



Municipal Market Disclosure Information Cover Sheet

This Filing Applies to:

1. City of Sacramento Natomas Meadows Community Facilities District No. 2007-01 (Improvement Area No. 1), Special Tax Bonds, Series 2017, \$12,295,000, Dated: July 20, 2017
786071LY4, 786071LZ1, 786071MA5, 786071MB3

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)
2020 Operating Data - Natomas Meadows CFD No. 2007-01, Improvement Area 1
- Audited Financial Statements or CAFR (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

- Initial Asset-Backed Securities Disclosure (SEC Rule 15Ga-1(c)(1))
- Quarterly Asset-Backed Securities Disclosure (SEC Rule 15Ga-1(c)(2)(i))
- Annual Asset-Backed Securities Disclosure (SEC Rule 15Ga-1(c)(2)(ii))
- Other Asset-Backed Securities Disclosure (e.g. notice of termination of duty to file reports pursuant to SEC Rule 15Ga-1(c)(3))

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: Treasury 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: P31083110

Date & Time Stamp: 03/30/2021

Document Name or Event Type: Annual Financial Information & Operating Data (Rule 15c2-12)

Document Description: 2020 Operating Data - Natomas Meadows CFD No. 2007-01, Improvement Area 1

DAC Bond Coversheet: Yes

Transmitted to: MSRB-EMMA

Total CUSIPs associated with this Filing: 4

Filing made on Series: 2017

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

- Issue: City of Sacramento Natomas Meadows Community Facilities District No. 2007-01 (Improvement Area No. 1), Special Tax Bonds, Series 2017, \$12,295,000, Dated: July 20, 2017

CUSIP: 786071LY4, 786071LZ1, 786071MA5, 786071MB3

No missing CUSIPs for this bond issue

City of Sacramento
Annual Continuing Disclosure Report
Fiscal Year 2019-20

Issue	City of Sacramento Natomas Meadows Community Facilities District No 2007-01 (Improvement Area No. 1) Special Tax Bonds
Series	Series 2017
Par	\$ 12,295,000
Issued	July 20, 2017
CUSIP Numbers	786071LY4 786071LZ1 786071MA5 786071MB3

Content of Annual Report

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

- (a) **The City's audited Annual Financial Report (AFR) for the prior fiscal year.**

The City's Annual Financial Report (AFR) for the prior fiscal year was uploaded as a separate document to EMMA. The AFR is also 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);**

<u>Redemption Fund (as of June 30, 2020):</u>	\$ 543,044.60
• Held at the City:	\$ 542,995.64
• Held at the Trustee:	\$ 48.96
<u>Debt service payment (September 01, 2020):</u>	\$ 350,525.00

(B) The Bond Reserve Fund.

Reserve Fund (as of June 30, 2020): \$ 1,087,904.29

(C) The Supplemental Reserve Fund, if any.

Supplemental Reserve Fund (as of June 30, 2020): \$ 105,427.92*

Supplemental Reserve Fund Requirement (as of June 30, 2020): \$ 86,280.32

*Partial release of the Supplemental Reserve Fund representing excess over the Supplemental Reserve Fund Requirement occurred in September 2020.

(2) The assessed valuation of the Taxable Parcels within Improvement Area No. 1 in the aggregate, which may be in form similar to Table 4 (Historic Assessed Values) in the Official Statement.

Assessed Valuation (for Fiscal Year 2019-20): \$150,477,655.00

(3) A statement of the debt-service requirements for the Bonds for the prior fiscal year.

Debt Service requirement (for Fiscal Year 2019-20): \$ 636,750.00

(4) A statement of the actual Special Tax collections for Improvement Area No. 1 for the prior fiscal year, which may be in a form similar to Table 8 in the Official Statement.

Special Tax collections (for Fiscal Year 2019-20): \$ 666,920.17

(5) An update of the information in Table 6 of the Official Statement based on the assessed valuation of the Taxable Parcels within Improvement Area No. 1 for the current fiscal year, except that the information with respect to overlapping land-secured debt need not be included.

Fiscal Year 2020-21			
Special Tax Category	Levy	Assessed Value	% of Levy
Developed Property	\$ 657,507.70	\$ 160,305,644.00	95.48%
Undeveloped Property	\$ 31,159.88	\$ 1,645,329.00	4.52%
TOTAL	\$ 688,667.58	\$ 161,950,973.00	100.00%

(6) If any single property owner is responsible for 10% or more of the Special Tax levy for the current fiscal year, an update of the information in Table 7 of the Official Statement based on the assessed valuation of the Taxable Parcels within Improvement Area No. 1 for the current fiscal year, except that the information with respect to overlapping land-secured debt need not be included.

As of June 30, 2020, for Fiscal Year 2020-21:

- i. 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 Required 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 Taxable Parcel.**

See Exhibit A – FY20 – Mello-Roos - Natomas Meadows CFD No. 2007-01, Improvement Area 1

The City's annual filing with CDIAC for this issue is 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.**

Additional Information

De Facto Building Moratorium from 2008 to 2015

In 2005, in response to revised criteria and standards relating to levees and flood protection, the United States Army Corp of Engineers (the "Corps") and the Sacramento Area Flood Control Agency ("SAFCA") commissioned the Natomas Levee Evaluation Study ("NLES"). The NLES final report concluded that considerable improvements were necessary along the south levee of the Natomas Cross Canal, the east levee of the Sacramento River, and the north levee of the American River. As a result of these conclusions, on July 20, 2006, the Corps issued a letter to SAFCA stating that the Corps could no longer support its original position certifying the levees in the Natomas Basin. On December 29, 2006, FEMA issued a letter to the City notifying the City that FEMA planned to update the Flood Insurance Rate Map within the Natomas Basin. On December 8, 2008, FEMA's Revised Map became effective, placing the Natomas Basin (including the District) within a Special Flood Hazard Area ("Zone AE"). As a result of the Revised Map and the Zone AE designation, the Natomas Basin was subject to a de facto building moratorium from December 8, 2008, through June 15, 2015.

On June 10, 2014, then President Barack Obama signed the Water Resources Reform & Redevelopment Act ("WRRDA") into law. With respect to the Natomas Basin, the WRRDA directs the Corps to strengthen 24 miles of levees surrounding the Natomas Basin (the "Levee Project"). As a result of the implementation of the Levee Project, FEMA issued a revised map and designated the

area within the Natomas Basin (including the District) as Zone A99 effective June 16, 2015, which allows for the resumption of new building construction, subject to the limitations described below. According to FEMA, an area designated as Zone A99 has a 1% annual chance of a flood event (i.e., a 100-year flood) but ultimately will be protected upon completion of an under-construction federal flood-protection system. The four major requirements for that designation are (a) 50% of the critical improvements to achieve a 100-year level of flood protection have been constructed, (b) 50% of the total cost for such improvements has been expended, (c) 60% of the total cost of the improvements has been appropriated, and (d) 100% of the improvements have been authorized. As described below under “Flood Hazard,” construction of the Levee Project is underway.

On March 31, 2015, the City adopted an ordinance allowing for non-residential development and a limited resumption of residential development in the portion of the Natomas Basin that is within the City and designated as Zone A99 (the “Building Ordinance”). The Building Ordinance became operative on June 16, 2015, upon the revised map and Zone A99 designation by FEMA. The Building Ordinance allows non-residential development to resume with no cap and limited residential development of up to 1,000 single-family detached units and 500 multi-family attached units each calendar year. Dwelling units in excess of those limits will require City Council approval.

Flood Hazard

Development in the District is subject to federal and state requirements regarding the restoration of protection against flood hazards (e.g., levees).

Compliance with Federal Flood-Protection Requirements. As required by 44 C.F.R. § 65.14(g), the City annually submits to FEMA a certification that the Zone A99 restoration plan will be completed within a specified time. This regulation also requires the City and the cost-sharing Federal agency to update the restoration plan and identify any permitting or construction problems that will delay the Levee Project’s completion beyond the deadline set out in the restoration plan previously submitted to the Federal Insurance Administrator. The FEMA Regional Office that has jurisdiction over the District makes an annual assessment and recommendation to the Federal Insurance Administrator about the viability of the restoration plan and will conduct periodic on-site inspections of the flood-protection system under restoration. Should FEMA make an adverse finding as to the viability of the restoration plan, FEMA could revise the flood map from its current Zone A99 designation, which might result in the Natomas Basin becoming subject again to a de facto building moratorium. The City currently does not expect any delays with respect to the Levee Project that would cause the Natomas Basin to be subject to another de facto building moratorium.

Compliance with State Flood Protection Requirements. The Central Valley Flood Protection Act of 2008 requires that cities and counties within the California Central Valley (including the City) make certain findings with respect to flood protection before approving development agreements, tentative maps, discretionary permits, and ministerial permits for new residences. One of those findings is that the local flood-management agency has made “adequate progress” on the construction of a flood-protection system that will provide an Urban Level of Flood Protection (“ULOP”) by 2025. An ULOP is the level of flood protection needed to withstand a flood event that has a 0.5% chance of occurring in a year (i.e., a 200-year flood).

SAFCA is the local flood-management agency that serves the area within the City. In 2016, SAFCA prepared its ULOP plan, which the City accepted in June 2016. When making the adequate-progress finding, the City has relied on annual progress reports prepared by SAFCA, which demonstrate that the Levee Project is meeting specified development milestones toward providing a ULOP by 2025. If construction of the Levee Project is delayed so that the City is unable to make a finding of adequate progress toward a ULOP, then the City might not be able to approve either or both of the following: a discretionary permit or other discretionary entitlement for construction of a new building or construction that would result in an increase in allowed occupancy for an existing building; or a ministerial permit for construction of a new residence. The City currently does not expect any delays with respect to the Levee Project that would cause this to occur.

Status of the Levee Project. Even though the Natomas Basin has been designated as Zone A99, the Natomas Basin will not be outside of a 100-year flood zone until the Levee Project is completed. The Corps began construction of the Levee Project in 2017 and the Levee Project is currently estimated to be complete in 2025. To date, 18 miles have been completed and construction of the remaining 24 miles began in 2019. The Corps will need to acquire additional land and obtain additional approvals and permits in order to complete the Levee Project.

When the Levee Project is completed, the City expects that, under current FEMA criteria, the Natomas Basin will be zoned “X (shaded),” meaning an area that is subject to between a 1.0% (100-year flood zone) to 0.2% annual chance of a flood event (i.e., a 500-year flood zone). As described above, under state law completion of the Levee Project will mean the Natomas Basin will have a ULOP, which is the level of flood protection needed to withstand a flood event that has a 0.5% chance of occurring in a year (200-year flood zone).

As described above, completion of the Levee Project provides additional protection but does not eliminate the risk of flood-related property damage within the Natomas Basin, including the property within the District. The requirement to purchase flood insurance will remain in effect even though the Natomas Basin is designated as Zone A99. Flood insurance is available for purchase by homeowners within the Natomas Basin. The City participates in FEMA’s national flood-insurance program community rating system, which provides flood insurance premium discounts resulting from the community’s efforts to reduce certain flood risks. Notwithstanding the foregoing, the City can make no assurances as to the continued availability of flood insurance or any discounts on premiums through the community rating system.

Voluntary Disclosure

See Exhibit B – CFD - Natomas Meadows (IA1) Debt Service Schedule

See Exhibit C – FY20 – Annual Debt Transparency Report - Natomas Meadows CFD No. 2007-01, Improvement Area 1

The City’s annual filing with CDIAC for this issue is also available online at:

www.cityofsacramento.org/CityTreasurer/DebtManagement/ContinuingDisclosure

Supplemental Reserve Certification

Permits pulled between June 1, 2020 and November 30, 2020:	0
Supplemental Reserve Requirement as of August 1, 2020:	\$86,280.32

Submitted:
 Friday, October 30, 2020
 8:11:53PM
 CDIAC #: 2017-1704

Exhibit A
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
 (916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year <u>2019-20</u>

I. GENERAL INFORMATION

A. Issuer Sacramento Natomas Meadows CFD No 2007-01

B. Project Name IA No 1 Natomas Meadows

C. Name/ Title/ Series of Bond Issue 2017 Special Tax Bonds

D. Date of Bond Issue 7/11/2017

E. Original Principal Amount of Bonds \$12,295,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$1,069,224.39 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding \$12,240,000.00

B. Bond Reserve Fund \$1,087,904.29

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

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

A. Assessed or Appraised Value Reported as of: 7/1/2020

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 \$161,950,973.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$667,300.66

B. Total Amount of Unpaid Special Taxes Annually \$380.49

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: 6/30/2020

A. Total Number of Delinquent Parcels: 1

B. Total Amount of Taxes Due on Delinquent Parcels: \$380.49
 (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

Submitted:
Friday, October 30, 2020
8:11:53PM
CDIAC #: 2017-1704

**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
(916) 653-3269 Fax (916) 654-7440

For Office Use Only Fiscal Year _____
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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	Chris Thomas	
Title	Consultant	
Firm/ Agency	Harris & Associates	
Address	3620 American River Drive Suite 175	
City/ State/ Zip	Sacramento, CA 95864	
Phone Number	(916) 970-8001	Date of Report 10/30/2020
E-Mail	chris.thomas@weareharris.com	

IX. ADDITIONAL COMMENTS:

- I.A Issuer: City of Sacramento
- II.B. Based on market value basis

Exhibit B

Current Debt Service Schedule As of 3/17/2021

City of Sacramento Natomas Meadows Community Facilities District No. 2007-01 (Improvement Area No. 1) Special Tax Bonds, Series 2017

Bond Info	Par Amount	\$ 12,295,000.00
	Dated Date	07/20/2017
	Issued Date	07/20/2017
	Final Maturity	09/01/2047

Call Information	"On or after" Date	Call Price (% of Par)
	9/1/2024	103%
	9/1/2025	102%
	9/1/2026	101%
	9/1/2027	100%

*Extraordinary Redemptions allowed for prepayments with a 3% premium

PAYMENT DATE	INTEREST RATE	ORIGINAL PRINCIPAL DUE	CALLED PRINCIPAL	CALL PREMIUM	OUTSTANDING PRINCIPAL	INTEREST DUE	DEBT SERVICE PAYMENT	TOTAL BOND YEAR DEBT SERVICE	TOTAL FISCAL YEAR DEBT SERVICE
-	-	\$ -	\$ -	INVALID CALL	\$ -	\$ -	\$ -		\$ -
Sep 01, 2017	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 68,703.47	\$ 68,703.47	\$ 68,703.47	
Mar 01, 2018	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 301,625.00	\$ 301,625.00		\$ 370,328.47
Sep 01, 2018	4.00%	\$ 20,000.00	\$ -	INVALID CALL	\$ 20,000.00	\$ 301,625.00	\$ 321,625.00	\$ 623,250.00	
Mar 01, 2019	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 301,225.00	\$ 301,225.00		\$ 622,850.00
Sep 01, 2019	4.00%	\$ 35,000.00	\$ -	INVALID CALL	\$ 35,000.00	\$ 301,225.00	\$ 336,225.00	\$ 637,450.00	
Mar 01, 2020	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 300,525.00	\$ 300,525.00		\$ 636,750.00
Sep 01, 2020	4.00%	\$ 50,000.00	\$ -	INVALID CALL	\$ 50,000.00	\$ 300,525.00	\$ 350,525.00	\$ 651,050.00	
Mar 01, 2021	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 299,525.00	\$ 299,525.00		\$ 650,050.00
Sep 01, 2021	4.00%	\$ 65,000.00	\$ -	INVALID CALL	\$ 65,000.00	\$ 299,525.00	\$ 364,525.00	\$ 664,050.00	
Mar 01, 2022	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 298,225.00	\$ 298,225.00		\$ 662,750.00
Sep 01, 2022	4.00%	\$ 80,000.00	\$ -	INVALID CALL	\$ 80,000.00	\$ 298,225.00	\$ 378,225.00	\$ 676,450.00	
Mar 01, 2023	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 296,625.00	\$ 296,625.00		\$ 674,850.00
Sep 01, 2023	4.00%	\$ 100,000.00	\$ -	INVALID CALL	\$ 100,000.00	\$ 296,625.00	\$ 396,625.00	\$ 693,250.00	
Mar 01, 2024	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 294,625.00	\$ 294,625.00		\$ 691,250.00
Sep 01, 2024	4.00%	\$ 120,000.00	\$ -	INVALID CALL	\$ 120,000.00	\$ 294,625.00	\$ 414,625.00	\$ 709,250.00	
Mar 01, 2025	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 292,225.00	\$ 292,225.00		\$ 706,850.00
Sep 01, 2025	4.00%	\$ 135,000.00	\$ -	INVALID CALL	\$ 135,000.00	\$ 292,225.00	\$ 427,225.00	\$ 719,450.00	
Mar 01, 2026	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 289,525.00	\$ 289,525.00		\$ 716,750.00
Sep 01, 2026	4.00%	\$ 160,000.00	\$ -	INVALID CALL	\$ 160,000.00	\$ 289,525.00	\$ 449,525.00	\$ 739,050.00	
Mar 01, 2027	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 286,325.00	\$ 286,325.00		\$ 735,850.00
Sep 01, 2027	4.00%	\$ 180,000.00	\$ -	INVALID CALL	\$ 180,000.00	\$ 286,325.00	\$ 466,325.00	\$ 752,650.00	
Mar 01, 2028	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 282,725.00	\$ 282,725.00		\$ 749,050.00
Sep 01, 2028	4.00%	\$ 205,000.00	\$ -	INVALID CALL	\$ 205,000.00	\$ 282,725.00	\$ 487,725.00	\$ 770,450.00	
Mar 01, 2029	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 278,625.00	\$ 278,625.00		\$ 766,350.00
Sep 01, 2029	5.00%	\$ 225,000.00	\$ -	INVALID CALL	\$ 225,000.00	\$ 278,625.00	\$ 503,625.00	\$ 782,250.00	
Mar 01, 2030	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 273,000.00	\$ 273,000.00		\$ 776,625.00
Sep 01, 2030	5.00%	\$ 255,000.00	\$ -	INVALID CALL	\$ 255,000.00	\$ 273,000.00	\$ 528,000.00	\$ 801,000.00	
Mar 01, 2031	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 266,625.00	\$ 266,625.00		\$ 794,625.00
Sep 01, 2031	5.00%	\$ 285,000.00	\$ -	INVALID CALL	\$ 285,000.00	\$ 266,625.00	\$ 551,625.00	\$ 818,250.00	
Mar 01, 2032	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 259,500.00	\$ 259,500.00		\$ 811,125.00
Sep 01, 2032	5.00%	\$ 315,000.00	\$ -	INVALID CALL	\$ 315,000.00	\$ 259,500.00	\$ 574,500.00	\$ 834,000.00	
Mar 01, 2033	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 251,625.00	\$ 251,625.00		\$ 826,125.00
Sep 01, 2033	5.00%	\$ 350,000.00	\$ -	INVALID CALL	\$ 350,000.00	\$ 251,625.00	\$ 601,625.00	\$ 853,250.00	
Mar 01, 2034	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 242,875.00	\$ 242,875.00		\$ 844,500.00
Sep 01, 2034	5.00%	\$ 385,000.00	\$ -	INVALID CALL	\$ 385,000.00	\$ 242,875.00	\$ 627,875.00	\$ 870,750.00	
Mar 01, 2035	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 233,250.00	\$ 233,250.00		\$ 861,125.00
Sep 01, 2035	5.00%	\$ 420,000.00	\$ -	INVALID CALL	\$ 420,000.00	\$ 233,250.00	\$ 653,250.00	\$ 886,500.00	
Mar 01, 2036	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 222,750.00	\$ 222,750.00		\$ 876,000.00
Sep 01, 2036	5.00%	\$ 460,000.00	\$ -	INVALID CALL	\$ 460,000.00	\$ 222,750.00	\$ 682,750.00	\$ 905,500.00	
Mar 01, 2037	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 211,250.00	\$ 211,250.00		\$ 894,000.00
Sep 01, 2037	5.00%	\$ 505,000.00	\$ -	INVALID CALL	\$ 505,000.00	\$ 211,250.00	\$ 716,250.00	\$ 927,500.00	
Mar 01, 2038	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 198,625.00	\$ 198,625.00		\$ 914,875.00
Sep 01, 2038	5.00%	\$ 545,000.00	\$ -	INVALID CALL	\$ 545,000.00	\$ 198,625.00	\$ 743,625.00	\$ 942,250.00	
Mar 01, 2039	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 185,000.00	\$ 185,000.00		\$ 928,625.00
Sep 01, 2039	5.00%	\$ 595,000.00	\$ -	INVALID CALL	\$ 595,000.00	\$ 185,000.00	\$ 780,000.00	\$ 965,000.00	
Mar 01, 2040	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 170,125.00	\$ 170,125.00		\$ 950,125.00
Sep 01, 2040	5.00%	\$ 645,000.00	\$ -	INVALID CALL	\$ 645,000.00	\$ 170,125.00	\$ 815,125.00	\$ 985,250.00	
Mar 01, 2041	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 154,000.00	\$ 154,000.00		\$ 969,125.00
Sep 01, 2041	5.00%	\$ 695,000.00	\$ -	INVALID CALL	\$ 695,000.00	\$ 154,000.00	\$ 849,000.00	\$ 1,003,000.00	
Mar 01, 2042	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 136,625.00	\$ 136,625.00		\$ 985,625.00
Sep 01, 2042	5.00%	\$ 750,000.00	\$ -	INVALID CALL	\$ 750,000.00	\$ 136,625.00	\$ 886,625.00	\$ 1,023,250.00	
Mar 01, 2043	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 117,875.00	\$ 117,875.00		\$ 1,004,500.00
Sep 01, 2043	5.00%	\$ 810,000.00	\$ -	INVALID CALL	\$ 810,000.00	\$ 117,875.00	\$ 927,875.00	\$ 1,045,750.00	
Mar 01, 2044	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 97,625.00	\$ 97,625.00		\$ 1,025,500.00
Sep 01, 2044	5.00%	\$ 875,000.00	\$ -	INVALID CALL	\$ 875,000.00	\$ 97,625.00	\$ 972,625.00	\$ 1,070,250.00	
Mar 01, 2045	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 75,750.00	\$ 75,750.00		\$ 1,048,375.00
Sep 01, 2045	5.00%	\$ 940,000.00	\$ -	INVALID CALL	\$ 940,000.00	\$ 75,750.00	\$ 1,015,750.00	\$ 1,091,500.00	
Mar 01, 2046	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 52,250.00	\$ 52,250.00		\$ 1,068,000.00
Sep 01, 2046	5.00%	\$ 1,010,000.00	\$ -	INVALID CALL	\$ 1,010,000.00	\$ 52,250.00	\$ 1,062,250.00	\$ 1,114,500.00	
Mar 01, 2047	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 27,000.00	\$ 27,000.00		\$ 1,089,250.00
Sep 01, 2047	5.00%	\$ 1,080,000.00	\$ -	INVALID CALL	\$ 1,080,000.00	\$ 27,000.00	\$ 1,107,000.00	\$ 1,134,000.00	
TOTALS		\$ 12,295,000.00	\$ -	INVALID CALL	\$ -	\$ 13,463,803.47	\$ 25,758,803.47	\$ 25,758,803.47	\$ 25,758,803.47

ANNUAL DEBT TRANSPARENCY 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

Internet Submission -

CDIAC #: 2017-1704

Current as of: 01/21/2021

Completion and timely submittal of this form to the California Debt and Investment Advisory Commission (CDIAC) at the above address will assure your compliance with existing California State law and will assist in the maintenance of a complete database of public debt in California. Thank you for your cooperation.¹

Information as of Reporting Year End: 06/30/2020

I. General Information

A. Issuer:	Sacramento Natomas Meadows CFD No 2007-01
B. Issue Name:	2017 Special Tax Bonds
C. Project Name:	IA No 1 Natomas Meadows
D. Date of Sale:	07/11/2017
E. Original Principle Amount of Issue:	\$12,295,000.00
F. Net Original Issue Premium (Discount):	\$729,441.50
G. Proceeds Used to Acquire Local Obligations (Marks-Roos Only):	\$0.00
H. Total Reportable Proceeds:	\$13,024,441.50

II A. ISSUANCE AUTHORIZATION I

A. Original Authorized Amount:	\$14,000,000.00
B. Authorization Date:	12/09/2013
C. Authorization Measure/Resolution Name and Number:	CFD Election IA No 1 Natomas Meadows
D. Debt Authorized at the Beginning of the Reporting Period:	\$1,705,000.00
E. Debt Authorized During the Reporting Period:	\$0.00
F. Total Debt Authorized:	\$1,705,000.00
G. Issuance Reported to CDIAC during the Reporting Period:	\$0.00
H. Replenishment Reported to CDIAC - During Reporting Period:	\$0.00
I. Debt Authorized but Unissued During the Reporting Period:	\$1,705,000.00
J. Authority Lapsed - During the Reporting Period:	\$1,705,000.00
K. Total Authorization Remaining - End of Reporting Period:	\$0.00

II B. ISSUANCE AUTHORIZATION II

A. Original Authorized Amount:	
B. Authorization Date:	
C. Authorization Measure/Resolution Name and Number:	
D. Debt Authorized at the Beginning of the Reporting Period:	
E. Debt Authorized During the Reporting Period:	
F. Total Debt Authorized:	
G. Issuance Reported to CDIAC during the Reporting Period:	
H. Replenishment Reported to CDIAC - During Reporting Period:	
I. Debt Authorized but Unissued During the Reporting Period:	
J. Authority Lapsed - During the Reporting Period:	
K. Total Authorization Remaining - End of Reporting Period:	

III. Principal Outstanding

A. Principal Balance at the Beginning of the Reporting Period:	\$12,275,000.00
B. Accreted Interest during Reporting Period:	\$0.00
C. Total Principal and Accreted Interest:	\$12,275,000.00
D. Principal paid during the Reporting Period with Proceeds from Other Debt Issues:	\$35,000.00
E. Principal Payments (not reported in III.D) made during the Reporting Period:	\$0.00
F. Principal Outstanding at the End of the Reporting Period:	\$12,240,000.00

IV. Refunding / Refinancing Issues

Source of Refunding/refinancing proceeds in III.D.:

CDIAC NUMBER	REFUNDING/REFINANCING AMOUNT	REDEMPTION/PAYMENT DATE
1.	\$0.00	
2.	\$0.00	
Total Proceeds	\$0.00	

V. Use of Proceeds

A. Reportable Proceeds

Report Period End	Begin	Proceeds Spent	Remain
06/30/2018	\$13,024,441.50	\$9,633,655.24	\$3,390,786.26
06/30/2019	\$3,390,786.26	\$2,318,062.99	\$1,072,723.27
06/30/2020	\$1,072,723.27	\$3,498.88	\$1,069,224.39

B. Expenditure of Proceeds - Fund Level

Fund Category / Purpose	Available	Current Spent	Spent Prior	Unspent/Remaining
Capitalized Interest	\$68,703.47	\$0.00	\$68,703.47	\$0.00
Construction Fund	\$11,337,588.94	\$3,498.88	\$11,334,090.06	\$0.00
Cost of Issuance	\$548,924.70	\$0.00	\$548,924.70	\$0.00
Reserve Fund	\$1,069,224.39	\$0.00	\$0.00	\$1,069,224.39
Totals:	\$13,024,441.50	\$3,498.88	\$11,951,718.23	\$1,069,224.39

C. Expenditure of Proceeds - Detail Level

Fund Category	Purpose Detail	In Report Period	Prior Periods	Total All Periods	Ref. CDIAC #
Capitalized Interest	Capitalized Interest	\$0.00	\$68,703.47	\$68,703.47	
Construction Fund	Project Expenditures	\$3,498.88	\$11,334,090.06	\$11,337,588.94	
Cost of Issuance	Underwriters Discount	\$0.00	\$154,756.52	\$154,756.52	
Cost of Issuance	Transfer to Debt Servic	\$0.00	\$4,603.06	\$4,603.06	
Cost of Issuance	City Fees	\$0.00	\$118,215.68	\$118,215.68	
		\$3,498.88	\$11,680,368.79	\$11,683,867.67	

VI. ADTR

Reportable

A. Reportable in Next Fiscal Year: Yes No

B. Principal Balance has been: Not-Retired Date:

C. Proceeds have been fully spent: Yes No Date:

VII. Name of Party Completing this Form

First Name: Claudia Middle Name: Last Name: Lara

Title: Treasury Analyst Firm / Agency: Sacramento

Address: 915 I Street, HCH 3rd Floor

City: Sacramento State: CA Zip Code: 95814 Phone: 916 8082267 Ext:

Email: CTO_Debt@cityofsacramento.org Date of Report: 01/19/2021

VIII. Additional Comments

Reconciled construction expenses in FY2019-20; previously construction expenses were over reported due to the treatment

of fee credits. Specifically, the City inadvertently reported the use of fee credits funded by bond proceeds as construction expenses, as opposed to evaluating expenses of the capital projects funded by the applicable fee credits.