

ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2012
RELATING TO
\$24,795,000
COMMUNITY FACILITIES DISTRICT NO. 1
(MIRAMAR RANCH NORTH)
SPECIAL TAX REFUNDING BONDS SERIES 2012
(CUSIP Number 604658)

The following Annual Report is being provided by the City of San Diego (the "City") for the above stated issuance (the "Bonds"), pursuant to the Continuing Disclosure Certificate requirements and in compliance with Securities and Exchange Commission Rule 15c2-12 for the fiscal year ending June 30, 2012 (the "Annual Report").

The Annual Report, including any amendment or supplement hereto, is electronically transmitted by the City acting as the Dissemination Agent to the Electronic Municipal Market Access ("EMMA") system of the Municipal Securities Rulemaking Board ("MSRB").

The Annual Report is provided in accordance with the terms of the Continuing Disclosure Certificate, and does not purport to provide full and complete information on the terms of the Bonds. The filing of the Annual Report does not constitute or imply any representation that no changes, circumstances or events have occurred since the end of the fiscal year to which the Annual Report relates (other than as contained in the Annual Report), or that no other information exists which may have a bearing on the security for the Bonds, or an investor's decision to buy, sell or hold the Bonds. Certain information and data provided herein was obtained from sources other than the City (the "Outside Information"), as indicated by the source citations. Although the information contained in the Annual Report has been obtained from sources which are believed to be reliable, the City has not independently verified such Outside Information, and the City cannot guarantee its completeness or accuracy. No statements in this Annual Report should be construed as a prediction or representation about future financial performance of the City or Community Facilities District No. 1 (Miramar Ranch North).


The City is acting as the Dissemination Agent for the above stated issuance. The City does not have any obligation to update this report other than as expressly provided in the Continuing Disclosure Certificate.

Any statements regarding the above stated issuance, other than a statement made by the City in an official release or subsequent notice or annual report, published in a financial newspaper of general circulation and/or filed with the MSRB's EMMA system, are not authorized by the City. The City shall not be responsible for the accuracy, completeness or fairness of any such unauthorized statement.

DATED: March 25, 2013

CITY OF SAN DIEGO

By: _____


Greg Bych
Interim Chief Financial Officer

\$24,795,000
COMMUNITY FACILITIES DISTRICT NO. 1
(MIRAMAR RANCH NORTH)
SPECIAL TAX REFUNDING BONDS SERIES 2012

Annual Report Under the Continuing Disclosure Certificate

Fiscal Year Ending June 30, 2012

This Annual Report includes information required by the Continuing Disclosure Certificate for Community Facilities District No. 1 (Miramar Ranch North) Special Tax Refunding Bonds, Series 2012:

1. Annual Report For Community Facilities District No. 1 (Miramar Ranch North):

(a) Financial Statements.

The requirement that the City file its audited financial statements as a part of the Annual Report has been included in the Disclosure Agreement solely to satisfy the provisions of Rule 15c2-12. The inclusion of this information does not mean that the Bonds are secured by any resources or property of the City.

Refer to the City of San Diego's Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2012 ("CAFR"), filed on the MSRB's EMMA site on February 14, 2013. The District Funds can be found under the Supplementary Information section, under the heading Fiduciary Funds, Other Miscellaneous Agency. The capital improvements financed by District Funds can be found in the Supplementary Information section, under the heading Nonmajor Governmental Funds - Capital Projects (Special Assessment/Special Tax Bonds), of the City's CAFR. Additional information related to Special Assessment/Special Tax Bonds can be found in Note 19.

(b) Financial and Operating Data^(a).

- (i) Principal amount of Bonds outstanding (data as of September 5, 2012 pursuant to the Continuing Disclosure Certificate):

\$24,795,000

Source: City of San Diego, Debt Management

- (ii) Fund balances for each fund under the Bond Indenture (data as of September 5, 2012 pursuant to the Continuing Disclosure Certificate):

Special Tax Fund	\$0
Interest Account	\$0
Principal Account	\$0
Reserve Account ^(b)	\$2,480,057

^(a) Debt Service payment date was September 4, 2012; balance is reported as of September 5, 2012.

^(b) Reserve Requirement: \$2,479,500

Administrative Expense Account	\$21,760
Rebate Fund:	
Rebate Account	\$0
Alternative Penalty Account	\$0
Acquisition & Construction Fund:	
Costs of Issuance Account	\$61,282
Project Account	\$0
Surplus Fund	\$0

Source: City of San Diego, Debt Management; Union Bank of California Trustee Statements

- (iii) Any changes to the Rate and Method of Apportionment of the Special Taxes approved or submitted to the qualified electors for approval prior to the filing of the Annual Report and a summary of the facts related to the collection of any Backup Special Tax and a description of any parcels for which the Special Taxes have been prepaid, including the amount prepaid, since the date of the last Annual Report:
- No changes to the Rate and Method of Apportionment of Special Taxes have been approved or submitted to the qualified electors for approval subsequent to the filing of the previous Annual Report and prior to the filing of this Annual Report.
 - No Backup Special Taxes have been levied.

Source: City of San Diego, Debt Management

- (iv) An update of Table 6 of the Official Statement including a list of all taxpayers within the District which own property in the District upon which 5% or more of the total Special Taxes for the current fiscal year have been levied, and a statement as to whether any of such taxpayers is delinquent in the payment of Special Taxes.
- As of September 5, 2012, there were no taxpayers within the District owning property upon which 5% or more of the total Special Taxes for the 2012-2013 fiscal year have been levied, and no such taxpayers is delinquent in the payment of Special Taxes.
 - See Exhibit 1.

Source: City of San Diego, Debt Management; David Taussig & Associates

- (v) An update of Table 7 and Table 8 of the Official Statement based upon the most recent Special Tax levy preceding the date of the Annual Report.
- An update of Table 7 setting forth the Estimated Assessed Value-To-Lien Ratios by Land Use Type is attached as Exhibit 2.
 - An update of Table 8 setting forth the Estimated Assessed Value-To-Lien Ratios by various ranges is attached as Exhibit 3.

Source: David Taussig & Associates

(vi) Any information not already included under (i) through (v) above that the Issuer [District] is required to file in its annual report to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.

- The applicable California Debt and Investment Advisory Commission (“CDIAC”) Yearly Fiscal Status Report for Fiscal Year 2011-2012 was filed with CDIAC on October 29, 2012 and is attached as Exhibit 4.

Source: City of San Diego, Debt Management

Exhibit 1

**Community Facilities District No. 1
(Miramar Ranch North)**

Special Tax Delinquency History

Fiscal Year	Parcels Levied	Total Levied	Fiscal Year-End Delinquencies ⁽¹⁾			Remaining Delinquent As of 2/25/2013			
			Delinquent Parcel	Amount Delinquent	Percent Delinquent	Delinquent Parcels	Amount Delinquent	Percent Delinquent	
2011-12	3,149	\$ 4,447,950	26	\$ 22,358	0.50%	10	\$ 9,198	0.21%	
2010-11	3,149	4,388,493	35	36,980	0.84%	7	7,461	0.17%	
2009-10	3,149	4,406,184	42	46,242	1.05%	7	11,544	0.26%	
2008-09	3,149	4,187,400	57	57,361	1.37%	4	5,456	0.13%	
2007-08	3,149	4,174,100	51	46,781	1.12%	3	4,056	0.10%	
2006-07	3,149	4,241,586	39	39,077	0.92%	1	593	0.01%	
Total Amount Delinquent								\$ 38,308	

⁽¹⁾ Reflects final fiscal year end data reported in August of each year; does not include penalties and interest.

The District has covenanted that it will commence judicial foreclosure proceedings against parcels with delinquent special taxes in excess of \$10,000 by the October 1 following the close of each fiscal year in which such special taxes were due. As of February 25, 2013, no delinquencies met the foreclosure threshold.

Source: City of San Diego, Debt Management based on San Diego County Delinquency Reports ST280190 and ST28009002.

Exhibit 2

CITY OF SAN DIEGO
COMMUNITY FACILITIES DISTRICT NO. 1
ASSESSED VALUE-TO-LIEN RATIOS

Property Owner [1]	Number of Parcels	FY 2012-2013 Special Tax	Percentage of FY 2012-2013 Special Tax	CFD No. 1 Bonds Outstanding [2]	Metropolitan Water District G.O. Bonds Outstanding [3]	Palomar Pomerado Health 2005A Bonds Outstanding [3]	San Diego Unified Bonds Outstanding [3]	San Diego Community College District Bonds Outstanding [3]	Palomar Community College District 2006A and 2006B Bonds Outstanding [3]	Total Direct and Overlapping Debt	Net Assessed Value [4]	Estimated Assessed Value-to-Lien Ratios [5]
Developed Property [6]												
Residential Property [7]	3,125	\$3,575,981	94.80%	\$23,504,473	\$105,374	\$1,126,719	\$20,150,838	\$9,238,771	\$623,150	\$54,749,325	\$1,412,950,638	25.81
Commercial Property [8]												
Scripps Ranch Marketplace LP	7	\$79,304	2.10%	\$521,257	\$1,794	\$167,025	\$343,023	\$0	\$68,085	\$1,101,182	\$24,052,328	21.84
Individual Owners	17	<u>\$117,037</u>	<u>3.10%</u>	<u>\$769,271</u>	<u>\$2,853</u>	<u>\$265,655</u>	<u>\$545,582</u>	<u>\$0</u>	<u>\$108,289</u>	<u>\$1,691,649</u>	<u>\$38,255,480</u>	<u>22.61</u>
Subtotal Commercial Property	24	\$196,341	5.20%	\$1,290,527	\$4,646	\$432,680	\$888,605	\$0	\$176,373	\$2,792,831	\$62,307,808	22.31
Grand Total	3,149	\$3,772,322	100.00%	\$24,795,000	\$110,020	\$1,559,398	\$21,039,443	\$9,238,771	\$799,524	\$57,542,156	\$1,475,258,446	25.64

Source: David Taussig & Associates, Inc.

[1] Reflects ownership as of January 1, 2012 provided by the San Diego County Assessor.

[2] Allocated based on fiscal year 2012-2013 levy.

[3] As of September 2, 2012. Allocated based on fiscal year 2012-2013 levy.

[4] Fiscal year 2012-2013 net assessed values as of January 1, 2012 provided by the San Diego County Assessor.

[5] Represents "Net Assessed Value" divided by "Total Direct and Overlapping Debt".

[6] As defined in the RMA, Developed Property is all property for which a building permit was issued prior to March 1, 2012.

[7] As defined in the RMA, Residential Property is all property which has been zoned for residential use.

[8] As defined in the RMA, Commercial Property is all property which has been zoned for commercial use.

Exhibit 3

CITY OF SAN DIEGO
 COMMUNITY FACILITIES DISTRICT NO. 1
 ASSESSED VALUE-TO-LIEN RATIOS

Estimated Assessed Value-to-Lien Ratio Range	Number of Parcels	FY 2012-2013 Special Tax	Percentage of FY 2012-2013 Special Tax	CFD No. 1 Bonds Outstanding [1]	Metropolitan	Palomar	San Diego	San Diego	Palomar	Total Direct and Overlapping Debt	Net Assessed Value [3]	Estimated Assessed Value- to-Lien Ratios [4]
					Water District G.O. Bonds Outstanding [2]	Pomerado Health 2005A Bonds Outstanding [2]	San Diego Unified Bonds Outstanding [2]	San Diego Community College District Bonds Outstanding [2]	San Diego Community College District 2006A and 2006B Bonds Outstanding [2]			
0-2.99	0	\$0	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	NA
3.00-9.99	7	\$7,274	0.19%	\$47,810	\$39	\$0	\$7,479	\$3,853	\$0	\$59,181	\$524,440	8.86
10.00-14.99	14	\$13,382	0.35%	\$87,955	\$111	\$1,764	\$21,221	\$9,066	\$933	\$121,049	\$1,487,957	12.29
15.00-19.99	48	\$102,043	2.71%	\$670,716	\$1,765	\$143,423	\$337,521	\$29,259	\$72,266	\$1,254,950	\$23,666,532	18.86
20.00-24.99	1,199	\$1,562,797	41.43%	\$10,272,067	\$35,847	\$795,588	\$6,855,390	\$2,732,622	\$399,271	\$21,090,784	\$480,691,059	22.79
25.00-29.99	1,764	\$1,973,723	52.32%	\$12,973,031	\$67,100	\$618,624	\$12,831,415	\$5,955,803	\$327,054	\$32,773,027	\$899,722,249	27.45
30.00 or Greater	117	\$113,104	3.00%	\$743,421	\$5,158	\$0	\$986,417	\$508,168	\$0	\$2,243,164	\$69,166,209	30.83
Grand Total	3,149	\$3,772,322	100.00%	\$24,795,000	\$110,020	\$1,559,398	\$21,039,443	\$9,238,771	\$799,524	\$57,542,156	\$1,475,258,446	25.64

Source: David Taussig & Associates, Inc.

[1] Allocated based on fiscal year 2012-2013 levy.

[2] As of September 2, 2012. Allocated based on fiscal year 2012-2013 levy.

[3] Fiscal year 2012-2013 net assessed values as of January 1, 2012 provided by the San Diego County Assessor.

[4] Represents "Net Assessed Value" divided by "Total Direct and Overlapping Debt".

taussig-client/San Diego/Admin/CFD 1/Admin/12-13/Cont Disc

CDIAC # 2012-0621

**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 _____
CDIAC # _____

I. GENERAL INFORMATION

A. Issuer	<u>Community Facilities District No. 1</u>
B. Community Facilities District Number/Name	<u>CFD No. 1 (Miramar Ranch North)</u>
C. Name/Title/Series of Bond Issue	<u>Special Tax Refunding Bonds Series 2012</u>
D. Date of Bond Issue	<u>May 31, 2012</u>
E. Original Principal Amount of Bonds	<u>\$24,795,000</u>
F. Reserve Fund Minimum Balance Required	<u>\$2,479,500</u>

II. FUND BALANCE FISCAL STATUS

Balances Reported as of:	<u>June 30, 2012</u> (Year)
A. Principal Amount of Bonds Outstanding	<u>\$24,795,000</u>
B. Bond Reserve Fund	<u>\$2,478,891¹</u>
C. Capitalized Interest Fund	<u>\$-0-</u>
D. Construction Fund(s)	<u>\$-0-</u>

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: July 1, 2012 (Date)
(Use Appraised Value only in first year of CFD or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels: \$1,493,215,156 (Gross Assessed Value)

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due <u>Annually</u>	<u>\$4,447,950</u>
B. Total Amount of Unpaid Special Taxes <u>Annually</u>	<u>\$30,476</u>
C. The Special Taxes are Paid Under the County's Teeter Plan.	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: June 30, 2012 (Date)

A. Total Number of Delinquent Parcels:	<u>42</u>
B. Total Amount of Special Taxes Due on Delinquent Parcels:	<u>\$59,585</u>

(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date)

* PER SAN DIEGO COUNTY DELINQUENCY REPORT NUMBERS: ST280190 and ST28-0090-02, DATED June 30, 2012

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
<u>No properties have met the foreclosure threshold.</u>	<u>N/A</u>	<u>\$-0-</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

(Attach additional sheets if necessary.)

¹ Balance reflects unrealized loss as of June 30, 2012
CDIAC (4/29/11)

**STATE OF CALIFORNIA
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

(Continued)

VII. RETIRED ISSUES

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

A. Matured Yes: No: If yes, indicate final maturity date: _____

B. Refunded Entirely Yes: No: If yes, state refunding bond title: _____

_____ and issue date: _____

C. Other: _____

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Chuck Wilcox

Title Debt Coordinator

Firm/Agency City of San Diego

Address 202 "C" Street, 7th Floor, MS 7B

City/State/Zip San Diego, CA 92101

Phone No. (619) 533-4519 E-mail: CWilcox@sandiego.gov

Date Of Report October 29, 2012

IX. ADDITIONAL 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.