

City of Sacramento
Annual Continuing Disclosure Report
Fiscal Year 2016/17

Issue	City of Sacramento Natomas Central Community Facilities District No 2006-02 Special Tax Bonds
Series	Series 2016
Par	\$ 20,030,000
Issued	October 27, 2016
CUSIP Numbers	786071LD0 786071LE8 786071LF5 786071LG3 786071LH1 786071LJ7 786071LK4 786071LL2 786071LM0 786071LN8 786071LP3 786071LQ1 786071LR9 786071LS7 786071LT5 786071LU2 786071LV0 786071LW8 786071LX6

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:

www.cityofsacramento.org/Finance/Accounting/Reporting

(b)(1) Balances in each of the following funds established pursuant to the Indentures 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); and

<u>Redemption Fund (as of June 30, 2017)</u>	\$ 2,097,576.92
<u>Held at the City:</u>	\$ 2,097,576.69
<u>Held at the Trustee:</u>	\$ 0.23
<u>Total:</u>	\$ 2,097,576.92
<u>Debt service payment (September 01, 2017)</u>	\$ 2,168,328.13

(B) The Bond Reserve Fund.

<u>Reserve Fund (as of June 30, 2017)</u>	\$ 1,604,656.39
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(2) The assessed valuation of the Taxable Parcels within the District in the aggregate, which may be in form similar to Table 3 (Historic Assessed Values) in the Official Statement.

Assessed Valuation	\$305,784,637.00
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(3) A statement of the debt service requirements for the Bonds for the prior fiscal year.

<u>Debt Service requirement (for Fiscal Year 2016/17)</u>	\$ 288,181.60
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(4) A statement of the actual Special Tax collections for the District for the prior fiscal year.

<u>Special Tax collections (for Fiscal Year 2016/17)</u>	\$ 2,383,605.17
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(5) A statement of the actual Special Tax levy for the District for the prior fiscal year.

<u>Special Tax levy (for Fiscal Year 2016/17) – as of June 30, 2017</u>	\$ 2,389,352.24
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(6) A statement of a single property owner responsible for 10% or more of the Special Tax levy.

As of June 30, 2017 for Fiscal Year 2017/18:

No single property owner was responsible for 10% or more of the Special Tax Levy.

(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 Requirement 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 taxable property in the District.

See Exhibit A – Natomas Central CFD No 2006-02 – FY17 Annual CDIAC Mello-Roos Filing

(c) Additional information required under Natomas Central CFD No. 2006-02, Series 2016 Continuing Disclosure Certificate not previously reported above:

Additional Information.

Federal Emergency Management Agency

On June 16, 2015, the Federal Emergency Management Agency issued new Flood Insurance Rate Maps (FIRMs) for the Natomas Basin. The new FIRMs changed the basin's flood-zone designation from AE to A99 because the 50% criterion for completion of the levee work and federal authorization had been achieved. The practical result of the change was to lift the de facto building moratorium that the basin had been under since December 8, 2008.

In collaboration with the Sacramento Area Flood Control Agency and the California Department of Water Resources, the U.S. Army Corps of Engineers has been working on completing the remaining levee work in Natomas. Construction is anticipated to start in March 2018 on multiple reaches of the levees, and many other reaches are currently being designed. The goal is to have the levee work completed before 2025, thereby providing 200-year level of flood protection in Natomas.

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:

www.cityofsacramento.org/Community-Development/Resources/Natomas-Basin

Voluntary Disclosures:

See Exhibit A – Natomas Central Debt Service Schedule

**Exhibit A
STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

Submitted:
Monday, October 23, 2017
2:15:18PM
CDIAC #: 2016-2031

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

I. GENERAL INFORMATION

A. Issuer Sacramento Natomas Central CFD No 2006-02

B. Project Name

C. Name/ Title/ Series of Bond Issue 2016 Special Tax Bonds

D. Date of Bond Issue 10/18/2016

E. Original Principal Amount of Bonds \$20,030,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$1,593,721.70 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2017

A. Principal Amount of Bonds Outstanding \$20,030,000.00

B. Bond Reserve Fund \$1,604,656.39

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$16,523.73

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

A. Assessed or Appraised Value Reported as of: 7/1/2017

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 \$305,784,637.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$2,389,352.24

B. Total Amount of Unpaid Special Taxes Annually \$5,747.07

C. Does this agency participate in the County's Teeter Plan? Y

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2017

A. Total Number of Delinquent Parcels: 7

B. Total Amount of Taxes Due on Delinquent Parcels: \$5,747.07
(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) (Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

Exhibit A
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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured Redeemed Entirely Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name	David Schroeder	
Title	Senior Consultant	
Firm/ Agency	NBS	
Address	32605 Temecula Parkway, Suite 100	
City/ State/ Zip	Temecula, CA 92592	
Phone Number	(800) 676-7516	Date of Report 10/23/2017
E-Mail	dschroeder@nbsgov.com	

IX. ADDITIONAL COMMENTS:

II.B. Based on market value basis.

I.A. Issuer: City of Sacramento

I.B. Project Name: Natomas Central CFD No. 2006-02

I.C. Name/Title/Series of Bond Issue: Special Tax Bonds, Series 2016

I.D. Date of Bond Issue: October 27, 2016

