

ANNUAL REPORT OF COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
RELATING TO
\$7,050,000.00
COMMUNITY FACILITIES DISTRICT NO.7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
SPECIAL TAX REFUNDING BONDS
SERIES 2012A
AS OF SEPTEMBER 2, 2013

The following information is being provided by Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the "District") in compliance with the S.E.C. Rule 15c2-12(b)(5). The Bonds were issued pursuant to an Indenture (the "Indenture") dated as of October 11, 2012 by and among the District acting through the Board of Supervisors of the County, the Treasurer and Tax Collector of the County of Los Angeles as Paying Agent and the Auditor- Controller of the County of Los Angeles, as the Fiscal Agent.

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|----|--|-----------------|
| 1. | Summary of Cash Activities
for the year ended June 30, 2013 | Attachment A |
| 2. | Principal amount of Bonds outstanding: | \$ 6,710,000.00 |

Cash Balance in each Fund:		
	Cost of Issuance Fund:	\$ 7,227.16
	Special Tax Fund:	\$ 187,493.92
	Reserve Fund:	\$ 565,287.50
	Bond Services Fund:	\$0.00
	Earnings Fund:	\$ 2,436.56
	Administrative Expense Fund:	\$ 101,986.29

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|----|--|--|
| 3. | Changes to the Rate and Method of Apportionment
of the Special Taxes approved or submitted: | |
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There were no changes to the rate and method of apportionment.

Description of any parcels for which the Special Taxes
have been prepaid in 2012-2013:

There were no prepaid parcels for 2012-2013.

4. Table 1 of Official Statement:

Debt Service Coverage Ratios Based Upon Land Use

Land Use (1)	Maximum Special Taxes (2)	Debt Service Coverage (3)
Individual Sold Units	\$916,014	134.49%
Unsold Units	0	0%
Undeveloped Property	0	0%
TOTAL	\$916,014	134.49%

Maximum Annual Debt Service \$658,800

- (1) Individual Sold Units for this calculation has been limited to those parcels where the owner of parcel is an individual, as reflected on the July 1, 2013 County of Los Angeles Assessor's Roll. Unsold Units includes all parcels that are considered Developed Property per the Rate and Method of Apportionment but for which the owner is not an individual. Undeveloped Property captures all other taxable parcels in CFD No. 7.
- (2) Maximum Special Taxes for Individual Sold Units and Unsold Units are based on Assigned Special Tax. Maximum Special Taxes for Undeveloped Property are based on Maximum Undeveloped Special Tax.
- (3) Coverage is equal to Maximum Special Taxes less Administrative Expenses of \$30,000 divided by Maximum Annual Debt Service.

Table 2 of Official Statement:

Summary of Projected Special Tax Levy By Rate and Method of Apportionment Category

Land Use Class(1)	No. of Parcels	% of Parcels	2013-2014 Special Taxes	% of Total 2013-2014 Special Taxes	2013-2014 Maximum Special Taxes (2)	% of Total 2013-2014 Maximum Special Taxes
Developed Property	272	100.00%	\$570,529	100.00%	\$916,014	100.00%
Undeveloped Property	0	0.00%	\$0.00	0.00%	\$0.00	0.00%
Totals:	272	100.00%	\$570,529	100.00%	\$916,014	100.00%

- (1) Under the Rate and Method of Apportionment of Special Tax, Developed Property is all parcels for which a building permit has been issued as of March 1, 2013 and all other taxable parcels are classified as Undeveloped Property.
- (2) Maximum Special Taxes for Developed Property based on Assigned Special Tax. Maximum Special Taxes for Undeveloped Property based on Maximum Undeveloped Special Tax.

5. Table 5 Of Official Statement:

**Value-to-Lien Ratios for Taxable Parcels in the District
 Based on Assessed Values and Bonds**

Land Development Status (1)	2013-2014 Special Taxes (1)	% of 2013-2014 Special Taxes	Assessed Value (2)	Direct Debt (3)	Assessed Value-To-Lien Ratio (4)
Improved Property	\$570,529	100.00%	\$221,739,035	\$6,635,000	33.42:1
Unimproved Property	\$0	0.00%	\$0	\$0	0
Totals:	\$570,529	100.00%	\$221,739,035	\$6,635,000	33.42:1

- (1) Improved Property consists of all parcels on the July 1, 2013 County of Los Angeles Assessor's Roll owned by an individual or have an improvement value equal to or greater than land value. All other parcels are classified as Unimproved Property.
- (2) Based on the July 1, 2013 County of Los Angeles Assessor's Roll.
- (3) Includes the outstanding principal amount of the bonds but excludes any overlapping debt issued by the County and/or other public agencies, as of September 2, 2013.
- (4) Ratio calculated by dividing Assessed Value column by Direct Debt column.

Table 6 of Official Statement:

**Value-to-Lien Ratio Categories for Taxable Parcels in the District
 Based on Assessed Values and Bonds**

Value-to-Lien Ratio (1)	Number of Parcels	Percentage of Parcels	2013-2014 Special Taxes	% of Total 2013-2014 Special Taxes
Between 3:1 and 4.99:1	1	0.37%	\$2,362	0.41%
Between 5:1 and 10:1	2	0.74%	\$4,724	0.83%
Greater than 10:1	269	98.89%	\$563,443	98.76%
Total	272	100.00%	\$570,529	100.00%

- (1) Value-to-Lien Ratio includes the outstanding principal amount of the bonds for CFD No. 7 but excludes any overlapping debt, issued by the County and/or other public agencies, as of September 2, 2013.

6. Table 3 of Official Statement:

Summary of Special Tax Levy By Property Owner

Property Owners (1)	Number of Parcels	% of Parcels	2013-2014 Special Taxes	% of Total 2013-2014 Special Taxes
Individual Sold Units (2)	272	100.00%	\$570,529	100.00%
Totals	272	100.00%	\$570,529	100.00%

(1) Based on the July 1, 2013 County of Los Angeles Assessor's Roll.

(2) Individual Sold Units for this calculation has been limited to those parcels where the owner of the parcel is an individual as reflected on the July 1, 2013 County of Los Angeles Assessor's Roll.

7. Any event which reduces the number of residential units permitted to be constructed within the District or which results in a moratorium on future building within the District:

There were no events that reduced the number of residential units permitted to be constructed.

8. Tax or assessment delinquency rate for most recent year available:

2.32%

Status of any foreclosure proceedings with respect to delinquent Special Taxes:

There were no foreclosure proceedings.

ANY SUBSEQUENT STATEMENTS REGARDING THE BONDS OTHER THAN A STATEMENT MADE BY THE FISCAL AGENT IN AN OFFICIAL RELEASE OR SUBSEQUENT NOTICE OR ANNUAL REPORT, PUBLISHED IN A FINANCIAL NEWSPAPER OF GENERAL CIRCULATION AND/OR FILED WITH THE MUNICIPAL SECURITIES RULEMAKING BOARD (MSRB) AND A NATIONALLY RECOGNIZED MUNICIPAL SECURITIES INFORMATION REPOSITORY (NRMSIR), ARE NOT AUTHORIZED BY THE DISTRICT OR THE FISCAL AGENT. NEITHER THE DISTRICT NOR THE FISCAL AGENT SHALL BE RESPONSIBLE FOR THE ACCURACY, COMPLETENESS, OR FAIRNESS OF ANY SUCH UNAUTHORIZED STATEMENT.

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Community Facilities District No.7
As of September 2, 2013
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THIS REPORT IS BEING FILED PURSUANT TO THE CONTINUING DISCLOSURE UNDERTAKING AND DOES NOT PURPORT TO CONTAIN ALL MATERIAL INFORMATION WITH RESPECT TO THE BONDS OR THE FINANCIAL CONDITION OF THE DISTRICT.

NEITHER THE DISTRICT NOR THE FISCAL AGENT HAS ANY OBLIGATION TO UPDATE THIS REPORT OTHER THAN AS EXPRESSLY PROVIDED IN THE CONTINUING DISCLOSURE UNDERTAKING.

DATED: JANUARY 15, 2014

AUDITOR-CONTROLLER OF THE
COUNTY OF LOS ANGELES

By: 
WENDY L. WATANABE, AUDITOR-CONTROLLER

**COMMUNITY FACILITIES DISTRICT #7-2012A
SUMMARY OF ACTIVITIES
AS OF JUNE 30, 2013**

BEGINNING BALANCE 7/1/12	\$	-
<u>REVENUE:</u>		
Special Taxes	\$	650,784.22
Special Taxes - CFD#7-1999 (Note A)		205,977.04
Reserve (Note A)		565,287.50
Admin CFD#7-1999 (Note A)		97,803.62
Acquisition (Note A)		52,260.87
Interest Earnings		3,887.81
Total Revenue:	\$	1,576,001.06
TOTAL BEG BAL & REVENUE	\$	1,576,001.06
<u>EXPENSE:</u>		
Acquisition Expense (Note A)	\$	45,033.71
Special tax - Refunding expenses (Note A)	\$	100,000.00
Debt Service Payments		88,885.43
Administrative Expense		10,162.93
Total Expense:	\$	244,082.07
Ending Cash Balance at June 30, 2013	\$	1,331,918.99

Note A: Due to refunding of CFD#7-1999 on October 2012 by CFD#7-2012A.