

**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 - North Natomas CFD No. 4, Series F & G

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

<b><u>Certification Authorized by</u></b>	<b><u>Disclosure Dissemination Agent Contact</u></b>
Name: Brian Wong Title: Debt Manager Entity: Sacramento, CA, City of Sacramento	DAC 315 East Robinson Street, Suite 300, Orlando, FL 32801-1674 407 515 - 1100 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. North Natomas Community Facilities District No. 4, City of Sacramento, County of Sacramento, State of California, Special Tax Refunding Bonds, Series G (2023), \$25,125,000, Dated: September 26, 2023

**CUSIPS:** 661253CK8, 661253CL6, 661253CM4, 661253CN2, 661253CP7, 661253CQ5, 661253CR3

2. North Natomas Community Facilities District No. 4, City of Sacramento, County of Sacramento, State of California, Special Tax Refunding Bonds, Series F (2015), \$21,110,000, Dated: July 9, 2015

**CUSIPS:** 786071KU3, 786071KV1, 786071KW9, 786071KX7, 786071KY5, 786071KZ2, 786071LA6, 786071LB4

**Digital Assurance Certification**

## Filing Certificate

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**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: P11463129

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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 - North Natomas CFD No. 4, Series F & G
DAC Bond Coversheet:	Yes
Transmitted to:	MSRB-EMMA
Total CUSIPs associated with this Filing:	15
Filing made on Series:	2023G, 2015F

**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

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- Issue: North Natomas Community Facilities District No. 4, City of Sacramento, County of Sacramento, State of California, Special Tax Refunding Bonds, Series G (2023), \$25,125,000, Dated: September 26, 2023

CUSIP: 661253CK8, 661253CL6, 661253CM4, 661253CN2, 661253CP7, 661253CQ5, 661253CR3

No missing CUSIPs for this bond issue

- Issue: North Natomas Community Facilities District No. 4, City of Sacramento, County of Sacramento, State of California, Special Tax Refunding Bonds, Series F (2015), \$21,110,000, Dated: July 9, 2015

CUSIP: 786071KU3, 786071KV1, 786071KW9, 786071KX7, 786071KY5, 786071KZ2, 786071LA6, 786071LB4

No missing CUSIPs for this bond issue

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

<b>Issuer</b>	City of Sacramento	
<b>Issue</b>	North Natomas Community Facilities District No. 4 Special Tax Refunding Bonds	
<b>Series</b>	Series F (2015)	Series G (2023)
<b>Par</b>	\$21,110,000	\$25,125,000
<b>Pricing</b>	June 16, 2015	September 14, 2023
<b>Closing</b>	July 9, 2015	September 26, 2023
<b>CUSIP Numbers</b>	786071KU3	661253CK8
	786071KV1	661253CL6
	786071KW9	661253CM4
	786071KX7	661253CN2
	786071KY5	661253CP7
	786071KZ2	661253CQ5
	786071LA6	661253CR3
	786071LB4	

**Note:** *All amounts listed in this report reflect aggregate amounts for all North Natomas Community Facilities District No. 4 bonds.*

**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 will be available on the City’s website at:

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

**(b)(1) A maturity schedule for the outstanding Bonds, and a listing of Bonds redeemed prior to maturity during the prior fiscal year.**

See Exhibit A1 – Debt Service Schedule – North Natomas CFD No. 4, Series F (2015) & Series G (2023)\*

See Exhibit A2 – Debt Service Schedule – North Natomas CFD No. 4, Series F (2015)

See Exhibit A3 – Debt Service Schedule – North Natomas CFD No. 4, Series G (2023)

\*The debt service amounts listed from March 1, 2014, through September 1, 2023, only reflect the Series F (2015) Bonds; additional debt service payments were completed for the Series E (2013) Bonds during that period. The Series E (2013) Bonds are no longer outstanding as the Series E Bonds were fully refunded by the Series G (2023) Bonds.

**(2) Balances in each of the following funds established pursuant to the Indentures as of the close of the prior fiscal year.**

**(I) The Bond Redemption Fund (with a statement of the debt service requirement to be discharged by said Fund prior to the receipt of expected additional special tax revenue); and**

<u>Redemption Fund (as of June 30, 2025):</u>	\$ 6,155,806.90
• Held with City	\$ 6,155,247.23
• Held with Trustee	\$ 559.67
<u>Debt service payment (on September 01, 2025):</u>	\$ 5,517,425.00*

\*Includes \$1,015,000 in CFD 4 Bonds that were optionally redeemed.

**(II) The Bond Reserve Fund**

<u>Reserve Fund (as of June 30, 2025):</u>	\$ 4,305,834.83
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**(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>	\$ 5,314,975.00*
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\*This amount does not include \$185,000 of CFD 4 Bonds that were optionally redeemed on September 1, 2024, nor the associated redemption premium.

**(4) A statement of the total special tax levied in the prior fiscal year.**

<u>Special Tax levy (for Fiscal Year 2024-25):</u>	\$ 5,559,668.60
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**(5) A statement of the actual special tax collections for the Community Facilities District for the prior fiscal year.**

<u>Special Tax collection (for Fiscal Year 2024-25) – as of June 30, 2025:</u>	\$ 5,532,684.73
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**(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):**

- (I) the Reserve Requirement for the prior fiscal year;**
- (II) a statement as to the status of any foreclosure actions with respect to delinquent payments of the Special Tax; and**
- (III) a statement of any discontinuance of the County’s Teeter Plan with respect to any taxable property in the District.**

See Exhibit B1 – FY25 Mello-Roos – North Natomas CFD No. 4, Series F (2015)

See Exhibit B2 – FY25 Mello-Roos – North Natomas CFD No. 4, Series G (2023)

The City’s annual filings with CDIAC associated with these issues 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) Additional information required under North Natomas CFD No. 4 Series F Continuing Disclosure Certificate not previously reported above:**

**(A) The assessed valuation of the Taxable Parcels within the District in the aggregate, which may be in form similar to Table 4 in the Official Statement.**

Net Assessed Valuation (for Fiscal Year 2025-26): \$4,299,469,821.00

*Source – California Municipal Statistics, Inc.*

See Exhibit C – Direct and Overlapping Tax and Assessment Table – North Natomas CFD No. 4

### **Additional Information**

#### **Floods**

Due to its location in the lower elevations of the Sacramento-San Joaquin Valley and being immediately adjacent to two major rivers, the Natomas Basin is a region protected from regular flooding by levees. The Natomas levee system is part of the flood control system that was originally designed and constructed by the United States Army Corps of Engineers (“the **Corps**”) to manage and contain flood flows within the Sacramento-San Joaquin Valley. The Federal Emergency Management Agency (“**FEMA**”) produces Flood Insurance Rate Maps (“**FIRMs**”) that show locations of Special Flood Hazard Areas (“**SFHA**”) within communities where there is an existing flood risk. These SFHA’s represent areas where flood inundation (i.e., floodplain) is likely to occur during a 100-year event (i.e., a 1% chance of recurrence in any given year).

In 2008, 3 years after Hurricane Katrina in New Orleans, the Natomas Basin was remapped into a 100-year floodplain, AE flood zone (i.e., a specific SFHA defined as having a known base flood elevation(s)) when the Corps determined that the levees providing flood protection for the City did not meet federal standards. At that time, development in areas designated as Zone AE required elevating or floodproofing structures at or above the 100-year floodplain, which would be an increase of up to 20 vertical feet in some areas within the Natomas Basin. This caused a de-facto building moratorium in Natomas during which time the Sacramento Area Flood Control Agency (“**SAFCA**”) had already initiated the early implementation projects to design and

construct 18 miles of levee improvements and other associated works, known as the “Natomas Levee Improvement Program”, while USACE sought Congressional approval and appropriations for the work.

Before the remapping of Natomas into an AE flood zone, the City worked with Sutter County, Sacramento County, SAFCA, the California Department of Water Resources (“DWR”), the Central Valley Flood Protection Board, (“CVFPB”) and the Corps to identify and implement a comprehensive flood control project to provide a minimum of 100-year flood protection and ultimately provide 200-year protection, known as the American River Common Features, Natomas Basin Project (“ARCF-NBP”). On June 16, 2015, the City obtained new FIRMS with a SFHA A99 flood zone designation for the Natomas Basin. As defined by FEMA, Zone A99 is an area that will have 100-year flood protection upon completion of a levee system where construction and/or improvements to meet applicable federal standards are underway, and specific conditions must be met, as follows:

- (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.

Since 2007, all levee improvement projects implemented by SAFCA and the Corps have been congressionally approved and appropriated under the ARCF-NBP, enacted in the Water Resources, Reform and Development Acts (“WRRDA”) of 2014 and 2016.

**Compliance with Federal Flood-Protection Requirements – Natomas Basin.** As required by FEMA, the City annually submits the certification that the Natomas basin levee improvements will be completed within a specified time. FEMA Region IX, which includes California, makes an annual assessment and recommendation to the Federal Insurance Administrator of FEMA about the viability of the levee restoration project and will conduct periodic on-site inspections of the flood-protection system under restoration. Non-compliance with the FEMA criteria, including the conditions set for under the Zone A99 designation for the Natomas levees, may result in the remapping of 100-year floodplains.

**Compliance with State Flood Protection Requirements.** The Central Valley Flood Protection Act of 2008 requires that urban and urbanizing communities within the Sacramento-San Joaquin Valley (such as the City of Sacramento) make certain findings with respect to flood protection before approving development agreements, tentative maps, discretionary permits, and ministerial permits for new residences. By December 31, 2025, these communities were required to make an Urban Level of Flood Protection (“ULOP”) finding, defined as 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), unless extensions beyond 2025 have been approved by the State legislature and signed into law. An extension was granted for the Natomas Basin Levee system to meet ULOP by December 31, 2030, during which time an adequate progress report to demonstrate the progress of construction to meet ULOP will continue to be prepared by SAFCA on an annual basis. If construction of the levee improvements for Natomas are delayed beyond 2030, then the City may be unable to make an ULOP finding and may 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.

California Government Code Section 65007(a)(4) states that for local flood management agencies to demonstrate substantial completion of flood protection systems, they must show they have not been

responsible for a significant delay in the system's completion, ensuring progress aligns with the plan, budget, and schedule required for ULOP. This code requires local agencies in the Sacramento-San Joaquin Valley to report to DWR and CVFPB on their progress, including budget spending and completion status, to meet ULOP standards for 200-year flood protection. In reference to the "Urban Level of Flood Protection Annual Report", prepared by SAFCA in September 2025, SAFCA reports that local agencies have abided by Section 65007(a)(4), have exceeded 100% of their planned expenditures for flood protection, and have remained consistent with State, and Federal appropriations with the ULOP plan. Nonetheless, the Corps' construction schedules and Federal funding appropriations over the course of the coming year will be critical for the Natomas Basin to attain ULOP by 2030.

SAFCA's latest ULOP Annual Report, dated September 2025, and accepted by the Sacramento City Council is available here (the information on such website is not incorporated by reference herein):

[https://sacramento.granicus.com/MetaViewer.php?view\\_id=22&clip\\_id=6543&meta\\_id=844878](https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6543&meta_id=844878)

***Status of the Levee Projects.*** The Natomas Basin levee improvements are expected to be completed within the next two years. Of the 42 miles of levees surrounding the Natomas Basin, there are approximately 12.5 miles of levee where either construction or design efforts are currently underway to substantially complete all the required improvements that will provide adequate flood protection of the Natomas Basin during a 200-year event. When the improvements to the levees and system-wide facilities are completed, the City expects that, under current FEMA criteria, the areas protected by the levees will be reclassified as "Zone X (shaded)", i.e., areas with reduced flood risk during a 1% annual chance of a flood event (100-year flood).

#### **Voluntary Disclosure**

See Exhibit D – FY25 Annual Debt Transparency Report – North Natomas CFD No. 4, Series G

No Annual Debt Transparency Report required for the Series F (2015).

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)

**Exhibit A1**  
**Current Debt Service Schedule**  
**As of 3/1/2026**

**City of Sacramento North Natomas Community Facilities District No. 4, Special Tax Refunding Bonds, Series F & G**

Bond Info	Par Amount	\$ 46,235,000.00
	Issued Date for Series G	09/26/2023
	Issued Date for Series F	07/09/2015
	Final Maturity	09/01/2033

Call Information*	"On or after" Date	
	Call Price (% of Par)	

\*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
Mar 01, 2014	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Sep 01, 2014	**	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mar 01, 2015	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Sep 01, 2015	**	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mar 01, 2016	-	\$ -	\$ -	\$ -	\$ -	\$ 615,581.39	\$ 615,581.39		\$ 615,581.39
Sep 01, 2016	**	\$ 445,000.00	\$ -	\$ -	\$ 445,000.00	\$ 477,606.25	\$ 922,606.25	\$ 1,538,187.64	
Mar 01, 2017	-	\$ -	\$ -	\$ -	\$ -	\$ 473,156.25	\$ 473,156.25		\$ 1,395,762.50
Sep 01, 2017	**	\$ 625,000.00	\$ -	\$ -	\$ 625,000.00	\$ 473,156.25	\$ 1,098,156.25	\$ 1,571,312.50	
Mar 01, 2018	-	\$ -	\$ -	\$ -	\$ -	\$ 466,906.25	\$ 466,906.25		\$ 1,565,062.50
Sep 01, 2018	**	\$ 675,000.00	\$ -	\$ -	\$ 675,000.00	\$ 466,906.25	\$ 1,141,906.25	\$ 1,608,812.50	
Mar 01, 2019	-	\$ -	\$ -	\$ -	\$ -	\$ 453,406.25	\$ 453,406.25		\$ 1,595,312.50
Sep 01, 2019	**	\$ 725,000.00	\$ -	\$ -	\$ 725,000.00	\$ 453,406.25	\$ 1,178,406.25	\$ 1,631,812.50	
Mar 01, 2020	-	\$ -	\$ -	\$ -	\$ -	\$ 438,906.25	\$ 438,906.25		\$ 1,617,312.50
Sep 01, 2020	**	\$ 795,000.00	\$ -	\$ -	\$ 795,000.00	\$ 438,906.25	\$ 1,233,906.25	\$ 1,672,812.50	
Mar 01, 2021	-	\$ -	\$ -	\$ -	\$ -	\$ 423,006.25	\$ 423,006.25		\$ 1,656,912.50
Sep 01, 2021	**	\$ 855,000.00	\$ -	\$ -	\$ 855,000.00	\$ 423,006.25	\$ 1,278,006.25	\$ 1,701,012.50	
Mar 01, 2022	-	\$ -	\$ -	\$ -	\$ -	\$ 401,631.25	\$ 401,631.25		\$ 1,679,637.50
Sep 01, 2022	**	\$ 930,000.00	\$ -	\$ -	\$ 930,000.00	\$ 401,631.25	\$ 1,331,631.25	\$ 1,733,262.50	
Mar 01, 2023	-	\$ -	\$ -	\$ -	\$ -	\$ 378,381.25	\$ 378,381.25		\$ 1,710,012.50
Sep 01, 2023	**	\$ 1,015,000.00	\$ -	\$ -	\$ 1,015,000.00	\$ 378,381.25	\$ 1,393,381.25	\$ 1,771,762.50	
Mar 01, 2024	-	\$ -	\$ -	\$ -	\$ -	\$ 905,310.42	\$ 905,310.42		\$ 2,298,691.67
Sep 01, 2024	**	\$ 3,420,000.00	\$ 185,000.00	\$ 1,850.00	\$ 3,420,000.00	\$ 992,550.00	\$ 4,599,400.00	\$ 5,504,710.42	
Mar 01, 2025	-	\$ -	\$ -	\$ -	\$ -	\$ 902,425.00	\$ 902,425.00		\$ 5,501,825.00
Sep 01, 2025	**	\$ 3,600,000.00	\$ 1,015,000.00	\$ -	\$ 3,600,000.00	\$ 902,425.00	\$ 5,517,425.00	\$ 6,419,850.00	
Mar 01, 2026	-	\$ -	\$ 235,000.00	\$ -	\$ -	\$ 798,750.00	\$ 1,033,750.00		\$ 6,551,175.00
Sep 01, 2026	**	\$ 3,850,000.00	\$ -	\$ -	\$ 3,850,000.00	\$ 792,875.00	\$ 4,642,875.00	\$ 5,676,625.00	
Mar 01, 2027	-	\$ -	\$ -	\$ -	\$ -	\$ 696,625.00	\$ 696,625.00		\$ 5,339,500.00
Sep 01, 2027	**	\$ 4,145,000.00	\$ -	\$ -	\$ 4,145,000.00	\$ 696,625.00	\$ 4,841,625.00	\$ 5,538,250.00	
Mar 01, 2028	-	\$ -	\$ -	\$ -	\$ -	\$ 593,000.00	\$ 593,000.00		\$ 5,434,625.00
Sep 01, 2028	**	\$ 4,440,000.00	\$ -	\$ -	\$ 4,440,000.00	\$ 593,000.00	\$ 5,033,000.00	\$ 5,626,000.00	
Mar 01, 2029	-	\$ -	\$ -	\$ -	\$ -	\$ 482,000.00	\$ 482,000.00		\$ 5,515,000.00
Sep 01, 2029	**	\$ 4,770,000.00	\$ -	\$ -	\$ 4,770,000.00	\$ 482,000.00	\$ 5,252,000.00	\$ 5,734,000.00	
Mar 01, 2030	-	\$ -	\$ -	\$ -	\$ -	\$ 362,750.00	\$ 362,750.00		\$ 5,614,750.00
Sep 01, 2030	**	\$ 5,115,000.00	\$ -	\$ -	\$ 5,115,000.00	\$ 362,750.00	\$ 5,477,750.00	\$ 5,840,500.00	
Mar 01, 2031	-	\$ -	\$ -	\$ -	\$ -	\$ 234,875.00	\$ 234,875.00		\$ 5,712,625.00
Sep 01, 2031	**	\$ 5,470,000.00	\$ -	\$ -	\$ 5,470,000.00	\$ 234,875.00	\$ 5,704,875.00	\$ 5,939,750.00	
Mar 01, 2032	-	\$ -	\$ -	\$ -	\$ -	\$ 98,125.00	\$ 98,125.00		\$ 5,803,000.00
Sep 01, 2032	**	\$ 3,540,000.00	\$ -	\$ -	\$ 3,540,000.00	\$ 98,125.00	\$ 3,638,125.00	\$ 3,736,250.00	
Mar 01, 2033	-	\$ -	\$ -	\$ -	\$ -	\$ 9,625.00	\$ 9,625.00		\$ 3,647,750.00
Sep 01, 2033	**	\$ 1,820,000.00	\$ -	\$ -	\$ 385,000.00	\$ 9,625.00	\$ 394,625.00	\$ 404,250.00	
-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 394,625.00
-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
<b>TOTALS</b>		<b>\$ 46,235,000.00</b>	<b>\$ 1,435,000.00</b>	<b>\$ 1,850.00</b>	<b>\$ 44,800,000.00</b>	<b>\$ 17,412,310.56</b>	<b>\$ 63,649,160.56</b>	<b>\$ 63,649,160.56</b>	<b>\$ 63,649,160.56</b>

**Exhibit A2**  
**Current Debt Service Schedule**  
**As of 3/1/2026**

**City of Sacramento, North Natomas Communities Facilities District No.4, Special Tax Refunding Bonds, Series F (2015)**

Bond Info	Par Amount	\$ 21,110,000.00
	Dated Date	07/09/2015
	Issued Date	07/09/2015
	Final Maturity	09/01/2033

Call Information*	"On or after" Date	Call Price (% of Par)
	9/1/2016	103%
	9/1/2023	102%
	9/1/2024	101%
	9/1/2025	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
Mar 01, 2014									
Sep 01, 2014									
Mar 01, 2015									
Sep 01, 2015									
Mar 01, 2016						\$ 615,581.39	\$ 615,581.39		\$ 615,581.39
Sep 01, 2016	2.00%	\$ 445,000.00	\$ -	\$ -	\$ 445,000.00	\$ 477,606.25	\$ 922,606.25	\$ 1,538,187.64	
Mar 01, 2017	-	\$ -	\$ -	\$ -	\$ -	\$ 473,156.25	\$ 473,156.25		\$ 1,395,762.50
Sep 01, 2017	2.00%	\$ 625,000.00	\$ -	\$ -	\$ 625,000.00	\$ 473,156.25	\$ 1,098,156.25	\$ 1,571,312.50	
Mar 01, 2018	-	\$ -	\$ -	\$ -	\$ -	\$ 466,906.25	\$ 466,906.25		\$ 1,565,062.50
Sep 01, 2018	4.00%	\$ 675,000.00	\$ -	\$ -	\$ 675,000.00	\$ 466,906.25	\$ 1,141,906.25	\$ 1,608,812.50	
Mar 01, 2019	-	\$ -	\$ -	\$ -	\$ -	\$ 453,406.25	\$ 453,406.25		\$ 1,595,312.50
Sep 01, 2019	4.00%	\$ 725,000.00	\$ -	\$ -	\$ 725,000.00	\$ 453,406.25	\$ 1,178,406.25	\$ 1,631,812.50	
Mar 01, 2020	-	\$ -	\$ -	\$ -	\$ -	\$ 438,906.25	\$ 438,906.25		\$ 1,617,312.50
Sep 01, 2020	4.00%	\$ 795,000.00	\$ -	\$ -	\$ 795,000.00	\$ 438,906.25	\$ 1,233,906.25	\$ 1,672,812.50	
Mar 01, 2021	-	\$ -	\$ -	\$ -	\$ -	\$ 423,006.25	\$ 423,006.25		\$ 1,656,912.50
Sep 01, 2021	5.00%	\$ 855,000.00	\$ -	\$ -	\$ 855,000.00	\$ 423,006.25	\$ 1,278,006.25	\$ 1,701,012.50	
Mar 01, 2022	-	\$ -	\$ -	\$ -	\$ -	\$ 401,631.25	\$ 401,631.25		\$ 1,679,637.50
Sep 01, 2022	5.00%	\$ 930,000.00	\$ -	\$ -	\$ 930,000.00	\$ 401,631.25	\$ 1,331,631.25	\$ 1,733,262.50	
Mar 01, 2023	-	\$ -	\$ -	\$ -	\$ -	\$ 378,381.25	\$ 378,381.25		\$ 1,710,012.50
Sep 01, 2023	2.75%	\$ 1,015,000.00	\$ -	\$ -	\$ 1,015,000.00	\$ 378,381.25	\$ 1,393,381.25	\$ 1,771,762.50	
Mar 01, 2024	-	\$ -	\$ -	\$ -	\$ -	\$ 364,425.00	\$ 364,425.00		\$ 1,757,806.25
Sep 01, 2024	5.00%	\$ 1,080,000.00	\$ 185,000.00	\$ 1,850.00	\$ 1,080,000.00	\$ 364,425.00	\$ 1,631,275.00	\$ 1,995,700.00	
Mar 01, 2025	-	\$ -	\$ -	\$ -	\$ -	\$ 332,800.00	\$ 332,800.00		\$ 1,964,075.00
Sep 01, 2025	3.00%	\$ 1,170,000.00	\$ 1,015,000.00	\$ -	\$ 1,170,000.00	\$ 332,800.00	\$ 2,517,800.00	\$ 2,850,600.00	
Mar 01, 2026	-	\$ -	\$ 235,000.00	\$ -	\$ -	\$ 289,875.00	\$ 524,875.00		\$ 3,042,675.00
Sep 01, 2026	5.00%	\$ 1,235,000.00	\$ -	\$ -	\$ 1,235,000.00	\$ 284,000.00	\$ 1,519,000.00	\$ 2,043,875.00	
Mar 01, 2027	-	\$ -	\$ -	\$ -	\$ -	\$ 253,125.00	\$ 253,125.00		\$ 1,772,125.00
Sep 01, 2027	5.00%	\$ 1,340,000.00	\$ -	\$ -	\$ 1,340,000.00	\$ 253,125.00	\$ 1,593,125.00	\$ 1,846,250.00	
Mar 01, 2028	-	\$ -	\$ -	\$ -	\$ -	\$ 219,625.00	\$ 219,625.00		\$ 1,812,750.00
Sep 01, 2028	5.00%	\$ 1,445,000.00	\$ -	\$ -	\$ 1,445,000.00	\$ 219,625.00	\$ 1,664,625.00	\$ 1,884,250.00	
Mar 01, 2029	-	\$ -	\$ -	\$ -	\$ -	\$ 183,500.00	\$ 183,500.00		\$ 1,848,125.00
Sep 01, 2029	5.00%	\$ 1,555,000.00	\$ -	\$ -	\$ 1,555,000.00	\$ 183,500.00	\$ 1,738,500.00	\$ 1,922,000.00	
Mar 01, 2030	-	\$ -	\$ -	\$ -	\$ -	\$ 144,625.00	\$ 144,625.00		\$ 1,883,125.00
Sep 01, 2030	5.00%	\$ 1,670,000.00	\$ -	\$ -	\$ 1,670,000.00	\$ 144,625.00	\$ 1,814,625.00	\$ 1,959,250.00	
Mar 01, 2031	-	\$ -	\$ -	\$ -	\$ -	\$ 102,875.00	\$ 102,875.00		\$ 1,917,500.00
Sep 01, 2031	5.00%	\$ 1,800,000.00	\$ -	\$ -	\$ 1,800,000.00	\$ 102,875.00	\$ 1,902,875.00	\$ 2,005,750.00	
Mar 01, 2032	-	\$ -	\$ -	\$ -	\$ -	\$ 57,875.00	\$ 57,875.00		\$ 1,960,750.00
Sep 01, 2032	5.00%	\$ 1,930,000.00	\$ -	\$ -	\$ 1,930,000.00	\$ 57,875.00	\$ 1,987,875.00	\$ 2,045,750.00	
Mar 01, 2033	-	\$ -	\$ -	\$ -	\$ -	\$ 9,625.00	\$ 9,625.00		\$ 1,997,500.00
Sep 01, 2033	5.00%	\$ 1,820,000.00	\$ -	\$ -	\$ 385,000.00	\$ 9,625.00	\$ 394,625.00	\$ 404,250.00	
									\$ 394,625.00
<b>TOTALS</b>		\$ 21,110,000.00	\$ 1,435,000.00	\$ 1,850.00	\$ 19,675,000.00	\$ 11,074,800.14	\$ 32,186,650.14	\$ 32,186,650.14	\$ 32,186,650.14





## 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 # : 2015-1090  
Status: Submitted  
11/14/2025

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

### Issuance

Issuer Name:	City of Sacramento
Issue Name:	North Natomas CFD No. 4, Special Tax Refunding Bonds, Series F (2015)
Project Name:	North Natomas
Actual Sale Date:	6/16/2015
Settlement Date:	7/9/2015
Original Principal Amount:	\$21,110,000.00
Date of Filing:	10/20/2025
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$3,656,500.00
Credit Rating from Report of Final Sale	
Credit Rating:	Rated
Standard & Poor:	BBB+
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Rated
Standard & Poor:	A-
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Rated
Standard & Poor:	A-
Fitch:	
Moody's:	
Other:	



# MELLO ROOS REPORT

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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2015-1090  
Status: Submitted  
11/14/2025

## Fund Balance

Principal Amount of Bonds Outstanding:	\$13,780,000.00
Bond Reserve Fund:	\$4,305,834.83
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:	\$4,299,469,821.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$5,559,668.60
Total Amount of Unpaid Special Taxes Annually:	\$26,983.87
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:	68
Total Amount of Special Taxes Due on Delinquent Parcels:	\$26,983.87

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	Delinquent Parcels - North Natomas CFD No. 4.pdf	10/20/2025

## Foreclosure

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



# MELLO ROOS REPORT

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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2015-1090  
Status: Submitted  
11/14/2025

## 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

RESERVE FUND MINIMUM BALANCE REQUIRED: Requirement Represents Series F & Series G combined requirement; BOND RESERVE FUND: Based on the market value, face value or cost basis of the investment holding; ASSESSED VALUE, TAX COLLECTION, and DELINQUENCY REPORTING:  
Issuer  
Comments: Information is comingled with both Series F & G



# MELLO ROOS REPORT

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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2024-1418  
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:	North Natomas CFD No. 4 Special Tax Refunding Bonds, Series G (2023)
Project Name:	North Natomas
Actual Sale Date:	9/14/2023
Settlement Date:	9/26/2023
Original Principal Amount:	\$25,125,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$3,656,500.00
Credit Rating from Report of Final Sale	
Credit Rating:	Rated
Standard & Poor:	AA/A-
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Rated
Standard & Poor:	AA/A-
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Rated
Standard & Poor:	AA/A-
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 # : 2024-1418  
Status: Submitted  
10/20/2025

## Fund Balance

Principal Amount of Bonds Outstanding:	\$22,785,000.00
Bond Reserve Fund:	\$4,305,834.83
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:	\$4,299,469,821.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$5,559,668.60
Total Amount of Unpaid Special Taxes Annually:	\$26,983.87
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:	68
Total Amount of Special Taxes Due on Delinquent Parcels:	\$26,983.87

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
Delinquent Parcel Detail Report	Delinquent Parcels - North Natomas CFD No. 4.pdf	10/20/2025

## 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 # : 2024-1418  
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 C

California Municipal Statistics, Inc.

March 2, 2026

City of Sacramento
915 I Street
HCH 3rd Floor #0900
Sacramento, CA 95814

CITY OF SACRAMENTO – NORTH NATOMAS COMMUNITY FACILITIES DISTRICT NO. 4

2025-26 Assessed Valuation: \$4,299,469,821 (1)

Table with 3 columns: Description, % Applicable, Debt 3/1/26. Rows include Los Rios Community College District General Obligation Bonds, Twin Rivers Unified School District (former High School District General Obligation Bonds), Twin Rivers Unified School District (former Elementary Schools General Obligation Bonds), Natomas Unified School District General Obligation Bonds, Sacramento Area Flood Control District Consolidated Capital Assessment District No. 2 Bonds, Sacramento Area Flood Control District Natomas Basin Local Assessment District Bonds, City of Sacramento North Natomas CFD No. 97-1 Mello-Roos Act Bonds, City of Sacramento North Natomas CFD No. 4 Mello-Roos Act Bonds, and TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT.

- (1) Net of all exemptions. Excludes personal property.
(2) Excludes tax and revenue anticipation notes.

Ratios to 2025-26 Assessed Valuation:

Direct Debt (\$31,715,000)..... 0.74%
Total Direct and Overlapping Tax and Assessment Debt ..... 3.32%



## Exhibit D

# 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 # : 2024-1418  
Status: Submitted  
01/23/2026

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

### Issuance Information

Issuer Name:	City of Sacramento
Issue Name:	North Natomas CFD No. 4 Special Tax Refunding Bonds, Series G (2023)
Project Name:	North Natomas
Actual Sale Date:	9/14/2023
Settlement Date:	9/26/2023
Original Principal Amount:	\$25,125,000.00
Net Original Issue Premium/Discount:	\$1,980,727.65
Proceeds Used to Acquire Local Obligations (Marks-Roos Only):	\$0.00
Total Reportable Proceeds:	\$27,105,727.65
Total cost of issuance from Report of Final Sale:	\$598,234.74

### Issuance Authorization

Authorization (1):	
Authorization Name:	Resolution No. 2023-0279
Original Authorized Amount:	\$30,000,000.00
Authorization Date:	8/29/2023
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



**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 # : 2024-1418  
 Status: Submitted  
 01/23/2026

## Principal Outstanding

Principal Balance Upon Sale or at Beginning of the Reporting Period:	\$25,125,000.00
Accreted Interest – During Reporting Period:	\$0.00
Total Principal and Accreted Interest:	\$25,125,000.00
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):	\$2,340,000.00
Principal Outstanding – End of Reporting Period:	\$22,785,000.00

### 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
6/30/2024	\$27,105,727.65	\$27,105,727.65	\$0.00
6/30/2025	\$0.00	\$0.00	\$0.00

### Proceeds Spent/Unspent (Fund Level)

Fund Category	Total Reportable Proceeds Available	Proceeds Spent		
		Current Reporting Period	Proceeds Spent Prior Reporting Period(s)	Proceeds Unspent / Remaining
COST OF ISSUANCE	\$598,234.74	\$0.00	\$598,234.74	\$0.00
REFUNDING				
ESCROW ACCOUNT	\$26,507,492.91	\$0.00	\$26,507,492.91	\$0.00
<b>TOTAL:</b>	\$27,105,727.65	\$0.00	\$27,105,727.65	\$0.00

### Expenditures of Current Reporting Period

Fund Category	Purpose	Expenditure Amount
No data available to display.		
<b>TOTAL:</b>		\$0.00

### Expenditure Summary



**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 # : 2024-1418  
 Status: Submitted  
 01/23/2026

Fund Category	Purpose	Expenditure In Current Reporting Period	Expenditure In Prior Reporting Period(s)	Total Expenditure All Periods
No data available to display.				
TOTAL:		\$0.00	\$27,105,727.65	\$27,105,727.65

Refunded/Refinanced Issues

CDIAC #	Refunding/refinancing Amount	Redemption/Payment Date
2013-1493	\$26,507,492.91	9/26/2023

**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:

**ADTR Reportable**

Principal Outstanding – End of Reporting Period: \$22,785,000.00  
 Proceeds Unspent – End of Reporting Period: \$0.00  
 ADTR Reportable Next Reporting Year: Yes