

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

**Issue** Sacramento City Financing Authority  
1999 Capital Improvement Revenue Bonds  
(Solid Waste and Redevelopment Projects)

**Par** \$ 71,180,000

**Issued** December 15, 1999

**CUSIP Numbers** 785849EF3  
785849EG1  
785849EH9  
785849EJ5  
785849EK2  
785849NF3  
785849NG1  
785849NH9  
785849MW7  
785849MX5  
785849MY3

**Refunding Note** *The Master Lease component, Facility Lease component, and a portion of the Loan component for this issue have been subsequently refunded. The remaining debt for this issue is solely supported payment from the Oak Park Loan.*

**Content of Annual Report.**

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

**A. The Comprehensive Audited Financial Report of the City for the most recently completed 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. The Annual Budget of the City for the current fiscal year.**

The City's Approved Budget for the current fiscal year has been uploaded as a separate document in EMMA and is also available on-line at: <http://www.cityofsacramento.org/finance/budget/>

- C. The Gross Assessed Values for all taxable property of the City in the form of the table included in Appendix C to the Official Statement, for the most recently completed fiscal year.**

This information is located in the Statistical Section of the City's CAFR.

See Exhibit A – [City] Assessed Values (last ten fiscal years).

- D. The General Fund Obligation Debt Service of the City in the form of the table included in Appendix C to the Official Statement, for the most recently completed fiscal year.**

See Exhibit B – [City] General Fund Obligation Debt Service, as of June 30, 2013.

- E. The Historical Service accounts for the City's Solid Waste System in the form of the table included in Appendix D to the Official Statement, for the most recently completed fiscal year.**

See Exhibit C – [City] Solid Waste Information, Table 1.

- F. The Operating Results for the City's Solid Waste System in the form of the table included in Appendix D to the Official Statement, for the most recently completed fiscal year.**

See Exhibit C – [City] Solid Waste Information, Table 2.

- G. The current rate for single-family container service per month as of the end of the most recently completed fiscal year.**

See Exhibit C – [City] Solid Waste Information, Table 3.

## EXHIBIT A

### City of Sacramento

#### Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

(in thousands)

Fiscal Year End June 30	Gross Assessed Value (1)				Exemptions	Net Assessed Taxable Value	Total Direct Tax Rate <sup>(2)</sup>
	Real Property	Personal Property	Public Utility	Total			
2004	\$ 23,859,347	\$ 1,168,917	\$ 60,909	25,089,173	\$ 489,478	\$ 24,599,695	1.00
2005 <sup>(3)</sup>	27,010,976	1,343,104	57,800	28,411,880	500,620	27,911,260	1.00
2006	31,112,448	1,374,566	56,950	32,543,964	506,813	32,037,151	1.00
2007	35,687,712	1,441,042	54,611	37,183,365	509,257	36,674,108	1.00
2008	39,286,839	1,548,914	15,371 <sup>(4)</sup>	40,851,124	505,519	40,345,605	1.00
2009	40,360,550	1,691,096	11,948	42,063,594	503,159	41,560,435	1.00
2010	37,446,222	1,819,726	11,937	39,277,885	499,878	38,778,007	1.00
2011	36,388,660	1,742,824	11,977	38,143,461	496,459	37,647,002	1.00
2012	35,267,406	1,711,462	12,132	36,991,000	488,888	36,502,112	1.00
2013	34,332,037	1,626,943	13,157	35,972,137	477,326	35,494,811	1.00

Notes: (1) Article XIII A, added to California Constitution by Proposition 13 in 1978, fixed the base for valuation of property subject to taxes at the full cash value appeared on the Assessor's 1975-76 assessment roll. Therefore, full cash value can be increased to reflect:

- a) annual inflation up to 2%
- b) current market value at time of ownership change;
- c) market value for new construction.

Estimated actual value of taxable property cannot easily determined as the property in the City is not reassessed annually. Reassessment normally occurs when ownership changes

(2) This 1.00% is shared by all taxing agencies for which the subject property resides within.

(3) The Sacramento Housing Redevelopment Agency, reported as a blended component unit until fiscal year 2005, has been eliminated from the City's subsequent financial statements.

(4) 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.

**EXHIBIT B  
GENERAL FUND OBLIGATION DEBT SERVICE, AS OF JUNE 30, 2013**

Fiscal Year	1993 Lease Revenue Bonds, Series A&B <sup>1</sup>	1997 Lease Revenue Bonds (2007 Remarketing) <sup>2</sup>	1999 CFD 2A Lease Portion	1999 Capital Improvement Revenue Bonds* <sup>3</sup>	2002 Capital Improvement Revenue Bonds* <sup>4</sup>	2002 Certificates of Participation <sup>5</sup>	2003 Capital Improvement Revenue Bonds <sup>6</sup>	2005 Refunding Bonds* <sup>7</sup>	2006 Capital Improvement Revenue Bonds, Series A&B <sup>8</sup>	2006 Capital Improvement Revenue Bonds, Series C, D&E <sup>9</sup>	Total Equipment Leases and Loans Amount <sup>10</sup>	Total Debt Service Obligations Amount	Percentage of Budgeted Fiscal Year General Fund Revenues <sup>11</sup>	Total Offset Debt Service Amount	Total General Fund Debt Service Amount	Percentage of Budgeted Fiscal Year General Fund Revenues
FY14	15,479,208	5,485,417	246,406	-	5,525,656	1,117,712	2,281,039	15,346,775	10,816,758	11,093,892	6,327,069	73,719,933	19.8%	46,419,166	27,300,767	7.3%
FY15	15,468,171	5,599,302	243,438	-	1,217,019	1,115,678	3,356,096	19,623,150	10,812,511	11,091,126	5,503,460	74,029,950	19.9%	46,697,122	27,332,827	7.3%
FY16	15,437,935	5,767,979	245,000	-	302,400	1,117,448	3,510,934	20,530,025	10,805,696	11,091,683	5,165,602	73,974,702	19.9%	46,799,277	27,175,425	7.3%
FY17	15,430,735	5,758,070	245,938	-	291,275	1,117,938	3,559,381	20,509,400	10,799,388	11,091,855	4,858,199	73,662,179	19.8%	46,854,352	26,807,828	7.2%
FY18	15,408,975	5,953,976	251,094	-	792,825	1,117,108	3,612,686	19,994,775	9,225,313	11,090,825	2,800,551	70,248,127	18.9%	45,595,901	24,652,226	6.6%
FY19	15,391,035	6,086,638	255,313	-	-	1,114,918	3,762,761	16,591,000	9,229,575	11,540,000	1,939,519	65,910,759	17.7%	41,780,917	24,129,842	6.5%
FY20	15,369,890	6,209,110	253,750	-	-	1,116,215	2,591,754	16,533,475	9,212,048	11,573,525	1,696,441	64,556,207	17.4%	41,170,491	23,385,715	6.3%
FY21	15,348,515	6,400,018	256,406	-	-	1,044,958	2,168,896	16,470,100	9,210,746	11,042,000	1,036,665	62,978,304	16.9%	40,818,478	22,159,826	6.0%
FY22	-	6,446,610	262,969	-	-	1,047,831	279,601	16,337,475	9,198,629	12,755,675	1,036,665	47,365,456	12.7%	29,382,334	17,983,121	4.8%
FY23	-	6,648,342	263,438	-	-	1,043,975	277,395	5,685,600	9,191,481	22,593,150	967,336	46,670,716	12.5%	28,228,832	18,441,884	5.0%
FY24	-	6,796,051	262,969	-	-	1,043,000	279,754	5,537,225	9,182,750	22,126,169	898,006	46,125,923	12.4%	28,146,176	17,979,747	4.8%
FY25	-	6,956,041	-	-	-	1,044,625	271,772	5,538,688	9,181,265	22,027,794	898,006	45,918,190	12.3%	28,255,655	17,662,535	4.7%
FY26	-	7,124,005	-	-	-	1,044,500	273,375	5,527,644	9,171,351	22,043,856	898,006	46,082,737	12.4%	28,402,423	17,680,314	4.8%
FY27	-	7,305,017	-	-	-	1,042,625	274,375	5,533,631	9,162,435	22,035,025	898,006	46,251,114	12.4%	28,563,854	17,687,260	4.8%
FY28	-	7,461,356	-	-	-	1,039,000	274,875	5,537,250	9,163,419	22,039,475	898,006	46,413,381	12.5%	28,715,501	17,697,880	4.8%
FY29	-	-	-	-	-	1,038,500	284,625	5,517,000	9,158,354	22,132,225	898,006	39,028,710	10.5%	21,263,911	17,764,799	4.8%
FY30	-	-	288,500	-	-	1,036,000	288,500	5,514,500	9,146,692	22,135,788	898,006	39,019,486	10.5%	21,231,277	17,788,208	4.8%
FY31	-	-	-	-	-	1,036,375	291,625	-	9,132,759	22,135,044	898,006	33,493,808	9.0%	16,845,786	16,648,023	4.5%
FY32	-	-	-	-	-	1,034,500	289,125	-	9,130,306	22,137,375	898,006	33,489,312	9.0%	16,831,962	16,657,350	4.5%
FY33	-	-	291,000	-	-	1,035,362	291,000	-	9,113,362	22,144,775	898,006	33,482,393	9.0%	16,805,361	16,677,031	4.5%
FY34	-	-	-	-	-	-	292,125	-	9,106,001	5,639,300	898,006	15,935,432	4.3%	4,621,810	11,313,622	3.0%
FY35	-	-	-	-	-	-	-	-	9,096,828	2,005,000	898,006	11,999,834	3.2%	3,099,345	8,900,489	2.4%
FY36	-	-	-	-	-	-	-	-	9,074,993	2,004,250	897,980	11,977,223	3.2%	3,092,327	8,884,897	2.4%
FY37	-	-	-	-	-	-	-	-	9,069,174	2,003,875	790,925	11,863,974	3.2%	2,986,846	8,877,128	2.4%
FY38	-	-	-	-	-	-	-	-	-	-	790,839	790,839	0.2%	790,839	-	0.0%
FY39	-	-	-	-	-	-	-	-	-	-	634,389	634,389	0.2%	634,389	-	0.0%
FY40	-	-	-	-	-	-	-	-	-	-	634,389	634,389	0.2%	634,389	-	0.0%
FY41	-	-	-	-	-	-	-	-	-	-	634,389	634,389	0.2%	634,389	-	0.0%
FY42	-	-	-	-	-	-	-	-	-	-	634,368	634,368	0.2%	634,368	-	0.0%
Total	123,334,464	95,997,933	2,786,719	-	8,129,175	21,348,153	28,511,694	206,327,713	226,391,831	357,573,681	47,124,859	1,117,526,221		665,937,477	451,588,745	
Offset	73.7%	100.0%	0.0%	0.0%	24.7%	100.0%	14.7%	78.5%	23.6%	46.7%	91.8%	62.3%				

\* Does not include amounts payable solely from tax increment revenues.

<sup>(1)</sup> 1993 Lease A: 80.5% Community Center Fund, 11.5% General Fund, 8% Golf Fund

1993 Lease B: 47.8% General Fund, 30.2 % Parking Fund, 13.0% Drainage Fund, 9.0% Community Center Fund

<sup>(2)</sup> 1997 Lease (Arco Sublease): Assumes the fixed rate established in the 2007 remarketing is in effect for the remaining term of the bonds.

<sup>(3)</sup> 1999 Capital Improvement Revenue Bonds: amounts remaining supported solely from tax increment revenues.

<sup>(4)</sup> 2002 Capital Improvement Revenue Bonds: 55.7% General Fund, 24.7% RASA Master Lease, 19.6% North Natomas Fund

<sup>(5)</sup> 2002 COP: payable from H Street Theatre Revenues (obligation of the General Fund if insufficient)

<sup>(6)</sup> 2003 Capital Improvement Revenue Bonds: 85.3% General Fund, 14.7% North Natomas Fund

<sup>(7)</sup> 2005 Refunding: 40.1% Water Fund, 19.6% Solid Waste Fund, 17.3% Parking Fund, 12.6% RASA (Del Paso Heights, Merged Downtown, North Sacramento, Oak Park, River District), 8.7% General Fund, 1.4% North Natomas Fund, 0.3% Golf Fund.

<sup>(8)</sup> 2006 Capital Improvement Revenue Bonds Series A and B: 76.9% General Fund, 17.9% RASA Master Lease (65th Street, Army Depot, North Sacramento, River District), 5.2 % Haggin Oaks Bridge Loan

<sup>(9)</sup> 2006 Capital Improvement Revenue Bonds, Series C, D, and E: 50.4% General Fund, 42.0% Water Fund, 6.4% North Natomas Fund, 0.7% Golf Fund, 0.5% RASA Master Lease (Stockton Boulevard)

<sup>(10)</sup> Total Leases and Loans: 59.4% Marina, 18.5% Solid Waste, 1.5% Wastewater

<sup>(11)</sup> Data Based on Fiscal Year 2013-14 General Fund Revenue Budget of \$ 371,971,423

## EXHIBIT C

**Table 1 Historical Service Account (in thousands, as of June 30)**

Fiscal Year	2009	2010	2011	2012	2013*
Residential Garbage Accounts	124,293	124,816	125,028	125,287	125,647
Commercial Garbage Accounts	1,198	1,111	1,164	530	0

*Source: City of Sacramento - Recycling and Solid Waste Division*

**Table 2 Historical Operating Results (in \$ thousands, as of June 30)**

Fiscal Year	2009	2010	2011	2012	2013
<b>Annual Revenue</b>					
Interest	(128)	0	88	(43)	136
User Fees	55,792	58,696	62,762	64,095	59,945
Other <sup>1</sup>	746	1,015	532	788	435
Transfers In	805	55	163	115	210
<b>Total Annual Revenue</b>	<b>57,215</b>	<b>59,766</b>	<b>63,545</b>	<b>64,955</b>	<b>60,726</b>
<b>Expenses</b>					
Employee Services	17,539	15,882	16,357	16,285	15,708
Services and Supplies	46,809	27,739	28,494	33,455	30,673
Depreciation & Amortization	1,982	1,787	1,810	1,838	1,839
Transfers Out	5,708	6,349	6,763	6,821	6,605
<i>Subtotal (Prior to Debt Service)</i>	<i>72,038</i>	<i>51,757</i>	<i>53,424</i>	<i>58,399</i>	<i>54,825</i>
Debt Service <sup>2</sup>	2,827	3,411	3,380	3,214	4,356
<b>Total Operating Expenses</b>	<b>74,865</b>	<b>55,168</b>	<b>56,804</b>	<b>61,613</b>	<b>59,181</b>
<b>Net Operating Income</b>	<b>(17,650)</b>	<b>4,598</b>	<b>6,741</b>	<b>3,342</b>	<b>1,545</b>

*Source: City of Sacramento - Comprehensive Annual Financial Report*

**Table 3 Single Family Residential Rates in effect June 30, 2013<sup>3</sup>**

Jurisdiction	City of Sacramento <sup>4</sup>	Sacramento County	Elk Grove	Davis	El Dorado Hills	Folsom	Citrus Heights	West Sacramento
<b>Service Type</b>								
Collection	X	X	X	X	X	X	X	X
Disposal	X	X	X	X	X	X	X	X
Code Enforcement	X		X	X		X		
Neighborhood Clean-up	X	X	X		X	X	X	X
Household Hazardous Waste	X	X	X	X	X	X	X	X
Curbside Recycling	X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>	X	X	X <sup>5</sup>	X <sup>5</sup>	X
Green Waste	X	X <sup>5</sup>	X <sup>5</sup>	X	X <sup>5</sup>	X <sup>5</sup>	X <sup>5</sup>	X
<b>Total/Month</b>	<b>\$ 38.31</b>	<b>\$ 30.76</b>	<b>\$ 30.73</b>	<b>\$ 30.63</b>	<b>\$ 35.69</b>	<b>\$ 25.50</b>	<b>\$ 27.05</b>	<b>\$ 24.13</b>

*Source: City of Sacramento - Recycling and Solid Waste Division*

\* The City of Sacramento stopped servicing commercial accounts in October 2012.

\*\* 2013 amount excludes refinancing of existing debt for \$ 2,975,491

<sup>1</sup> Represents revenues received from the sale of recyclables, sale of compost, and state grants.

<sup>2</sup> Debt Service with respect to the lease / purchase of trucks and containers for the City's curbside recycling program.

<sup>3</sup> Rate is for a 90-96 gallon container. Not all jurisdictions provide the same service or the same level of service.

<sup>4</sup> Uses containerized lawn and garden rate. Neighborhood Clean-up by appointment only.

<sup>5</sup> Services provided bi-weekly. All other services provided weekly except Neighborhood Clean-up.