

**City of Shasta Lake**  
**Community Facilities District No. 2**  
**DISTRICT PARTICIPANTS**

**AGENCY**

John Duckett  
Assistant City Manager  
City of Shasta Lake  
1650 Stanton Drive  
P. O. Box 777  
Shasta Lake, CA 96019  
Phone (530) 275-7427  
Fax (530) 275-7414  
john.duckett@ci.shasta-lake.ca.us  
<http://www.ci.shasta-lake.ca.us>

**DISTRICT ADMINISTRATOR**

Jim Malberg  
Project Manager  
Willdan Financial Services  
2150 River Plaza Drive, Suite 300  
Sacramento, CA 95833  
Phone 800) 755-6864  
Fax (888) 326-6864  
jmalberg@willdan.com  
[www.willdan.com](http://www.willdan.com)

**DISTRICT ADMINISTRATOR**

Jeannine Thrash  
Analyst II  
Willdan Financial Services  
2150 River Plaza Drive, Suite 300  
Sacramento, CA 95833  
Phone (800) 755-6864  
Fax (888) 326-6864  
jthrash@willdan.com  
[www.willdan.com](http://www.willdan.com)

## City of Shasta Lake Community Facilities District No. 2 DISTRICT OVERVIEW

### FISCAL YEAR 2011/12 LEVY AMOUNTS

Applied to County Roll		Handbilled/SBE <sup>(1)</sup>		Total Levy
Parcel Count	Dollar Amount	Parcel Count	Dollar Amount	
159	\$19,496.58	0	\$0.00	\$19,496.58

<sup>(1)</sup> SBE parcels are State-assessed properties or State Board of Equalization parcels. SBE parcels are not applied to the County Roll however; a form provided by the County was used to submit the charge to the State Board of Equalization.

This District is non-bonded and therefore all funds are held by the Agency.

### DELINQUENCY SUMMARY

Delinquency Summary for Most Recent Fiscal Year (Data as of: May 13, 2011)		Cumulative Summary for All Years With Delinquencies (Data as of: May 13, 2011)	
( \$ )	( % )	( \$ )	( % )
179.58	0.99	298.04	0.85

For a more comprehensive summary, please see the *Delinquency Management* tab of this report.

# City of Shasta Lake Community Facilities District No. 2 FRAMEWORK

## SUMMARY

The following table shows formation proceeding information and applicable bond issue information for the District:

Formation and Bond Issue Information	
Resolution of Intention to Establish	CC 02-93
Date of Resolution of Intention to Establish	August 6, 2002
County Fund Number	83006

## SYNTHESIS OF PROCEEDINGS

The Mello-Roos Community Facilities Act ("Act") of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 era. State Legislators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53363 of the California Government Code. The Act authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District ("CFD") within a defined set of boundaries for the purposes of providing public facilities and services. A CFD is formed for financing purposes only, and is governed by the agency that formed it.

## FINANCED FACILITIES

The Windsor Estates Subdivision, Phase 2 has maintenance needs requiring special funding. The subdivision has one storm water detention facility that will require seasonal maintenance. The subdivision also has undeveloped, natural public open space areas that will need basic annual maintenance – mostly for weed and vegetation control and tree trimming. Also, development of an improved neighborhood park within the subdivision is planned in the future. Accordingly, the list of authorized services for the CFD shall include:

1. Maintenance of storm water drainage facilities
2. Maintenance of park, parkway and open space areas.

**City of Shasta Lake**  
**Community Facilities District No. 2**  
**Rate and Method of Apportionment of Special Tax**

**A. PURPOSE**

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2 (herein "CFD No. 2") shall be levied and collected according to the tax liability determined by the City Council of the City of Shasta Lake, through the application of the appropriate rate for Taxable Property, as described below. All of the property in CFD No. 2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

**B. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Administrator"** shall mean the person or firm designated by the City to administer the Special Tax according to this Rate and Method of Apportionment of Special Tax.

**"Assessor's Parcel"** or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

**"Assessor's Parcel Map"** means an official map of the County Assessor of the County of Shasta designating parcels by Assessor's Parcel Number.

**"Buildable Lot"** means a vacant lot, created by recordation of a Final Map, for which a building permit may be issued without further subdivision.

**"City"** means the City of Shasta Lake.

**"Council"** means the City Council of the City of Shasta Lake, acting as the legislative body of CFD No. 2.

**“Developed Lot”** means a Parcel for which a valid building permit has been issued for construction of physical improvements to the property, and such improvements have been completed, are in progress or are pending.

**“Final Map”** means a final map approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates Buildable Lots and/or Remainder Parcels.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Maximum Special Tax”** means the maximum Special Tax, determined in accordance with Section C, that can be levied in any Fiscal Year.

**“Proportionately”** means, in any Fiscal Year, that the ration of the actual Special Tax to the Maximum Special Tax is equal for all Assessor’s Parcels of Taxable Property in the CFD.

**“Public Property”** means any property within the boundaries of CFD No. 1 that is owned by the federal government, State of California or other local governments or public agencies.

**“Special Tax”** means any special tax to levied each Fiscal Year on Assessor’s Parcels of Taxable Property to fund the Special Tax Requirement as defined below.

**“Special Tax Requirement”** means the amount necessary in any Fiscal Year to: (i) pay the costs of authorized services, (ii) pay administrative expenses of CFD No. 2, and (iii) cure any delinquencies in the payment of Special Taxes levied in prior Fiscal Years or (based on delinquencies in the payment of Special Taxes which have already taken place) are expected to occur in the Fiscal Year in which the tax will be collected.

**“Taxable Property”** means all Buildable Lots and Developed Lots within CFD No. 2, which were created upon recordation of a Final Map prior to July 1 of any Fiscal Year.

### **C. MAXIMUM SPECIAL TAX**

The Maximum Special Tax for all Parcels of Taxable Property in Zone 1 shall be \$56 per Parcel in Fiscal Year 2000-01. The Maximum Special Tax for all Parcels of Taxable Property in Zone 2 shall be \$57 per Parcel in Fiscal Year 2000-01. On July 1, 2001 and on each July 1 thereafter, the Maximum Special Tax for Zone 1 and Zone 2 shall be increased by an amount equal to the increase, if any, in the San Francisco Consumer Price Index from July 1 of the prior Fiscal Year to July 1 of the then current Fiscal Year.

Once a Maximum Special Tax has been assigned to a Parcel of Taxable Property, the Maximum Special Tax shall always apply to the Parcel regardless of changes in land use or Parcel configuration.

### **D. METHOD OF LEVY AND COLLECTION OF THE SPECIAL TAX**

Commencing with Fiscal Year 2000-01, the Special Tax shall be levied on all Parcels of Taxable Property as follows:

**Step 1:** Determine the Special Tax Requirement for the Fiscal Year in which the Special Tax will be collected;

**Step 2:** Calculate the total Special Tax revenues that could be collected for the Taxable Property within the CFD based on applying the Special Maximum Tax rates determined pursuant to Section C to each Parcel of Taxable Property within the CFD;

If the amount determined in Step 1 is **greater than or equal to** the amount calculated in Step 2, levy the Maximum Special Tax set forth in Table 1 above on all Parcels of Taxable Property in the CFD.

If the amount determined in Step 1 is **less than** the amount calculated in Step 2, levy the Special Tax Proportionately against all Parcels of Taxable Property up to 10% of the Maximum Special Tax for each Parcel until the amount of the

Special Tax levy equals the Special Tax Requirement for that Fiscal Year.

## **E. EXEMPTIONS**

Notwithstanding and other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on Parcels of Public Property, except as otherwise provided in Sections 53317.3 and 53317.5 of the Act.

**City of Shasta Lake**  
**Community Facilities District No. 2**  
**FUND ACCOUNT SUMMARY**

**FUND BALANCES AND INVESTMENT SUMMARY**

This District is non-bonded and therefore all funds are held by the Agency.

**City of Shasta Lake**  
**Community Facilities District No. 2**  
**DELINQUENCY MANAGEMENT SUMMARY**

Willdan Financial Services has performed the following Delinquency Monitoring Actions since July 1, 2010:

Action	Date Performed	Number of Parcels
Reminder Letter	April 7, 2011	4

**NOTES:**

**REMINDER LETTER**

Reminds property owner that the special assessment has not been paid, and should be redeemed with the County.

**Please note that Delinquency Actions are performed on an installment basis and not on a per parcel basis.**

# DELINQUENCY SUMMARY BY DISTRICT

## City of Shasta Lake

### Community Facilities District No. 2

DUE DATE	DOLLARS LEVIED	DOLLARS DELINQUENT	% DOLLARS DELINQUENT	PARCELS LEVIED	PARCELS DELINQUENT	DATA DATE
2009/10-1	\$8,529.12	\$59.23	0.69%	144	1	05/13/2011
2009/10-2	8,529.12	59.23	0.69%	144	1	05/13/2011
2010/11-1	9,038.86	59.86	0.66%	151	1	05/13/2011
2010/11-2	9,038.86	119.72	1.32%	151	2	05/13/2011
<b>TOTAL</b>	<b>\$35,135.96</b>	<b>\$298.04</b>	<b>0.85%</b>			

Calculations performed on 8/28/2011 11:49:00PM

## City of Shasta Lake Community Facilities District No. 2 SPECIAL TAX RATES

### SPECIAL TAX SPREAD

The following table summarizes the number of parcels in each land use category according to square footage as well as the applied special tax rate for each category.

Land Use Classification	Parcels	FY 2011/12 Applied Special Tax Rate	FY 2011/12 Dollars Levied
Taxable Properties	159	\$122.62	\$19,496.58

### MAXIMUM AND APPLIED SPECIAL TAX RATES

The following table summarizes the percent of the Applied Special Tax Rate to the Maximum Special Tax Rate.

Land Use Classification	FY 2011/12 Maximum Special Tax Rate	FY 2011/12 Applied Special Tax Rate	Percent of Maximum
Taxable Properties	\$122.63	\$122.62	100.00%

### APPLIED SPECIAL TAX PROGRESSION

The following table summarizes the percent change of Fiscal Year 2011/12 Applied Special Tax Rate as compared to Fiscal Year 2010/11 Applied Special Tax Rate.

Land Use Classification	FY 2011/12 Applied Special Tax Rate	FY 2010/11 Applied Special Tax Rate	Percent Change From FY 2010/11
Taxable Properties	\$122.62	\$119.72	2.42%

## City of Shasta Lake

### 2011/2012 Budget Worksheet Community Facilities District No. 2 (Windsor Estates Sub., Phase 2)

Fund Number 83006

Levy Components	2010/2011	2011/2012
<b>PRINCIPAL AND INTEREST</b>		
Facilities Maintenance	\$13,169.63	\$14,842.65
<b>TOTAL</b>	<b>\$13,169.63</b>	<b>\$14,842.65</b>
<b>ADMINISTRATION COSTS</b>		
Agency Administration	\$0.00	\$0.00
Finance Manager	0.00	0.00
Accounting Staff	0.00	0.00
Engineering Staff	0.00	0.00
City Manager Staff	0.00	0.00
Other Staff	0.00	0.00
Agency Auditor Fees	0.00	0.00
Attorney Fees	0.00	0.00
Office Expenses, Paid by Agency	0.00	0.00
Other Expenses, Paid by Agency	0.00	0.00
<b>Total Agency Staff and Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>
County Auditor and Assessor Fees	2,416.00	2,544.00
Registrar/Transfer/Paying Agent Fees	0.00	0.00
Consulting Services	1,992.09	2,043.83
Consulting Expenses	500.00	40.00
Delinquency Management Allowance	0.00	26.10
<b>TOTAL</b>	<b>\$4,908.09</b>	<b>\$4,653.93</b>
<b>Total Principal, Interest and Admin Costs</b>	<b>\$18,077.72</b>	<b>\$19,496.58</b>
<b>ADJUSTMENTS APPLIED TO LEVY</b>		
Reserve Fund Credit	\$0.00	\$0.00
Special Tax Fund Credit	0.00	0.00
Replenishment/(Credit)	0.00	0.00
Capitalized Interest Credit	0.00	0.00
Miscellaneous/Adjustment Credit	0.00	0.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL CHARGE</b>		
<b>Total Charge</b>	<b>\$18,077.72</b>	<b>\$19,496.58</b>
<b>Applied Charge</b>	<b>\$18,077.72</b>	<b>\$19,496.58</b>
Difference (due to rounding)	\$0.00	\$0.00
<b>ADDITIONAL INFORMATION</b>		
<b>Number of Parcels Levied</b>	151	159
<b>Actual DM Fees</b>	\$0.00	\$26.10
<b>Admin Costs as a percent of Annual Levy</b>	27.15%	23.87%

**City of Shasta Lake**  
**Community Facilities District No. 2**  
**HANDBILLS**

All Special Taxes for the Community Facilities District No 2 District were placed on the County Tax Roll. Therefore, there are no handbills for Fiscal Year 2011/12.