This Filing Applies to:

1. City of Sacramento, Delta Shores Community Facilities District No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax Bonds $10,230,000 consisting of $5,315,000 Non-Escrow Bonds and $4,915,000 Escrow Bonds, Series 2022, Dated: June 21, 2022 78607CAA4, 78607CAD8, 78607CAC0

TYPE OF FILING:

If information is also available on the Internet, give URL: www.dacbond.com

WHAT TYPE OF INFORMATION ARE YOU PROVIDING? (Check all that apply)

Financial / Operating Data Disclosures

Rule 15c2-12 Disclosure

☑️ Annual Financial Information & Operating Data (Rule 15c2-12)
2022 - Annual Continuing Disclosure Report - Delta Shores CFD No. 2019-01, Improvement Area 2
☐ Audited Financial Statements or ACFR (Rule 15c2-12)
☐ Failure to provide as required

Additional / Voluntary Disclosure

☐ Quarterly / Monthly Financial Information
☐ Change in Fiscal Year / Timing of Annual Disclosure
☐ Change in Accounting Standard
☐ Interim / Additional Financial Information / Operating Data
☐ Budget
☐ Investment / Debt / Financial Policy
☐ Information Provided to Rating Agency, Credit / Liquidity Provider or Other Third Party
Consultant Reports

Other Financial / Operating Data

Event Filing

Rule 15c2-12 Disclosure

- Principal / Interest Payment Delinquency
- Non-payment Related Default
- Unscheduled Draw on Debt Service Reserve Reflecting Financial Difficulties
- Unscheduled Draw on Credit Enhancement Reflecting Financial Difficulties
- Substitution of Credit or Liquidity Provider, or Its Failure to Perform
- Adverse Tax Opinion or Event Affecting the Tax-exempt Status of the Security
- Modification to the Rights of Security Holders
- Bond Call
- Defeasance
- Release, Substitution or Sale of Property Securing Repayment of the Security
- Rating Change
- Tender Offer / Secondary Market Purchases
- Merger / Consolidation / Acquisition and Sale of All or Substantially All Assets
- Bankruptcy, insolvency, receivership or similar event
- Successor, Additional or Change in Trustee
- Failure to Provide Event Filing Information as Required
- Financial Obligation - Incurrence and Agreement
- Financial Obligation - Event Reflecting Financial Difficulties

Additional / Voluntary Disclosure

- Amendment to Continuing Disclosure Undertaking
- Change in Obligated Person
- Notice to Investor Pursuant to Bond Documents
- Communication From the Internal Revenue Service
- Bid For Auction Rate or Other Securities
- Capital or Other Financing Plan
- Litigation / Enforcement Action
- Change of Tender Agent, Remarketing Agent or Other On-going Party
- Derivative or Other Similar Transaction
- Other Event-based Disclosures

Asset-Backed Securities Filing

Additional / Voluntary Disclosure
Disclosure Dissemination Agent Contact:
Name: DAC
Address: 315 East Robinson Street
Suite 300
City: Orlando
State: FL
Zip Code: 32801-1674
Telephone: 407 515 - 1100
Fax: 407 515 - 6513
Email Address: emmaagent@dacbond.com
Relationship to Issuer: Dissemination Agent

Authorized By:
Name: Claudia Lara
Title: Debt Analyst
Entity: Sacramento, CA, City of Sacramento
### Digital Assurance Certification
Filing Certificate

DAC transmitted the Annual Financial Information & Operating Data (Rule 15c2-12) to EMMA/SID (if applicable) on behalf of Sacramento, CA, City of Sacramento under their SEC Rule 15c2-12 Continuing Disclosure Agreement.

Transmission Details: P21273236

**Date & Time Stamp:** 03/16/2023  
**Document Name or Event Type:** Annual Financial Information & Operating Data (Rule 15c2-12)  
**Document Description:** 2022 - Annual Continuing Disclosure Report - Delta Shores CFD No. 2019-01, Improvement Area 2  
**DAC Bond Coversheet:** Yes  
**Transmitted to:** MSRB-EMMA  
**Total CUSIPs associated with this Filing:** 3  
**Filing made on Series:** 2022

**Codes:**  
- **P** (Prerefunded), **R** (Refunded), **U** (Unrefunded), **E** (Escrowed), **A** (Advance Refunding), **D** (Defeased), **T** (Tendered), **V** (Derivatives), **UD** (Undetermined), **NLO** (No Longer Outstanding)

**Red:** Original CUSIPs - filing missed  
**Blue:** Non-Original CUSIPs - filing missed  
**Green:** Outstanding CUSIPs - filing made  
**Black:** Inactive CUSIPs

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1. **Issue:** City of Sacramento, Delta Shores Community Facilities District No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax Bonds $10,230,000 consisting of $5,315,000 Non-Escrow Bonds and $4,915,000 Escrow Bonds, Series 2022, Dated: June 21, 2022

**CUSIP:** 78607CAA4, 78607CAC0, 78607CAD8

No missing CUSIPs for this bond issue
City of Sacramento
Annual Continuing Disclosure Report
Fiscal Year 2021-22

Issue
City of Sacramento
Delta Shores Community Facilities District No. 2019-01
(Improvement Area No. 2)
Special Tax Bonds

Series
Series 2022 (Non-Escrow Bonds)  Series 2022 (Escrow Bonds)

Par
$5,370,000  $4,915,000

Issued
June 21, 2022

CUSIP Numbers
78607CAA4  78607CAD8
78607CAC0

Note: The City is migrating from using a .org domain extension to a .gov domain extension. During the migration the hyperlinks below will be re-routed to the .gov domain extension. In the event, the hyperlinks below are no longer accessible, please type in the URL in your internet browser using the .gov domain extension.

Content of Annual Report

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

(a) The City’s audited Annual Comprehensive Financial Report (ACFR) for the prior fiscal year.

The City’s ACFR for the prior fiscal year was uploaded as a separate document to EMMA. The ACFR will be available on the City’s website in the second quarter of calendar 2023 at:

www.cityofsacramento.org/Finance/Accounting/Reporting
(b)(1) Balances in each of the following funds established under the Indenture as of the close of the prior fiscal year.

(A) The Bond Redemption Fund (with a statement of the debt-service requirement to be discharged by the fund before the receipt of expected additional Special Tax revenue);

Redemption Fund (as of June 30, 2022): $ 0.00*

*A special tax was not levied in Fiscal Year 2021-22. The first year of the special tax levy is in Fiscal Year 2022-23.

Debt service payment (September 01, 2022): $ 111,268.40**

**Offset by capitalized interest that was included in the issuance. $111,268.40 due on September 1, 2022 is comprised of: $56,315.97 associated with the non-escrow bonds, and $54,952.43 associated with the escrow bonds.

(B) The Bond Reserve Fund.

Reserve Fund (as of June 30, 2022): $ 490,111.52

(2) The aggregate land assessed valuation and the aggregate improvement assessed valuation within the Improvement Area No. 2.

Net Assessed Valuation (for Fiscal Year 2021-22): N/A*

*A special tax was not levied in Fiscal Year 2021-22. The first year of the special tax levy is in Fiscal Year 2022-23.

(3) A statement of the debt-service requirements for the Bonds for the prior Fiscal Year.

Debt Service Requirement (for Fiscal Year 2021-22): $ 0.00*

*Debt service due on September 1, 2022 in Fiscal Year 2022-23 is the first debt service payment for the Bonds.

(4) A statement of the actual Special Tax collections for Improvement Area No. 2 for the prior Fiscal Year.

Special Tax Collection (for Fiscal Year 2021-22): $ 0.00*

Special Tax Delinquencies (for Fiscal Year 2021-22): $ 0.00*

*A special tax was not levied in Fiscal Year 2021-22. The first year of the special tax levy is in Fiscal Year 2022-23.
(5) An update of the information in Table 3 of the Official Statement based on the assessed valuation of the Taxable Property within Improvement Area No. 2 for the current Fiscal Year, except that the information with respect to overlapping land-secured debt need not be included.

<table>
<thead>
<tr>
<th>Special Tax Category</th>
<th>Units</th>
<th>Levy</th>
<th>Net Assessed Value*</th>
<th>% of Levy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative Map Property</td>
<td>9</td>
<td>$406,949.64</td>
<td>$16,814,384.00</td>
<td>61.54%</td>
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<tr>
<td>Final Subdivision Property</td>
<td>2</td>
<td>$254,377.80</td>
<td>$8,142,993.00</td>
<td>38.46%</td>
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<tr>
<td><strong>Total</strong></td>
<td>11</td>
<td><strong>$661,327.44</strong></td>
<td><strong>$24,957,377.00</strong></td>
<td><strong>100%</strong></td>
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</tbody>
</table>

*The Net Assessed Value represents the estimation of the property’s value as determined by the Sacramento County Assessor’s Office less any exemptions. Such valuation is determined as of January 1, 2022 and rolled forward to July 2022 and is used as the basis for calculating the ad valorem portion of property taxes in Fiscal Year 2022-23.

The Assessed Value included in Exhibit A is based on the appraised value as of April 1, 2022. The appraisal was undertaken by an independent appraiser at the request of the City, for the purpose of determining valuation and value-to-lien associated with the issuance of the Bonds. As part of the appraiser’s analysis of the taxable property located within Improvement Area No. 2 to determine a proximate valuation, the appraiser reviewed and incorporated expenditures associated with public capital improvements that would benefit properties within Improvement Area No. 2, as well as other areas of the CFD. There are of course other differences in the analysis between the Net Assessed Value figure vs. the appraised value, but the primary difference is the inclusion of expenditures of capital improvements – an important detail that Sacramento County would not necessarily incorporate in their reported Net Assessed Value figure.

In future continuing disclosure reports, the City will only report the Net Assessed Value of taxable property located within Improvement Area No. 2 as determined by the Sacramento County Assessor’s Office.

(6) A statement as to whether the Series 2022 Escrow Release Conditions have been satisfied and whether the City has provided a Series 2022 Escrow Fund Release Certificate to the Trustee pursuant to the Indenture; provided, however, that the requirement to provide the information in this section 4(b)(6) shall no longer be required for any Annual Report due after the date on which the City has provided a notice pursuant to section 5(a)(11) or for any Annual Report due after March 31, 2025.

The Series 2022 Escrow Release Conditions have not been satisfied as of June 30, 2022; therefore, the City has not provided a Series 2022 Escrow Fund Release Certificate to the Trustee.
(7) The following information (to the extent that it is no longer reported in the City’s annual filings with the California Debt and Investment Advisory Commission regarding the Bonds):

(A) The Reserve Bond Reserve for the prior Fiscal Year;

(B) A statement as to the status of any foreclosure actions with respect to delinquent payments of the Special Tax; and

(C) A statement of any discontinuance of the County’s Teeter Plan with respect to any TaxableParcel.

See Exhibit A – FY22 – Mello-Roos – Delta Shores CFD No. 2019-01, Improvement Area 2

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

www.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure

(c) Any or all of the items listed in section 4(a) or 4(b) may be included by specific reference to other documents (including official statements of debt issues of the Issuer or related public entities) that have been submitted to EMMA or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available through EMMA. The Issuer shall clearly identify each document included by reference.

Voluntary Disclosure

See Exhibit B – CFD – Delta Shores (IA2) Debt Service Schedule

See Exhibit C – FY22 – Annual Debt Transparency Report – Delta Shores CFD No. 2018-03, Improvement Area 2

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

www.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure
Information as of Reporting Year End: 06/30/2022

**Issuance**

Issuer Name: Sacramento CFD No 2019-01

Issue Name: 2022 Special Tax Bonds

Project Name: IA No 2 (Delta Shores)

Actual Sale Date: 06/14/2022

Settlement Date: 06/14/2022

Original Principal Amount: $10,230,000.00

Date of Filing: 10/25/2022

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: $490,111.52

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: --

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:
Fund Balance

Principal Amount of Bonds Outstanding: $10,230,000.00
Bond Reserve Fund: $490,111.52
Capitalized Interest Fund: $128,722.22
Construction Fund(s): $3,005,751.94

Assessed Value

Assessed or Appraised Value Reported as of: 04/01/2022
Use Appraised Value only in first year or before annual tax roll billing commences: From Appraisal of Property
Total Assessed Value of All Parcels: $35,000,000.00

Tax Collection

Total Amount of Special Taxes Due Annually: $0.00
Total Amount of Unpaid Special Taxes Annually: $0.00
Does this agency participate in the County's Teeter Plan? Yes

Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 06/30/2022
Total Number of Delinquent Parcels: 0
Total Amount of Special Taxes Due on Delinquent Parcels: $0.00

Foreclosure

<table>
<thead>
<tr>
<th>Date Foreclosure Commenced</th>
<th>Total Number of Foreclosure Parcels</th>
<th>Total Amount of Tax on Foreclosure Parcels</th>
</tr>
</thead>
</table>

Retired Issues
Indicate Reason for Retirement: Not Retired

Filing Contact

Filing Contact Name: Chris Thomas
Agency/Organization Name: Harris & Associates
Address: 3620 American River Drive, Suite 175
City: Sacramento
State: CA
Zip Code: 95864
Telephone: 916-9708001
Fax Number: 
E-mail: chris.thomas@weareharris.com

Comments

Issuer Name: City of Sacramento Issue Name & Project Name: Delta Shores CFD No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax Bonds, Series 2022 Settlement Date: 06/21/2022 Bond Reserve Fund: Based on market value Construction Fund: May include bond proceeds and interest earnings

Submission Date: 10/25/2022
<table>
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<tr>
<th>PAYMENT DATE</th>
<th>INTEREST RATE</th>
<th>ORIGINAL PRINCIPAL DUE</th>
<th>CALLED PRINCIPAL</th>
<th>CALL PREMIUM</th>
<th>OUTSTANDING PRINCIPAL</th>
<th>INTEREST DUE</th>
<th>DEBT SERVICE PAYMENT</th>
<th>TOTAL BOND YEAR DEBT SERVICE</th>
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Information as of Reporting Year End: 06/30/2022

Issuance Information

Issuer Name: Sacramento CFD No 2019-01
Issue Name: 2022 Special Tax Bonds
Project Name: IA No 2 (Delta Shores)
Actual Sale Date: 06/14/2022
Settlement Date: 06/14/2022
Original Principal Amount: $10,230,000.00
Net Original Issue Premium/Discount: $-181,077.75
Proceeds Used to Acquire Local Obligations (Marks-Roos Only): $0.00
Total Reportable Proceeds: $10,048,922.25
Total cost of issuance from Report of Final Sale: $622,161.47

Issuance Authorization

Authorization (1):
Authorization Name: CFD Election
Original Authorized Amount: $12,000,000.00
Authorization Date: 04/26/2022
Amount Authorized - Beginning of the Reporting Period: $0.00
Amount Authorized - During the Reporting Period: $12,000,000.00
Total Debt Authorized: $12,000,000.00
Debt Issued During the Reporting Period: $10,230,000.00
Replenishment Reported During the Reporting Period: $0.00
Total Debt Authorized but Unissued: $1,770,000.00
Authorization Lapsed: $1,770,000.00
Total Authorization Remaining - End of Reporting Period: $0.00

Principal Outstanding
Principal Balance Upon Sale or at Beginning of the Reporting Period: $10,230,000.00

Accreted Interest – During Reporting Period: $0.00

Total Principal and Accreted Interest: $10,230,000.00

Principal Paid with Proceeds from Other Debt Issues – During the Reporting Period: $0.00

Principal Payments - During the Reporting Period (not reported as payments above): $0.00

Principal Outstanding – End of Reporting Period: $10,230,000.00

Refunding/Refinancing Issues

<table>
<thead>
<tr>
<th>CDIAC #</th>
<th>Refunding/refinancing Amount</th>
<th>Redemption/Payment Date</th>
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<tbody>
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Use of Proceeds

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<tr>
<th>Report End Date</th>
<th>Begin Amount</th>
<th>Spent Amount</th>
<th>Remain Amount</th>
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<tbody>
<tr>
<td>06/30/2022</td>
<td>$10,048,922.25</td>
<td>$622,161.49</td>
<td>$9,426,760.76</td>
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Proceeds Spent/Unspent (Fund Level)

<table>
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<tr>
<th>Fund Category</th>
<th>Total Reportable Proceeds Available</th>
<th>Proceeds Spent Current Reporting Period</th>
<th>Proceeds Spent Prior Reporting Period(s)</th>
<th>Proceeds Unspent / Remaining</th>
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<tbody>
<tr>
<td>CAPITALIZED INTEREST</td>
<td>$128,722.22</td>
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<td>CONSTRUCTION FUND</td>
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<td>COST OF ISSUANCE</td>
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<tr>
<td>ESCROW ACCOUNT</td>
<td>$5,535,177.43</td>
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<td>RESERVE FUND</td>
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<tr>
<td>TOTAL:</td>
<td>$10,048,922.25</td>
<td>$622,161.49</td>
<td>$0.00</td>
<td>$9,426,760.76</td>
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Expenditures of Current Reporting Period

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<thead>
<tr>
<th>Fund Category</th>
<th>Purpose</th>
<th>Expenditure Amount</th>
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Expenditure Amount
<table>
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<tr>
<th>Fund Category</th>
<th>Purpose</th>
<th>Expenditure In Current Reporting Period</th>
<th>Expenditure In Prior Reporting Period(s)</th>
<th>Total Expenditure All Periods</th>
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<tbody>
<tr>
<td>CAPITALIZED INTEREST</td>
<td>DEBT SERVICE</td>
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<td>COST OF ISSUANCE</td>
<td>CITY STAFF COSTS</td>
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<td>COST OF ISSUANCE</td>
<td>CONSULTANTS FEES</td>
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<td>DEVELOPER REIMBURSEMENT - CONSULTANTS FEES</td>
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<td>COST OF ISSUANCE</td>
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<td>COST OF ISSUANCE</td>
<td>UNDERWRITER'S DISCOUNT</td>
<td>$127,639.37</td>
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TOTAL: $622,161.49
ESCROW ACCOUNT
CAPITALIZED INTEREST $0.00 $0.00 $0.00

ESCROW ACCOUNT
CONSTRUCTION FUND $0.00 $0.00 $0.00

ESCROW ACCOUNT
RESERVE FUND $0.00 $0.00 $0.00

RESERVE FUND RESERVE FUND $0.00 $0.00 $0.00

TOTAL: $622,161.49 $0.00 $622,161.49

Refunded/Refinanced Issues

<table>
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Filing Contact

Filing Contact Name: Claudia Lara
Agency/Organization Name: Sacramento
Address: 915 I Street, HCH 3rd Floor
City: Sacramento
State: CA
Zip Code: 95814
Telephone: 916-8082267
Fax Number: 
E-mail: CLara@cityofsacramento.org

Comments

Issuer Comments:

ADTR Reportable

Principal Outstanding – End of Reporting Period: $10,230,000.00
Proceeds Unspent – End of Reporting Period: $9,426,760.76
ADTR Reportable Next Reporting Year: Yes