



ANNUAL DISCLOSURE REPORT

Dated:
February 15, 2008

Community Facilities District No. 10 (Eastvale Area) Jurupa Community Services District

CUSIP Number:	482097FS6	CUSIP Number:	482097GA4
CUSIP Number:	482097FT4	CUSIP Number:	482097GB2
CUSIP Number:	482097FU1	CUSIP Number:	482097GC0
CUSIP Number:	482097FV9	CUSIP Number:	482097GD8
CUSIP Number:	482097FW7	CUSIP Number:	482097GE6
CUSIP Number:	482097FX5	CUSIP Number:	482097GF3
CUSIP Number:	482097FY3	CUSIP Number:	482097GG1
CUSIP Number:	482097FZ0	CUSIP Number:	482097GH9

Prepared by
Albert A. Webb Associates
in coordination with
Jurupa Community Services District, as Administrator

Information current as of September 30, 2007

Information can be found at website: www.webbassociates.com

TABLE OF CONTENTS

District Profile	3
Fiscal Year 2007-2008 Special Tax Levy by Rates and Method Category and Assessed Values for Each Category (Table 1)	4
Direct and Overlapping Debt (Table 2)	5
Historical Special Tax Collection History (Table 3)	6
Debt Service Schedule	7
Bond Funds	8
Reserve Requirement	8
Foreclosure Status	9
Changes to the Rates and Method of Apportionment	9
Building Permit Status	9
Financial Statements	9
Significant Events	10
Regional Location Map	11
District Boundary Map	12

The information herein for Community Facilities District No. 10 (Eastvale Area) of Jurupa Community Services District, (the “District” or “CFD No. 10”) was prepared by Albert A. Webb Associates and Jurupa Community Services District, as Administrators. Except as otherwise noted all information is current as of September 30, 2007.

District Profile

Community Facilities District No. 10

(Eastvale Area)

District Description and Location

The District consists of approximately 79.88 gross acres and is located in the northwestern unincorporated area of the County of Riverside, north of the Santa Ana River, west of Interstate 15, and in between the City of Norco to the south and the City of Ontario (in San Bernardino County) to the north. The District is located approximately 10 miles south of Ontario International Airport. The District consists of two contiguous Improvement Areas. Improvement Area No. 1 of the District, which consists of approximately 39.99 gross acres, is located on the west side of Sumner Avenue, north of Citrus Street. Improvement Area No. 2 of the District, which consists of approximately 39.89 gross acres, is located on the east side of Sumner Avenue, north of Citrus Street. The area known as “Eastvale” was once dairy farms. The District is comprised entirely of parcels used or planned to be used as single-family residences. The District is now built out and there are 290 single-family residences, 139 single-family residences in Improvement Area No. 1 and 151 single-family residences in Improvement Area No. 2.

Description of Authorized Facilities

The District was formed to fund the design, construction, and acquisition of proposed facilities consisting of the Services District Facilities that consist of master plan water system facilities, including capacity in existing facilities, master plan sewer system improvements, including capacity in existing facilities and sewage treatment and disposal capacity, park and recreation facilities, including incidental expenses related to the planning, design, and completion of such facilities, and School District Facilities that include K-12 public school facility improvements to be owned and operated by the School District. The District is authorized to incur bonded indebtedness in the aggregate amount of \$10,000,000 and has issued bonds in the amount of \$7,415,000.

Bonds

Bonds in the amount of \$7,415,000, with interest rates ranging from 2.000% to 5.900%, were issued on December 16, 2003 to finance public facilities funded by the District. Pursuant to the Fiscal Agent Agreement, the aggregate principal amount of the Bonds will be allocated to the Improvement Areas as follows: \$3,515,255 has been allocated to Improvement Area No. 1 and \$3,899,745 has been allocated to Improvement Area No. 2. Interest on the Bonds is payable semi-annually on March 1 and September 1. Principal is payable annually on September 1. The date for the final maturity of Bonds is September 1, 2033. The remaining authorized but unissued bonded indebtedness for the District totals \$2,585,000, but so long as any of the bonds remain outstanding, the District shall not issue any additional bonds or obligations payable from Special Tax Revenues against this remaining amount of authorized indebtedness other than refunding bonds which result in a reduction in annual debt service.

Special Tax

A special tax is levied and collected each year against various taxable properties throughout the entire District to pay the principal and interest obligations on the outstanding bonds of the District. Each Improvement Area is taxed separately for its respective share of the Bonds and Special Taxes may not be levied in one Improvement Area to pay the Debt Service and Facilities Special Tax Requirement (as defined in the Rates and Method) for the other Improvement Area. The proportionate share of debt service on the Bonds allocated to each Improvement Area for fiscal year 2007-2008 was: Improvement Area No. 1 – 47.41% and Improvement Area No. 2 – 52.59%. These proportionate shares may fluctuate slightly in each Bond year and could change if the special tax obligations of parcels of property in either of the Improvement Areas are prepaid. The total amount levied for the 2007-2008 tax year was \$558,326.50. The proportionate share for Improvement Area No. 1 was \$261,024.94 and the proportionate share for Improvement Area No. 2 was \$297,301.56.

Table 1 below summarizes the fiscal year 2007-2008 Special Taxes levied on Developed and Undeveloped Property (as defined in the Rates and Method) within the District and the assessed value of such land, as shown on the equalized assessment roll for fiscal year 2007-2008 of the Riverside County Assessor as of July 1, 2007.

TABLE 1

**Fiscal Year 2007-2008 Special Tax Levy
by Rates and Method Category and
Assessed Values for Each Category**

Land Use Class	FY Special Tax	Percent of Total FY Special Tax	FY Assessed Value
Developed ⁽¹⁾	\$558,326.50	100.00%	\$138,853,440.00
Undeveloped ⁽²⁾	\$0.00	0.00%	\$81,204.00
Totals	\$558,326.50	100.00%	\$138,934,644.00

⁽¹⁾ Developed property is defined as all residential property and non-residential property which, as of March 1 preceding the fiscal year for which the Special Tax is being levied, has been subject to the issuance of a building permit which allows residential dwelling units or non-residential buildings to be constructed. The number of applicable building permits for fiscal year 2007-2008 was 288.

⁽²⁾ Undeveloped property is defined as all parcels of taxable property which are not categorized as developed property.

Table 2 below summarizes the Direct and Overlapping Debt for fiscal year 2007-2008.

TABLE 2

Direct and Overlapping Debt ⁽¹⁾

I. Assessed Value						\$138,934,644
2007-2008 Equalized Roll Assessed Valuation as of July 1, 2007						
II. Land Secured Bond Indebtedness						Amount
Outstanding Direct and						Amount
<u>Overlapping Bonded Debt</u>	<u>Type</u>	<u>Issued</u>	<u>Outstanding</u>	<u>% Applicable</u>		<u>Applicable</u>
JURUPA COMMUNITY SERVICES DISTRICT CFD NO. 10	CFD	\$7,415,000	\$7,020,000	100.000%		\$7,020,000
TOTAL LAND SECURED BONDED DEBT ⁽¹⁾						\$7,020,000
Authorized but Unissued Direct and						Amount
<u>Overlapping Bonded Debt</u>	<u>Type</u>	<u>Authorized</u>	<u>Unissued</u>	<u>% Applicable</u>		<u>Applicable</u>
JURUPA COMMUNITY SERVICES DISTRICT CFD NO. 10	CFD	\$10,000,000	\$2,585,000 ⁽²⁾	100.000%		\$2,585,000
TOTAL UNISSUED LAND SECURED INDEBTEDNESS ⁽¹⁾						\$2,585,000
TOTAL OUTSTANDING AND UNISSUED LAND SECURED INDEBTEDNESS						\$9,605,000
III. General Obligation Bond Indebtedness						Amount
Outstanding Direct and						Amount
<u>Overlapping Bonded Debt</u>	<u>Type</u>	<u>Issued</u>	<u>Outstanding</u>	<u>% Applicable</u>		<u>Applicable</u>
METROPOLITAN WATER DEBT SERVICE	GO	\$850,000,000	\$359,115,000	0.0068937%		\$24,756
CORONA-NORCO UNIFIED SCHOOL DISTRICT DEBT SERVICE	GO	\$145,144,622	\$131,744,622	0.4736229%		\$623,973
RIVERSIDE COMMUNITY COLLEGE DISTRICT DEBT SERVICE	GO	\$155,000,000	\$142,576,109	0.1661988%		\$236,960
TOTAL GENERAL OBLIGATION BONDED DEBT ⁽¹⁾						\$885,689
Authorized Direct and						Amount
<u>Overlapping Bonded Debt</u>	<u>Type</u>	<u>Authorized</u>	<u>Unissued</u>	<u>% Applicable</u>		<u>Applicable</u>
METROPOLITAN WATER DISTRICT	GO	\$850,000,000	\$0	0.0068937%		\$0
CORONA-NORCO UNIFIED SCHOOL DISTRICT DEBT SERVICE	GO	\$315,000,000	\$175,000,000	0.4736229%		\$828,840
RIVERSIDE COMMUNITY COLLEGE DISTRICT DEBT SERVICE	GO	\$350,000,000	\$195,000,000	0.1661988%		\$324,088
TOTAL UNISSUED GENERAL OBLIGATION INDEBTEDNESS ⁽¹⁾						\$1,152,928
TOTAL OUTSTANDING AND UNISSUED GENERAL OBLIGATION INDEBTEDNESS						\$2,038,617
TOTAL OF ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT						\$7,905,689
TOTAL OF ALL OUTSTANDING AND UNISSUED DIRECT AND OVERLAPPING INDEBTEDNESS						\$11,643,617

IV. Ratios to 2007-2008 Assessed Valuation

Outstanding Land Secured Bonded Debt	19.79:1
Outstanding General Obligation Bonded Debt	156.87:1
Total Outstanding Bonded Debt	17.57:1
Unissued Land Secured Bonds	53.75:1
Unissued General Obligation Bonds	120.51:1
Total Unissued Bonds	37.17:1
Total Outstanding and Unissued Land Secured and General Obligation Bonded Debt	11.93:1

⁽¹⁾ Albert A. Webb Associates is not aware of any additional bonded debt for parcels in CFD No. 10 for the referenced fiscal year.

⁽²⁾ So long as any of the Bonds for CFD No. 10 remain outstanding, the District shall not issue any additional bonds or obligations payable from Special Tax Revenues other than refunding bonds which will result in a reduction in annual debt service.

TABLE 3

Historical Special Tax Collection History

Fiscal Year	Aggregate Special Tax Levy	Amount Delinquent at 2/15/08	Delinquency Rate at 2/15/08
2004-05	\$550,545	\$927	0.17%
2005-06	\$523,354	\$8,092	1.55%
2006-07	\$575,565	\$31,108	5.40%
2007-08 ⁽¹⁾	\$279,163 ⁽²⁾	\$36,459	13.06%

⁽¹⁾ 1st installment FY 2007-08 delinquency information is based on preliminary information.

⁽²⁾ The levy amount listed for FY 2007-08 reflects the amount due for the 1st installment.

\$7,415,000
COMMUNITY FACILITIES DISTRICT NO. 10
(EASTVALE AREA)
OF JURUPA COMMUNITY SERVICES DISTRICT
SPECIAL TAX BONDS, 2003 SERIES A
December 16, 2003

Debt Service Schedule

Period Ending (September 1)	Principal	Interest	Debt Service
2004		281,647.50	281,647.50
2005	130,000.00	397,620.00	527,620.00
2006	130,000.00	395,020.00	525,020.00
2007	135,000.00	391,900.00	526,900.00
2008	140,000.00	388,187.50	528,187.50
2009	140,000.00	383,847.50	523,847.50
2010	150,000.00	378,807.50	528,807.50
2011	155,000.00	372,957.50	527,957.50
2012	160,000.00	366,447.50	526,447.50
2013	165,000.00	359,247.50	524,247.50
2014	175,000.00	351,410.00	526,410.00
2015	185,000.00	342,835.00	527,835.00
2016	190,000.00	333,585.00	523,585.00
2017	200,000.00	323,800.00	523,800.00
2018	215,000.00	313,400.00	528,400.00
2019	225,000.00	302,005.00	527,005.00
2020	235,000.00	288,955.00	523,955.00
2021	250,000.00	275,325.00	525,325.00
2022	265,000.00	260,825.00	525,825.00
2023	280,000.00	245,455.00	525,455.00
2024	295,000.00	229,215.00	524,215.00
2025	315,000.00	212,105.00	527,105.00
2026	330,000.00	193,520.00	523,520.00
2027	350,000.00	174,050.00	524,050.00
2028	375,000.00	153,400.00	528,400.00
2029	395,000.00	131,275.00	526,275.00
2030	420,000.00	107,970.00	527,970.00
2031	445,000.00	83,190.00	528,190.00
2032	470,000.00	56,935.00	526,935.00
2033	495,000.00	29,205.00	524,205.00
Totals	\$7,415,000.00	\$8,124,142.50	\$15,539,142.50

The principal amount of the bonds outstanding as of September 30, 2007 is \$7,020,000.

BOND FUNDS

Investment Summary as of September 30, 2007

Account Name	Security	Coupon Rate	Maturity	Book Value	Market Value	Rating
Reserve Fund	U.S. Treasury Money Market Corporate Trust	4.21%	Monthly	\$528,945.39	\$528,945.39	N/A
Special Tax Account	U.S. Treasury Money Market Corporate Trust	4.21%	Monthly	\$41,607.10	\$41,607.10	N/A
Services District Facilities Fund	U.S. Treasury Money Market Corporate Trust	4.21%	Monthly	\$1,259,313.04	\$1,259,313.04	N/A

Reserve Requirement

In order to secure further the payment of the principal of and interest on the bonds, the District is required, upon delivery of the bonds, to deposit in the Reserve Fund and thereafter to maintain in the Reserve Fund an amount equal to the Reserve Requirement. The Fiscal Agent Agreement provides that the amount in the Reserve Fund shall, as of any date of calculation, equal the lesser of (i) 10% of the initial principal amount of the Bonds; (ii) the maximum annual debt service on the Bonds; or (iii) one hundred twenty-five percent (125%) of average annual debt service on the bonds (the "Reserve Requirement").

The District has covenanted to levy Special Taxes in an amount that is anticipated to be sufficient, in light of the other intended uses of the Special Tax proceeds, to maintain the balance in the Reserve Fund at the Reserve Requirement. Amounts in the Reserve Fund are to be applied to (i) pay debt service on the bonds, to the extent other monies are not available therefore; (ii) redeem the bonds in whole or in part, including without limitation from Special Tax Prepayments; and (iii) pay the principal and interest due in the final year of maturity of the bonds.

The current Reserve Fund Requirement is \$528,807.50. The balance in the Reserve Fund as of September 30, 2007 was \$528,945.39.

Foreclosure Status

Pursuant to Section 53356.1 of the Mello-Roos Community Facilities Act of 1982 and the Official Statement dated November 20, 2003, the commencement of judicial foreclosure following the non-payment of Special Tax is not mandatory. However, the Services District has covenanted for the benefit of the owners of the bonds that it will commence and diligently pursue to completion, judicial foreclosure proceedings against properties with delinquent Special Taxes in excess of \$5,000.00 by the October 1 following the close of the fiscal year in which such Special Taxes were due. In addition, the District will commence and diligently pursue to completion judicial foreclosure proceedings against all properties with delinquent Special Taxes by October 1 following the close of each fiscal year in which it receives Special Taxes in an amount which is less than 95% of the total Special Taxes levied.

In November 2007, the Services District began judicial foreclosure proceedings against all properties with delinquent Special Taxes for fiscal year 2004-2005 and fiscal year 2005-2006. The delinquent Special Taxes for fiscal year 2004-2005 for one property and the delinquent Special Taxes for fiscal year 2005-2006 for seven properties have been stripped from the tax roll in preparation for the filing of superior court foreclosure actions.

Changes to the Rates and Method of Apportionment

The Rates and Method of Apportionment requires the Services District to cause the Special Tax to be apportioned and levied first, for each improvement area, on developed property in equal percentages up to 100% of the Maximum Special Tax rate, second, if additional funds are needed, on undeveloped property in equal percentages up to 100% of the Maximum Special Tax Rate, and third, if additional funds are needed, on parcels of developed property classified as residential property whose Maximum Special Tax for debt service and facilities is determined by the application of the Alternative Special Tax Rate in equal percentages up to 100% of such Maximum Special Tax. Should there be any changes to the Rates and Method of Apportionment of Special Tax, it must be submitted to the qualified electors for approval prior to the filing of the Annual Report.

There are no changes pending to the Rates and Method of Apportionment at this time.

Building Permit Status

Developed property means all residential property and non-residential property which, as of March 1 preceding the fiscal year for which the Special Tax is being levied, has been subject to the issuance of a building permit which allows residential dwelling units or non-residential buildings to be constructed.

As of September 30, 2007, there were 290 building permits issued for residential dwelling units and no building permits issued for non-residential buildings. Building permits for all lots within CFD No. 10 have been issued.

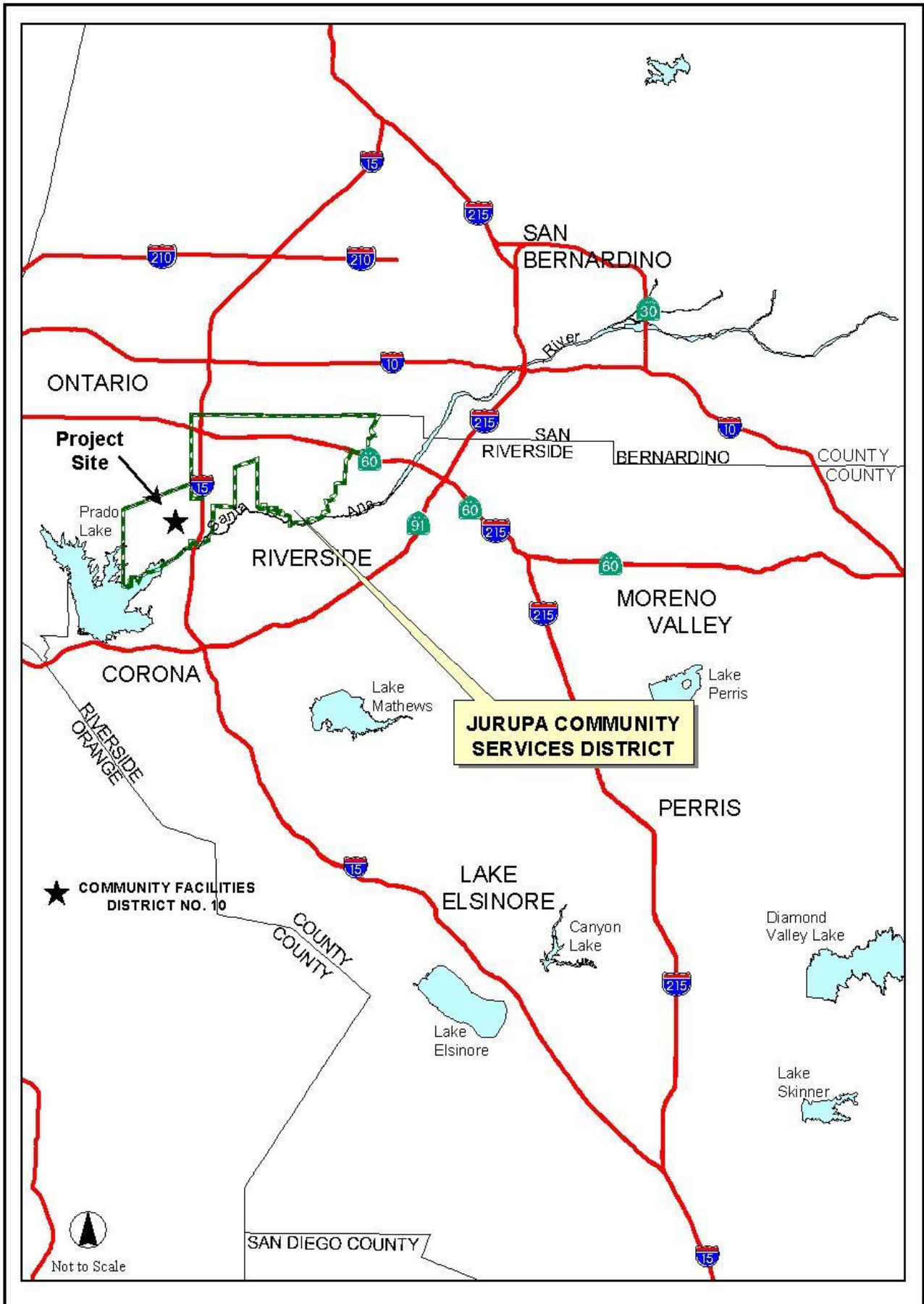
Financial Statements

The audited financial statements of the Services District for fiscal year 2007-2008 may be obtained by contacting the General Manager of the Jurupa Community Services District at (951) 685-7434.

Significant Events

The following events as set forth in Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, are considered material by the District.

1.	Principal and interest payment delinquencies	Not Applicable
2.	Non-payment related defaults	Not Applicable
3.	Unscheduled draws on debt service reserves reflecting financial difficulties	Not Applicable
4.	Unscheduled draws on credit enhancements reflecting financial difficulties	Not Applicable
5.	Substitution of credit or liquidity providers, or their failure to perform	Not Applicable
6.	Adverse tax opinions or events affecting the tax-exempt status of the bonds	Not Applicable
7.	Modifications to rights of bond owners	Not Applicable
8.	Bond Calls	Not Applicable
9.	Defeasances	Not Applicable
10.	Release, substitution, or sale of property securing repayment of the Bonds	Not Applicable
11.	Rating Changes	Not Applicable
12.	Failure to provide annual financial information as required	Not Applicable

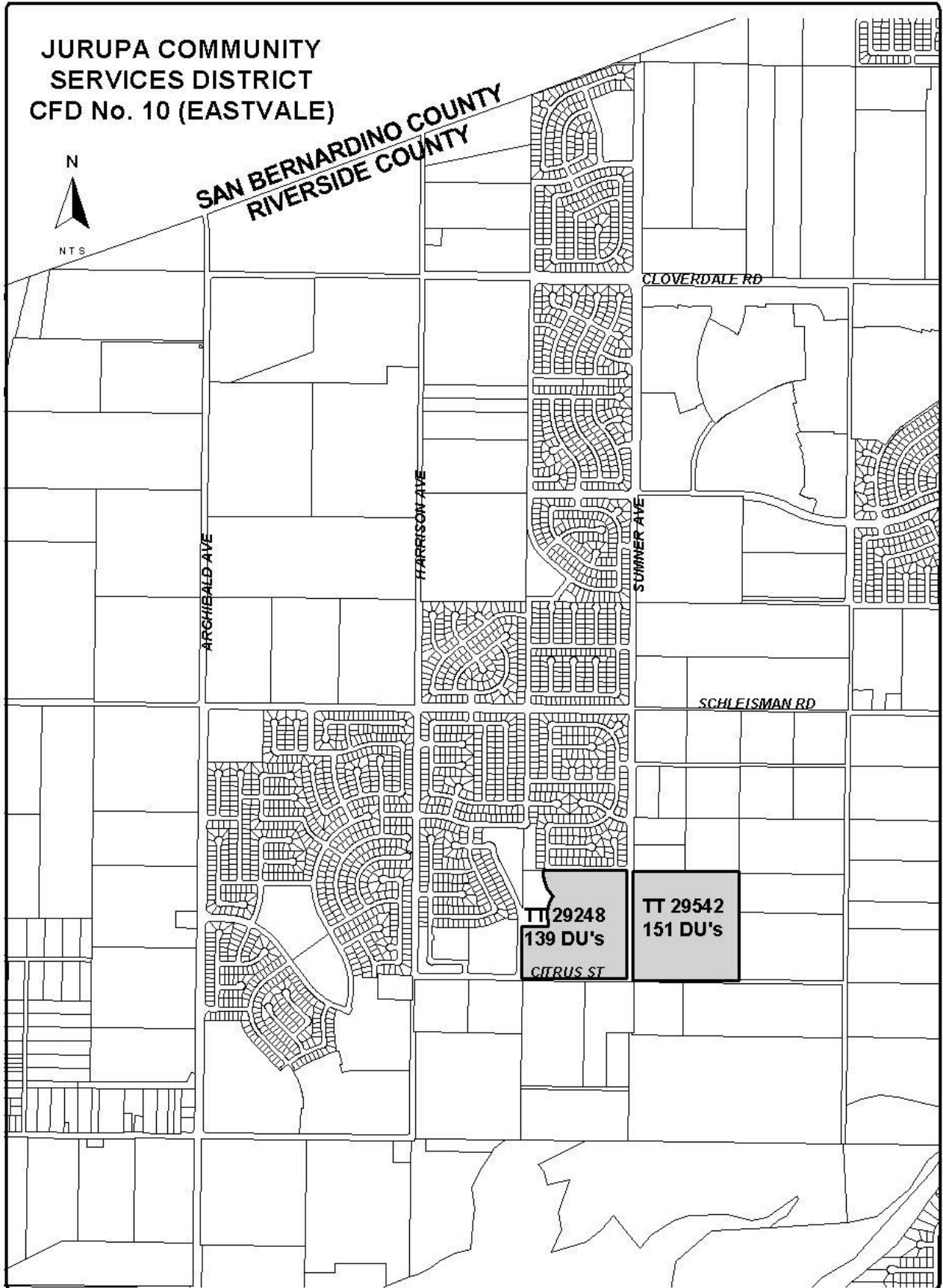


G:\2003\03-0200\GIS\03-0200.apr\regional location

**JURUPA COMMUNITY
SERVICES DISTRICT
CFD No. 10 (EASTVALE)**



**SAN BERNARDINO COUNTY
RIVERSIDE COUNTY**



**TT 29248
139 DU's**

**TT 29542
151 DU's**

CITRUS ST