

**ANNUAL REPORT OF LOS ANGELES COUNTY
PUBLIC WORKS FINANCING AUTHORITY
REFUNDING REVENUE BONDS
RELATING TO
\$21,095,000.00 1996 Senior Lien Series A Bonds
\$3,795,000.00 1996 Junior Lien Series B Bonds
OF THE COUNTY OF LOS ANGELES
PUBLIC WORKS FINANCING AUTHORITY
REFUNDING REVENUE BONDS-1996
AS OF JUNE 30, 2013**

The following information is being provided by Los Angeles County Public Works Financing Authority (the "Authority") pursuant to Section 6.15 of the Indenture, dated as of November 1, 1996, by and among the Authority and BNY Western Trust Company, as trustee and Section 4 of the Continuing Disclosure Undertaking, dated as of November 1, 1996 (the "Disclosure Undertaking"), of the Authority relating to the \$21,095,000.00 Los Angeles County Public Works Financing Authority Refunding Revenue Bonds 1996 Senior Lien Series A and \$3,795,000.00 Los Angeles County Public Works Financing Authority Refunding Revenue Bonds 1996 Junior Lien Series B (the "Bonds").

| | | |
|----|---|------------------------|
| 1. | Principal Amount of Bonds Outstanding: | |
| | Senior Lien Series A: | \$ 8,270,000.00 |
| | Junior Lien Series B: | <u>\$ 1,550,000.00</u> |
| | Total | <u>\$ 9,820,000.00</u> |
| 2. | Balance in Reserve Funds: | |
| | Senior Lien Series A: | \$ 515,800.00 |
| | Junior Lien Series B: | \$ 175,000.00 |
| | Reserve Requirement: | |
| | Senior Lien Series A: | \$ 515,800.10 |
| | Junior Lien Series B: | \$ 175,000.00 |
| 3. | Cash Balance in Other Related Funds and Accounts: | |
| | Refunding Rev 96 Revenue | \$ 40,628.00 |
| | Refunding Rev 96 Program | \$ 1.55 |
| | Refunding Rev 96 CFD Residual | \$ 0.00 |
| | Refunding Rev 96 Assmt Residual | \$ 0.00 |
| | Refunding Rev 96 Repayment | \$ 0.19 |
| | Community Facilities District 2-1996: | |
| | Refunding Special Tax | \$ 1,018,158.49 |
| | Refunding Reserve Fund | \$ 1,205,578.12 |
| | Refunding Bond Service Fund | \$ 5.96 |
| | County Improvement District 2656-M-1996: | |
| | Refunding Assessment Installment | \$ 771,611.51 |
| | Refunding Reserve Fund | \$ 164,021.38 |

4. Total assessed value of all parcels¹ subject to the special tax and assessment:
- | | |
|-------------------------------------|----------------|
| Community Facilities District 2: | \$ 404,207,334 |
| County Improvement District 2656-M: | \$ 329,990,924 |

Value to lien ratio on all parcels¹ subject to the special tax and assessment:

| | |
|-------------------------------------|-------|
| Community Facilities District 2: | 69.52 |
| County Improvement District 2656-M: | 78.58 |

5. Tax or assessment delinquency rate for most recent year available:
- | | |
|-------------------------------------|-------|
| Community Facilities District 2: | 1.17% |
| County Improvement District 2656-M: | 1.29% |

6. Number of parcels delinquent in payment of the special tax and assessment:
- | | |
|-------------------------------------|----|
| Community Facilities District 2: | 13 |
| County Improvement District 2656-M: | 12 |

The amount of each delinquency:

| | |
|-------------------------------------|--------------|
| Community Facilities District 2: | Attachment A |
| County Improvement District 2656-M: | Attachment B |

The date on which foreclosure was commenced or similar information in categories pertaining to delinquencies deemed appropriate by the Authority:

There were no foreclosures.

7. Status of special tax foreclosure proceedings and summary of results of foreclosure sales, if available:

There were no foreclosures.

8. Identity of any delinquent taxpayer (by specific title holder and excluding related entities) representing in the aggregate more than 5% of the CFD No. 2 special tax levy or assessment:

There were no delinquent taxpayers responsible for more than 5% of special taxes levied.

¹ All parcels were developed as of June 30, 2013

9. A land ownership summary that lists ownerships as of March 1, 2013 from records of the County Assessor responsible for more than 5% of the special tax levy or assessment as of March 1, 2013:

There are no property owners responsible for more than 5% of the special tax levy or assessment at March 1, 2013.

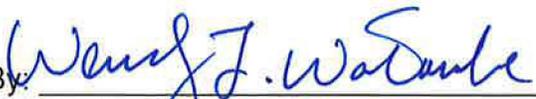
ANY SUBSEQUENT STATEMENTS REGARDING THE BONDS OTHER THAN A STATEMENT MADE BY THE FISCAL AGENT IN AN OFFICIAL RELEASE OR SUBSEQUENT NOTICE OR ANNUAL REPORT, PUBLISHED IN A FINANCIAL NEWSPAPER OF GENERAL CIRCULATION AND/OR FILED WITH THE MUNICIPAL SECURITIES RULEMAKING BOARD (MSRB) AND A NATIONALLY RECOGNIZED 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.

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.

NOVEMBER 14, 2013

AUDITOR-CONTROLLER OF THE
COUNTY OF LOS ANGELES

By: 

WENDY L. WATANABE
AUDITOR-CONTROLLER

Community Facilities District 2
of the County of Los Angeles
2012-13 Third Paid Delinquent

| APN | Levy | Paid | Unpaid |
|--|------------------------|----------------------|---------------------|
| 8269-062-009 | \$ 1,262.21 | \$ - | \$ 1,262.21 |
| 8269-064-017 | 1,262.21 | - | 1,262.21 |
| 8269-066-002 | 1,388.64 | 694.32 | 694.32 |
| 8269-068-046 | 1,388.64 | 694.32 | 694.32 |
| 8269-068-059 | 1,704.37 | 852.18 | 852.19 |
| 8269-069-008 | 1,704.37 | 1,617.94 | 86.43 |
| 8269-070-013 | 1,388.64 | 694.32 | 694.32 |
| 8269-073-007 | 1,388.64 | 694.32 | 694.32 |
| 8269-075-023 | 1,388.64 | 694.32 | 694.32 |
| 8269-078-039 | 1,388.64 | 694.32 | 694.32 |
| 8269-080-014 | 1,388.64 | 383.79 | 1,004.85 |
| 8269-080-024 | 1,388.64 | - | 1,388.64 |
| 8269-088-002 | 1,704.37 | - | 1,704.37 |
| | \$ 18,746.65 | \$ 7,019.83 | \$ 11,726.82 |
| CFD GRAND TOTAL | \$ 1,005,299.13 | \$ 993,572.31 | \$ 11,726.82 |
| NUMBER OF PARCELS | 702 | | 13 |
| PERCENT DELINQUENT | | | 1.17% |
| 5% of Total Levy Owners > 5% | \$ 50,264.96 | | 0 |

County of Los Angeles - County Improvement 2656-M
2012-13 Third Paid Delinquent

| APN | Levy | Paid | Unpaid |
|--|---------------------------|----------------------|---------------------|
| 8269-064-017 | \$ 1,598.92 | \$ - | \$ 1,598.92 |
| 8269-066-002 | 1,332.43 | 666.21 | 666.22 |
| 8269-068-046 | 1,332.43 | 666.21 | 666.22 |
| 8269-068-059 | 1,332.43 | 666.21 | 666.22 |
| 8269-069-008 | 1,598.92 | 1,517.84 | 81.08 |
| 8269-070-013 | 2,131.89 | 1,065.94 | 1,065.95 |
| 8269-073-007 | 1,332.43 | 666.21 | 666.22 |
| 8269-075-023 | 1,332.43 | 666.21 | 666.22 |
| 8269-078-039 | 1,598.92 | 799.46 | 799.46 |
| 8269-080-014 | 1,332.43 | 368.26 | 964.17 |
| 8269-080-024 | 1,332.43 | - | 1,332.43 |
| 8269-088-002 | 1,598.91 | - | 1,598.91 |
| | \$ 17,854.57 | \$ 7,082.55 | \$ 10,772.02 |
| CI GRAND TOTAL | \$ 835,433.89 | \$ 824,661.87 | \$ 10,772.02 |
| NUMBER OF PARCELS | 559 | | 12 |
| PERCENT DELINQUENT | | | 1.29% |
| 5% of Total Levy Owners > 5% | \$ 41,771.69 0 | | 0 |