



OFFICE OF THE  
CITY TREASURER

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TREASURER

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March 29, 2011

**Annual Continuing Disclosure for Fiscal Year 2010:**

\$16,580,000

Sacramento City Financing Authority  
(Sacramento Theatre Co./California Musical Theatre Project)  
Series 2002 Certificate of Participation

In accordance with the provision of the Continuing Disclosure Certificate executed in connection with the bond issue referenced above, the attached Annual Report for Fiscal Year ending June 30, 2010 is submitted. This information may also be found at the City Treasurer's website at: [http://www.cityofsacramento.org/treasurer/continuing\\_disclosure.html](http://www.cityofsacramento.org/treasurer/continuing_disclosure.html).

CUSIP numbers to which the information relates:

786062AG4	786062AM1	786062AR0
786062AH2	786062AN9	786062AS8
786062AJ8	786062AP4	786062AT6
786062AK5	786062AQ2	786062AU3
786062AL3		

If you have any questions or concerns, please do not hesitate to call our office at (916) 808-5168.

Submitted by,

Janelle Gray  
Debt Manager

**City of Sacramento  
Annual Continuing Disclosure Report  
Fiscal Year 2009/10**

**Issue: Sacramento Regional Arts Facilities Financing Authority      Par: \$16,580,000**  
**Series 2002 Certificate of Participation      Issued: August 21, 2002**  
**(Sacramento Theatre Co./California Musical Theatre Project)**

**Content of Annual Report. The City's Annual Report shall contain or incorporate by reference the following:**

**1. The City's comprehensive audited financial report for the prior fiscal year.**

The City's Comprehensive Annual Financial Report (CAFR) for the fiscal year ending June 30, 2010, is now available on the city's website at:

<http://www.cityofsacramento.org/finance/accounting/reporting.cfm>.

**2. The Annual Budget of the City for the current fiscal year.**

The Annual Budget of the City for the current Fiscal Year (2010/11) is available on-line at:

[www.cityofsacramento.org/budget/](http://www.cityofsacramento.org/budget/)

**3. An update of the information contained in Tables B-1-1, B-1-2, B-1-3 and B-1-5 in the Official Statement substantially in the form of the table by that name included in Appendix B-1 to the Official Statement, for the most recently completed fiscal year.**

See Exhibits A, B, C, D.

**TABLE B-1-1** **EXHIBIT A**  
**CITY OF SACRAMENTO**  
**STATEMENT OF GENERAL FUND REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE (IN THOUSANDS)**

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
<b>Revenues:</b>						
Property Taxes	70,405	112,234	127,454	137,782	135,806	123,681
Sales and Use Taxes	55,342	59,118	56,441	54,821	48,905	46,769
Utility Users Tax	53,893	56,243	55,618	57,561	57,775	58,693
Other Taxes	34,094	32,002	29,819	23,865	20,358	18,591
Fines, Forfeitures and Penalties	6,288	6,672	6,938	8,597	10,999	11,131
Interest, Rents and Concessions	3,867	5,724	7,870	3,173	861	(88)
Intergovernmental Revenues	48,257	16,103	20,863	16,039	16,833	15,294
Charges, Fees and Services <sup>(1)</sup>	49,071	51,435	50,644	51,626	59,416	54,446
Other Revenues	310	1,279	281	831	180	142
<b>Total Revenues</b>	<b>321,527</b>	<b>340,810</b>	<b>355,928</b>	<b>354,295</b>	<b>351,133</b>	<b>328,659</b>
<b>Expenditures:</b>						
General Government	25,440	29,729	30,451	32,946	29,014	24,009
Public Safety (Police and Fire)	175,926	201,193	220,224	225,263	229,653	230,225
Public Works	13,621	19,134	22,491	22,630	22,779	19,425
Neighborhood Development <sup>(2)</sup>	63,794	72,417	80,844	83,676	72,183	56,493
Non-Departmental	26,952	24,202	17,708	26,993	25,336	26,330
Capital Improvements	11,294	8,517	30,199	16,839	9,005	4,918
Debt Service <sup>(3)</sup>	2,209	841	721	1,736	9,746	1,189
<b>Total Expenditures</b>	<b>319,236</b>	<b>356,033</b>	<b>402,638</b>	<b>410,083</b>	<b>397,716</b>	<b>362,589</b>
<b>Excess (Deficiency)</b>	<b>12,854</b>	<b>(6,190)</b>	<b>(34,177)</b>	<b>(45,995)</b>	<b>(33,701)</b>	<b>(21,344)</b>
<b>Other Financing Sources (Uses):</b>						
Transfers from Other Funds	21,173	20,527	26,206	24,814	33,540	23,948
Transfers to Other Funds	(20,656)	(19,491)	(26,058)	(32,281)	(28,776)	(24,136)
Proceeds from Long-Term Debt	2,100	-	16,771	2,155	-	4,551
Fin Sources (Uses) over Expenditures	15,471	(5,154)	(17,258)	(32,516)	(26,874)	(16,981)
Fund Balance Previously Reported	123,478	153,426	148,736	131,478	98,962	72,088
Prior Period Adjustment	14,477	464	-	-	-	-
Fund Balance, beginning of year, as restated	137,955	153,890	148,736	131,478	98,962	72,088
Ending Fund Balance	153,426	148,736	131,478	98,962	72,088	55,107
<b>Less Reserves and Designations:</b>						
Reserved for Non-Current Assets	1,305	1,074	987	1,604	969	514
Reserved for Encumbrances	10,790	14,089	17,070	8,947	5,189	6,301
Reserved for Inventories and Pre-pays	-	-	-	449	316	304
Designated for Economic Uncertainties – base	30,000	30,000	30,000	33,100	10,540	10,540
Designated for Capital Improvement Projects	20,601	36,604	29,280	28,942	25,925	24,159
Designated for Future PERS Costs	7,800	7,800	-	-	-	-
Designated for Voluntary Separation Program (VSP)	-	-	-	3,912	785	-
Designated for Upcoming Fiscal Year Balanced Budget	-	-	29,186	492	11,339	4,800
Designated for High Priority Capital Needs	-	-	5,432	-	-	-
Designated for Disaster Recovery	6,000	6,000	-	-	-	-
Designated for Future Labor Costs	12,000	9,300	-	-	-	-
Designated for Economic Development	-	3,000	-	6,458	-	-
Designated for Department Priorities	-	3,000	-	-	-	-
Designated for Growth Initiatives	7,500	7,500	-	-	-	-
Designated for State Impacts	2,900	-	-	-	-	-
Designated for Subsequent Years Expenditures	38,897	28,263	17,523	14,058	16,150	8,489
Fund Balance Available for Appropriation	13,433	2,106	2,000	1,000	875	-

<sup>(1)</sup>Charges/Fees Services category includes revenue derived from the issuance of permits/licenses.

<sup>(2)</sup>Includes Utilities, Economic Development, Convention, Culture and Leisure, Parks and Recreation, Planning and Building, Neighborhood Services Library, Housing and Redevelopment, Code Enforcement

<sup>(3)</sup>Includes Principal, Interest and Fiscal charges, and Advanced refunding escrow.

**TABLE B-1-2**  
**CITY OF SACRAMENTO**  
**GROSS ASSESSED VALUES**  
**FOR ALL TAXABLE PROPERTY**  
**(In Thousands)**

Fiscal Year	Gross Assessed Value <sup>(1)</sup>			
	Secured Roll	Unsecured Roll	Public Utility	Total
1992-93	15,397,363	1,188,080	55,421	16,640,864
1993-94	15,782,353	1,157,160	60,310	16,999,823
1994-95	15,875,732	1,190,319	63,997	17,130,048
1995-96	15,817,743	1,167,747	56,726	17,042,216
1996-97	15,812,272	1,193,868	50,688	17,056,828
1997-98	15,939,774	1,227,359	53,559	17,220,692
1998-99	16,539,861	1,247,496	57,831	17,845,188
1999-00	17,289,515	1,246,831	58,000	18,594,346
2000-01	18,369,903	1,231,639	54,668	19,656,210
2001-02	19,718,191	1,171,368	57,292	20,946,851
2002-03	21,855,519	1,157,123	66,428	23,079,070
2003-04	23,859,374	1,168,917	60,909	25,089,173
2004-05 <sup>(2)</sup>	27,010,976	1,343,104	57,800	28,411,880
2005-06	31,112,448	1,374,566	56,950	32,543,964
2006-07	35,687,712	1,441,042	54,611	37,183,365
2007-08	39,286,839	1,548,914	15,371 <sup>(3)</sup>	40,851,124
2008-09	40,360,550	1,691,096	11,948	42,063,594
2009-10	37,446,222	1,819,726	11,937	39,277,885

Source: County of Sacramento, Office of the Auditor/Controller.

- (1) Stated at full value; excludes property subject to redevelopment tax increments.
- (2) The Sacramento Housing and Redevelopment Agency, reported as a blended component unit until fiscal year 2005, has been eliminated from the City's subsequent financial statements.
- (3) The decrease in public utility assessed value is primarily due to the transfer of the downtown railyards from a railroad company to a private developer and the City.

**TABLE B-1-3**  
**CITY OF SACRAMENTO**  
**LARGEST 2009-10 LOCAL SECURED TAXPAYERS**

	<u>Property Owner</u>	<u>Primary Land Use</u>	<u>2009-10 Assessed Valuation</u>	<u>% of Total<sup>(1)</sup></u>
1.	Hines VAF II Sacramento	Office, General Multi-Story	\$479,887,616	1.23
2.	Teachers Ins. Annuity	Office, General Multi-Story	\$168,732,070	0.43
3.	300 Capitol Assoc NF LP	Office, General Multi-Story	\$135,252,000	0.35
4.	Arden Fair Associates	Commercial, Regional Shopping	\$130,092,242	0.33
5.	CIM J Street Hotel Sac	Commercial, Regional Shopping	\$129,851,859	0.33
6.	Downtown Plaza LLC	Commercial, Store-Office	\$128,746,520	0.33
7.	CLPE Promenade LP	Office, General Multi-Story	\$125,264,667	0.32
8.	621 Capitol Mall LLC	Office, General Multi-Story	\$95,387,437	0.24
9.	M H Realty Partners VI LP	Office, General Multi-Story	\$91,153,795	0.23
10.	Sacramento Equities REIT	Office, General Multi-Story	\$89,250,000	0.23

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Source: County of Sacramento

<sup>(1)</sup> Fiscal year ended 6/30/10 Total Assessed Valuation of Property Taxpayers: \$38,957,310,357

**GENERAL FUND OBLIGATION DEBT SERVICE  
AS OF MARCH 31, 2011**

EXHIBIT D

Fiscal Year	1993 <sup>(1)</sup>	1997 <sup>(2)</sup>	1999 <sup>(3)</sup>	1999 <sup>(4)</sup>	2002 <sup>(5)</sup>	2002 <sup>(6)</sup>	2002 <sup>(7)</sup>	2003 <sup>(8)</sup>	2005 <sup>(9)</sup>	2006 <sup>(10)</sup>	2006 <sup>(11)</sup>	Capital, Small <sup>(12)</sup>	Total Debt Service Obligations	% of FY 10-11 <sup>(13)</sup> General Fund Revenues \$ 360,224,000	Total Supported By Other Sources	Adjusted	Adjusted <sup>(13)</sup>
	Lease Rev. Bonds	Lease Rev. Bonds	CFD 2 Lease	Cap. Impr. Rev.	Cap. Impr. Rev.	COP H St. Theatre	Refunding Rev. Bonds	Cap. Impr. Rev.	Refunding Rev. Bonds	Cap. Impr. Rev. Ser A, B	Cap. Impr. Rev. Ser C, D, E	Equip., Lses, Adv, &Nts				Total Supported By General Fund	Percent of FY11 General Fund Revenue \$ 360,224,000
2011	15,527,202	5,034,843	237,031	2,057,373	7,939,245	1,048,711	5,661,888	2,288,900	9,982,900	10,842,582	14,297,988	3,294,955	\$ 78,213,617	21.71%	\$ 49,068,317	29,145,300	8.09%
2012	15,509,721	5,215,525	240,781	2,059,303	7,926,961	1,052,226	5,651,375	2,287,144	9,980,800	10,834,456	14,292,588	3,130,941	\$ 78,181,822	21.70%	\$ 49,068,654	29,113,168	8.08%
2013	15,492,536	5,329,189	243,906	262,338	7,937,659	1,052,531	5,642,625	2,285,811	16,173,100	10,833,778	11,091,688	3,130,941	\$ 79,476,103	22.06%	\$ 50,473,892	29,002,211	8.05%
2014	15,479,208	5,435,933	246,406	264,499	7,922,610	1,051,712		2,281,039	16,248,725	10,816,758	11,093,892	3,130,941	\$ 73,971,724	20.53%	\$ 47,375,660	26,596,063	7.38%
2015	15,468,171	5,549,818	243,438	261,110	3,272,488	1,049,678		3,356,096	20,526,225	10,812,511	11,091,126	2,384,566	\$ 74,015,225	20.55%	\$ 48,255,933	25,759,292	7.15%
2016	15,437,935	5,549,818	245,000	261,860	2,359,531	1,051,448		3,510,934	21,427,600	10,805,696	11,091,683	2,046,708	\$ 73,788,212	20.48%	\$ 48,911,595	24,876,617	6.91%
2017	15,430,735	5,717,668	245,938	261,710	2,346,150	1,051,938		3,559,381	21,404,850	10,799,388	11,091,855	2,046,708	\$ 73,956,320	20.53%	\$ 49,070,186	24,886,135	6.91%
2018	15,408,975	5,708,586	251,094	260,980	2,845,325	1,051,108		3,612,686	20,886,350	9,225,313	11,090,825	1,265,130	\$ 71,606,372	19.88%	\$ 48,159,191	23,447,181	6.51%
2019	15,391,035	5,904,492	255,313	259,670	-	1,048,918		3,762,761	17,481,100	9,229,575	11,540,000	598,771	\$ 65,471,635	18.18%	\$ 42,363,483	23,108,152	6.41%
2020	15,369,890	6,037,154	253,750	262,635	-	1,050,215		2,591,754	17,425,225	9,212,048	11,573,525	583,332	\$ 64,359,527	17.87%	\$ 41,989,099	22,370,428	6.21%
2021	15,348,515	6,159,763	256,406	259,931	-	1,044,958		2,168,896	16,470,100	9,210,746	11,042,000	-	\$ 61,961,316	17.20%	\$ 40,869,617	21,091,699	5.86%
2022		6,349,569	262,969	261,563	-	1,047,831		279,601	16,337,475	9,198,629	12,755,675	-	\$ 46,493,312	12.91%	\$ 29,757,627	16,735,685	4.65%
2023		6,397,126	263,438	262,331		1,043,975		277,395	5,685,600	9,191,481	22,593,150		\$ 45,714,496	12.69%	\$ 26,849,465	18,865,031	5.24%
2024		6,598,858	262,969			1,043,000		279,754	5,537,225	9,182,750	22,126,169		\$ 45,030,724	12.50%	\$ 26,409,800	18,620,924	5.17%
2025		6,746,704				1,044,625		271,772	5,538,688	9,181,265	22,027,794		\$ 44,810,847	12.44%	\$ 26,505,527	18,305,320	5.08%
2026		6,906,557				1,044,500		273,375	5,527,644	9,171,351	22,043,856		\$ 44,967,282	12.48%	\$ 26,663,149	18,304,133	5.08%
2027		7,254,568				1,042,625		274,375	5,533,631	9,162,435	22,035,025		\$ 45,302,658	12.58%	\$ 27,007,047	18,295,611	5.08%
2028		7,728,334				1,039,000		274,875	5,537,250	9,163,419	22,039,475		\$ 45,782,352	12.71%	\$ 27,482,740	18,299,612	5.08%
2029						1,038,500		284,625	5,517,000	9,158,354	22,132,225		\$ 38,130,704	10.59%	\$ 19,788,187	18,342,517	5.09%
2030						1,036,000		288,500	5,514,500	9,146,692	22,135,788		\$ 38,121,480	10.58%	\$ 19,782,988	18,338,492	5.09%
2031						1,036,375		291,625		9,132,759	22,135,044		\$ 32,595,803	9.05%	\$ 15,427,678	17,168,124	4.77%
2032						1,034,500		289,125		9,130,306	22,137,375		\$ 32,591,306	9.05%	\$ 15,426,528	17,164,778	4.77%
2033						1,035,250		291,000		9,113,362	22,144,775		\$ 32,584,387	9.05%	\$ 15,427,455	17,156,931	4.76%
2034								292,125		9,106,001	5,639,300		\$ 15,037,426	4.17%	\$ 5,237,199	9,800,227	2.72%
2035										9,096,828	2,005,000		\$ 11,101,828	3.08%	\$ 3,219,631	7,882,197	2.19%
2036										9,074,993	2,004,250		\$ 11,079,243	3.08%	\$ 3,214,156	7,865,087	2.18%
2037										9,069,174			\$ 9,069,174	2.52%	\$ 2,101,328	6,967,846	1.93%
Offsetting Sources =>	74%	100.0%	0.0%	100.0%	69.4%	100.0%	57.6%	35.6%	78.9%	23.2%	55.5%	39.5%					

(1) 1993A Lease Revenue Bonds support: 80.5% Community Center Fund, 8.0% Golf Fund and 1993B Lease Revenue Bonds support: 30.2% Parking Fund, 13.0% Storm Drainage Fund, 9.0% Community Center Fund.

(2) 1997 Lease Revenue Bonds support: ARCO Arena Sublease. Assumes the fixed rate established pursuant to the Swap Agreement for the 1997 Bonds is in effect for the remaining term of the bonds.

(3) 1999 CFD2 Lease

(4) 1999 Capital Improv Rev. Bonds support: 17.27% Solid Waste, 82.73% SHRA (54.5% Loan and 12.17% Master Lease)

(5) 2002 Capital Improv Rev. Bonds support: 30.6% General Fund, 61.35% SHRA, 8.06% North Natomas Fund

(6) Obligation is payable from H Street Theatre Revenues.

(7) Refunded the 1991 COP(Public Facilities) and 1991 COP (Light Rail): 42.4% General Fund, 57.6% Community Center Fund

(8) 2003 Capital Improv Rev. Bonds support: 65.41% - General Fund, 35.59% - North Natomas Fund

(9) Refunded the 1999 CIRB (24.02%), 2000 CIRB (21.81%), 2001 CIRB (35.19%), 2002 CIRB (18.98%); Supported by SHRA 15.67%, Solid Waste 13.85%, Parking 12.40%, Water 34.92%, North Natomas Fund 1.5%, and Golf 0.58%

(10) 2006 Capital Improv. Rev. Bonds, Ser A & B support: 78.83% General Fund, 17.99% SHRA, 5.18% Haggin Oaks

(11) 2006 Capital Improv. Rev. Bonds, Ser C, D & E support: 44.54% General Fund, 46.77% Water fund, 6.73% North Natomas Fund, 1.15% SHRA (2002 ML Merged Downtown, ML Stockton Blvd, 2002, & Tax Allocation Merged Downtown), .79% Golf Fund

(12) Capital, Small Leases, Advances and Notes support: 37.38% Solid Waste, 1.23% Marina

(13) Data based on FY 11 General Fund Revenue Forecast