  
Improvement District No. 2A  
History of Assessed Valuation (Land Only) and Assessment Rates**

<b><u>Fiscal</u> <u>Year</u></b>		<b><u>Taxable</u> <u>Assessed Value</u></b>	<b><u>Assessment Rate</u> <u>Per \$100 of Land AV</u></b>
16/17	\$	1,968,964,693	\$0.0000
15/16		1,857,409,267	0.0000

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Source: The District

**Santa Margarita Water District  
Improvement District No. 2A  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Secured and Supplemental</b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%	0.00%
14/15	-	-	-	-	0.00%	0.00%	0.00%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 2A

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal years and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 2A.

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year

Source: The District

**Santa Margarita Water District  
Improvement District No. 2A  
Top Ten Landowners  
Fiscal Year 2016-17  
(Based on Assessed Value)**

<b>Owner</b>	<b>Land Assessed Value <sup>(1)</sup></b>	<b>Parcel Count</b>	<b>Improvement Assessed Value</b>	<b>% of Total Land AV<sup>1</sup></b>
COTO PROPERTY HOLDINGS	\$ 26,666,879	7	\$ 18,000,137	1.35%
SILVER-BRONZE CORPORATION	15,594,240	3	542,209	0.79%
SCHOOL, CAPISTRANO	4,729,309	1	-	0.24%
WHITING, IAN W	4,173,018	2	2,038,083	0.21%
BARRAGAN, CLAUDIA TR	2,903,547	5	1,846,858	0.15%
RAUZON, LAWRENCE R TR	2,684,361	2	878,578	0.14%
DONALDSON, GEORGE	2,590,748	1	1,673,302	0.13%
PETERS, WILLIAM J	2,496,737	1	1,412,405	0.13%
KALLENBAUGH, S ROBERT TR	2,486,963	2	2,024,657	0.13%
BUCHANAN, ROBERT R TR	2,384,539	1	1,256,286	0.12%
<b>Total</b>	<b>\$ 66,710,341</b>	<b>25</b>	<b>\$ 29,672,515</b>	<b>3.39%</b>

<sup>(1)</sup> Total Assessed Value of land in Improvement District No. 2A for fiscal year 2016-17 is \$1,968,964,693.

Source: Orange County Tax Ledger

**Santa Margarita Water District  
Improvement District No. 2A  
Top Ten Assessment Payers  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessed Value<sup>1</sup></b>	<b>Assessment Rate (Rate \$0.0000/\$100 AV)</b>	<b>Total</b>	<b>% of Total Levy</b>
COTO PROPERTY HOLDINGS	\$ 26,666,879	\$ -	\$ -	0.00%
SILVER-BRONZE CORPORATION	15,594,240	-	-	0.00%
SCHOOL, CAPISTRANO	4,729,309	-	-	0.00%
WHITING, IAN W	4,173,018	-	-	0.00%
BARRAGAN, CLAUDIA TR	2,903,547	-	-	0.00%
RAUZON, LAWRENCE R TR	2,684,361	-	-	0.00%
DONALDSON, GEORGE	2,590,748	-	-	0.00%
PETERS, WILLIAM J	2,496,737	-	-	0.00%
KALLENBAUGH, S ROBERT TR	2,486,963	-	-	0.00%
BUCHANAN, ROBERT R TR	2,384,539	-	-	0.00%
<b>Total</b>	<b>\$ 66,710,341</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>

<sup>(1)</sup> Total Assessed Value of land in Improvement District No. 2A for fiscal year 2016-17 is \$1,968,964,693.

Source: Orange County Tax Ledger

**Santa Margarita Water District  
Improvement District No. 2A  
Historical and Projected Funds Available for  
Debt Service on Improvement Bonds and Assessment Rates**

	2015/16	2016/17	Projected 2017/18 <sup>(2)</sup>
Assessments-Secured Only	\$ -	\$ -	\$ -
Other Funds Available for Debt Service <sup>(1)</sup>	<u>163,750</u>	<u>162,750</u>	<u>-</u>
Total Funds Available for Debt Service	\$ 163,750	\$ 162,750	\$ -
Debt Service	\$ 163,750	\$ 162,750	\$ -
Total Assessed Valuation <sup>(3)</sup>	\$ 1,857,409,267	\$ 1,968,964,693	\$ 2,008,343,987
Rate of Assessment per \$100 of Assessed Value <sup>(4)</sup>	\$ -	\$ -	\$ -

<sup>(1)</sup> Payment of a portion of debt service from assessments collected on the unsecured tax roll and supplemental assessment revenues

<sup>(2)</sup> Debt service ended in 2016-17.

District No. 2A

<sup>(3)</sup> Actual and estimated assessed valuation of land in Improvement District No. 2A. Based on assessed valuations provided by the County Auditor-Controller for purposes of determining ad valorem assessments rates. The Assessed Valuation for fiscal year 2017-18 is estimated.

<sup>(4)</sup> Rate of assessment per \$100 of assessed valuation of land to pay debt service on the Previously Issued Bonds and for fiscal year 2016-17, the 2009B Bond issued in November 2009 for Improvement District No. 2A. Assessment rate for fiscal year 2017-18 is estimated based on estimated increases in assessed valuation of land.

Source: The District



**Santa Margarita Water District  
Debt Service Requirements for Improvement District No.3**

<b>Period Ending August 1</b>	<b>2009B Series</b> Debt Service on Improvement Bonds of ID No. 3		<b>2014 Series</b> Forward Refunding Bonds of ID No. 3		<b>2009 Series</b> Debt Service on Improvement Bonds of ID No. 3/3A	
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>
2017	535,000	48,025	1,355,000	302,750	95,000	187,138
2018	570,000	23,075	1,460,000	235,000	95,000	183,338
2019			1,575,000	162,000	100,000	178,588
2020			1,695,000	83,250	110,000	173,588
2021					115,000	168,088
2022					120,000	162,338
2023					125,000	156,038
2024					130,000	149,475
2025					140,000	142,975
2026					145,000	135,975
2027					155,000	128,363
2028					160,000	120,225
2029					170,000	112,225
2030					180,000	103,725
2031					190,000	94,275
2032					200,000	84,300
2033					210,000	73,800
2034					220,000	63,038
2035					235,000	51,763
2036					245,000	39,719
2037					260,000	27,163
2038					270,000	13,838
	<b>\$ 1,105,000</b>	<b>\$ 71,100</b>	<b>\$ 6,085,000</b>	<b>\$ 783,000</b>	<b>\$ 3,670,000</b>	<b>\$ 2,549,969</b>

**Santa Margarita Water District  
Improvement District No. 3  
History of Assessed Valuation (Land Only) and Assessment Rates**

<b>Fiscal <u>Year</u></b>	<b>Taxable <u>Assessed Value</u></b>	<b>Assessment Rate <u>Per \$100 of Land AV</u></b>
16/17	\$ 799,168,581	\$0.2963
15/16	760,888,289	0.3013

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Source: The District

**Santa Margarita Water District  
Improvement District No. 3  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Supplemental Tax</b>	<b>Unsecured &amp; Miscellaneous</b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ 985,811	\$ 980,415	\$ 59,866	\$ 8,279	\$ 68,145	\$ 5,131	99.45%	106.37%
14/15	946,287	942,137	14,880	6,422	21,302	455,954	99.56%	101.81%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 3

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal years and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 3.

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year.

Source: The District

**Santa Margarita Water District  
Improvement District No. 3A  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ 1,306,047	\$ 1,298,899	\$ 90,294	\$ 6,797	99.45%	106.37%
14/15	1,255,040	1,249,536	65,221	5,502	99.56%	104.76%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 3A

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal years and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 3.

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year

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Source: The District

**Santa Margarita Water District  
Improvement District No. 3  
Top Ten Assessment Payers  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessed Value <sup>(1)</sup></b>	<b>Assessment (Rate \$0.2963/\$100)</b>	<b>% of Total Levy</b>
BEX PORTFOLIO INC	\$ 41,835,602	\$ 123,959	5.23%
COUNTY OF ORANGE	14,918,657	44,204	1.87%
EQR-SKYVIEW LP	14,411,778	42,702	1.80%
SCHOOL, SADDLEBACK	4,929,629	14,606	0.62%
SANTA MARGARITA WATER	2,608,186	7,728	0.33%
CORP PRES BISHOP CHURCH	2,315,436	6,861	0.29%
STATE OF CALIFORNIA	1,404,421	4,161	0.18%
REGENCY LAGUNA LP	1,109,578	3,288	0.14%
VISTA NORTE MAINTENANCE	924,261	2,739	0.12%
BLAIR, RICHARD JOHN TR	796,714	2,361	0.10%
<b>Total</b>	<b>\$ 85,254,262</b>	<b>\$ 252,608</b>	<b>10.67%</b>

The assessment rate per \$100 of AV is \$0.2963, and total assessed value of land in Improvement District No. 3 for fiscal year  
(1) 201617 is \$799,168,581.00

The District collects an assessment from the parcel owners to pay lease payments to the Municipal Water District of Orange County  
(2) Water Facilities Corporation for the

(3) District's capacity in the Allen-McColloch Pipeline as stipulated in Resolution No. 2014-08-07 for Improvement District No.3

Source: The District

**Santa Margarita Water District  
Improvement Districts Nos. 3 and 3A  
Historical and Projected Funds Available for  
Debt Service on Improvement Bonds and Assessment Rates**

	2015-16	2016-17	Projected 2017/18 <sup>(3)</sup>
Assessments <sup>(1)</sup>	\$ 2,292,538	\$ 2,367,916	\$ 2,567,418
Other Funds Available for Debt Service <sup>(2)</sup>	<u>212,679</u>	<u>202,437</u>	<u>(1,005)</u>
Total Funds Available for Debt Service	\$ 2,505,217	\$ 2,570,353	\$ 2,566,413
Debt Service	\$ 2,459,413	\$ 2,522,913	\$ 2,566,413 <sup>(4)</sup>
Total Assessed Valuation <sup>(5)</sup>	\$ 760,888,289	\$ 799,168,581	\$ 815,151,953
Rate of Assessment per \$100 of Assessed Value <sup>(6)</sup>	\$ 0.3013	\$ 0.2963	\$ 0.3213

<sup>(1)</sup> Actual and estimated amounts of ad valorem assessments levied on land in Improvement District No. 3 and collected on the secured tax roll to pay debt service on the outstanding bonds of Improvement District No. 3.

<sup>(2)</sup> Payment of a portion of debt service from assessments collected on the unsecured tax roll and supplemental assessment revenues.

<sup>(3)</sup> All amounts and the assessment rate for fiscal year 2017-18 are estimated based on the estimated assessed value of land in Improvement District No. 3.

<sup>(4)</sup> Includes debt service on the 2009B Bond issued in November 2009 for Improvement District No. 3.

<sup>(5)</sup> Actual and estimated assessed valuation of land in Improvement District No. 3. Based on Assessed valuations provided by the County Auditor-Controller for purposes of determining ad valorem assessment rates. The Assessed Valuation for fiscal year 2017-18 is estimated.

<sup>(6)</sup> Rate of assessment per \$100 of assessed valuation of land to pay debt service on the Previously Issued Bonds and, for fiscal year 2016-17, the 2009B Bond issued in November 2009 for Improvement District No. 3. Assessment rates for fiscal year 2017-18 is estimated based on estimated increases in assessed valuation of land.

Source: The District

**Santa Margarita Water District**  
**Debt Service Requirements for Improvement District Nos. 4 & 4A**

	<b>2014</b>		<b>2009B</b>		<b>2014</b>		<b>2009</b>	
	Debt Service on Improvement Bonds of ID No. 4A		Debt Service on Improvement Bonds of ID No. 4		Debt Service on Improvement Bonds of ID No. 4		Debt Service on Improvement Bonds of ID No. 4	
<b>Period Ending</b>								
2017	2,290,000	511,750	4,345,000	389,975	5,145,000	1,149,400	610,000	1,233,088
2018	2,465,000	397,250	4,625,000	187,275	5,535,000	892,150	645,000	1,208,688
2019	2,665,000	274,000			5,980,000	615,400	675,000	1,176,438
2020	2,865,000	140,750			6,440,000	316,400	710,000	1,142,688
2021							745,000	1,107,188
2022							785,000	1,069,938
2023							825,000	1,028,725
2024							870,000	985,413
2025							915,000	941,913
2026							965,000	896,163
2027							1,015,000	845,500
2028							1,070,000	792,213
2029							1,125,000	738,713
2030							1,185,000	682,463
2031							1,245,000	620,250
2032							1,315,000	554,888
2033							1,385,000	485,850
2034							1,460,000	414,869
2035							1,530,000	340,044
2036							1,615,000	261,631
2037							1,700,000	178,863
2038							1,790,000	91,738
	<u><b>\$ 10,285,000</b></u>	<u><b>\$ 1,323,750</b></u>	<u><b>\$ 8,970,000</b></u>	<u><b>\$ 577,250</b></u>	<u><b>\$ 23,100,000</b></u>	<u><b>\$ 2,973,350</b></u>	<u><b>\$ 24,180,000</b></u>	<u><b>\$ 16,797,256</b></u>

**Santa Margarita Water District  
Improvement District No. 4 Bonds  
Assessment Rates Per \$100 of Assessed Value (Land Only)  
Fiscal Year 2016-17**

<u>Improvement District</u>	<u>Assessment Rate Per \$100 of AV</u>
4A	\$0.2029
4B	0.2570
4C	0.0230
4D	0.0242
4E	0.0863



**Santa Margarita Water District  
Improvement District No. 4  
History of Assessed Valuation (Land Only) and Assessment Rates**

<b>Fiscal Year</b>		<b>Taxable Assessed Value</b>	<b>Assessment Rate Per \$100 of Land AV <sup>(1)</sup></b>
16/17	\$	6,142,821,201	\$0.1074
15/16		5,524,823,417	0.0957

<sup>(1)</sup> Uniform rates of assessment levied on all land in Improvement District No. 4. These rates do not include additional rates of assessment levied on lands in Improvement District Nos. 4A, 4C, 4D 4E and in the Improvement District No. 4B Tax Rate Area to pay debt service on the ID4 Bonds.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ 5,366,095	\$ 5,315,395	\$ 801,466	\$ 36,454	99.06%	113.99%
14/15	5,512,237	2,898,768	299,662	2,645,488	52.59%	58.02%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 4

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal year and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 4.

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year

Source: The District

**Santa Margarita Water District  
Improvement District No. 4  
History of Standby Charge Collections and Delinquencies <sup>(1)</sup>**

<b>Fiscal Year</b>	<b>Total Charges</b>	<b>Amount Collected</b>	<b>Prior Years Charges and Penalties</b>	<b>Amounts Delinquent</b>	<b>Percent Collected</b>	<b>Percent of Total Collections</b>
15/16	\$ -	\$ -	\$ -	\$ -	0.00%	0.00%
14/15	-	-	-	-	0.00%	0.00%

<sup>(1)</sup> No Acreage Assessment has been levied in Improvement District No. 4 since 2000/01.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4  
Top Ten Assessments Payers  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessed Value</b>	<b>Assessment <sup>(1)</sup></b>	<b>AMP Assessment <sup>(2)</sup></b>	<b>Total Assessment</b>	<b>% of Total Levy</b>
LAS FLORES APARTMENTS RSM	\$ 47,712,078	\$ 477,121	\$ 17	\$ 477,137	7.16%
COUNTY OF ORANGE	46,427,691	464,277	1,571	465,848	6.99%
SCHOOL, CAPISTRANO	45,126,764	451,268	167	451,435	6.77%
APPLIED MEDICAL RESOURCES	37,901,735	379,017	134	379,151	5.69%
MERCANTILE EAST LADERA	26,645,998	266,460	234	266,694	4.00%
CITY OF SAN JUAN	26,494,006	264,940	67	265,007	3.98%
CITY OF RANCHO SANTA	23,930,777	239,308	134	239,441	3.59%
22751 EL PRADO LLC	22,844,362	228,444	17	228,460	3.43%
APPLIED MEDICAL	18,518,696	185,187	67	185,254	2.78%
FG RANCHO SANTA	16,374,425	163,744	17	163,761	2.46%
<b>Total</b>	<b>\$ 311,976,532</b>	<b>\$ 3,119,765</b>	<b>\$ 2,423</b>	<b>\$ 3,122,188</b>	<b>46.83%</b>

<sup>(1)</sup> The assessment rates per \$100 of AV are: \$0.2029 for land in Improvement District No. 4A, \$0.257 for land in the Improvement District No.4B, \$0.023 for land in Improvement No.4C, \$0.0242 for land in Improvement District No. 4D, and \$0.0863 for land in Improvement District No. 4E.

<sup>(2)</sup> The District collects an assessment from the parcel owners to pay lease payments to the Municipal Water District of Orange County Water Facilities Corporation for the District's capacity in the Allen-McColloch Pipeline as stipulated in Resolution No. 2014-08-09 for Improvement District No. 4.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4 ONLY  
Historical and Projected Funds Available for  
Debt Service on Improvement Bonds and Assessment Rates**

	2015-16	2016-17	2017-18 <sup>(3)</sup>
Assessments <sup>(1)</sup>	\$ 9,784,237	\$ 9,895,846	\$ 10,419,529
Other Funds Available for Debt Service <sup>(2)</sup>	<u>3,046,443</u>	<u>2,976,617</u>	<u>2,673,584</u>
Total Funds Available for Debt Service	\$ 12,830,680	\$ 12,872,463	\$ 13,093,113
Debt Service	\$ 12,600,663	\$ 12,872,463	\$ 13,093,113 <sup>(4)</sup>
Total Assessed Valuation <sup>(5)</sup>	\$ 5,524,823,417	\$ 6,142,821,201	\$ 6,265,677,625
Rates of Assessment per \$100 of Assessed Value <sup>(6)</sup>			
ID 4A	\$ 0.2099	\$ 0.1874	\$ 0.2343
ID 4B TRA <sup>(7)</sup>	\$ 0.3110	\$ 0.3402	\$ 0.3745
ID 4C	\$ 0.3958	\$ 0.1304	\$ 0.2015
ID 4D	\$ 0.0957	\$ 0.1074	\$ 0.1225
ID 4E	\$ 0.1316	\$ 0.1695	\$ 0.1335

<sup>(1)</sup> Actual and estimated amounts of ad valorem assessments levied on land in Improvement District No. 4 and collected on the secured tax roll to pay debt service on the ID 4 Bonds.

<sup>(2)</sup> Allocated share of general fund revenues, ad valorem assessments collected on the unsecured tax roll and supplemental assessment revenues for Improvement District No. 4.

<sup>(3)</sup> All amounts and the assessment rates for fiscal year 2017-18 are estimated based on the estimated assessed value of land in Improvement District No. 4.

<sup>(4)</sup> Includes debt service on the ID 4 Bonds, including the 2009B Bonds issued in November 2009 for Improvement District No. 4

<sup>(5)</sup> Actual and estimated assessed valuation of land Improvement District No. 4. Based on assessed valuations provided by the County Auditor-Controller for purposed of determining ad valorem assessment rates. The Assessed Valuation for fiscal year 2017-18 is estimated.

<sup>(6)</sup> Rates of assessment per \$100 of assessed valuation of land to pay debt service on the ID 4 Bonds. Includes the portions of the assessments levied in Improvement Districts Nos. 4A, 4B, 4C, 4D, and 4E to pay debt service on the previously issued bonds and for fiscal year 2015-16. Also includes portions of such assessments levied to pay debt service on the District bond issued for Improvement District No. 4.

<sup>(7)</sup> Improvement District No. 4B Tax Rate Area. Portions of Improvement District No. 4B that are not in Improvement District No. 4D or Improvement District No. 4E.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4A  
History of Assessed Valuation (Land Only) and Assessment Rates <sup>(1)</sup>**

<b><u>Fiscal Year</u></b>	<b><u>Taxable Assessed Value</u></b>	<b><u>Assessment Rate Per \$100 of Land AV</u></b>
16/17	\$ 2,278,789,469	\$0.3103
15/16	2,131,183,735	0.3381

<sup>(1)</sup> These assessments rates include rates of assessment levied to pay debt service on the Previously Issued Bonds of both Improvement District Nos. 4 and 4A.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4A  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ 5,165,016	\$ 5,143,500	\$ 222,961	\$ 20,554	99.58%	103.90%
14/15	4,339,580	2,249,191	102,040	2,079,382	51.83%	54.18%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 4A

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal years and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 4A.

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year.

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Source: The District

**Santa Margarita Water District  
Improvement District No. 4A  
Top Ten Assessment Payers  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessment Value <sup>(1)</sup></b>	<b>Total Assessment <sup>(2)</sup> (Rate \$0.2029/\$100)</b>	<b>% of Total Levy</b>
APPLIED MEDICAL RESOURCES	37,901,735	\$ 76,903	1.09%
CITY OF RANCHO SANTA	23,930,777	48,556	0.69%
22751 EL PRADO LLC	22,844,362	46,351	0.66%
APPLIED MEDICAL	18,518,696	37,574	0.53%
FG RANCHO SANTA	16,374,425	33,224	0.47%
SCHOOL, SADDLEBACK	15,498,022	31,445	0.44%
VILLA LA PAZ PARTNERS L P	13,889,641	28,182	0.40%
CP EMPRESSA RSM LLC	12,874,768	26,123	0.37%
VR RSM TWO LLC	12,407,050	25,174	0.36%
KAHL & GOVEIA/EL PASEO	9,799,576	19,883	0.28%
<b>Total</b>	<b>\$ 184,039,052</b>	<b>\$ 373,415</b>	<b>5.28%</b>

<sup>(1)</sup> The assessment rate per \$100 of AV is \$0.2029, and total assessed value of land in Improvement District No. 4A for fiscal year 2016-17 is \$2,278,789,469

<sup>(2)</sup> The District collects an assessment from the parcel owners to pay lease payments to the Municipal Water District of Orange County Water Facilities Corporation for the District's capacity in the Allen-McColloch Pipeline as stipulated in Resolution No. 2014-08-10 for Improvement District No. 4A

Source: The District



**Santa Margarita Water District  
Improvement District No. 4A ONLY  
Historical and Projected Funds Available for  
Debt Service on Improvement Bonds and Assessment Rates**

	2015-16	2016-17	2017-18 <sup>(3)</sup>
Assessments <sup>(1)</sup>	\$ 7,205,555	\$ 7,071,109	\$ 7,212,531
Other Funds Available for Debt Service <sup>(2)</sup>	<u>871,859</u>	<u>865,542</u>	<u>868,601</u>
Total Funds Available for Debt Service	\$ 8,077,414	\$ 7,936,651	\$ 8,081,132
Debt Service <sup>(4)</sup>	\$ 7,933,942	\$ 7,994,567	\$ 8,081,132
Total Assessed Valuation <sup>(5)</sup>	\$ 2,131,183,735	\$ 2,278,789,469	\$ 2,324,365,258
Rate of Assessment ( ID 4 Bonds) per \$100 of Assessed Value <sup>(6)</sup>	\$ 0.2099	\$ 0.1874	\$ 0.2343
Rate of Assessment ( ID 4A Bonds) per \$100 of Assessed Value <sup>(7)</sup>	\$ 0.1282	\$ 0.1229	\$ 0.1205
Combined Rate ID4 and ID 4A	\$ 0.3381	\$ 0.3103	\$ 0.3548

<sup>(1)</sup> Actual and estimated amounts of ad valorem assessments levied on land in Improvement District No. 4A and collected on the secured tax roll to pay debt service on the ID 4A Bonds and ID 4 Bonds

<sup>(2)</sup> Allocated share of general fund revenues, ad valorem assessments collected on the unsecured tax roll and supplemental assessments revenues for Improvement District No. 4

<sup>(3)</sup> All amounts and the assessments rates for fiscal year 2017-18 are estimated based on the estimated assessed value of land in Improvement District No. 4A

<sup>(4)</sup> The portion of the annual debt service on the ID 4 Bonds which is paid from ad valorem assessments levied on land in Improvement District No. 4A

<sup>(5)</sup> Actual and estimated assessed valuation of land in Improvement District No. 4A. Based on assessed valuations provided by the County Auditor-Controller for purposes of determining ad valorem assessment rates. The Assessed Valuation for fiscal year 2017-18 is estimated .

<sup>(6)</sup> Rate of assessment per \$100 of assessed valuation of land to pay debt service on the ID 4 Bonds and, for fiscal year 2016-17, the 2009B Bonds issued in November 2009 for Improvement District No.4. Assessment rate for fiscal year 2017-18 is estimated based on estimated increase in assessed valuation of land.

<sup>(7)</sup> Rate of assessment per \$100 of assessed valuation of land to pay debt service on the Previously Issued Bonds of ID 4A. Assessment rate for fiscal year 2017-18 is estimated based on estimated decrease in assessed valuation of land.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4B  
Debt Service Requirements**

<b>Period Ending Dec 31</b>	<b>Principal</b>	<b>Interest</b>
2017	385,000	404,325
2018	400,000	385,075
2019	415,000	365,075
2020	440,000	344,325
2021	440,000	322,725
2022	460,000	300,725
2023	485,000	277,725
2024	515,000	253,475
2025	535,000	227,725
2026	565,000	200,975
2027	590,000	172,725
2028	620,000	143,225
2029	650,000	112,225
2030	685,000	79,725
2031	710,000	54,138
2032	735,000	27,562
<b>Total</b>	<b>\$ 8,630,000</b>	<b>\$ 3,671,750</b>

**Santa Margarita Water District  
Improvement District No. 4B  
Reserve Account**

A Surety Bond with MBIA has been acquired in lieu of a Reserve Account.

MBIA Insurance Corporation has issued a Surety Bond (the "Debt Service Reserve Fund Surety Bond"). The Debt Service Reserve Fund Surety Bond will provide that upon notice from the Trustee to the Insurer to the effect that insufficient amounts are on deposit in the Reserve Account to pay the principal of (at maturity or pursuant to mandatory redemption requirements) and interest on the Bonds, the Insurer will promptly deposit with the Trustee an amount sufficient to pay the principal of and interest on the Bonds or the available amount of the Debt Service Reserve Fund Surety Bond, whichever is less.

**Santa Margarita Water District  
Improvement District No. 4B  
History of Assessed Valuation (Land Only) and Assessment Rates**

<b><u>Fiscal Year</u></b>	<b><u>Improvement District</u></b>		<b><u>Total Assessed Value</u></b>	<b><u>Assessment Rate Per \$100 of Land AV <sup>(1)</sup></u></b>
16/17	4B TRA <sup>(2)</sup>	\$	481,335,895	\$0.2570
	4D		2,427,571,835	0.0242
	4E		348,663,496	0.0863
15/16	4B TRA <sup>(2)</sup>	\$	457,208,660	\$0.3369
	4D		2,297,357,223	0.1216
	4E		317,526,846	0.1575

<sup>(1)</sup> Combined assessment rates, including assessment rates to pay debt service on the outstanding bonds of Improvement District No. 4B and the following assessment rates to pay debt service on the outstanding bonds of Improvement District No. 4; 2015-16 \$0.0957; 2016-17 \$0.1074.

<sup>(2)</sup> ID No. 4B Tax Rate Area.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4B  
History of Secured Assessment Levies, Collections and Delinquencies (Land Only)**

<b>Fiscal Year</b>	<b>Amount Levied <sup>(1)</sup></b>	<b>Amount Collected <sup>(2)</sup></b>	<b>Other Revenues <sup>(3)</sup></b>	<b>Amount Delinquent <sup>(4)</sup></b>	<b>Percentage Collected <sup>(5)</sup></b>	<b>Percentage From Total Revenues <sup>(6)</sup></b>
15/16	\$ 1,893,329	\$ 1,849,752	\$ 133,407	\$ 14,353	97.70%	104.74%
14/15	1,939,617	992,822	210,537	946,399	51.19%	62.04%

<sup>(1)</sup> Total amount of ad valorem assessments levied by the District in each fiscal year to pay debt service on outstanding bonds of Improvement District No. 4B

<sup>(2)</sup> Amount of ad valorem assessments levied in each fiscal year that was collected in that fiscal year

<sup>(3)</sup> Revenues from supplemental assessments for prior fiscal years and revenues from collection of delinquent ad valorem assessments for prior fiscal years and penalties. These revenues are available to pay debt service on outstanding bonds of Improvement District No. 4B

<sup>(4)</sup> Amount Levied minus Amount Collected & Refunds/Impounds

<sup>(5)</sup> Percentage of Amount Collected on Amount Levied for each fiscal year

<sup>(6)</sup> Percentage of Amount Collected plus Other Revenues on Amount Levied for each fiscal year.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4B  
History of Standby Charge Collectcions and Delinquencies <sup>(1)</sup>**

<b><u>Fiscal Year</u></b>		<b><u>Total Levy</u></b>		<b><u>Amount Collected</u></b>		<b><u>Refunds/ Impounds</u></b>		<b><u>Prior Years Assessments and Penalties</u></b>		<b><u>Amounts Delinquent</u></b>		<b><u>Percent Collected</u></b>	<b><u>Percent of Total Collections</u></b>
15/16	\$	-	\$	-	\$	-	\$	-	\$	-		0.00%	0.00%
14/15		-		-		-		-		-		0.00%	0.00%

<sup>(1)</sup> Total tax assessment

Source: The District

**Santa Margarita Water District  
Improvement District No. 4B  
Top Ten Landowners  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessed Value</b>	<b>Parcel Count</b>	<b>Improvements Assessed Value</b>	<b>% of Total Land Assessed Value</b>
LAS FLORES APARTMENTS RSM	\$ 47,712,078	1	\$ 63,246,242	1.46%
COUNTY OF ORANGE	22,458,450	22	-	0.69%
ARROYO TRABUCO GOLF CLUB	8,280,167	3	2,780,964	0.25%
SANTA MARGARITA WATER	6,470,837	5	7,863,869	0.20%
CORP PRESIDING BISHOP	3,244,875	1	3,755,345	0.10%
HIRAHARA, BRIAN TR ALAN	1,837,894	2	962,951	0.06%
FADCO ENTERPRISES	1,785,305	1	919,307	0.05%
PACIFIC MUTUAL LIFE	1,688,125	4	2,909,287	0.05%
PEEVER FAMILY HOLDINGS II	1,423,047	1	464,231	0.04%
CLINGAN, TERENCE S TR	1,363,044	1	2,170,246	0.04%
<b>Total</b>	<b>\$ 96,263,822</b>	<b>41</b>	<b>\$ 85,072,442</b>	<b>2.96%</b>

Total Assessed Value of land in Improvement District No. 4B for fiscal year 2016-17 is \$3,257,571,226.

Source: The District

**Santa Margarita Water District  
Improvement District No. 4B  
Top Ten Assessment Payers  
Fiscal Year 2016-17**

<b>Owner</b>	<b>Land Assessed Value</b>	<b>Assessment (\$0.2570/\$100) <sup>(1)</sup></b>	<b>AMP Assessment <sup>(2)</sup></b>	<b>Total</b>	<b>% of Levy</b>
LAS FLORES APARTMENTS RSM	\$ 47,712,078	\$ 122,620	\$ 17	\$ 122,637	5.77%
COUNTY OF ORANGE	22,458,450	57,718	368	58,086	2.73%
ARROYO TRABUCO GOLF CLUB	8,280,167	21,280	50	21,330	1.00%
SANTA MARGARITA WATER	6,470,837	16,630	84	16,714	0.79%
CORP PRESIDING BISHOP	3,244,875	8,339	17	8,356	0.39%
HIRAHARA, BRIAN TR ALAN	1,837,894	4,723	33	4,757	0.22%
FADCO ENTERPRISES	1,785,305	4,588	17	4,605	0.22%
PACIFIC MUTUAL LIFE	1,688,125	4,338	67	4,405	0.21%
PEEVER FAMILY HOLDINGS II	1,423,047	3,657	17	3,674	0.17%
CLINGAN, TERENCE S TR	1,363,044	3,503	17	3,520	0.17%
<b>Total</b>	<b>\$ 96,263,822</b>	<b>\$ 247,398</b>	<b>\$ 685</b>	<b>\$ 248,083</b>	<b>11.67%</b>

<sup>(1)</sup> Combined assessment rates for Previously Issued Bonds of Improvement District No. 4B and ID 4 Bonds.

<sup>(2)</sup> The District collects an assessment from the parcel owners to pay lease payments to the Municipal Water District of Orange County Water Facilities Corporation for the District's capacity in the Allen-McColloch Pipeline as stipulated in Resolution No. 2014-08-11 for Improvement District No. 4B



**Santa Margarita Water District  
Improvement District No. 4B  
Historical and Projected Funds Available for  
Debt Service on Improvement Bonds and Assessment Rates**

<b>Fiscal Year</b>		<b>2015-16</b>	<b>2016-17</b>	<b>Projected 2017-18</b>
Assessment (ID4) <sup>1</sup>	(1)	\$ 4,834,060	\$ 5,624,069	\$ 5,736,550
Standby Charges		-	-	-
Total Assessments & Standby Charges <sup>2</sup>	(2)	\$ 4,834,060	\$ 5,624,069	\$ 5,736,550
Other Funds Available - Benefit Analysis <sup>3</sup>	(3)	<u>819,841</u>	<u>751,023</u>	<u>836,238</u>
Total Funds Available for Debt Service		\$ 5,653,901	\$ 6,375,092	\$ 6,572,788
Debt Service - ID 4 Bonds <sup>4</sup>	(4)	\$ 4,771,792	\$ 5,194,732	\$ 5,114,187
Debt Service - ID 4B Improvement Bonds <sup>5</sup>	(5)	<u>794,326</u>	<u>789,326</u>	<u>785,706</u>
Total Debt Service		\$ 5,566,118	\$ 5,984,058	\$ 5,899,893
Assessed Valuations	(6)	\$ 3,072,092,729	\$ 3,257,571,226	\$ 3,322,722,651
Assessment Rates (ID4 Bonds) <sup>7</sup>	(7)			
Improvement District 4B TRA		0.3369	0.3644	0.3944
Improvement District 4D		0.1216	0.1316	0.1424
Improvement District 4E		0.1575	0.1937	0.1534
Assessment Rates (ID 4B Bonds) <sup>9</sup>	(9)	0.0259	0.0204	0.0199
Combined Assessment Rates <sup>10</sup>	(10)			
Improvement District 4B TRA		0.3628	0.3848	0.4144
Improvement District 4D		0.1475	0.1520	0.1624
Improvement District 4E		0.1834	0.2141	0.1734

<sup>1</sup> Actual and estimated amounts of ad valorem assessments levied on land in Improvement District No. 4B and collected on the secured tax roll to pay debt service on the ID 4 Bonds and ID 4B bonds.

<sup>2</sup> Actual and estimated standby charges levied on land in the L  
Amount for fiscal year 2016-17 is estimated based on expected development activity.

<sup>3</sup> Allocated share of general fund revenues and reserves related to the Allocated Capacity and the Administration Building, ad valorem assessments collected on the unsecured tax roll and supplemental assessment revenues for Improvement District No.4.

<sup>4</sup> The portion of the annual debt service on the ID 4 Bonds which is paid from ad valorem assessments levied on land in Improvement District No. 4B. Amount for fiscal year 2016-17 is estimated based on estimated increases in assessed valuation of land in Improvement District No. 4 and Improvement District No. 4B.

<sup>5</sup> Annual debt service on the Improvement District No. 4B Improvement Bonds.

<sup>6</sup> Actual and estimated assessed valuation of land in Improvement District No.4B.

<sup>7</sup> Rate of assessment per \$100 of assessed valuation of land to pay debt service on the ID 4 Bonds. Assessment rates for fiscal year 2016-17 are estimated based on estimated increases in assessed valuation of land.

<sup>8</sup> Rate of assessment per \$100 of assessed valuation of land in the ID No. 4B Tax Rate Area.

<sup>9</sup> Estimated uniform rate of assessment per \$100 of assessed valuation of land to pay debt service on the Improvement District No.4B Improvement Bonds.

<sup>10</sup> Combined assessment rates for the ID4 Bonds and the Improvement District No. 4B Improvement Bonds

**SANTA MARGARITA WATER DISTRICT  
IMPROVEMENT DISTRICT NO. 2/2A  
DIRECT AND OVERLAPPING DEBT SUMMARY**

<b>Overlapping District</b>	<b>FY 2016-17 Total Levy</b>	<b>Amount of Levy on Parcels in the District</b>	<b>Percent of Levy on Parcels in the District</b>	<b>Total Debt Outstanding [1]</b>	<b>District Share of Total Debt Outstanding</b>
Metropolitan Water District G.O. Bond	\$112,727,311	\$163,578	0.1451%	\$92,865,000	\$134,756
County of Orange CFD No. 87-8	\$1,243,713	\$1,243,713	10000.0000%	\$4,485,000	\$4,485,000
Capistrano Unified School District SFID No. 1 Series B and 2012 Refunding	\$4,521,097	\$101,493	224.4900%	\$27,212,966	\$610,899
ESTIMATED SHARE OF OVERLAPPING DEBT					\$52,230,655
Santa Margarita Water District ID No. 2					\$5,645,000 [2]
Santa Margarita Water District ID No. 2A					\$155,000 [2]
TOTAL DIRECT AND OVERLAPPING DEBT					\$11,030,655
TOTAL LAND ASSESSED VALUE [3]					\$2,236,076,361
VALUE-TO-LIEN RATIO					202.715

Sources: David Taussig & Associates, Inc.; Santa Margarita Water District; Metropolitan Water District; County Of Orange

[1] Based on principal payments as of September 2, 2016. All districts shown make principal payments on September 1 except for MWD which makes principal payments on March 1.

[2] Based on information provided by the Santa Margarita Water District.

[3] Based on FY 2016-2017 land value provided by County of Orange Auditor-Controller.

**IMPROVEMENT DISTRICT NO. 2A**  
**DIRECT AND OVERLAPPING DEBT SUMMARY**

<b>Overlapping District</b>	<b>FY 2016-17 Total Levy</b>	<b>Amount of Levy on Parcels in the District</b>	<b>Percent of Levy on Parcels in the District</b>	<b>Total Debt Outstanding [1]</b>	<b>District Share of Total Debt Outstanding</b>
Metropolitan Water District G.O. Bond	\$112,727,311	\$142,725	0.1266%	\$92,865,000	\$117,577
Santa Margarita Water District ID No. 2	\$453,924	\$399,700	88.0544%	\$5,645,000	\$4,970,674
County of Orange CFD No. 87-8	\$1,243,713	\$1,243,713	100.0000%	\$4,485,000	\$4,485,000
Capistrano Unified School District SFID No. 1 Series B and 2012 Refunding	\$4,521,097	\$51,267	1.1339%	\$27,212,966	\$308,580
ESTIMATED SHARE OF OVERLAPPING DEBT					\$9,881,830
Santa Margarita Water District ID No. 2A					\$155,000 [2]
TOTAL DIRECT AND OVERLAPPING DEBT					\$10,036,830
TOTAL LAND ASSESSED VALUE [3]					\$1,968,964,693
VALUE-TO-LIEN RATIO					196.174

Sources: David Taussig & Associates, Inc.; Santa Margarita Water District; Metropolitan Water District; County Of Orange

[1] Based on principal payments as of September 2, 2016. All districts shown make principal payments on September 1 except for MWD which makes principal payments on March 1.

[2] Based on information provided by the Santa Margarita Water District.

[3] Based on FY 2016-2017 land value provided by County of Orange Auditor-Controller.

**SANTA MARGARITA WATER DISTRICT  
IMPROVEMENT DISTRICT NO. 3/3A  
DIRECT AND OVERLAPPING DEBT SUMMARY**

<b>Overlapping District</b>	<b>FY 2016-17 Total Levy</b>	<b>Amount of Levy on Parcels in the District</b>	<b>Percent of Levy on Parcels in the District</b>	<b>Total Debt Outstanding [1]</b>	<b>District Share of Total Debt Outstanding</b>
Metropolitan Water District G.O. Bond	\$112,727,311	\$52,532	0.0466%	\$92,865,000	\$43,276
County of Orange CFD No. 87-5B	\$983,124	\$182,268	18.5396%	\$1,833,317	\$339,891
County of Orange CFD No. 87-5C	\$668,790	\$668,790	100.0000%	\$2,120,000	\$2,120,000
County of Orange CFD No. 87-5D	\$550,903	\$550,903	100.0000%	\$1,700,000	\$1,700,000
Capistrano Unified School District CFD No. 88-1	\$0	\$0	0.0000%	\$0	\$0
Capistrano Unified School District SFID No. 1 Series B and 2012 Refunding	\$4,521,097	\$94	0.0021%	\$27,212,966	\$563
Saddleback Valley Unified School District G.O. Bond Series 2004	\$0	\$0	0.0000%	\$0	\$0
Saddleback Valley Unified School District G.O. Bond Series 2007 and 2016 Refunding	\$3,061,818	\$115,015	3.7564%	\$35,140,000	\$1,320,009
Saddleback Valley Unified School District G.O. Bond Series 2013 Refunding	\$5,256,818	\$197,469	3.7564%	\$65,760,000	\$2,470,230
Saddleback Valley Unified School District G.O. Bond Series 2016A	\$713,026	\$26,784	3.7840%	\$10,000,000	\$375,640
Saddleback Valley Unified School District CFD No. 89-2	\$1,724,532	\$1,724,532	100.0000%	\$2,651,602	\$2,651,602
Saddleback Valley Unified School District CFD No. 89-3	\$1,205,177	\$1,205,177	100.0000%	\$1,518,718	\$1,518,718
WRCOG CA HERO Program	NA	NA	NA	NA	\$337,343
ESTIMATED SHARE OF OVERLAPPING DEBT					\$13,165,948
Santa Margarita Water District ID No. 3/3A					\$10,860,000 [2]
TOTAL DIRECT AND OVERLAPPING DEBT					\$24,025,948
TOTAL LAND ASSESSED VALUE [3] VALUE-TO-LIEN RATIO					\$799,168,581 33.263

Sources: David Taussig & Associates, Inc.; Santa Margarita Water District; Metropolitan Water District; Saddleback Valley USD; County Of Orange

[1] Based on principal payments as of September 2, 2016. All districts shown make principal payments on September 1 except for MWD which makes principal payments on March 1.

[2] Based on information provided by the Santa Margarita Water District.

[3] Based on FY 2016-2017 land value provided by County of Orange Auditor-Controller.

**SANTA MARGARITA WATER DISTRICT  
IMPROVEMENT DISTRICT NO. 4/4A/4B  
DIRECT AND OVERLAPPING DEBT SUMMARY**

<b>Overlapping District</b>	<b>FY 2016-17 Total Levy</b>	<b>Amount of Levy on Parcels in the District</b>	<b>Percent of Levy on Parcels in the District</b>	<b>Total Debt Outstanding [1]</b>	<b>District Share of Total Debt Outstanding</b>
Metropolitan Water District G.O. Bond	\$112,727,311	\$394,853	0.3503%	\$92,865,000	\$325,281
County of Orange CFD No. 86-1	\$2,132,349	\$2,686,278	100.0000%	\$2,650,000	\$2,650,000
County of Orange CFD No. 86-2	\$0	\$0	0.0000%	\$1,570,100	\$0
County of Orange CFD No. 87-5A	\$0	\$0	0.0000%	\$165,000	\$0
County of Orange CFD No. 87-5B	\$983,124	\$800,858	81.4605%	\$1,833,317	\$1,493,430
County of Orange CFD No. 87-5E	\$1,081,262	\$1,081,262	100.0000%	\$2,090,000	\$2,090,000
County of Orange CFD No. 99-1	\$1,583,923	\$1,583,923	100.0000%	\$17,005,000	\$17,005,000
County of Orange CFD No. 2000-1	\$1,973,102	\$1,973,102	100.0000%	\$22,030,000	\$22,030,000
County of Orange CFD No. 2001-1	\$2,183,482	\$2,183,482	100.0000%	\$26,505,000	\$26,505,000
County of Orange CFD No. 2002-1	\$4,144,666	\$4,144,666	100.0000%	\$54,040,000	\$54,040,000
County of Orange CFD No. 2003-1	\$3,234,582	\$3,234,582	100.0000%	\$44,340,000	\$44,340,000
County of Orange CFD No. 2004-1	\$4,652,347	\$4,652,347	100.0000%	\$63,955,000	\$63,955,000
County of Orange CFD No. 2015-1	\$4,843,802	\$4,843,802	100.0000%	\$89,730,000 [5]	\$89,730,000
Capistrano Unified School District CFD No. 92-1	\$2,183,767	\$2,183,767	100.0000%	\$10,040,000	\$10,040,000
Capistrano Unified School District CFD No. 98-2	\$8,276,620	\$8,276,620	100.0000%	\$101,679,482 [4]	\$101,679,482
Capistrano Unified School District SFID No. 1 Series B and 2012 Refunding	\$4,521,097	\$93,805	2.0748%	\$27,212,966	\$564,625
Saddleback Valley Unified School District G.O. Bond Series 2007 and 2016 Refunding	\$3,061,818	\$207,620	6.7809%	\$35,140,000	\$2,382,822
Saddleback Valley Unified School District G.O. Bond Series 2013 Refunding	\$5,256,818	\$356,462	6.7809%	\$65,760,000	\$4,459,150
Saddleback Valley Unified School District G.O. Bond Series 2013A	\$363,503	\$24,649	6.7809%	\$7,685,000	\$521,110
Saddleback Valley Unified School District G.O. Bond Series 2016A	\$713,026	\$48,350	6.7809%	\$10,000,000	\$678,094
Saddleback Valley Unified School District CFD No. 88-1	\$996,080	\$996,080	100.0000%	\$3,945,000	\$3,945,000
Santa Margarita Water District CFD No. 2013-1	\$3,477,795	\$3,477,795	100.0000%	\$56,980,000	\$56,980,000
WRCOG CA HERO Program	NA	NA	NA	NA	\$967,825
ESTIMATED SHARE OF OVERLAPPING DEBT					\$506,381,819
Santa Margarita Water District ID No. 4					\$56,250,000 [2]
Santa Margarita Water District ID No. 4A					\$10,285,000 [2]
Santa Margarita Water District ID No. 4B					\$18,510,000 [2]
TOTAL DIRECT AND OVERLAPPING DEBT					\$591,426,819
TOTAL LAND ASSESSED VALUE [3]					\$6,142,821,201
VALUE-TO-LIEN RATIO					10.386

Sources: David Taussig & Associates, Inc.; Santa Margarita Water District; Metropolitan Water District; Saddleback Valley USD; County Of Orange

[1] Based on principal payments as of September 2, 2016. All districts shown make principal payments on September 1 except for MWD which makes principal payments on March 1

[2] Based on information provided by the Santa Margarita Water District

[3] Based on FY 2016-2017 land value provided by County of Orange Auditor-Controller

[4] Principal amount for the outstanding capital appreciation bonds determined by applying accreted value as of September 1, 2016

**SANTA MARGARITA WATER DISTRICT  
IMPROVEMENT DISTRICT NO. 4A  
DIRECT AND OVERLAPPING DEBT SUMMARY**

<b>Overlapping District</b>	<b>FY 2016-17 Total Levy</b>	<b>Amount of Levy on Parcels in the District</b>	<b>Percent of Levy on Parcels in the District</b>	<b>Total Debt Outstanding [1]</b>	<b>District Share of Total Debt Outstanding</b>
Metropolitan Water District G.O. Bond	\$112,727,311	\$149,054	0.1322%	\$92,865,000	\$122,791
Santa Margarita Water District ID No. 4	\$9,881,669 [4]	\$4,270,451 [5]	43.2159%	\$56,250,000	\$24,308,940
County of Orange CFD No. 86-1	\$2,132,349	\$2,132,349	100.0000%	\$2,650,000	\$2,650,000
County of Orange CFD No. 86-2	\$0	\$0	0.0000%	\$1,570,000	\$0
County of Orange CFD No. 87-5A	\$0	\$0	0.0000%	\$165,000	\$0
County of Orange CFD No. 87-5B	\$983,124	\$800,858	81.4605%	\$1,833,317	\$1,493,430
County of Orange CFD No. 87-5E	\$1,801,262	\$1,081,262	100.0000%	\$2,090,000	\$2,090,000
Capistrano Unified School District SFID No. 1 Series B and 2012 Refunding	\$4,521,097	\$21,836	0.4830%	\$27,212,966	\$131,431
Saddleback Valley Unified School District G.O. Bond Series 2007 and 2016 Refunding	\$3,061,818	\$207,620	6.7809%	\$35,140,000	\$2,382,822
Saddleback Valley Unified School District G.O. Bond Series 2013 Refunding	\$5,256,818	\$356,462	6.7809%	\$65,760,000	\$4,459,150
Saddleback Valley Unified School District G.O. Bond Series 2013A	\$363,503	\$24,649	6.7809%	\$7,685,000	\$521,110
Saddleback Valley Unified School District G.O. Bond Series 2016A	\$713,026	\$48,350	6.7809%	\$10,000,000	\$678,094
Saddleback Valley Unified School District CFD No. 88-1	\$996,080	\$996,080	100.0000%	\$39,945,000	\$3,945,000
WRCOG CA HERO Program	NA	NA	NA	NA	\$967,825
ESTIMATED SHARE OF OVERLAPPING DEBT					\$43,750,594
Santa Margarita Water District ID No. 4A					\$100,285,000 [2]
TOTAL DIRECT AND OVERLAPPING DEBT					\$54,035,594
TOTAL LAND ASSESSED VALUE [3] VALUE-TO-LIEN RATIO					\$2,278,789,469 42.172

Sources: David Taussig & Associates, Inc.; Santa Margarita Water District; Metropolitan Water District; Saddleback Valley USD; County Of Orange

[1] Based on principal payments as of September 2, 2016. All districts shown make principal payments on September 1 except for MWD which makes principal payments on March 1.

[2] Based on information provided by the Santa Margarita Water District.

[3] Based on FY 2016-2017 land value provided by County of Orange Auditor-Controller.

[4] Includes FY 2016-2017 levy for ID 4, 4A, 4B, 4C, and 4E attributable to ID 4 debt only.

[5] Based on FY 2016-2017 ID 4 rate of \$0.1074/\$100 and ID 4A rate of \$0.080/\$100 attributable to ID 4 debt only.

**SANTA MARGARITA WATER DISTRICT  
IMPROVEMENT DISTRICT NO. 4B [6]  
DIRECT AND OVERLAPPING DEBT SUMMARY**

<b>Overlapping District</b>	<b>FY 2016-17 Total Levy</b>	<b>Amount of Levy on Parcels in the District</b>	<b>Percent of Levy on Parcels in the District</b>	<b>Total Debt Outstanding [2]</b>	<b>District Share of Total Debt Outstanding</b>
Metropolitan Water District G.O. Bond	\$112,727,311	\$240,764	0.2136%	\$92,865,000	\$198,342
Santa Margarita Water District ID No. 4	\$9,881,669 [4]	\$4,821,592 [5]	48.7933%	\$56,250,000	\$27,446,226
County of Orange CFD No. 99-1	\$1,583,923	\$1,583,923	100.0000%	\$17,005,000	\$17,005,000
County of Orange CFD No. 2000-1	\$1,973,102	\$1,973,102	100.0000%	\$22,030,000	\$22,030,000
County of Orange CFD No. 2001-1	\$2,183,482	\$2,183,482	100.0000%	\$26,505,000	\$26,505,000
County of Orange CFD No. 2002-1	\$4,144,666	\$4,144,666	100.0000%	\$54,040,000	\$54,040,000
County of Orange CFD No. 2003-1	\$3,234,582	\$3,234,582	100.0000%	\$44,340,000	\$44,340,000
County of Orange CFD No. 2004-1	\$4,652,347	\$4,652,347	100.0000%	\$63,955,000	\$63,955,000
Capistrano Unified School District CFD No. 92-1	\$2,183,767	\$2,183,767	100.0000%	\$10,040,000	\$10,040,000
Capistrano Unified School District CFD No. 98-2	\$8,276,620	\$8,276,620	100.0000%	\$101,679,482 [7]	\$101,679,482
Capistrano Unified School District SFID No. 1 Series B and 2012 Refunding	\$4,521,097	\$59,601	1.3183%	\$27,212,482	\$358,743
Santa Margarita Water District CFD No. 2013-1	\$3,477,795	\$3,477,795	100.0000%	\$56,980,000	\$56,980,000
ESTIMATED SHARE OF OVERLAPPING DEBT					\$424,577,793
Santa Margarita Water District ID No. 4B					\$18,510,000 [1]
TOTAL DIRECT AND OVERLAPPING DEBT					\$443,087,793
TOTAL LAND ASSESSED VALUE [3] VALUE-TO-LIEN RATIO					\$3,257,571,226 7.352

Sources: David Taussig & Associates, Inc.; Santa Margarita Water District; Metropolitan Water District; County Of Orange

[1] Based on principal payments as of September 2, 2016. All districts shown make principal payments on September 1, except for MWD which makes principal payments on March 1.

[2] Based on information provided by the Santa Margarita Water District.

[3] Based on FY 2015-2016 land value provided by County of Orange Auditor-Controller. Includes land value for property in ID 4B, ID 4D, and ID 4E.

[4] Based on FY 2016-2017 levy for ID 4B, ID 4D, and ID 4E. Attributable to ID 4 debt only.

[5] Based on FY 2016-2017 ID 4 rate of \$0.1074/\$100 for property in ID 4B, ID 4D, and ID 4E. Also includes ID 4B rate of \$0.2311/\$100, ID 4D rate of \$0.0000/\$100, and ID 4E rate of \$0.0604/\$100 attributable to ID 4 debt only.

[6] Includes property that pays for ID 4B debt (i.e., ID 4B, ID 4D, and ID 4E).

[7] Principal amount for the outstanding capital appreciation bonds determined by applying accreted value as of September 1, 2016.