

**County of Sacramento  
Community Facilities District No. 2014-2  
(North Vineyard Station No. 2)**

**Government Code Section 53343.1 Annual Report**

**Fiscal Year Ending June 30, 2022**

**PREPARED BY:**

**County of Sacramento**

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County of Sacramento Community Facilities District No. 2014-2 (North Vineyard Station No. 2)  
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2022

**BACKGROUND:**

In 2014, 2016 and 2021, the Sacramento County Board of Supervisors (Board) took the following actions, under the terms and provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (Act), to establish the County of Sacramento Community Facilities District No. 2014-2 (North Vineyard Station No. 2) (CFD 2014-2 NVS-2) and authorize the issuance of bonds to finance the acquisition and construction costs of certain capital public facilities:

- Adopted Resolution No. 2014-0937 establishing the CFD 2014-2 NVS-2 (December 2, 2014);
- Adopted Resolution No. 2014-0938 declaring the necessity to incur a bonded indebtedness for up to \$50 million in principal amount of CFD 2014-2 NVS-2 special tax bonds (December 2, 2014);
- Adopted Resolution No. 2016-0287 authorizing the issuance and providing for the sale of CFD 2014-2 NVS-2 Series 2016 special tax bonds in a principal amount not to exceed \$16 million (April 26, 2016);
- On May 25, 2016, Series 2016 Bonds were issued in the principal amount of \$14,225,000;
- Adopted Resolution No. 2021-0335 declaring the necessity to incur a bonded indebtedness for up to \$5 million in principal amount of CFD 2014-2 NVS-2 special tax bonds (June 8, 2021);
- On June 30, 2021, Series 2021 Bonds were issued in the principal amount of \$3,895,000.

The facilities that are authorized for funding from the CFD 2014-2 NVS-2 bond debt are listed in Exhibit B of the acquisition agreement as amended per Resolution No. 2021-0336 adopted on June 8, 2021. This report contains the reporting elements required by Government Code Section 53343.1 of the Act. A map of the district is shown on the attached Figure A.

**A. SPECIAL TAXES COLLECTED:**

Special taxes levied for Fiscal Year 2021-22 amounted to \$1,080,509.

Special taxes that were delinquent for Fiscal Year 2021-22 amounted to \$961 (as of July 1, 2022).

Special taxes collected for Fiscal Year 2021-22 amounted to \$1,079,548 (as of July 1, 2022).

Previous year delinquent special taxes collected in Fiscal Year 2021-22 amounted to \$942 (as of July 1, 2022).

**B. OTHER REVENUE RECEIVED:**

Interest earned for Fiscal Year 2021-22 amounted to \$13,071.

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**C. TOTAL EXPENDITURES:**

The total amount expended in Fiscal Year 2021-22 was \$3,226,443.

**D. SUMMARY OF EXPENDITURES:**

Table D below summarizes the Fiscal Year 2021-22 expenditures for the CFD 2014-2 NVS-2:

**TABLE D**

<b>Components</b>	<b>Expenditures</b>	<b>Funding Source</b>
1. Facilities	\$2,147,287	Bond Proceeds
2. Services	\$0	N/A
3. Bond Principal and Interest	\$875,606	Special Tax
4. Administrative Costs	\$203,550	Special Tax
<b>Total</b>	<b>\$3,226,443</b>	

**E. EXPENDITURES FOR FACILITIES:**

For Fiscal Year 2021-22, there were \$2,147,287 in expenditures by CFD 2014-2 NVS-2 for facilities.

**F. EXPENDITURES FOR SERVICES:**

There are no authorized services for the CFD 2014-2 NVS-2.

**G. EXPENDITURES FOR ADMINISTRATIVE COSTS:**

Table G below provides the details of the Fiscal Year 2021-22 expenditures by the CFD 2014-2 NVS-2 for administrative costs:

**TABLE G**

<b>Administrative Components</b>	<b>Expenditures</b>
Administration	\$151,410
Accounting	\$12,589
Legal Services	\$0
Treasurer's Fiscal Agent Charges	\$2,076
System Development Services	\$5,384
Cost of Issuance	\$32,091
<b>Total</b>	<b>\$203,550</b>

The administrative costs that are funded from the special tax and interest revenues include the costs of project management of facilities funded by the district, calculating and collecting special taxes, legal counsel services, treasurer's fiscal agent charges, system development services, accounting support services, and reporting and budgeting of the district.

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## **H. CERTIFICATION OF REPORT:**

This report was certified by the Board on December 6, 2022.

## **I. ADDITIONAL INFORMATION:**

The following information is not required by the Act, but is general information pertinent to the CFD 2014-2 NVS-2.

### **a. Summary of Potential Maximum Taxes:**

A summary of the taxable land base in the CFD 2014-2 NVS-2 for Fiscal Year 2021-22 is shown on Table I below:

Plan Zoning Category	Number of Taxable Parcels	Number of Taxable Acres	Maximum Tax	
			Rate	Potential Revenue
<b>A. Developed Properties</b>				
SFR 3-5	401		\$1,921.75	\$770,621.75
SFR 4-7	35		\$1,716.14	\$60,064.90
<b>Total Taxable Parcels</b>	<b>436</b>			<b>\$830,686.65</b>
<b>B. Final Map Properties</b>				
SF 3-5	131		\$1,921.75	\$251,749.25
SF 4-7	0		\$1,716.14	\$0.00
<b>Total Taxable Parcels</b>	<b>131</b>			<b>\$251,749.25</b>
<b>C. Undeveloped Properties</b>				
SFR 3-5	3	1.089	\$13,841.66	\$15,073.57
SFR 4-7	0		\$13,841.66	\$0.00
<b>Total Taxable Parcels</b>	<b>3</b>	<b>1.089</b>		<b>\$15,073.57</b>
<b>District Total</b>	<b>570</b>	<b>1.089</b>		<b>\$1,097,509.47</b>

### **b. Status of Facilities:**

#### **Projects Remaining:**

#### **DRAINAGE ZONE 11A**

1. Basin E26 Land

**Projects Completed:****MISCELLANEOUS**

1. Advanced funding for Bond Issuance

**ROADWAY**

(Florin Road)

2. Florin Road at Hedge Avenue (R4.4) - 6 X 4 Intersection & Signalization, 3-way
3. Elk Grove Florin Road to CCTC RR Crossing (Shoulder Widening (R 3.2))
4. CCTC RR Crossing to Basin E26 Shoulder Widening & Center Section
5. Elder Creek Crossing at Florin Road (Elder Creek Bridge)

(Gerber Road)

6. Gerber Road at Waterman Road. (R34) - 4 X 4 Intersection Signalization, 3-way

(Waterman Road)

7. 2,214 LF Center Section from Gerber Road (Project Boundary) to 465 LF south of CCTC tracks (R7.3.1) - 4 Lane 72' R/W center section with median (excludes outside 11' pavement & frontage)
8. Joint Trench at Waterman Road
9. Montefalco to Florin Road (Project Boundary)(R7.3.2) - 4 Lane 72' R/W center section with median (excludes outside 11' pavement & frontage)
10. Florin Road at Waterman Road (R29b) 6X4 Intersection & Signalization, 3-way
11. Waterman Road at Collector 1 (Thimbleberry Drive) (R55) 4X2 Intersection Signalization, w-way

(Bradshaw Road)

12. Bradshaw Road at Collector 11 (Alder Creek Drive) (R58) 6X4 Intersection Signalization, 3-way

**FRONTAGE**

(Waterman Road)

13. Waterman Road - 2,214 LF frontage from Gerber Road (Project Boundary) to 465 LF south of CCTC tracks - Arterial Roadway Frontage 1 A-2.2.6.a

(Florin Road)

14. South side frontage lane improvements adjacent to Vineyard Creek Unit 1 and Basin E26 - Thoroughfare Roadway Frontage 1&2

**PARKS**

15. SRPD Park - Vineyard Point (Don & Brenda Nottoli) Park (14+/- acre) (partial funding, split with North Vineyard Station No. 1)

**SUPPLEMENTAL DRAINAGE ZONE 11N**

16. Unit 4 & 5 - Gerber Creek Channel and Buffer Land
17. Basin E24B - Basin Land
18. Gerber Creek Phase 1 (2nd Street) - Passalis East Box Culvert
19. Elder Creek Phase 1 - Reach 1A Land

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**DRAINAGE ZONE 11A**

20. Basin G41 Land

**c. Total Assessed Value:**

Reporting of the Assessed Value is helpful because it gives an indication of the stability of the District. It is also information that is required as part of the separate annual report submission to the California Debt and Investment Advisory Commission (CDIAC). The table below shows the total assessed value of the land and improvements for the property within the CFD 2014-2 NVS-2:

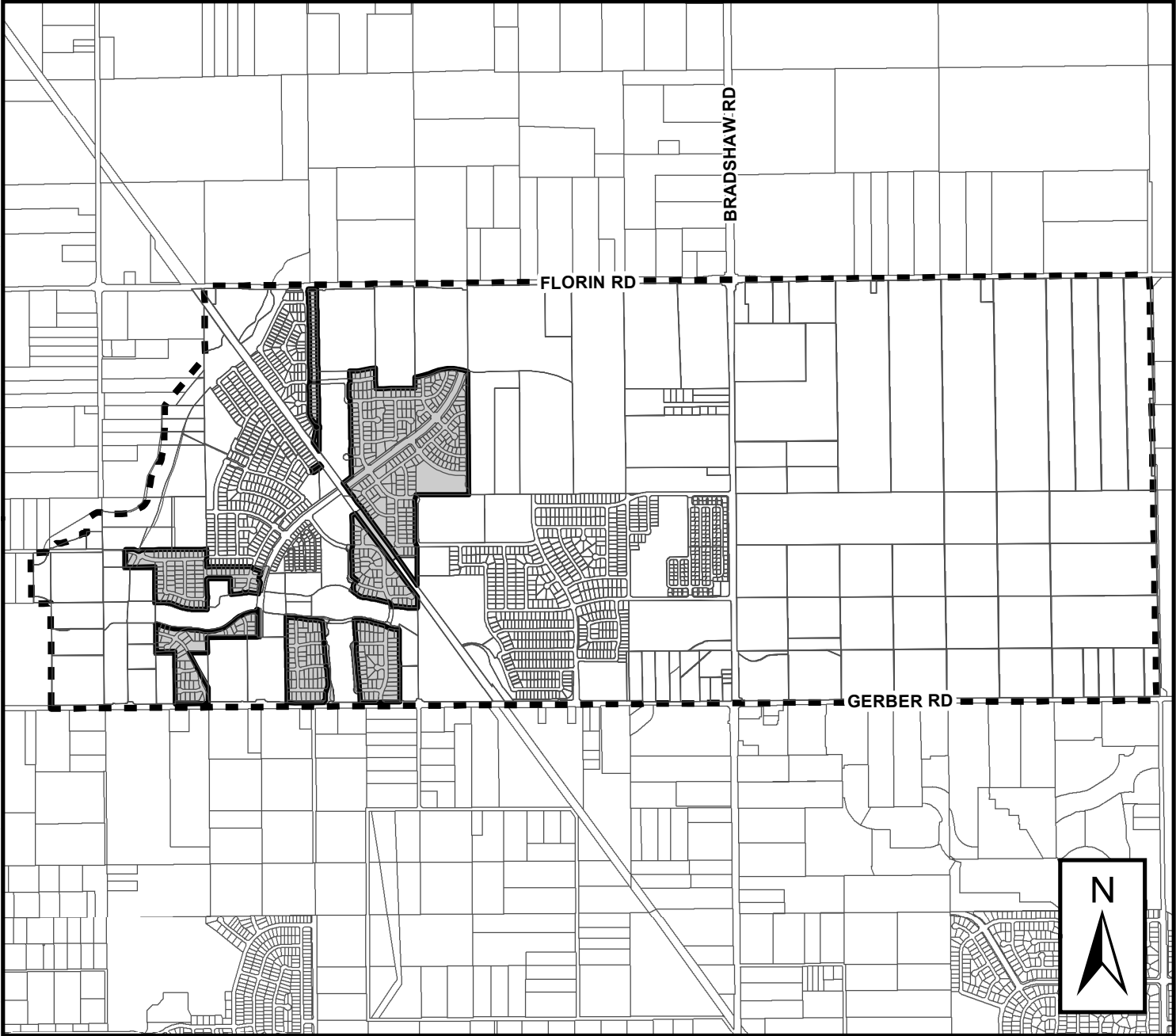
<b>Year</b>	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
2022*	\$67,822,746	\$195,082,258	\$262,905,004

\* Assessed property value as of June 30<sup>th</sup> of the indicated year; only taxable property within the District is included.




**d. Financial Statement:**

The County's independent auditor will issue a debt covenant compliance report for this district after the issuance of the County's financial statements for Fiscal Year 2021-22.

# FIGURE A SACRAMENTO COUNTY COMMUNITY FACILITIES DISTRICT NO. 2014-2 (NORTH VINEYARD STATION NO. 2) BOUNDARY & VICINITY MAP

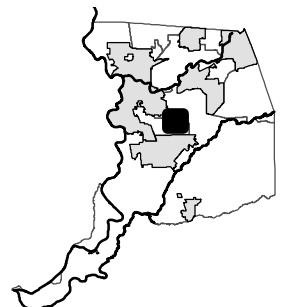


## Legend

-  CFD 2014-2 (NVS No. 2) Boundary
-  CFD 2014-2 (NVS No. 2)
-  North Vineyard Station Specific Plan Area

District: County of Sacramento  
Community Facilities District No. 2014-2  
(North Vineyard Station No. 2)

Supervisory District: 5 - Nottoli



10/14/2022: \\Master\_Data\_Model\Community\_Facility\_Districts\CFD No. 2014-2 (North Vineyard Station No. 2)\Master\_files\CFD Annual report\Fig A (B&W)-CFD 2014-2 (NVS2) Annual\_CFD\_Rpt\_Oct2022.mxd