



Municipal Market Disclosure Information Cover Sheet

This Filing Applies to:

1. City of Sacramento McKinley Village Community Facilities District No. 2015-04 (Improvements), Special Tax Bonds, Series 2020, \$8,540,000, Dated: July 1, 2020
786071PS3, 786071PT1, 786071PU8, 786071PV6, 786071PW4, 786071PX2, 786071PY0, 786071PZ7, 786071QA1, 786071QB9, 786071QC7, 786071QD5, 786071QE3, 786071QF0, 786071QG8, 786071QH6, 786071QJ2

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 - McKinley Village CFD No. 2015-04, Series 2020
- 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: Brian Wong

Title: Debt Manager

Entity: Sacramento, CA, City of

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 under their SEC Rule 15c2-12 Continuing Disclosure Agreement.

Transmission Details: P31084865

Date & Time Stamp: 03/31/2021

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

Document Description: 2020 Operating Data - McKinley Village CFD No. 2015-04, Series 2020

DAC Bond Coversheet: Yes

Transmitted to: MSRB-EMMA

Total CUSIPs associated with this Filing: 17

Filing made on Series: 2020

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

1. Issue: City of Sacramento McKinley Village Community Facilities District No. 2015-04 (Improvements), Special Tax Bonds, Series 2020, \$8,540,000, Dated: July 1, 2020
- CUSIP: 786071PS3, 786071PT1, 786071PU8, 786071PV6, 786071PW4, 786071PX2, 786071PY0, 786071PZ7, 786071QA1, 786071QB9, 786071QC7, 786071QD5, 786071QE3, 786071QF0, 786071QG8, 786071QH6, 786071QJ2

No missing CUSIPs for this bond issue

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

Issue	City of Sacramento McKinley Village Community Facilities District No. 2015-04 (Improvements) Special Tax Bonds
Series	Series 2020
Par	\$ 8,540,000
Issued	July 1, 2020
CUSIP Numbers	786071PS3 786071PT1 786071PU8 786071PV6 786071PW4 786071PX2 786071PY0 786071PZ7 786071QA1 786071QB9 786071QC7 786071QD5 786071QE3 786071QF0 786071QG8 786071QH6 786071QJ2

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 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, 2020): Not Applicable

Debt service payment (September 01, 2020): Not Applicable

The Bonds were not issued until July 1, 2020. The first debt service payment associated with the Bonds was due on March 1, 2021, after the receipt of the first installment of Fiscal Year 2020-21 Special Tax revenue.

(B) The Bond Reserve Fund.

Reserve Fund (as of June 30, 2020): Not Applicable

The Bonds were not issued until July 1, 2020.

(2) The aggregate land assessed valuation and the aggregate improvement assessed valuation within the District, which may be in form similar to Table 3 (Historical Assessed Values) in the Official Statement.

Net Assessed Valuation (for Fiscal Year 2019-20): \$148,158,635.00

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

Debt Service Requirement (for Fiscal Year 2019-20): Not Applicable

The Bonds were not issued until July 1, 2020.

(4) An update of the information in Table 4A of the Official Statement based on the assessed valuation of the Taxable Parcels within the District for the current Fiscal Year, except that the information with respect to overlapping land-secured debt need not be included.

Fiscal Year 2020-21				
Property Ownership	Residential Units	Net Assessed Value	Special Tax Levy	% of Special Tax Levy
Individual Homeowners	352	\$ 211,500,018	\$ 460,521.24	100.00%
TOTAL	352	\$ 211,500,018	\$ 460,521.24	100.00%

- (5) A statement of the actual Special Tax collections and delinquencies for the District for the prior Fiscal Year, which may be in form similar to Table 7 in the Official Statement.**

<u>Special Tax Collection (for Fiscal Year 2019-20):</u>	\$ 468,906.18
<u>Special Tax Delinquencies (for Fiscal Year 2019-20):</u>	\$ 676.52

- (6) 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 Taxable Parcel.**

See Exhibit A – FY20 – Mello-Roos – McKinley Village CFD No. 2015-04, Series 2020

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.**

Voluntary Disclosure

See Exhibit B – McKinley Village CFD (Series 2020) Debt Service Schedule

Exhibit A

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

Submitted:
Friday, October 30, 2020
7:54:24PM
CDIAC #: 2020-0926

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 CFD No 2015-04

B. Project Name McKinley Village

C. Name/ Title/ Series of Bond Issue 2020 Special Tax Bonds

D. Date of Bond Issue 6/17/2020

E. Original Principal Amount of Bonds \$8,540,000.00

F. Reserve Fund Minimum Balance Required Yes Amount **\$696,175.36** No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2020

A. Principal Amount of Bonds Outstanding **\$8,540,000.00**

B. Bond Reserve Fund **\$696,175.36**

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 \$211,500,018.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually **\$0.00**

B. Total Amount of Unpaid Special Taxes Annually **\$0.00**

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: **0**

B. Total Amount of Taxes Due on Delinquent Parcels: **\$0.00**
(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
7:54:24PM
CDIAC #: 2020-0926

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 _____

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

II.D. Construction Funds received from Bonds on 7/1/20

III.B Same information reported on CDIAC No. 2016-1839

Exhibit B
Current Debt Service Schedule
As of 3/30/2021

City of Sacramento McKinley Village Community Facilities District No. 2015-04 (Improvements), Special Tax Bonds, Series 2020

Bond Info	Par Amount	\$ 8,540,000.00
	Dated Date	07/01/2020
	Issued Date	07/01/2020
	Final Maturity	09/01/2046

Call Information	"On or after" Date	Call Price (% of Par)
	9/1/2031	100%
	1/0/1900	0%
	1/0/1900	0%

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
Mar 01, 2021	-	\$ -	\$ -		\$ -	\$ 225,183.33	\$ 225,183.33		\$ 225,183.33
Sep 01, 2021	3.00%	\$ 40,000.00	\$ -	INVALID CALL	\$ 40,000.00	\$ 168,887.50	\$ 208,887.50	\$ 434,070.83	
Mar 01, 2022	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 168,287.50	\$ 168,287.50		\$ 377,175.00
Sep 01, 2022	3.00%	\$ 105,000.00	\$ -	INVALID CALL	\$ 105,000.00	\$ 168,287.50	\$ 273,287.50	\$ 441,575.00	
Mar 01, 2023	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 166,712.50	\$ 166,712.50		\$ 440,000.00
Sep 01, 2023	3.00%	\$ 115,000.00	\$ -	INVALID CALL	\$ 115,000.00	\$ 166,712.50	\$ 281,712.50	\$ 448,425.00	
Mar 01, 2024	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 164,987.50	\$ 164,987.50		\$ 446,700.00
Sep 01, 2024	4.00%	\$ 130,000.00	\$ -	INVALID CALL	\$ 130,000.00	\$ 164,987.50	\$ 294,987.50	\$ 459,975.00	
Mar 01, 2025	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 162,387.50	\$ 162,387.50		\$ 457,375.00
Sep 01, 2025	4.00%	\$ 145,000.00	\$ -	INVALID CALL	\$ 145,000.00	\$ 162,387.50	\$ 307,387.50	\$ 469,775.00	
Mar 01, 2026	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 159,487.50	\$ 159,487.50		\$ 466,875.00
Sep 01, 2026	4.00%	\$ 160,000.00	\$ -	INVALID CALL	\$ 160,000.00	\$ 159,487.50	\$ 319,487.50	\$ 478,975.00	
Mar 01, 2027	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 156,287.50	\$ 156,287.50		\$ 475,775.00
Sep 01, 2027	4.00%	\$ 175,000.00	\$ -	INVALID CALL	\$ 175,000.00	\$ 156,287.50	\$ 331,287.50	\$ 487,575.00	
Mar 01, 2028	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 152,787.50	\$ 152,787.50		\$ 484,075.00
Sep 01, 2028	4.00%	\$ 190,000.00	\$ -	INVALID CALL	\$ 190,000.00	\$ 152,787.50	\$ 342,787.50	\$ 495,575.00	
Mar 01, 2029	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 148,987.50	\$ 148,987.50		\$ 491,775.00
Sep 01, 2029	4.00%	\$ 210,000.00	\$ -	INVALID CALL	\$ 210,000.00	\$ 148,987.50	\$ 358,987.50	\$ 507,975.00	
Mar 01, 2030	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 144,787.50	\$ 144,787.50		\$ 503,775.00
Sep 01, 2030	4.00%	\$ 225,000.00	\$ -	INVALID CALL	\$ 225,000.00	\$ 144,787.50	\$ 369,787.50	\$ 514,575.00	
Mar 01, 2031	-	\$ -	\$ -	INVALID CALL	\$ -	\$ 140,287.50	\$ 140,287.50		\$ 510,075.00
Sep 01, 2031	3.50%	\$ 245,000.00	\$ -		\$ 245,000.00	\$ 140,287.50	\$ 385,287.50	\$ 525,575.00	
Mar 01, 2032	-	\$ -	\$ -		\$ -	\$ 136,000.00	\$ 136,000.00		\$ 521,287.50
Sep 01, 2032	4.00%	\$ 265,000.00	\$ -		\$ 265,000.00	\$ 136,000.00	\$ 401,000.00	\$ 537,000.00	
Mar 01, 2033	-	\$ -	\$ -		\$ -	\$ 130,700.00	\$ 130,700.00		\$ 531,700.00
Sep 01, 2033	4.00%	\$ 285,000.00	\$ -		\$ 285,000.00	\$ 130,700.00	\$ 415,700.00	\$ 546,400.00	
Mar 01, 2034	-	\$ -	\$ -		\$ -	\$ 125,000.00	\$ 125,000.00		\$ 540,700.00
Sep 01, 2034	4.00%	\$ 310,000.00	\$ -		\$ 310,000.00	\$ 125,000.00	\$ 435,000.00	\$ 560,000.00	
Mar 01, 2035	-	\$ -	\$ -		\$ -	\$ 118,800.00	\$ 118,800.00		\$ 553,800.00
Sep 01, 2035	4.00%	\$ 335,000.00	\$ -		\$ 335,000.00	\$ 118,800.00	\$ 453,800.00	\$ 572,600.00	
Mar 01, 2036	-	\$ -	\$ -		\$ -	\$ 112,100.00	\$ 112,100.00		\$ 565,900.00
Sep 01, 2036	4.00%	\$ 360,000.00	\$ -		\$ 360,000.00	\$ 112,100.00	\$ 472,100.00	\$ 584,200.00	
Mar 01, 2037	-	\$ -	\$ -		\$ -	\$ 104,900.00	\$ 104,900.00		\$ 577,000.00
Sep 01, 2037	4.00%	\$ 385,000.00	\$ -		\$ 385,000.00	\$ 104,900.00	\$ 489,900.00	\$ 594,800.00	
Mar 01, 2038	-	\$ -	\$ -		\$ -	\$ 97,200.00	\$ 97,200.00		\$ 587,100.00
Sep 01, 2038	4.00%	\$ 410,000.00	\$ -		\$ 410,000.00	\$ 97,200.00	\$ 507,200.00	\$ 604,400.00	
Mar 01, 2039	-	\$ -	\$ -		\$ -	\$ 89,000.00	\$ 89,000.00		\$ 596,200.00
Sep 01, 2039	4.00%	\$ 440,000.00	\$ -		\$ 440,000.00	\$ 89,000.00	\$ 529,000.00	\$ 618,000.00	
Mar 01, 2040	-	\$ -	\$ -		\$ -	\$ 80,200.00	\$ 80,200.00		\$ 609,200.00
Sep 01, 2040	4.00%	\$ 470,000.00	\$ -		\$ 470,000.00	\$ 80,200.00	\$ 550,200.00	\$ 630,400.00	
Mar 01, 2041	-	\$ -	\$ -		\$ -	\$ 70,800.00	\$ 70,800.00		\$ 621,000.00
Sep 01, 2041	4.00%	\$ 500,000.00	\$ -		\$ 500,000.00	\$ 70,800.00	\$ 570,800.00	\$ 641,600.00	
Mar 01, 2042	-	\$ -	\$ -		\$ -	\$ 60,800.00	\$ 60,800.00		\$ 631,600.00
Sep 01, 2042	4.00%	\$ 535,000.00	\$ -		\$ 535,000.00	\$ 60,800.00	\$ 595,800.00	\$ 656,600.00	
Mar 01, 2043	-	\$ -	\$ -		\$ -	\$ 50,100.00	\$ 50,100.00		\$ 645,900.00
Sep 01, 2043	4.00%	\$ 570,000.00	\$ -		\$ 570,000.00	\$ 50,100.00	\$ 620,100.00	\$ 670,200.00	
Mar 01, 2044	-	\$ -	\$ -		\$ -	\$ 38,700.00	\$ 38,700.00		\$ 658,800.00
Sep 01, 2044	4.00%	\$ 605,000.00	\$ -		\$ 605,000.00	\$ 38,700.00	\$ 643,700.00	\$ 682,400.00	
Mar 01, 2045	-	\$ -	\$ -		\$ -	\$ 26,600.00	\$ 26,600.00		\$ 670,300.00
Sep 01, 2045	4.00%	\$ 645,000.00	\$ -		\$ 645,000.00	\$ 26,600.00	\$ 671,600.00	\$ 698,200.00	
Mar 01, 2046	-	\$ -	\$ -		\$ -	\$ 13,700.00	\$ 13,700.00		\$ 685,300.00
Sep 01, 2046	4.00%	\$ 685,000.00	\$ -		\$ 685,000.00	\$ 13,700.00	\$ 698,700.00	\$ 712,400.00	
TOTALS		\$ 8,540,000.00	\$ -	\$ -	\$ 8,540,000.00	\$ 6,033,270.83	\$ 14,573,270.83	\$ 14,573,270.83	\$ 14,573,270.83