

**City of Sacramento**  
**Annual Continuing Disclosure Report**  
**Fiscal Year 2014/15**

<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>	786071CJ7 786071CK4	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. In addition, this issue will be fully refunded as of January 28, 2016.*

**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 was uploaded as a separate document to EMMA. The CAFR will also be available on the city’s website at:  
<http://portal.cityofsacramento.org/Finance/Accounting/Reporting>

**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, 2015)</u>	\$ 350,909.67
• Held with Trustee	\$ 0.72
• Held with City	\$ 350,908.95
<u>Debt service payment (on September 01, 2015)</u>	\$ 262,395.00

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

<u>Reserve Fund (as of June 30, 2015)</u>	\$ 386,479.13
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**D. A statement of the debt service requirements for the Bonds for the prior fiscal year.**

<u>Debt Service requirement (for Fiscal Year 2014/15)</u>	\$ 373,245.00
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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 2014/15)</u>	\$ 384,638.22
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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 2014/15) – as of June 30, 2015</u>	\$ 381,761.62
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## **Additional Information.**

### **Federal Emergency Management Agency**

On December 8, 2008, the City decided to cease issuing 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 that 50% of the levee work needed to reach 100-year flood protection has been completed and that Congress has authorized the Natomas levee project. No further development would occur in the Natomas Basin until it is remapped into an A99 flood zone.

In recent years, the Sacramento Area Flood Control Agency, in collaboration with the U.S. Army Corps of Engineers and the California Department of Water Resources, has worked on the Natomas Levee Improvement Program to meet the 50% criterion for completion of the levee work. Set out below is the updated status of the City's efforts with the Federal Emergency Management Agency (FEMA) to re-zone the flood-basin map to A99 and to resume new construction (in phases) in Natomas:

- 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 WRRDA
- In November 2013, a Senate-House conference committee was formed to reconcile the two versions of WRRDA
- On June 14, 2014, the President signed WRRDA into law, thereby authorizing the Natomas Levee Improvement Project
- On June 10, 2014, the City and the County of Sacramento (the County) jointly submitted a letter to FEMA requesting remap
- On June 24, 2014, FEMA responded to the City-County request
- On July 21, 2014, the City and the County submitted final information to FEMA
- In late July 2014, FEMA sent an A99 letter of approval to the City and the County
- On August 12, 2014, FEMA issued Preliminary Maps
- On August 13, 2014, officials from the City, the County, and FEMA met
- On September 30, 2014, the 90-day appeal period began
- On December 28, 2014, the 90-day appeal period ended
- On March 30, 2015 FEMA issued a Letter of Final Determination
- On June 16, 2015 new maps became effective

Although the City intends to update the development status in North Natomas as milestones occur, the City does not guarantee that it will do so or that the information provided through the web-page link below is the most current available:

<http://www.cityofsacramento.org/Community-Development/Planning/Natomas>

## **CDIAC Annual Filings**

See Exhibit B1 - CFD 99-04, Series A - FY15 Annual CDIAC Mello-Roos Filing.

See Exhibit B2 - CFD 99-04, Series B - FY15 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>.



**EXHIBIT A2**  
**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

Fiscal Year <u>2015</u>
CDIAC # <u>1999-1583</u>

**I. GENERAL INFORMATION**

A. Issuer City of Sacramento  
 B. Project 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 September 9, 1999  
 E. Original Principal Amount of Bonds \$ 2,805,000.00  
 F. Reserve Fund Minimum Balance Required Yes  Amount \$ 384,122.50 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2015 (Year)  
 A. Principal Amount of Bonds Outstanding \$ 1,135,000.00  
 B. Bond Reserve Fund \$ 386,479.13  
 C. Capitalized Interest Fund \$ \_\_\_\_\_  
 D. Construction Fund(s) \$ 107,691.23

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

A. Assessed Value Reported as of: (Date) 07/01/2015 (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: \$ 255,489,424

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually: \$ 384,638.22  
 B. Total Amount of Unpaid Special Taxes Annually: \$ 2,876.60  
 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: 06/30/2015 (Date)  
 A. Total Number of Delinquent Parcels: 5  
 B. Total Amount of Special Taxes Due on Delinquent Parcels: \$ 2,876.60  
*(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

Fiscal Year <u>2015</u>
CDIAC # <u>2004-1472</u>

**I. GENERAL INFORMATION**

A. Issuer City of Sacramento  
 B. Project 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 September 15, 2004  
 E. Original Principal Amount of Bonds \$ 3,790,000.00  
 F. Reserve Fund Minimum Balance Required Yes  Amount \$ 384,122.50 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: June 30, 2015 (Year)  
 A. Principal Amount of Bonds Outstanding \$ 3,055,000.00  
 B. Bond Reserve Fund \$ 386,479.13  
 C. Capitalized Interest Fund \$ \_\_\_\_\_  
 D. Construction Fund(s) \$ 808,082.84

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

A. Assessed Value Reported as of: (Date) 07/01/2015 (Check one) (Date)  
 From Equalized Tax Roll  
 From Appraisal of Property  
*(Use only in first year 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.)*

