

**City of Sacramento**  
**Annual Continuing Disclosure Report**  
**Fiscal Year 2013/14**

**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** 785852AC8  
785852AD6  
785852AE4  
785852AF1  
785852AG9  
785852AH7  
785852AJ3  
785852AK0  
785852AL8  
785852AM6  
785852AN4  
785852AP9  
785852AQ7  
785852AR5  
785852AS3  
785852AT1

**Reserve Note** *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).*

**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 has been uploaded as a separate document. The CAFR is also available on the city's website at:

<http://portal.cityofsacramento.org/Finance/Accounting/Reporting>

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://portal.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure/CDIACReports>.

- (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          | 2014-15 Assessed Value | Principal Amount of Special Tax Bonds* | Overlapping Liens* | Total Lien    | Value-to-Burden Ratio |
|--------------|------------------------|--|--------------------|---------------|-----------------------|
| Westlake     | \$ 459,406,589         | \$ 7,340,000                           | \$ 3,530,202       | \$ 10,870,202 | 42.3:1                |
| Regency Park | \$ 568,561,373         | \$ 13,460,000                          | \$ 7,378,752       | \$ 20,838,752 | 27.3:1                |

\* as of February 4, 2015

Source: County of Sacramento Assessor, NBS Local Government Solutions, California Municipal Statistics, Inc.

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

There were no changes 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 were no prepayments of the Special Tax with respect to each of the CFDs for the prior fiscal year.

**Additional Information.**

## Federal Emergency Management Agency

Effective December 8, 2008, the City ceased issuing any building permits for new construction within the larger Natomas Basin until the levees protecting the basin meet the criteria for the A99 flood zone, which, in general terms, means 50% of the levee work to reach 100-year flood protection was complete and the Natomas levee project had been authorized by Congress. Until the Natomas Basin is remapped into an A99 flood zone, no further development will take place in the Natomas Basin.

In recent years, the Sacramento Area Flood Control Agency, in collaboration with the U.S. Corp of Engineers and California Department of Water Resources has worked on the Natomas Levee Improvement Program to meet the 50% levee work completion criteria. Below is the updated status of the City's efforts with FEMA to re-zone the flood basin map to A99 and resume new construction (in phases) 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;
- WRRDA signed into law, authorizes the Natomas Levee Improvement Project (completed on June 10, 2014);
- City / County submit letter to FEMA requesting remap (completed on June 10, 2014);
- FEMA responded to City / County request (completed on June 24, 2014);
- City / County submit final information to FEMA (completed on July 21, 2014);
- FEMA sends A99 letter of approval to City / County (completed in late-July 2014);
- Preliminary Maps issued (completed on August 12, 2014);
- City / County FEMA officials meeting (completed on August 13, 2014);
- 90-day appeal period begins (completed on September 30, 2014);
- 90-day appeal period ends (completed on December 28, 2014);
- FEMA issues Letter of Final Determination – *anticipated in mid-March 2015; and*
- New maps become effective – *anticipated by June 2015.*

Delays to the re-mapping of the North Natomas flood basin map would impact the phasing of development in the area. However, no appeals were received during the appeal period and no delays are anticipated as a result of the appeal process.

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

### **CDIAC Annual Filings**

See Exhibit A1 - 2013 Special Tax Refunding - Authority FY14 Annual CDIAC Marks-Roos Filing.

See Exhibit A2 - 2013 Special Tax Refunding - Regency Park FY14 Annual CDIAC Marks-Roos Filing.

See Exhibit A3 - 2013 Special Tax Refunding - Westlake FY14 Annual CDIAC Marks-Roos Filing.

See Exhibit A4 - Westlake FY14 Annual CDIAC Mello-Roos Filing.

See Exhibit A5 - Regency Park FY14 Annual CDIAC Mello-Roos Filing.

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

<http://portal.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure/AnnualReports>

**Exhibit A1**  
**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**

|                          |
|--------------------------|
| Fiscal Year <u>2014</u>  |
| CDIAC # <u>2012-1942</u> |

California Government Code Section 6599.1 requires that all issuers selling Mark-Roos bonds, which are part of the Marks-Roos bond pooling act of 1985, after January 1, 1996 to report specific information to the Commission by October 30<sup>th</sup> 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. Project Name Westlake & Regency Park, Series A

D. Date of Bond Issuance January 29, 2013

E. Original Principal Amount of Bonds \$ 23,525,000.00

F. Reserve Fund Minimum Balance Required  Yes Amount \$ 2,352,500.00  No

G. Total Issuance Costs \$ \_\_\_\_\_  
 (Report Issuance Costs only at initial filing)

**II. FUND BALANCE FISCAL STATUS**

Balances reported as of June 30, 2014  
 (Year)

A. Principal Amount of Bonds Outstanding \$ 21,740,000.00

B. Total Bond Reserve Fund \$ 2,371,489.51  
 Bond Reserve Cash \$ 2,371,489.51 Bond Reserve Surety Bond \$ 0.00

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 |
|---------------------------------|-------------------|
| Trustee Fees                    | \$ 4,900.40       |
| Special District Administration | \$ 24,657.94      |
| Foreclosure Counsel Fees        | \$ 5,310.88       |
|                                 | \$                |
|                                 | \$                |

Add sheet, if necessary

B. Local Obligor

| 1. Issuer/Borrower | 2. Bond Purchase (BP) or Loan (L) | 3. Original Amount of Purchase/ Loan (from Authority Issue) | 4. Administration Fee (Charged to LOB) this FY |
|--------------------|-----------------------------------|---|--|
| City of Sacramento | BP                                | \$ 8,455,000.00   | \$ 19,810.37                                   |
| City of Sacramento | BP                                | \$ 15,070,000.00  | \$ 15,058.85                                   |
|                    |                                   | \$  | \$   |
|                    |                                   | \$  | \$   |

Add sheet, if necessary

**Exhibit A1**  
**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. Redeemed Entirely  Yes  No If yes, state refunding bond title and CDIAAC #: \_\_\_\_\_

\_\_\_\_\_ and redemption date: \_\_\_\_\_

C. Other \_\_\_\_\_ and date \_\_\_\_\_

**V. NAME OF PARTY COMPLETING THIS FORM**

NAME Colin Bettis

TITLE Treasury Analyst

FIRM/AGENCY Sacramento City Financing Authority

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

CITY/STATE/ZIP CODE Sacramento, CA 95814

PHONE (916) 808-8292 DATE OF REPORT 10/16/2014

EMAIL cbettis@cityofsacramento.org

**VI. COMMENTS:**

Section II B. The value represented for Bond Reserve Cash line may include investments that are not cash or cash equivalents, but are allowable investments held in the bond reserve fund.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Preparer \_CB\_ Reviewer \_BW\_

|             |           |
|-------------|-----------|
| Fiscal Year | 2014      |
| CDIAC #     | 2012-1944 |

**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

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

**Is this issue subject to both Marks-Roos and Mello-Roos Yearly Fiscal Status reporting requirements?** Yes  No

**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. Project Name North Natomas Regency Park, Series A

D. Date of Bond Issue January 29, 2013

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

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

Part of Authority Reserve Fund Yes  Percent of Reserve Fund 64.06%

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

H. Date of Authority Bond(s) Issuance January 29, 2013

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2014 (Year)

A. Principal Amount of Bonds Outstanding \$ 14,005,000.00

B. Bond Reserve Fund \$ 1,517,462.53

C. Capitalized Interest Fund \$ 0.00

D. Administrative Fee Charged by Authority \$ 15,058.85

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: June 30, 2014 (Date)

A. Delinquency Rate: 0.83% (Percent)

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

C. Taxes Due: \$ 1,174,868.66 (\$ Amount)

D. Taxes Unpaid: \$ 9,711.35 (\$ 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. Redeemed Entirely:  Yes  No If yes, state refunding bond title and CDIAC #: \_\_\_\_\_  
and redemption date: \_\_\_\_\_

C. Other: \_\_\_\_\_ and date \_\_\_\_\_

CDIAC Number 2012-1944

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Colin Bettis  
Title Treasury Analyst  
Firm/Agency Sacramento City Financing Authority  
Address 915 I Street, Historic City Hall, 3rd Floor  
City/State/Zip Sacramento, CA 95814  
Phone (916) 808-8292 Date of Report 10/17/2014  
Email: cbettis@cityofsacramento.org

**VI. COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Preparer \_CB\_ Reviewer \_BW\_

|             |           |
|-------------|-----------|
| Fiscal Year | 2014      |
| CDIAC #     | 2012-1943 |

**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

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

**Is this issue subject to both Marks-Roos and Mello-Roos Yearly Fiscal Status reporting requirements?** Yes  No

**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. Project Name North Natomas Westlake, Series A

D. Date of Bond Issue January 29, 2013

E. Original Principal Amount of Bonds \$ 8,455,000.00

F. Reserve Fund Minimum Balance Required Yes  Amount \$ 845,500.00 No

Part of Authority Reserve Fund Yes  Percent of Reserve Fund 35.94%

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

H. Date of Authority Bond(s) Issuance January 29, 2013

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2014 (Year)

A. Principal Amount of Bonds Outstanding \$ 7,735,000.00

B. Bond Reserve Fund \$ 854,026.98

C. Capitalized Interest Fund \$ 0.00

D. Administrative Fee Charged by Authority \$ 19,810.37

**III. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: June 30, 2014 (Date)

A. Delinquency Rate: 0.57% (Percent)

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

C. Taxes Due: \$ 746,637.84 (\$ Amount)

D. Taxes Unpaid: \$ 4,254.01 (\$ 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. Redeemed Entirely:  Yes  No If yes, state refunding bond title and CDIAC #: \_\_\_\_\_  
and redemption date: \_\_\_\_\_

C. Other: \_\_\_\_\_ and date \_\_\_\_\_

CDIAC Number 2012-1943

**V. NAME OF PARTY COMPLETING THIS FORM**

Name Colin Bettis  
Title Treasury Analyst  
Firm/Agency Sacramento City Financing Authority  
Address 915 I Street, Historic City Hall, 3rd Floor  
City/State/Zip Sacramento, CA 95814  
Phone (916) 808-8292 Date of Report 10/17/2014  
Email: cbettis@cityofsacramento.org

**VI. COMMENTS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Preparer \_CB\_ Reviewer \_BW\_

Exhibit A4  
**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

|                          |
|--------------------------|
| Fiscal Year <u>2014</u>  |
| CDIAC # <u>2012-1944</u> |

**I. GENERAL INFORMATION**

A. Issuer Sacramento City Financing Authority  
 B. Project Name North Natomas Regency Park CFD 2001-03  
 C. Name/Title/Series of Bond Issue 2013 Special Tax Refunding Revenue Bonds, Series A  
 D. Date of Bond Issue January 29, 2013  
 E. Original Principal Amount of Bonds \$ 15,070,000.00  
 F. Reserve Fund Minimum Balance Required Yes  Amount \$ 1,507,000.00 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30 2014 (Year)  
 A. Principal Amount of Bonds Outstanding \$ 14,005,000.00  
 B. Bond Reserve Fund \$ 1,517,462.53  
 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 Value Reported as of: (Date) 07/01/14 (Check one) (Date)  
 From Equalized Tax Roll  
 From Appraisal of Property  
*(Use only in first year or before annual tax roll billing commences)*

B. Total Assessed Value of All Parcels: \$ 568,561,373.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually: \$ 1,174,868.66  
 B. Total Amount of Unpaid Special Taxes Annually: \$ 9,711.35  
 C. 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: June 30, 2014 (Date)  
 A. Total Number of Delinquent Parcels Annually: 27  
 B. Total Amount of Special Taxes Due on Delinquent Parcels Annually: \$ 14,140.75  
*(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 A5  
**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

|                          |
|--------------------------|
| Fiscal Year <u>2014</u>  |
| CDIAC # <u>2012-1943</u> |

**I. GENERAL INFORMATION**

A. Issuer Sacramento City Financing Authority  
 B. Project Name North Natomas Westlake CFD 2000-01  
 C. Name/Title/Series of Bond Issue 2013 Special Tax Refunding Revenue Bonds, Series A  
 D. Date of Bond Issue January 29, 2013  
 E. Original Principal Amount of Bonds \$ 8,455,000.00  
 F. Reserve Fund Minimum Balance Required Yes  Amount \$ 845,500.00 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30 2014 (Year)  
 A. Principal Amount of Bonds Outstanding \$ 7,735,000.00  
 B. Bond Reserve Fund \$ 854,026.98  
 C. Capitalized Interest Fund \$ 0.00  
 D. Construction Fund(s) \$ 627,571.50

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

A. Assessed Value Reported as of: (Date) 07/01/14 (Check one) (Date)  
 From Equalized Tax Roll  
 From Appraisal of Property  
*(Use only in first year or before annual tax roll billing commences)*

B. Total Assessed Value of All Parcels: \$ 459,406,589.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually: \$ 746,637.84  
 B. Total Amount of Unpaid Special Taxes Annually: \$ 4,254.01  
 C. 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: June 30, 2014 (Date)  
 A. Total Number of Delinquent Parcels Annually: 14  
 B. Total Amount of Special Taxes Due on Delinquent Parcels Annually: \$ 7,672.56  
*(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.)*

