

**Sacramento, CA, City of**

**Municipal Market Disclosure Information Cover Sheet**

**Type of Filing:** ANNUAL FINANCIAL INFORMATION & OPERATING DATA (RULE 15C2-12)  
 2025 - Annual Continuing Disclosure Report - Delta Shores CFD No. 2019-01, Improvement Area 2

**Date of Filing:** 03/24/2026

| <b><u>Certification Authorized by</u></b>   | <b><u>Disclosure Dissemination Agent Contact</u></b>  |
|---|---|
| Name: Brian Wong<br>Title: Debt Manager<br>Entity: Sacramento, CA, City of Sacramento | DAC<br>315 East Robinson Street, Suite 300, Orlando, FL 32801-1674<br>407 515 - 1100<br>emmaagent@dacbond.com |

This information is also available on DAC’s website: [www.dacbond.com](http://www.dacbond.com)

**Signature of Issuer:** Brian Wong /s/

The information set forth herein has been obtained from the obligated entity and other sources believed to be reliable, but such information is not guaranteed as to accuracy or completeness and is not to be construed as a promise or guarantee. This Annual Financial Information & Operating Data (Rule 15c2-12) may contain, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates and opinions, or that they may be realized. The information and expressions of opinion contained herein are subject to change without notice, and the delivery of this Annual Financial Information & Operating Data (Rule 15c2-12) will not, under any circumstances, create any implication that there have been no changes in the affairs of the entity, or other matters described.

**This Filing Applies to:**

1. City of Sacramento, Delta Shores Community Facilities District No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax Bonds \$10,230,000 consisting of \$5,315,000 Non-Escrow Bonds and \$4,915,000 Escrow Bonds, Series 2022, Dated: June 21, 2022

**CUSIPS:** 78607CAA4, 78607CAD8, 78607CAC0

**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: P11463203

---

|   |   |
|---|---|
| Date & Time Stamp:                        | 03/24/2026  |
| Document Name or Event Type:              | Annual Financial Information & Operating Data (Rule 15c2-12)                                  |
| Document Description:                     | 2025 - Annual Continuing Disclosure Report - Delta Shores CFD No. 2019-01, Improvement Area 2 |
| DAC Bond Coversheet:                      | Yes   |
| Transmitted to:                           | MSRB-EMMA   |
| Total CUSIPs associated with this Filing: | 3   |
| Filing made on Series:                    | 2022  |

**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, Delta Shores Community Facilities District No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax Bonds \$10,230,000 consisting of \$5,315,000 Non-Escrow Bonds and \$4,915,000 Escrow Bonds, Series 2022, Dated: June 21, 2022

CUSIP: **78607CAA4, 78607CAC0, 78607CAD8**

**No missing CUSIPs for this bond issue**

---

**City of Sacramento**  
**Annual Continuing Disclosure Report**  
**Fiscal Year 2024-25**

|                      |   |                       |
|----------------------|---|-----------------------|
| <b>Issuer</b>        | City of Sacramento  |                       |
| <b>Issue</b>         | Delta Shores Community Facilities District No. 2019-01 (Improvements)<br>Improvement Area No. 2 Special Tax Bonds |                       |
| <b>Series</b>        | Series 2022<br>Non-Escrow   | Series 2022<br>Escrow |
| <b>Par</b>           | \$5,315,000   | \$4,915,000           |
| <b>Pricing</b>       | June 14, 2022   | June 14, 2022         |
| <b>Closing</b>       | June 21, 2022   | June 21, 2022         |
| <b>CUSIP Numbers</b> | 78607CAA4<br>78607CAC0  | 78607CAD8             |

**Content of Annual Report**

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

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

The City's ACFR for the prior fiscal year was uploaded as a separate document to EMMA. The ACFR is also available on the City's website at:

[www.cityofsacramento.gov/finance/accounting/reporting](http://www.cityofsacramento.gov/finance/accounting/reporting)

**(b)(1) Balances in each of the following funds established under 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);**

|   |               |
|---|---------------|
| <u>Redemption Fund (as of June 30, 2025):</u>     | \$ 439,871.20 |
| • Held at the City:                               | \$ 439,527.21 |
| • Held at the Trustee:                            | \$ 343.99     |
| <u>Debt service payment (September 01, 2025):</u> | \$ 305,762.50 |

**(B) The Bond Reserve Fund.**

|  |                 |
|--|-----------------|
| <u>Reserve Fund (as of June 30, 2025):</u> | \$ 1,012,015.63 |
|--|-----------------|

**(2) The aggregate land assessed valuation and the aggregate improvement assessed valuation within the Improvement Area No. 2.**

|  |                  |
|--|------------------|
| <u>Net Assessed Valuation (for Fiscal Year 2024-25):</u> | \$ 70,799,727.00 |
|--|------------------|

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

|  |               |
|--|---------------|
| <u>Debt Service Requirement (for Fiscal Year 2024-25):</u> | \$ 581,762.50 |
|--|---------------|

\*Capitalized interest covered a portion of the debt service of the escrow bonds.

**(4) A statement of the actual Special Tax collections for Improvement Area No. 2 for the prior Fiscal Year.**

|   |               |
|---|---------------|
| <u>Special Tax Collection (for Fiscal Year 2024-25):</u>    | \$ 607,374.06 |
| <u>Special Tax Delinquencies (for Fiscal Year 2024-25):</u> | \$ 0.00       |

**(5) An update of the information in Table 3 of the Official Statement based on the assessed valuation of the Taxable Property within Improvement Area No. 2 for the current Fiscal Year, except that the information with respect to overlapping land-secured debt need not be included.**

| Fiscal Year 2025-26        |            |                      |                          |                |
|----------------------------|------------|----------------------|--------------------------|----------------|
| Special Tax Category       | Units      | Levy                 | Net Assessed Value       | % of Levy      |
| Developed Property         | 169        | \$ 279,884.28        | \$ 89,047,373.00         | 40.24%         |
| Final Subdivision Property | 251        | \$ 415,686.12        | \$ 22,026,982.00         | 59.76%         |
| <b>Total</b>               | <b>420</b> | <b>\$ 695,570.40</b> | <b>\$ 111,074,355.00</b> | <b>100.00%</b> |

- (6) A statement as to whether the Series 2022 Escrow Release Conditions have been satisfied and whether the City has provided a Series 2022 Escrow Fund Release Certificate to the Trustee pursuant to the Indenture; provided, however, that the requirement to provide the information in this section 4(b)(6) shall no longer be required for any Annual Report due after the date on which the City has provided a notice pursuant to section 5(a)(11) or for any Annual Report due after March 31, 2025.

On May 29, 2024, the City signed the Escrow Fund Release Certificate certifying that the developer met the required milestones and the City remitted the signed certificate to the trustee of the Bonds.

- (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 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 – FY25 Mello-Roos – Delta Shores CFD No. 2019-01 IA2, Series 2022

The City's annual filings with CDIAC for this issue are also available online at:

[www.cityofsacramento.gov/treasurer/debt-management/continuing-disclosure-certificate/cdiac-reports](http://www.cityofsacramento.gov/treasurer/debt-management/continuing-disclosure-certificate/cdiac-reports)

- (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 – Debt Service Schedule – Delta Shores CFD No. 2019-01 IA2, Series 2022

See Exhibit C – FY25 Annual Debt Transparency Report – Delta Shores CFD No. 2019-01 IA2, Series 2022

The City's annual filings with CDIAC for this issue are also available online at:

[www.cityofsacramento.gov/treasurer/debt-management/continuing-disclosure-certificate/cdiac-reports](http://www.cityofsacramento.gov/treasurer/debt-management/continuing-disclosure-certificate/cdiac-reports)



# MELLO ROOS 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

CDIAC # : 2022-0614  
Status: Submitted  
10/20/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name: City of Sacramento

Issue Name: Delta Shores CFD No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax  
Bonds, Series 2022

Project Name: Delta Shores

Actual Sale Date: 6/14/2022

Settlement Date: 6/21/2022

Original Principal Amount: \$10,230,000.00

Date of Filing:

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance  
Amount: \$970,335.13

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:



# MELLO ROOS 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

CDIAC # : 2022-0614  
Status: Submitted  
10/20/2025

## Fund Balance

|  |                 |
|--|-----------------|
| Principal Amount of Bonds Outstanding: | \$10,215,000.00 |
| Bond Reserve Fund:                     | \$1,012,015.63  |
| Capitalized Interest Fund:             | \$0.00          |
| Construction Fund(s):                  | \$0.00          |

## Assessed Value

|   |                         |
|---|-------------------------|
| Assessed or Appraised Value Reported as of:   | 7/1/2025                |
| Use Appraised Value only in first year or before annual tax roll billing commences: | From Equalized Tax Roll |
| Total Assessed Value of All Parcels:  | \$111,074,355.00        |

## Tax Collection

|   |              |
|---|--------------|
| Total Amount of Special Taxes Due Annually:               | \$607,374.06 |
| Total Amount of Unpaid Special Taxes Annually:            | \$0.00       |
| Does this agency participate in the County's Teeter Plan? | Yes          |

## Delinquent Reporting

|   |           |
|---|-----------|
| Delinquent Parcel Information Reported as of Equalized Tax Roll of: | 6/30/2025 |
| Total Number of Delinquent Parcels:                                 | 0         |
| Total Amount of Special Taxes Due on Delinquent Parcels:            | \$0.00    |

## Delinquency Parcel Reporting

| Document Type                 | Document Name | File Upload Date |
|-------------------------------|---------------|------------------|
| No data available to display. |               |                  |

## Foreclosure

| Date Foreclosure Commenced    | Total Number of Foreclosure Parcels | Total Amount of Tax on Foreclosure Parcels |
|-------------------------------|-------------------------------------|--|
| No data available to display. |                                     |  |



## MELLO ROOS 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

CDIAC # : 2022-0614  
Status: Submitted  
10/20/2025

### Retired Issues

Indicate Reason for Retirement:

Not Retired

### Filing Contact

Filing Contact Name:

Claudia Lara

Agency/Organization Name:

City of Sacramento

Address:

915 I Street, HCH 3rd Floor

City:

Sacramento

State:

CA

Zip Code:

95814

Telephone:

916-8082267

Fax Number:

E-mail:

CLara@cityofsacramento.org

### Comments

Issuer Comments:

**Exhibit B**  
**Current Debt Service Schedule**  
**As of 3/2/2026**

**City of Sacramento Delta Shores Community Facilities District No. 2019-01 (Improvements) Improvement Area No. 2 Special Tax Bonds, Series 2022**

|           |                |                  |
|-----------|----------------|------------------|
| Bond Info | Par Amount     | \$ 10,230,000.00 |
|           | Dated Date     | 06/21/2022       |
|           | Issued Date    | 06/21/2022       |
|           | Final Maturity | 09/01/2052       |

|                   | "On or after" Date | Call Price (% of Par) |
|-------------------|--------------------|-----------------------|
| Call Information* | 9/1/2029           | 103%                  |
|                   | 9/1/2030           | 102%                  |
|                   | 9/1/2031           | 101%                  |
|                   | 9/1/2032           | 100%                  |

\*Extraordinary Redemptions are allowed for prepayments and may require different premiums

| 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, 2022  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 111,268.40           | \$ 111,268.40           | \$ 111,268.40                |                                |
| Mar 01, 2023  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 286,118.75           | \$ 286,118.75           |                              | \$ 397,387.15                  |
| Sep 01, 2023  |               | \$ 5,000.00             | \$ -             | INVALID CALL | \$ 5,000.00             | \$ 286,118.75           | \$ 291,118.75           | \$ 577,237.50                |                                |
| Mar 01, 2024  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 286,000.00           | \$ 286,000.00           |                              | \$ 577,118.75                  |
| Sep 01, 2024  |               | \$ 10,000.00            | \$ -             | INVALID CALL | \$ 10,000.00            | \$ 286,000.00           | \$ 296,000.00           | \$ 582,000.00                |                                |
| Mar 01, 2025  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 285,762.50           | \$ 285,762.50           |                              | \$ 581,762.50                  |
| Sep 01, 2025  |               | \$ 20,000.00            | \$ -             | INVALID CALL | \$ 20,000.00            | \$ 285,762.50           | \$ 305,762.50           | \$ 591,525.00                |                                |
| Mar 01, 2026  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 285,262.50           | \$ 285,262.50           |                              | \$ 591,025.00                  |
| Sep 01, 2026  |               | \$ 40,000.00            | \$ -             | INVALID CALL | \$ 40,000.00            | \$ 285,262.50           | \$ 325,262.50           | \$ 610,525.00                |                                |
| Mar 01, 2027  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 284,237.50           | \$ 284,237.50           |                              | \$ 609,500.00                  |
| Sep 01, 2027  |               | \$ 50,000.00            | \$ -             | INVALID CALL | \$ 50,000.00            | \$ 284,237.50           | \$ 334,237.50           | \$ 618,475.00                |                                |
| Mar 01, 2028  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 282,950.00           | \$ 282,950.00           |                              | \$ 617,187.50                  |
| Sep 01, 2028  |               | \$ 60,000.00            | \$ -             | INVALID CALL | \$ 60,000.00            | \$ 282,950.00           | \$ 342,950.00           | \$ 625,900.00                |                                |
| Mar 01, 2029  |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ 281,400.00           | \$ 281,400.00           |                              | \$ 624,350.00                  |
| Sep 01, 2029  |               | \$ 80,000.00            | \$ -             | -            | \$ 80,000.00            | \$ 281,400.00           | \$ 361,400.00           | \$ 642,800.00                |                                |
| Mar 01, 2030  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 279,325.00           | \$ 279,325.00           |                              | \$ 640,725.00                  |
| Sep 01, 2030  |               | \$ 100,000.00           | \$ -             | -            | \$ 100,000.00           | \$ 279,325.00           | \$ 379,325.00           | \$ 658,650.00                |                                |
| Mar 01, 2031  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 276,725.00           | \$ 276,725.00           |                              | \$ 656,050.00                  |
| Sep 01, 2031  |               | \$ 115,000.00           | \$ -             | -            | \$ 115,000.00           | \$ 276,725.00           | \$ 391,725.00           | \$ 668,450.00                |                                |
| Mar 01, 2032  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 273,743.75           | \$ 273,743.75           |                              | \$ 665,468.75                  |
| Sep 01, 2032  |               | \$ 135,000.00           | \$ -             | -            | \$ 135,000.00           | \$ 273,743.75           | \$ 408,743.75           | \$ 682,487.50                |                                |
| Mar 01, 2033  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 270,237.50           | \$ 270,237.50           |                              | \$ 678,981.25                  |
| Sep 01, 2033  |               | \$ 155,000.00           | \$ -             | -            | \$ 155,000.00           | \$ 270,237.50           | \$ 425,237.50           | \$ 695,475.00                |                                |
| Mar 01, 2034  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 265,887.50           | \$ 265,887.50           |                              | \$ 691,125.00                  |
| Sep 01, 2034  |               | \$ 180,000.00           | \$ -             | -            | \$ 180,000.00           | \$ 265,887.50           | \$ 445,887.50           | \$ 711,775.00                |                                |
| Mar 01, 2035  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 260,831.25           | \$ 260,831.25           |                              | \$ 706,718.75                  |
| Sep 01, 2035  |               | \$ 200,000.00           | \$ -             | -            | \$ 200,000.00           | \$ 260,831.25           | \$ 460,831.25           | \$ 721,662.50                |                                |
| Mar 01, 2036  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 255,212.50           | \$ 255,212.50           |                              | \$ 716,043.75                  |
| Sep 01, 2036  |               | \$ 225,000.00           | \$ -             | -            | \$ 225,000.00           | \$ 255,212.50           | \$ 480,212.50           | \$ 735,425.00                |                                |
| Mar 01, 2037  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 248,893.75           | \$ 248,893.75           |                              | \$ 729,106.25                  |
| Sep 01, 2037  |               | \$ 255,000.00           | \$ -             | -            | \$ 255,000.00           | \$ 248,893.75           | \$ 503,893.75           | \$ 752,787.50                |                                |
| Mar 01, 2038  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 241,731.25           | \$ 241,731.25           |                              | \$ 745,625.00                  |
| Sep 01, 2038  |               | \$ 285,000.00           | \$ -             | -            | \$ 285,000.00           | \$ 241,731.25           | \$ 526,731.25           | \$ 768,462.50                |                                |
| Mar 01, 2039  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 233,725.00           | \$ 233,725.00           |                              | \$ 760,456.25                  |
| Sep 01, 2039  |               | \$ 315,000.00           | \$ -             | -            | \$ 315,000.00           | \$ 233,725.00           | \$ 548,725.00           | \$ 782,450.00                |                                |
| Mar 01, 2040  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 224,875.00           | \$ 224,875.00           |                              | \$ 773,600.00                  |
| Sep 01, 2040  |               | \$ 345,000.00           | \$ -             | -            | \$ 345,000.00           | \$ 224,875.00           | \$ 569,875.00           | \$ 794,750.00                |                                |
| Mar 01, 2041  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 215,181.25           | \$ 215,181.25           |                              | \$ 785,056.25                  |
| Sep 01, 2041  |               | \$ 385,000.00           | \$ -             | -            | \$ 385,000.00           | \$ 215,181.25           | \$ 600,181.25           | \$ 815,362.50                |                                |
| Mar 01, 2042  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 204,362.50           | \$ 204,362.50           |                              | \$ 804,543.75                  |
| Sep 01, 2042  |               | \$ 415,000.00           | \$ -             | -            | \$ 415,000.00           | \$ 204,362.50           | \$ 619,362.50           | \$ 823,725.00                |                                |
| Mar 01, 2043  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 192,700.00           | \$ 192,700.00           |                              | \$ 812,062.50                  |
| Sep 01, 2043  |               | \$ 455,000.00           | \$ -             | -            | \$ 455,000.00           | \$ 192,700.00           | \$ 647,700.00           | \$ 840,400.00                |                                |
| Mar 01, 2044  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 179,912.50           | \$ 179,912.50           |                              | \$ 827,612.50                  |
| Sep 01, 2044  |               | \$ 505,000.00           | \$ -             | -            | \$ 505,000.00           | \$ 179,912.50           | \$ 684,912.50           | \$ 864,825.00                |                                |
| Mar 01, 2045  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 165,718.75           | \$ 165,718.75           |                              | \$ 850,631.25                  |
| Sep 01, 2045  |               | \$ 545,000.00           | \$ -             | -            | \$ 545,000.00           | \$ 165,718.75           | \$ 710,718.75           | \$ 876,437.50                |                                |
| Mar 01, 2046  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 150,400.00           | \$ 150,400.00           |                              | \$ 861,118.75                  |
| Sep 01, 2046  |               | \$ 595,000.00           | \$ -             | -            | \$ 595,000.00           | \$ 150,400.00           | \$ 745,400.00           | \$ 895,800.00                |                                |
| Mar 01, 2047  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 133,675.00           | \$ 133,675.00           |                              | \$ 879,075.00                  |
| Sep 01, 2047  |               | \$ 645,000.00           | \$ -             | -            | \$ 645,000.00           | \$ 133,675.00           | \$ 778,675.00           | \$ 912,350.00                |                                |
| Mar 01, 2048  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 115,543.75           | \$ 115,543.75           |                              | \$ 894,218.75                  |
| Sep 01, 2048  |               | \$ 700,000.00           | \$ -             | -            | \$ 700,000.00           | \$ 115,543.75           | \$ 815,543.75           | \$ 931,087.50                |                                |
| Mar 01, 2049  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 95,868.75            | \$ 95,868.75            |                              | \$ 911,412.50                  |
| Sep 01, 2049  |               | \$ 755,000.00           | \$ -             | -            | \$ 755,000.00           | \$ 95,868.75            | \$ 850,868.75           | \$ 946,737.50                |                                |
| Mar 01, 2050  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 74,643.75            | \$ 74,643.75            |                              | \$ 925,512.50                  |
| Sep 01, 2050  |               | \$ 815,000.00           | \$ -             | -            | \$ 815,000.00           | \$ 74,643.75            | \$ 889,643.75           | \$ 964,287.50                |                                |
| Mar 01, 2051  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 51,731.25            | \$ 51,731.25            |                              | \$ 941,375.00                  |
| Sep 01, 2051  |               | \$ 885,000.00           | \$ -             | -            | \$ 885,000.00           | \$ 51,731.25            | \$ 936,731.25           | \$ 988,462.50                |                                |
| Mar 01, 2052  |               | \$ -                    | \$ -             | -            | \$ -                    | \$ 26,850.00            | \$ 26,850.00            |                              | \$ 963,581.25                  |
| Sep 01, 2052  |               | \$ 955,000.00           | \$ -             | -            | \$ 955,000.00           | \$ 26,850.00            | \$ 981,850.00           | \$ 1,008,700.00              |                                |
| -             |               | \$ -                    | \$ -             | INVALID CALL | \$ -                    | \$ -                    | \$ -                    |                              | \$ 981,850.00                  |
| <b>TOTALS</b> |               | <b>\$ 10,230,000.00</b> | <b>\$ -</b>      | <b>\$ -</b>  | <b>\$ 10,230,000.00</b> | <b>\$ 12,970,280.90</b> | <b>\$ 23,200,280.90</b> | <b>\$ 23,200,280.90</b>      | <b>\$ 23,200,280.90</b>        |



## Exhibit C

# 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

CDIAC # : 2022-0614  
Status: Submitted  
01/16/2026

Annual Debt Transparency Report Information as of Reporting Year End: 6/30/2025

### Issuance Information

|  |  |
|--|--|
| Issuer Name:   | City of Sacramento   |
| Issue Name:  | Delta Shores CFD No. 2019-01 (Improvements) Improvement Area No. 2<br>Special Tax Bonds, Series 2022 |
| Project Name:  | Delta Shores   |
| Actual Sale Date:  | 6/14/2022  |
| Settlement Date:   | 6/21/2022  |
| Original Principal Amount:                                       | \$10,230,000.00  |
| Net Original Issue Premium/Discount:                             | -\$181,077.75  |
| Proceeds Used to Acquire Local Obligations<br>(Marks-Roos Only): | \$0.00   |
| Total Reportable Proceeds:                                       | \$10,048,922.25  |
| Total cost of issuance from Report of Final Sale:                | \$889,915.14   |

### Issuance Authorization

|  |   |
|--|---|
| Authorization (1):                                       |   |
| Authorization Name:                                      | CFD Mailed Ballot Election - Change Proceedings |
| Original Authorized Amount:                              | \$18,000,000.00                                 |
| Authorization Date:                                      | 1/25/2022                                       |
| Amount Authorized - Beginning of the Reporting Period:   | \$0.00  |
| Amount Authorized - During the Reporting Period:         | \$0.00  |
| Total Debt Authorized:                                   | \$0.00  |
| Debt Issued During the Reporting Period:                 | \$0.00  |
| Replenishment Reported During the Reporting Period:      | \$0.00  |
| Total Debt Authorized but Unissued:                      | \$0.00  |
| Authorization Lapsed:                                    | \$0.00  |
| Total Authorization Remaining - End of Reporting Period: | \$0.00  |



## Principal Outstanding

|  |                 |
|--|-----------------|
| Principal Balance Upon Sale or at Beginning of the Reporting Period:               | \$10,225,000.00 |
| Accreted Interest – During Reporting Period:                                       | \$0.00          |
| Total Principal and Accreted Interest:   | \$10,225,000.00 |
| Principal Paid with Proceeds from Other Debt Issues – During the Reporting Period: | \$0.00          |
| Principal Payments - During the Reporting Period (not reported as payments above): | \$10,000.00     |
| Principal Outstanding – End of Reporting Period:                                   | \$10,215,000.00 |

### Refunding/Refinancing Issues

| CDIAC #                       | Refunding/refinancing Amount | Redemption/Payment Date |
|-------------------------------|------------------------------|-------------------------|
| No data available to display. |                              |                         |

## Use of Proceeds

| Report End Date | Begin Amount    | Spent Amount   | Remain Amount  |
|-----------------|-----------------|----------------|----------------|
| 6/30/2022       | \$10,048,922.25 | \$622,161.49   | \$9,426,760.76 |
| 6/30/2023       | \$9,426,760.76  | \$3,597,730.49 | \$5,829,030.27 |
| 6/30/2024       | \$5,829,030.27  | \$4,727,270.81 | \$1,101,759.46 |
| 6/30/2025       | \$1,101,759.46  | \$131,424.33   | \$970,335.13   |

### Proceeds Spent/Unspent (Fund Level)

| Fund Category           | Total Reportable<br>Proceeds Available | Proceeds Spent<br>Reporting Period | Current Proceeds Spent<br>Reporting Period(s) | Proceeds Spent Prior<br>Reporting Period(s) | Proceeds Unspent /<br>Remaining |
|-------------------------|--|------------------------------------|---|---|---------------------------------|
| CAPITALIZED<br>INTEREST | \$128,722.22                           | \$0.00                             | \$0.00  | \$128,722.22                                | \$0.00                          |
| CONSTRUCTION<br>FUND    | \$3,004,995.94                         | \$0.00                             | \$0.00  | \$3,004,995.94                              | \$0.00                          |
| COST OF<br>ISSUANCE     | \$889,915.14                           | \$0.00                             | \$0.00  | \$889,915.14                                | \$0.00                          |
| ESCROW<br>ACCOUNT       | \$5,535,177.43                         | \$131,424.33                       | \$131,424.33                                  | \$4,923,529.49                              | \$480,223.61                    |
| RESERVE FUND            | \$490,111.52                           | \$0.00                             | \$0.00  | \$0.00                                      | \$490,111.52                    |



# 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

CDIAC # : 2022-0614  
 Status: Submitted  
 01/16/2026

|        |                 |              |                |              |
|--------|-----------------|--------------|----------------|--------------|
| TOTAL: | \$10,048,922.25 | \$131,424.33 | \$8,947,162.79 | \$970,335.13 |
|--------|-----------------|--------------|----------------|--------------|

## Expenditures of Current Reporting Period

| Fund Category  | Purpose      | Expenditure Amount |
|----------------|--------------|--------------------|
| ESCROW ACCOUNT | RESERVE FUND | \$131,424.33       |
| TOTAL:         |              | \$131,424.33       |

## Expenditure Summary

| Fund Category        | Purpose                                    | Expenditure In Current Reporting Period | Expenditure In Prior Reporting Period(s) | Total Expenditure All Periods |
|----------------------|--|---|--|-------------------------------|
| CAPITALIZED INTEREST | DEBT SERVICE                               | \$0.00                                  | \$128,722.22                             | \$128,722.22                  |
| CONSTRUCTION FUND    | PROJECT EXPENDITURE                        | \$0.00                                  | \$3,004,995.94                           | \$3,004,995.94                |
| CONSTRUCTION FUND    | PROJECT EXPENDITURES                       | \$0.00                                  | \$0.00                                   | \$0.00                        |
| COST OF ISSUANCE     | CITY STAFF COSTS                           | \$0.00                                  | \$398,716.86                             | \$398,716.86                  |
| COST OF ISSUANCE     | CONSULTANTS FEES                           | \$0.00                                  | \$183,180.94                             | \$183,180.94                  |
| COST OF ISSUANCE     | DEVELOPER REIMBURSEMENT - CONSULTANTS FEES | \$0.00                                  | \$58,185.60                              | \$58,185.60                   |
| COST OF ISSUANCE     | TRANSFERRED TO CONSTRUCTION FUND           | \$0.00                                  | \$0.00                                   | \$0.00                        |
| COST OF ISSUANCE     | TRF'D TO CONSTRUCTION FUND & EXPENDED      | \$0.00                                  | \$122,192.37                             | \$122,192.37                  |
| COST OF ISSUANCE     | UNDERWRITER'S DISCOUNT                     | \$0.00                                  | \$127,639.37                             | \$127,639.37                  |
| ESCROW ACCOUNT       | CAPITALIZED INTEREST                       | \$0.00                                  | \$478,871.18                             | \$478,871.18                  |
| ESCROW ACCOUNT       | CONSTRUCTION FUND                          | \$0.00                                  | \$4,444,658.31                           | \$4,444,658.31                |
| ESCROW ACCOUNT       | RESERVE FUND                               | \$131,424.33                            | \$0.00                                   | \$131,424.33                  |



# 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

CDIAC # : 2022-0614  
Status: Submitted  
01/16/2026

|              |              |              |                |                |
|--------------|--------------|--------------|----------------|----------------|
| RESERVE FUND | RESERVE FUND | \$0.00       | \$0.00         | \$0.00         |
| TOTAL:       |              | \$131,424.33 | \$8,947,162.79 | \$9,078,587.12 |

## Refunded/Refinanced Issues

| CDIAC #                       | Refunding/refinancing Amount | Redemption/Payment Date |
|-------------------------------|------------------------------|-------------------------|
| No data available to display. |                              |                         |

## Filing Contact

Filing Contact Name: Claudia Lara

Agency/Organization Name: City of Sacramento

Address: 915 I Street, HCH 3rd Floor

City: Sacramento

State: CA

Zip Code: 95814

Telephone: 916-8082267

Fax Number:

E-mail: CLara@cityofsacramento.org

## Comments

THE ORIGINAL AUTHORIZATION BY THE CFD MAILED BALLOT ELECTION WAS IN THE AMOUNT OF \$18.8 MILLION ON 10/15/2019; CFD MAILED BALLOT ELECTION – CHANGE PROCEEDINGS REDUCED THE AUTHORIZATION AMOUNT FROM \$18.8 MILLION TO \$18 MILLION ON 1/25/2022; CITY OF SACRAMENTO AUTHORIZED THE BOND ISSUANCE IN THE AMOUNT OF \$12,000,000 ON 5/31/2022 RESOLUTION NO. 2022-0168

## ADTR Reportable

Principal Outstanding – End of Reporting Period: \$10,215,000.00

Proceeds Unspent – End of Reporting Period: \$970,335.13

ADTR Reportable Next Reporting Year: Yes