

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

<b>Issue</b>	City of Sacramento North Natomas Basin 8C, CFD No. 99-04 Special Tax Bonds	
<b>Series</b>	Series A (1999)	Series B (2004)
<b>Par</b>	\$ 2,805,000	\$ 3,790,000
<b>Issued</b>	September 9, 1999	September 15, 2004
<b>CUSIP Numbers</b>	786071CH1 786071CJ7 786071CK4	786071GD6 786071GE4 786071GF1 786071GG9 786071GH7 786071GJ3 786071GK0 786071GL8 786071GM6 786071GN4 786071GP9 786071GQ7 786071GV6 786071GZ7

**Special Tax Note**      *All amounts listed in this report reflect aggregate amounts for all North Natomas Basin 8C, CFD No. 99-04 Series of bonds.*

**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.

**B. A maturity schedule for the outstanding Bonds, and a listing of Bonds redeemed prior to maturity during the prior fiscal year.**

See Exhibit A1 - CFD 99-04, Series A - Debt Service Schedule.

See Exhibit A2 - CFD 99-04, Series B - Debt Service Schedule.

**C. Balances in each of the following funds established pursuant to the Indenture as of the close of the prior fiscal year:**

**C-(i) The Bond Redemption Fund (with a statement of the debt service requirement to be discharged by said Fund prior to the receipt of expected additional special tax revenue); and**

<u>Redemption Fund (as of June 30, 2013)</u>	\$ 457,396.48
• Held with Trustee	\$ 27.76
• Held with City	\$ 457,368.72
<u>Debt service payment (on September 01, 2013)</u>	\$ 264,583.75

***Bond Call Note***

*An optional redemption of Series A bonds was made on September 01, 2013, in the amount of \$170,000, for a total debt service payment of \$ 434,583.75 on that date.*

**C-(ii) The Bond Reserve Fund.**

<u>Reserve Fund (as of June 30, 2013)</u>	
• Cash Value	\$ 394,860.26
• Market Value	\$ 394,860.26

**D. A statement of the debt service requirements for the Bonds for the prior fiscal year.**

<u>Debt Service requirement (for Fiscal Year 2012/13)</u>	\$ 387,175.00
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**E. A statement of the total special tax levied in the prior fiscal year.**

<u>Special Tax levy (for Fiscal Year 2012/13)</u>	\$ 417,070.86
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**F. A statement of the actual special tax collections for the Community Facilities District for the prior fiscal year.**

<u>Special Tax collection (for Fiscal Year 2012/13)</u>	\$ 404,536.13
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### ***Foreclosure Status of Delinquent Parcels Note***

*The amount above does not include special tax collections for parcels that were stripped from the tax roll and are facing foreclosure actions per the bond covenants. For Fiscal Year 2012/13, there were 3 such parcels which were responsible for a total of \$ 9,075.00 of the amount of delinquent special taxes; a total that does not include interest and penalties.*

### **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 B1 - CFD 99-04, Series A - FY13 Annual CDIAC Mello-Roos Filing.

See Exhibit B2 - CFD 99-04, Series B - 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](http://www.cityofsacramento.org/treasurer/public_finance/continuing_disclosure)



**EXHIBIT A**  
**NORTH NATOMAS BASIN 8C CFD 99-04, SERIES B DEBT SERVICE SCHEDULE**

<u>DATE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL DEBT SERVICE</u>	<u>BOND YEAR DEBT SERVICE</u>	<u>FISCAL YEAR DEBT SERVICE</u>	<u>PRINCIPAL REMAINING</u>	<u>INTEREST REMAINING</u>
01-Mar-05			87,430.22	87,430.22		87,430.22	3,790,000.00	3,746,776.25
01-Sep-05	1.750%	60,000	94,803.75	154,803.75	242,233.97		3,730,000.00	3,651,972.50
01-Mar-06			94,278.75	94,278.75		249,082.50	3,730,000.00	3,557,693.75
01-Sep-06	2.400%	65,000	94,278.75	159,278.75	253,557.50		3,665,000.00	3,463,415.00
01-Mar-07			93,498.75	93,498.75		252,777.50	3,665,000.00	3,369,916.25
01-Sep-07	2.850%	70,000	93,498.75	163,498.75	256,997.50		3,595,000.00	3,276,417.50
01-Mar-08			92,501.25	92,501.25		256,000.00	3,595,000.00	3,183,916.25
01-Sep-08	3.200%	70,000	92,501.25	162,501.25	255,002.50		3,525,000.00	3,091,415.00
01-Mar-09			91,381.25	91,381.25		253,882.50	3,525,000.00	3,000,033.75
01-Sep-09	3.450%	70,000	91,381.25	161,381.25	252,762.50		3,455,000.00	2,908,652.50
01-Mar-10			90,173.75	90,173.75		251,555.00	3,455,000.00	2,818,478.75
01-Sep-10	3.700%	75,000	90,173.75	165,173.75	255,347.50		3,380,000.00	2,728,305.00
01-Mar-11			88,786.25	88,786.25		253,960.00	3,380,000.00	2,639,518.75
01-Sep-11	3.900%	75,000	88,786.25	163,786.25	252,572.50		3,305,000.00	2,550,732.50
01-Mar-12			87,323.75	87,323.75		251,110.00	3,305,000.00	2,463,408.75
01-Sep-12	4.200%	80,000	87,323.75	167,323.75	254,647.50		3,225,000.00	2,376,085.00
01-Mar-13			85,643.75	85,643.75		252,967.50	3,225,000.00	2,290,441.25
01-Sep-13	4.450%	85,000	85,643.75	170,643.75	256,287.50		3,140,000.00	2,204,797.50
01-Mar-14			83,752.50	83,752.50		254,396.25	3,140,000.00	2,121,045.00
01-Sep-14	4.600%	85,000	83,752.50	168,752.50	252,505.00		3,055,000.00	2,037,292.50
01-Mar-15			81,797.50	81,797.50		250,550.00	3,055,000.00	1,955,495.00
01-Sep-15	4.750%	90,000	81,797.50	171,797.50	253,595.00		2,965,000.00	1,873,697.50
01-Mar-16			79,660.00	79,660.00		251,457.50	2,965,000.00	1,794,037.50
01-Sep-16	4.850%	95,000	79,660.00	174,660.00	254,320.00		2,870,000.00	1,714,377.50
01-Mar-17			77,356.25	77,356.25		252,016.25	2,870,000.00	1,637,021.25
01-Sep-17	4.950%	100,000	77,356.25	177,356.25	254,712.50		2,770,000.00	1,559,665.00
01-Mar-18			74,881.25	74,881.25		252,237.50	2,770,000.00	1,484,783.75
01-Sep-18	5.000%	105,000	74,881.25	179,881.25	254,762.50		2,665,000.00	1,409,902.50
01-Mar-19			72,256.25	72,256.25		252,137.50	2,665,000.00	1,337,646.25
01-Sep-19	5.050%	110,000	72,256.25	182,256.25	254,512.50		2,555,000.00	1,265,390.00
01-Mar-20			69,478.75	69,478.75		251,735.00	2,555,000.00	1,195,911.25
01-Sep-20	5.100%	115,000	69,478.75	184,478.75	253,957.50		2,440,000.00	1,126,432.50
01-Mar-21			66,546.25	66,546.25		251,025.00	2,440,000.00	1,059,886.25
01-Sep-21	5.150%	120,000	66,546.25	186,546.25	253,092.50		2,320,000.00	993,340.00
01-Mar-22			63,456.25	63,456.25		250,002.50	2,320,000.00	929,883.75
01-Sep-22	5.100%	130,000	63,456.25	193,456.25	256,912.50		2,190,000.00	866,427.50
01-Mar-23			60,141.25	60,141.25		253,597.50	2,190,000.00	806,286.25
01-Sep-23	5.250%	135,000	60,141.25	195,141.25	255,282.50		2,055,000.00	746,145.00
01-Mar-24			56,597.50	56,597.50		251,738.75	2,055,000.00	689,547.50
01-Sep-24	5.200%	140,000	56,597.50	196,597.50	253,195.00		1,915,000.00	632,950.00
01-Mar-25			52,957.50	52,957.50		249,555.00	1,915,000.00	579,992.50
01-Sep-25	5.300%	150,000	52,957.50	202,957.50	255,915.00		1,765,000.00	527,035.00
01-Mar-26			48,982.50	48,982.50		251,940.00	1,765,000.00	478,052.50
01-Sep-26	5.500%	155,000	48,982.50	203,982.50	252,965.00		1,610,000.00	429,070.00
01-Mar-27			44,720.00	44,720.00		248,702.50	1,610,000.00	384,350.00
01-Sep-27	5.500%	165,000	44,720.00	209,720.00	254,440.00		1,445,000.00	339,630.00
01-Mar-28			40,182.50	40,182.50		249,902.50	1,445,000.00	299,447.50
01-Sep-28	5.500%	175,000	40,182.50	215,182.50	255,365.00		1,270,000.00	259,265.00
01-Mar-29			35,370.00	35,370.00		250,552.50	1,270,000.00	223,895.00
01-Sep-29	5.500%	185,000	35,370.00	220,370.00	255,740.00		1,085,000.00	188,525.00
01-Mar-30			30,282.50	30,282.50		250,652.50	1,085,000.00	158,242.50
01-Sep-30	5.500%	195,000	30,282.50	225,282.50	255,565.00		890,000.00	127,960.00
01-Mar-31			24,920.00	24,920.00		250,202.50	890,000.00	103,040.00
01-Sep-31	5.600%	205,000	24,920.00	229,920.00	254,840.00		685,000.00	78,120.00
01-Mar-32			19,180.00	19,180.00		249,100.00	685,000.00	58,940.00
01-Sep-32	5.600%	215,000	19,180.00	234,180.00	253,360.00		470,000.00	39,760.00
01-Mar-33			13,160.00	13,160.00		247,340.00	470,000.00	26,600.00
01-Sep-33	5.600%	230,000	13,160.00	243,160.00	256,320.00		240,000.00	13,440.00
01-Mar-34			6,720.00	6,720.00		249,880.00	240,000.00	6,720.00
01-Sep-34	5.600%	240,000	6,720.00	246,720.00	253,440.00		0.00	(0.00)
						246,720.00		
		<b>3,790,000</b>	<b>3,834,206.47</b>	<b>7,624,206.47</b>	<b>7,624,206.47</b>	<b>7,624,206.47</b>		

**EXHIBIT B1**  
**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 <u>2013</u>
CDIAC # <u>1999-1583</u>

**I. GENERAL INFORMATION**

A. Issuer	City of Sacramento
B. Community Facilities District Number/Name	North Natomas Basin 8C CFD 99-04
C. Name/Title/Series of Bond Issue	Special Tax Bonds, Series A (1999)
D. Date of Bond Issue	09/09/1999
E. Original Principal Amount of Bonds	\$ 2,805,000.00
F. Reserve Fund Minimum Balance Required	\$ 394,832.50*

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of:	June 30, 2013 (Year)
A. Principal Amount of Bonds Outstanding	\$ 1,405,000.00
B. Bond Reserve Fund	\$ 394,860.26*
C. Capitalized Interest Fund	\$ 0.00
D. Construction Fund(s)	\$ 105,868.44

**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: \$ 220,269,601.00\*

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$ 417,070.86\*

B. Total Amount of Unpaid Special Taxes Annually \$ 12,534.73\*

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: 12\*

B. Total Amount of Special Taxes Due on Delinquent Parcels: \$ 11,340.61\*  
 (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.)



**EXHIBIT B2**  
**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 <u>2013</u>
CDIAC # <u>2004-1472</u>

**I. GENERAL INFORMATION**

A. Issuer	City of Sacramento
B. Community Facilities District Number/Name	North Natomas Basin 8C CFD 99-04
C. Name/Title/Series of Bond Issue	Special Tax Bonds, Series B (2004)
D. Date of Bond Issue	09/15/2004
E. Original Principal Amount of Bonds	\$ 3,790,000.00
F. Reserve Fund Minimum Balance Required	\$ 394,832.50*

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of:	June 30, 2013	(Year)
A. Principal Amount of Bonds Outstanding	\$ 3,225,000.00	
B. Bond Reserve Fund	\$ 394,860.26*	
C. Capitalized Interest Fund	\$ 0.00	
D. Construction Fund(s)	\$ 794,330.09	

**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)

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(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.)

