

**County of Sacramento
Community Facilities District No. 2016-2
(Florin Vineyard No. 1)**

**Government Code Section 53343.1 Annual Report
Fiscal Year Ending June 30, 2022**

PREPARED BY:

County of Sacramento

Community Development Department
County Engineering Division
Special Districts Section
827 Seventh Street, Room 304
Sacramento, CA 95814
916-874-6525

Office of Budget and Debt Management
County Debt Office
700 H Street, Room 7650
Sacramento, CA 95814
916-874-5239



BACKGROUND:

In 2016 and 2018 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. 2016-2 (Florin Vineyard No. 1) (CFD 2016-2 FV-1) and authorize the issuance of bonds to finance the acquisition and construction costs of certain capital public facilities:

- Adopted Resolution No. 2016-0953 establishing the CFD 2016-2 FV-1 and providing the levy for Special Taxes (December 6, 2016);
- Adopted Resolution No. 2016-0954 declaring the necessity to incur a bonded indebtedness for up to \$15 million in principal amount of CFD 2016-2 FV-1 special tax bonds (December 6, 2016);
- Adopted Resolution No. 2018-0491 authorizing the issuance and providing for the sale of CFD 2016-2 FV-1 Series 2018 special tax bonds in a principal amount not to exceed \$8 million (July 17, 2018);
- On August 16, 2018, Series 2018 Bonds were issued in the principal amount of \$6,610,000.

The facilities that are authorized for funding from the CFD 2016-2 FV-1 bond debt are listed in Exhibit B of Resolution No. 2016-0953. 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 \$387,401.

Special taxes that were delinquent for Fiscal Year 2021-22 amounted to \$1,624 (as of July 1, 2022).

Special taxes collected for Fiscal Year 2021-22 amounted to \$385,778 (as of July 1, 2022).

Previous Year delinquent special taxes collected in Fiscal Year 2021-22 amounted to \$0 (as of July 1, 2022).

B. OTHER REVENUE RECEIVED:

Interest earned for Fiscal Year 2021-22 amounted to \$6,052.

C. TOTAL EXPENDITURES:

The total amount expended in Fiscal Year 2021-22 was \$2,667,158.

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D. SUMMARY OF EXPENDITURES:

Table D below summarizes the Fiscal Year 2021-22 expenditures for the CFD 2016-2 FV-1:

TABLE D

Components	Expenditures	Funding Source
1. Facilities	\$2,320,537	Bond Proceeds
2. Services	\$0	N/A
3. Bond Principal and Interest	\$304,825	Special Tax
4. Administrative Costs	\$41,796	Special Tax
Total	\$2,667,158	

E. EXPENDITURES FOR FACILITIES:

Fiscal Year 2021-22 facilities expenditures are detailed below.

Project Category	Project Name	Description	Expenditures
Roadway	South Watt Four Lane Widening From Jackson Road to Florin Road	Partially fund the construction of street improvements, landscaped medians, and modification of intersections and traffic signals as part of the the widening of South Watt Avenue from 2 to 4 lanes from Jackson Road to Florin Road	\$820,709
Roadway	Soundwall	Soundwall (constructed with portion of Caselman Ranch Phase 1 & 2)	348,115
Roadway	Streetscape Impvements	Streetscape landscape improvements (constructed with Caselman Ranch)	399,311
Roadway	Caselman Road and Elk Grove – Florin Road Intersection Improvements and Signal	Widen Caselman east- and westbound approaches, add eastbound left turn lane, signalize intersection, modifications of curb ramps, and associated improvements. (constructed with portion of Caselman Ranch Phase 2)	752,402
Total			\$2,320,537

F. EXPENDITURES FOR SERVICES:

There are no authorized services for the CFD 2016-2 FV-1.

G. EXPENDITURES FOR ADMINISTRATIVE COSTS:

Table G below provides the details of the Fiscal Year 2021-22 expenditures by the CFD 2016-2 FV-1 for administrative costs:

TABLE G

Administrative Components	Expenditures
Administration	\$27,873
Accounting	\$6,968
Legal Services	\$0
Treasurer's Fiscal Agent Charges	\$2,141
System Development Services	\$4,814
Total	\$41,796

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.

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 2016-2 FV-1.

a. Summary of Potential Maximum Taxes:

A summary of the taxable land base in the CFD 2016-2 FV-1 for Fiscal Year 2021-22 is shown on Table I below:

TABLE I

Rate Category	Number of Taxable Assessor Parcels	Authorized Maximum Special Tax Rate/Unit Fiscal Year 2021-22	Potential Maximum Tax Revenue
Rate 1	82	\$1,298.92	\$106,511.44
Rate 2	173	\$1,623.65	\$280,891.45
Total Taxable Parcels	255		\$387,402.89

b. Status of Facilities:**Projects Remaining:**

ROADWAY

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1. South Watt Avenue Improvements

Projects Completed:

MISCELLANEOUS

- 1. Advanced funding for Bond Issuance

PARK

- 2. Park Improvements

ROADWAY

- 3. Caselman Road and Elk Grove-Florin Road Intersection Improvements and Signal
- 4. Soundwall
- 5. Streetscape Improvements

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 2016-2 FV-1:

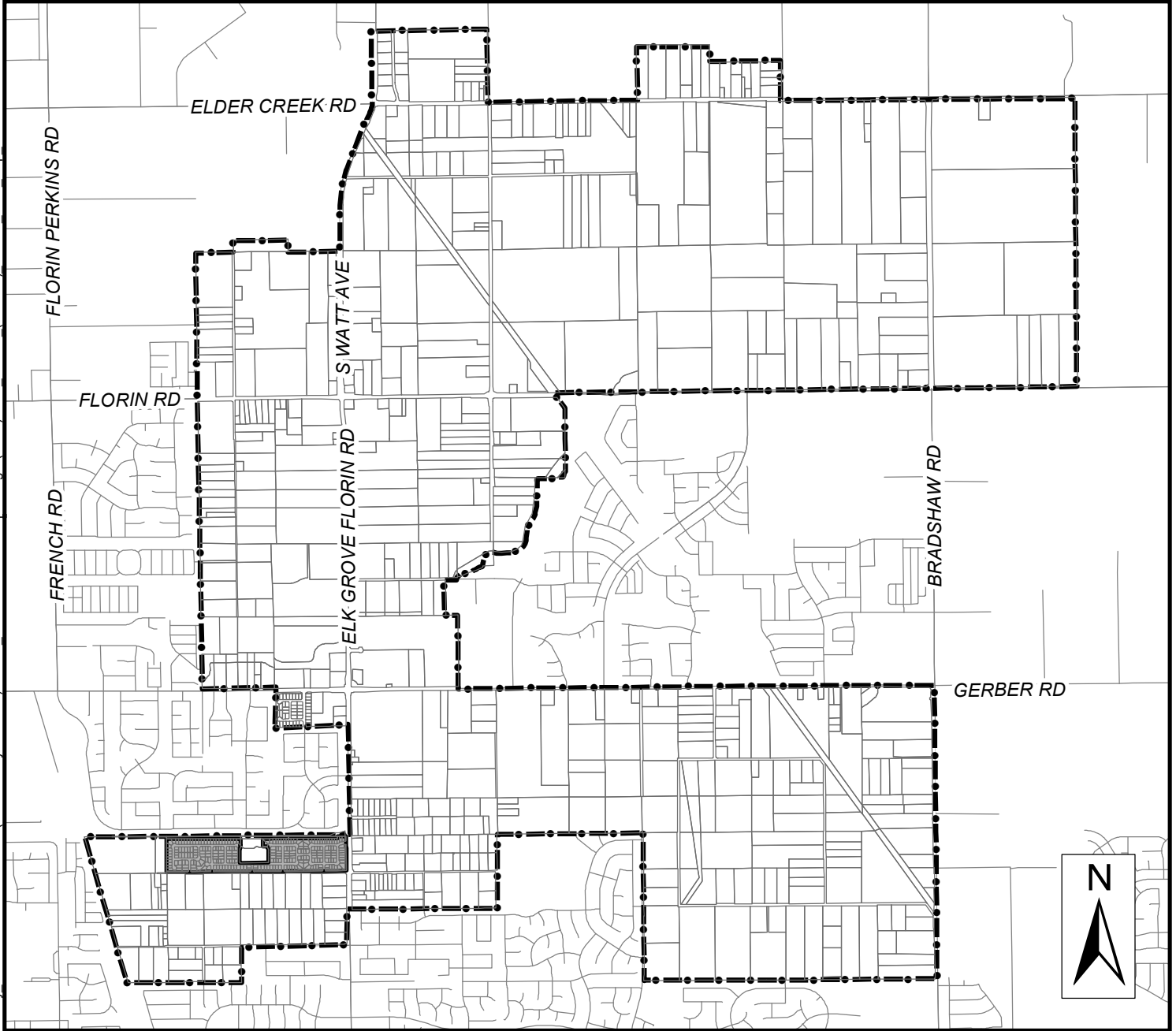
Year	Land	Improvements	Total
2022*	\$32,410,609	\$87,814,439	\$120,225,048

* Assessed property value as of June 30 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. 2016-2 (FLORIN VINEYARD NO. 1) BOUNDARY AND VICINITY MAP



Legend

-  CFD NO. 2016-2 (FV NO. 1) Boundary
-  Florin Vineyard Community Plan Area

District: County of Sacramento
Community Facilities District 2016-2
(Florin Vineyard No. 1)

Supervisorial District: 1- Serna
2- Kennedy
5- Nottoli

