

City of Sacramento
Annual Continuing Disclosure Report
Fiscal Year 2012/13

Issue	Sacramento City Financing Authority 2013 Special Tax Refunding Revenue Bonds (Westlake and Regency Park) Series A
Par	\$ 23,525,000
Issued	January 29, 2013
CUSIP Numbers	785852AB0 785852AC8 785852AD6 785852AE4 785852AF1 785852AG9 785852AH7 785852AJ3 785852AK0 785852AL8 785852AM6 785852AN4 785852AP9 785852AQ7 785852AR5 785852AS3 785852AT1
Refunding Note	<i>On January 29, 2013, all outstanding bonds for the Westlake CFD and the Regency Park CFD were fully refunded by the 2013 Special Tax Refunding Revenue Bonds. Payments due on September 01, 2013 were made from tax collections of the FY12/13 levy.</i>
Reserve Note	<i>The reserve for the 2013 Special Tax Refunding Revenue Bonds consists of a separate Westlake CFD reserve and a separate Regency Park CFD reserve (i.e., there is no commingling of reserves).</i>

Content of Annual Report.

The City’s Annual Report shall contain or incorporate by reference the following:

(a) The City’s comprehensive audited financial report for the prior fiscal year.

The City’s Comprehensive Annual Financial Report (CAFR) for the prior fiscal year will be uploaded as a separate document; it is projected that the CAFR will be presented to the City Council in early February. At that time, the CAFR will also be available on the city’s website at:
<http://www.cityofsacramento.org/finance/accounting/reporting.cfm>

Unaudited financials were previously uploaded as a separate document in EMMA.

THE CITY’S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES AND EXCHANGE COMMISSION STAFF’S INTERPRETATION OF RULE 15C2-12. NO FUNDS OR ASSETS OF THE AUTHORITY OR THE CITY, OTHER THAN NET SPECIAL TAXES, ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS, AND NEITHER THE AUTHORITY NOR THE CITY IS OBLIGATED TO ADVANCE AVAILABLE FUNDS TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE AUTHORITY OR THE CITY IN EVALUATING WHETHER TO BUY, HOLD, OR SELL THE BONDS.

(b) To the extent not included in the City’s audited financial statements, the following information:

(1) The most recent annual information the City is required by the Mello-Roos Community Facilities Act of 1982 to file with the California Debt and Investment Advisory Commission on the Authority’s behalf.

The City’s annual filing with CDIAC for this issue, on the Authority’s behalf as well as the submittals for the associated loan, have been uploaded as separate documents and are also available online at:
http://www.cityofsacramento.org/treasurer/public_finance/continuing_disclosure.

(2) An updated table in substantially the form of the table in the Official Statement titled “Table 5 – Westlake CFD and Regency Park CFD Value-to-Burden Ratios,” using property valuations based upon the most recent equalized tax roll before the September next preceding the Annual Report Date.

CFD	2013-14 Assessed Value	Principal Amount of Special Tax Bonds	Overlapping Liens*	Total Lien	Value-to-Burden Ratio
Westlake	\$ 389,063,156	\$ 7,735,000	\$ 2,748,254	\$ 10,483,254	37.1:1
Regency Park	\$ 485,525,679	\$ 14,005,000	\$ 5,787,830	\$ 19,792,830	24.5:1

* as of June 30, 2013

Source: County of Sacramento Assessor, NBS Local Government Solutions, CalMuni

(3) Any changes to the Rate and Method of Apportionment of Special Tax for either of the CFDs.

There was no change to the Rate and Method of Apportionment of Special Tax for either of the CFDs.

(4) The amount of prepayments of the Special Tax with respect to each of the CFDs for the prior fiscal year.

There was no prepayment of the Special Tax with respect to each of the CFDs for the prior fiscal year.

Additional Information.

Federal Emergency Management Agency

Effective December 2008, the City ceased issuing any building permits for new construction within the larger Natomas Basin Area until the levees protecting the Natomas Basin Area are certified by the Federal Emergency Management Agency (FEMA) as providing 100-year flood protection and the area is re-mapped by FEMA. Until that occurs, no further development will take place in the Natomas Basin Area. In recent years, the Sacramento Area Flood Control Agency, in collaboration with the U.S. Corp of Engineers has worked on the Natomas Levee Improvement Program. Below is the updated status of the City's efforts with FEMA to re-zone the flood basin map and resume new construction in the Natomas area.

- In May 2013, the U.S. Senate passed the Water Resources Reform and Development Act of 2013 (WRRDA);
- In October 2013, the U.S. House of Representatives passed the WRRDA;
- In November 2013, a Senate-House conference committee was formed to reconcile the two versions of water resources legislation, a process that is still ongoing;
- Once the WRRDA passes the conference committee, it will go to the floor of both houses for a vote, then onto the President for signature; and
- Once the WRRDA get ratified, the City will be able to make its final request to FEMA for an A99 zone in Natomas (a preliminary request was made to FEMA for A99 about a year ago).

When development in the North Natomas area resumes again, information on large scale projects can be found using the link below.

<http://portal.cityofsacramento.org/Community-Development/Planning/Long-Range/New%20Growth/North-Natomas>

CDIAC Annual Filings

See Exhibit A1 - 2013 Special Tax Refunding - Authority FY13 Annual CDIAC Marks-Roos Filing.

See Exhibit A2 - 2013 Special Tax Refunding - Regency Park FY13 Annual CDIAC Marks-Roos Filing.

See Exhibit A3 - 2013 Special Tax Refunding - Westlake FY13 Annual CDIAC Marks-Roos Filing.

See Exhibit A4 - Westlake FY13 Annual CDIAC Mello-Roos Filing.

See Exhibit A5 - Regency Park FY13 Annual CDIAC Mello-Roos Filing.

The City's annual filings with CDIAC for this issue are also available online at:

http://www.cityofsacramento.org/treasurer/public_finance/continuing_disclosure

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS
REPORT
FOR AUTHORITY ISSUE
 California Debt and Investment Advisory Commission
 915 Capitol Mall, Room 400, Sacramento, CA 95814
 P.O. Box 942809, Sacramento, CA 94209-0001
 Tel: (916) 653-3269 FAX (916) 654-7440

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Fiscal Year <u>2013</u>
CDIAC # <u>2012-1942</u>

California Government Code Section 6599.1 requires that all issuers selling Mark-Roos bonds after January 1, 1996 report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

I. GENERAL INFORMATION

- A. Authority Issuer Sacramento City Financing Authority
- B. Name/Title/Series of Bond Issue 2013 Special Tax Refunding Revenue Bonds, Series A
 Senior Issue: Yes No Subordinate Issue: Yes No
- C. Date of Bond Issue 01/29/2013
- D. Original Principal Amount of Bonds \$ 23,525,000.00
- E. Reserve Fund Minimum Balance Required Yes Amount \$ 2,352,500.00 No
- F. Total Issuance Costs \$ 553,078.41
 (Report Issuance Costs only at initial filing)

II. FUND BALANCE FISCAL STATUS

- Balances reported as of June 30, 2013
 (Year)
- A. Principal Amount of Bonds Outstanding \$ 23,525,000.00
- B. Bond Reserve Fund \$ 2,352,701.53
- C. Capitalized Interest Fund \$ 0.00

III. AUTHORITY FINANCIAL INFORMATION

A. Fees Paid for Professional Services (Annual Totals)

1. Type of Service	2. Amount of Fees
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Add sheet, if necessary

B. Local Obligor

1. Issuer/Borrower	2. Bond Purchase (BP) or Loan (L)	3. Amount of Purchase/Loan (from Authority Issue)	4. Administration Fee (Charged to LOB)
City of Sacramento	BP	\$8,455,000.00	\$0.00
City of Sacramento	BP	\$15,070,000.00	\$0.00
		\$	\$
		\$	\$
		\$	\$

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR AUTHORITY ISSUE
(Continued)

C. Investment Contracts

1. Terms of Investment Contracts

a. Final Maturity _____

b. Other (see Guidelines for explanation) _____

2. Commission/Fee for Contract Total \$ _____

3. Interest Earnings on Contract Current \$ _____

D. Are the taxes paid under the County's Teeter Plan? Yes No

IV. ISSUE RETIRED

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 _____

V. NAME OF PARTY COMPLETING THIS FORM

NAME Colin Bettis

TITLE Treasury Analyst

FIRM/AGENCY City of Sacramento

ADDRESS 915 I Street, Historic City Hall, 3rd Floor

CITY/STATE/ZIP CODE Sacramento, CA 95814

PHONE (916) 808-8292 DATE OF REPORT 10/28/2013

EMAIL cbettis@cityofsacramento.org

Section 6599.1 of the California Government Code requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
Tel: (916) 653-3269 FAX (916) 654-7440

For Office Use Only

Fiscal Year 2013
CDIAC # 2012-1944

California Government Code Section 6599.1 requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

I. GENERAL INFORMATION

A. Local Obligor Issuer North Natomas Regency Park CFD 2001-03

B. Name/Title/Series of Bond Issue 2013 Special Tax Refunding Revenue Bonds, Series A

C. Date of Bond Issue 01/29/2013

D. Original Principal Amount of Bonds \$ 15,070,000.00

E. Reserve Fund Minimum Balance Required Yes Amount \$ 1,507,000.00 No

Part of Authority Reserve Fund Yes Percent of Reserve Fund 64.06

F. Name of Authority that purchased debt Sacramento City Financing Authority

G. Date of Authority Bond(s) Issuance 01/29/2013

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2013 (Year)

A. Principal Amount of Bonds Outstanding \$ 15,070,000.00

B. Bond Reserve Fund \$ 1,507,129.06

C. Capitalized Interest Fund \$ 0.00

III. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2013 (Date)

A. Delinquency Rate 0.72 (Percent)

B. Are the Property Taxes Paid Under the County's Teeter Plan: Yes No

C. Taxes Due: 1,461,759.76 (\$ Amount)

D. Taxes Unpaid: 10,549.48 (\$ Amount)

IV. RETIRED ISSUES

This issue is retired and not longer subject to the Yearly Fiscal Status report 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: _____

V. NAME OF PARTY COMPLETING THIS FORM

Name Colin Bettis

Title Treasury Analyst

Firm/Agency City of Sacramento

Address 915 I Street, Historic City Hall

City/State/Zip Sacramento, CA 95814

Phone (916) 808-8292 Date of Report 10/28/2013

Email: cbettis@cityofsacramento.org

STATE OF CALIFORNIA
MARKS-ROOS YEARLY FISCAL STATUS REPORT
FOR LOCAL OBLIGORS

California Debt and Investment Advisory Commission
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For Office Use Only

Fiscal Year 2013
CDIAC # 2012-1943

California Government Code Section 6599.1 requires that all issuers selling Mark-Roos bonds, which is part of the Mark-Roos Local Bond Pooling Act of 1985, after January 1, 1996 are required to report specific information to the Commission by October 30th of the current year and each year thereafter, until maturity.

I. GENERAL INFORMATION

A. Local Obligor Issuer North Natomas Westlake CFD 2000-01
B. Name/Title/Series of Bond Issue 2013 Special Tax Revenue Bonds Series A
C. Date of Bond Issue 01/29/2013
D. Original Principal Amount of Bonds \$ 8,455,000.00
E. Reserve Fund Minimum Balance Required Yes Amount \$ 845,500.00 No
Part of Authority Reserve Fund Yes Percent of Reserve Fund 35.94
F. Name of Authority that purchased debt Sacramento City Financing Authority
G. Date of Authority Bond(s) Issuance 01/29/2013

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2013 (Year)
A. Principal Amount of Bonds Outstanding \$ 8,455,000.00
B. Bond Reserve Fund \$ 845,572.00
C. Capitalized Interest Fund \$ 0.00

III. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2013 (Date)
A. Delinquency Rate 0.93 (Percent)
B. Are the Property Taxes Paid Under the County's Teeter Plan: Yes No
C. Taxes Due: 943,217.02 (\$ Amount)
D. Taxes Unpaid: 8,806.62 (\$ Amount)

IV. RETIRED ISSUES

This issue is retired and not longer subject to the Yearly Fiscal Status report 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: _____

V. NAME OF PARTY COMPLETING THIS FORM

Name Colin Bettis
Title Treasury Analyst
Firm/Agency City of Sacramento
Address 915 I Street, Historic City Hall, 3rd Floor
City/State/Zip Sacramento, CA 95814
Phone (916) 808/8292 Date of Report 10/28/2013
Email: cbettis@cityofsacramento.org

**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
Tel: (916) 653-3269 FAX (916) 654-7440

For Office Use Only

Fiscal Year 2013
CDIAC # 2001-0229

I. GENERAL INFORMATION

A. Issuer City of Sacramento
 B. Community Facilities District Number/Name North Natomas Westlake CFD 2000-01
 C. Name/Title/Series of Bond Issue Special Tax Bonds
 D. Date of Bond Issue 04/26/2001
 E. Original Principal Amount of Bonds \$ 11,890,000.00
 F. Reserve Fund Minimum Balance Required \$ 0.00

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2013 (Year)
 A. Principal Amount of Bonds Outstanding \$ 0.00
 B. Bond Reserve Fund \$ 0.00
 C. Capitalized Interest Fund \$ 0.00
 D. Construction Fund(s) \$ 0.00

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

A. Assessed or Appraised Value Reported as of: 07/01/2013 (Date)
 (Use Appraised Value only in first year of CFD or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels: \$ 0

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$ 0
 B. Total Amount of Unpaid Special Taxes Annually \$ 0
 C. Are the Special Taxes are Paid Under the County's Teeter Plan. Yes No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2013 (Date)

A. Total Number of Delinquent Parcels: 0
 B. Total Amount of Special Taxes Due on Delinquent Parcels: \$ 0
 (Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____

(Attach additional sheets if necessary.)

**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
Tel: (916) 653-3269 FAX (916) 654-7440

For Office Use Only

Fiscal Year 2013
CDIAC # 2002-0274

I. GENERAL INFORMATION

A. Issuer City of Sacramento
 B. Community Facilities District Number/Name North Natomas Regency Park CFD 2001-03
 C. Name/Title/Series of Bond Issue Special Tax Bonds
 D. Date of Bond Issue 07/24/2003
 E. Original Principal Amount of Bonds \$ 19,570,000.00
 F. Reserve Fund Minimum Balance Required \$ 0.00

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: June 30, 2013 (Year)
 A. Principal Amount of Bonds Outstanding \$ 0.00
 B. Bond Reserve Fund \$ 0.00
 C. Capitalized Interest Fund \$ 0.00
 D. Construction Fund(s) \$ 0.00

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

A. Assessed or Appraised Value Reported as of: 07/01/2013 (Date)
 (Use Appraised Value only in first year of CFD or before annual tax roll billing commences)
 B. Total Assessed Value of All Parcels: \$ 0

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$ 0
 B. Total Amount of Unpaid Special Taxes Annually \$ 0
 C. Are the Special Taxes are Paid Under the County's Teeter Plan. Yes No

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2013 (Date)
 A. Total Number of Delinquent Parcels: 0
 B. Total Amount of Special Taxes Due on Delinquent Parcels: \$ 0
 (Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ _____

(Attach additional sheets if necessary.)

