

CITY OF
SHASTA LAKE
California

City of Shasta Lake

**Community Facilities
District No. 2**

**Fiscal Year 2017/18
Annual District Administration Report**

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ANNUAL DISTRICT ADMINISTRATION REPORT FISCAL YEAR 2017/18

CITY OF SHASTA LAKE COMMUNITY FACILITIES DISTRICT No. 2



Prepared for

CITY OF SHASTA LAKE
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Prepared by

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INTRODUCTION

The information provided in this report is derived primarily from documents developed at the time the District was formed and from data provided by the City or accessed through the City. The information sources include the Rate and Method of apportionment, annual budget, debt service schedule(s), and special tax/assessment delinquency data. The development status, prepayments and historical information were accessed through the City and/or the developer and are maintained by Willdan Financial Services.

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”) or (“District”) 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.

A. FORMATION

On August 6, 2002, the City formed the District by the adoption of Resolution No. 02-93. The qualified electors within the District approved the levy of the special tax in accordance with the rate and method of special tax.

B. BOUNDARIES AND DEVELOPMENT SUMMARY

The City encompasses 10.93 square miles and is located at the southwestern end of Shasta County, approximately 160 miles north of the City of Sacramento and approximately 90 miles south of the Oregon State border. The District has been fully developed into 181 taxable properties.

C. BONDS

There are currently no bonds issued for this District.

D. FINANCED FACILITIES

The types of public facilities financed by the District include maintenance of storm water drainage facilities and maintenance of park, parkway and open space areas.

I. LEVY SUMMARY OVERVIEW

A. FISCAL YEAR 2017/18 LEVY AMOUNTS

The following table summarizes the amounts levied (including handbilled/direct billed charges) for Fiscal Year 2017/18 for the District.

Parcel Count	Charge Amount
181	\$26,150.88

B. FISCAL YEAR 2017/18 HANDBILL AMOUNTS

The following table summarizes the amounts billed directly to the property owner rather than placed on the Secured Property Tax Roll, due to the tax exempt status in Fiscal Year 2017/18 for the District.

Parcel Count	Charge Amount
0	\$0.00

II. FINANCIAL OBLIGATIONS

A. FISCAL YEAR 2017/18 LEVY COMPONENTS

The following table summarizes the financial obligations of the District.

Uses of Funds	Amount
Facilities Maintenance	\$20,807.28
Administrative Costs	5,343.60
Adjustments Applied to the Levy – Addition/(Credit)	0.00
Total Charge Amount Levied ⁽¹⁾	\$26,150.88

⁽¹⁾ Slight variance to actual "Charge Amount" in Section (I)(A) above due to rounding.

III. DELINQUENCY AND FORECLOSURE STATUS

A. DELINQUENCY SUMMARY

The following table summarizes delinquencies for the most recent fiscal year and the cumulative for all years with delinquencies as of May 23, 2017.

Summary for Most Recent Fiscal Year		Cumulative Summary for All Years with Delinquencies	
\$209.43	0.83%	\$406.90	0.59%

FOR A MORE COMPREHENSIVE SUMMARY, PLEASE SEE EXHIBIT C OF THIS REPORT.

B. FORECLOSURE COVENANT

The District is not bonded; therefore, there is no foreclosure covenant for the District.

C. DELINQUENCY MANAGEMENT ACTIONS

Willdan Financial Services has taken the initial steps toward to reducing delinquencies by performing the following Delinquency Monitoring Actions since July 1, 2015.

Action(s)	Date Performed	Number of Parcels
Reminder Letter	April 4, 2017	1

IV. SPECIAL TAX LEVY AND METHOD OF APPORTIONMENT

The methodology employed to calculate and apportion the special tax is in accordance with the document titled Rate and Method of Apportionment (“RMA”). The RMA is hereby referenced and summarized but not included in this report, however the official document can be requested and provided by the City’s special tax administrator Willdan Financial Services.

A. RATE AND METHOD OF APPORTIONMENT

Pursuant to Section D of the Rate of Method of Apportionment, commencing with Fiscal Year 2002/03 and for each following fiscal year, the Council shall determine the Special Tax Requirement and shall levy the Special Tax until the total Special Tax levy equals the Special Tax Requirement. Commencing on July 1, 2003 and on each July 1 thereafter, the Maximum Special Tax for CFD No. 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. *(FOR DETAILED INFORMATION OF THE SPECIAL TAX REQUIREMENT, PLEASE REFER TO SECTION (II) FINANCIAL OBLIGATIONS ABOVE).*

The Special Tax shall be levied on each Assessor’s Parcel of Taxable Property up to 100% of the applicable Assigned Special Tax. If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor’s Parcel of Taxable Property at up to 100% of the Maximum Special Tax for Taxable Property.

Taxable Property means for each Fiscal Year, 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.

B. SPECIAL TAX SPREAD

The following table summarizes the number of parcels in each land use classification according to its square footage as well as the Applied Special Tax Rate for each classification.

Land Use Classification	No. of Parcels	2017/18 Applied Special Tax Rate per Parcel	2017/18 Dollars Levied
Taxable Property	181	\$144.48	\$26,150.88
Total	181		\$26,150.88

C. MAXIMUM ASSIGNED AND APPLIED SPECIAL TAX RATES

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

Land Use Classification	2017/18 Maximum Assigned Special Tax Rate ⁽¹⁾	2017/18 Applied Special Tax Rate	Percent of Maximum
Taxable Property	\$144.48	\$144.48	100.00%

⁽¹⁾ Based on the Rate and Method of Apportionment, the maximum assigned special tax rates are to 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 current Fiscal Year.

D. APPLIED SPECIAL TAX PROGRESSION

The following table summarizes the percent change of Fiscal Year 2017/18 Applied Special Tax Rate as compared to Fiscal Year 2016/17 Applied Special Tax Rate.

Land Use Classification	2017/18 Applied Special Tax Rate	2016/17 Applied Special Tax Rate	Percent Change from 2015/16
Taxable Property	\$144.48	\$139.63	4.86%

EXHIBIT A

CITY OF SHASTA LAKE COMMUNITY FACILITIES DISTRICT NO. 2

Fiscal Year 2017/18 Charge Detail Report

Santa Nella County Water District
Improvement District No. 1985-1 (Refunding of 1998)
Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Original Assessment	Remaining ⁽¹⁾	Value-To-Lien Ratio ⁽²⁾	2017/18 Total Charge
070-240-004-000	NO SITUS AVAILABLE	\$340,000.00	\$2,955,100.00	\$3,295,100.00	\$11,193.94	\$6,017.02	594.19:1	\$851.36
070-240-011-000	NO SITUS AVAILABLE	109,865.00	0.00	109,865.00	168,286.51	90,457.95	1.21:1	12,574.44
070-240-021-000	NO SITUS AVAILABLE	914,190.00	370,429.00	1,284,619.00	170,479.42	91,636.69	14.02:1	12,738.10
070-260-006-000	NO SITUS AVAILABLE	82,664.00	0.00	82,664.00	103,643.69	55,710.93	1.48:1	7,750.46
070-260-007-000	NO SITUS AVAILABLE	14,498.00	0.00	14,498.00	17,213.58	9,252.70	1.57:1	1,300.56
070-260-008-000	NO SITUS AVAILABLE	204,581.00	0.00	204,581.00	31,527.95	16,947.01	12.07:1	2,368.78
070-260-009-000	NO SITUS AVAILABLE	204,581.00	0.00	204,581.00	34,427.13	18,505.40	11.06:1	2,585.14
070-260-010-000	NO SITUS AVAILABLE	203,357.00	0.00	203,357.00	34,427.13	18,505.40	10.99:1	2,585.14
070-260-012-000	NO SITUS AVAILABLE	287,414.00	225,421.00	512,835.00	15,582.81	8,376.14	61.23:1	1,178.86
070-260-018-000	NO SITUS AVAILABLE	93,971.00	0.00	93,971.00	113,609.35	61,067.69	1.54:1	8,494.14
070-260-020-000	NO SITUS AVAILABLE	186,399.00	386,070.00	572,469.00	34,291.18	18,432.32	31.65:1	2,574.98
070-260-021-000	NO SITUS AVAILABLE	183,764.00	0.00	183,764.00	230,219.16	123,748.19	1.48:1	17,196.20
078-130-097-000	NO SITUS AVAILABLE	241,155.00	0.00	241,155.00	204,749.88	110,057.86	2.19:1	15,295.54
078-290-003-000	NO SITUS AVAILABLE	200,000.00	0.00	200,000.00	3,626.67	1,949.42	102.59:1	283.96
078-290-004-000	NO SITUS AVAILABLE	200,000.00	0.00	200,000.00	3,626.67	1,949.42	102.59:1	283.96
078-290-007-000	NO SITUS AVAILABLE	200,000.00	0.00	200,000.00	3,626.67	1,949.42	102.59:1	283.96
078-290-008-000	NO SITUS AVAILABLE	200,000.00	0.00	200,000.00	3,626.67	1,949.42	102.59:1	283.96
078-290-012-000	NO SITUS AVAILABLE	340,000.00	0.00	340,000.00	6,264.27	3,367.19	100.97:1	483.48
078-290-013-000	NO SITUS AVAILABLE	230,000.00	0.00	230,000.00	4,176.18	2,244.80	102.46:1	326.98
078-290-014-000	NO SITUS AVAILABLE	230,000.00	0.00	230,000.00	4,176.18	2,244.80	102.46:1	326.98
078-290-015-000	NO SITUS AVAILABLE	900,000.00	0.00	900,000.00	16,045.30	8,624.71	104.35:1	1,213.40
078-290-016-000	NO SITUS AVAILABLE	230,000.00	0.00	230,000.00	4,176.18	2,244.80	102.46:1	326.98
078-290-017-000	NO SITUS AVAILABLE	230,000.00	0.00	230,000.00	4,176.18	2,244.80	102.46:1	326.98
078-290-018-000	NO SITUS AVAILABLE	340,000.00	0.00	340,000.00	6,264.27	3,367.19	100.97:1	483.48
078-290-019-000	NO SITUS AVAILABLE	550,000.00	0.00	550,000.00	10,110.74	5,434.77	101.20:1	770.52
078-290-023-000	NO SITUS AVAILABLE	396,293.00	0.00	396,293.00	62,697.31	33,701.26	11.76:1	4,694.82
078-290-024-000	NO SITUS AVAILABLE	431,308.00	0.00	431,308.00	261,575.08	140,602.74	3.07:1	19,536.14
373-010-040-000	NO SITUS AVAILABLE	22,189.00	233,010.00	255,199.00	2,765.34	1,486.44	171.69:1	216.52
373-010-041-000	NO SITUS AVAILABLE	36,967.00	271,136.00	308,103.00	2,765.34	1,486.44	207.28:1	216.52
373-010-042-000	NO SITUS AVAILABLE	12,730.00	263,136.00	275,866.00	2,765.34	1,486.44	185.59:1	216.52
373-010-043-000	NO SITUS AVAILABLE	10,279.00	238,638.00	248,917.00	2,765.34	1,486.44	167.46:1	216.52
373-010-044-000	NO SITUS AVAILABLE	15,842.00	234,485.00	250,327.00	2,765.34	1,486.44	168.41:1	216.52
373-010-045-000	NO SITUS AVAILABLE	65,457.00	0.00	65,457.00	75,615.39	40,645.05	1.61:1	5,658.82
373-061-001-000	NO SITUS AVAILABLE	45,265.00	21,015.00	66,280.00	22,964.34	12,343.87	5.37:1	1,729.72
373-061-004-000	NO SITUS AVAILABLE	190,000.00	80,000.00	270,000.00	20,008.53	10,755.06	25.10:1	1,509.14
373-061-006-000	NO SITUS AVAILABLE	26,846.00	0.00	26,846.00	18,332.22	9,854.00	2.72:1	1,384.04
373-061-007-000	NO SITUS AVAILABLE	384,909.00	0.00	384,909.00	20,447.47	10,991.00	35.02:1	1,541.90
373-061-008-000	NO SITUS AVAILABLE	120,050.00	0.00	120,050.00	6,345.77	3,411.00	35.19:1	489.56

Santa Nella County Water District
Improvement District No. 1985-1 (Refunding of 1998)
Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Original Assessment	Remaining ⁽¹⁾	Value-To-Lien Ratio ⁽²⁾	2017/18 Total Charge
373-061-009-000	NO SITUS AVAILABLE	59,818.00	0.00	59,818.00	11,649.28	6,261.76	9.55:1	885.34
373-071-003-000	NO SITUS AVAILABLE	115,205.00	0.00	115,205.00	11,075.04	5,953.09	19.35:1	842.48
373-073-001-000	NO SITUS AVAILABLE	288,610.00	198,970.00	487,580.00	23,561.55	12,664.89	38.99:1	1,774.28
373-075-001-000	NO SITUS AVAILABLE	176,237.00	274,868.00	451,105.00	13,083.73	7,032.81	64.14:1	992.38
373-075-003-000	NO SITUS AVAILABLE	85,687.00	0.00	85,687.00	3,406.92	1,831.30	46.79:1	266.76
373-076-001-000	NO SITUS AVAILABLE	38,800.00	0.00	38,800.00	2,088.11	1,122.41	34.57:1	163.50
373-076-002-000	NO SITUS AVAILABLE	145,515.00	0.00	145,515.00	5,604.85	3,012.74	48.30:1	434.26
373-076-003-000	NO SITUS AVAILABLE	155,000.00	0.00	155,000.00	16,597.30	8,921.44	17.37:1	1,254.58
373-076-004-000	NO SITUS AVAILABLE	225,311.00	1,297.00	226,608.00	16,597.30	8,921.44	25.40:1	1,254.58
373-085-002-000	NO SITUS AVAILABLE	25,375.00	51,565.00	76,940.00	1,243.02	668.15	115.15:1	97.32
373-085-003-000	NO SITUS AVAILABLE	37,737.00	5,136.00	42,873.00	16,597.30	8,921.44	4.81:1	1,254.58
373-085-004-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.85	3,012.74	41.32:1	434.26
373-085-005-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.85	3,012.74	41.32:1	434.26
373-093-001-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.85	3,012.74	41.32:1	434.26
373-093-002-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.82	3,012.72	41.32:1	434.26
373-093-003-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.85	3,012.74	41.32:1	434.26
373-093-004-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.85	3,012.74	41.32:1	434.26
373-093-005-000	NO SITUS AVAILABLE	124,494.00	0.00	124,494.00	5,604.85	3,012.74	41.32:1	434.26
373-093-006-000	NO SITUS AVAILABLE	56,123.00	0.00	56,123.00	26,034.98	13,994.41	4.01:1	1,958.88
373-093-007-000	NO SITUS AVAILABLE	134,762.00	0.00	134,762.00	10,770.08	5,789.17	23.28:1	819.72
373-093-008-000	NO SITUS AVAILABLE	79,058.00	0.00	79,058.00	7,692.94	4,135.14	19.12:1	590.08
Total:		\$40,470,581.00	\$103,904,141.00	\$144,374,722.00	\$5,325,696.93	\$2,862,687.33		\$402,172.12
Parcel Count:								398

⁽¹⁾ Does not include principal levied on the Current Fiscal Year tax roll.

⁽²⁾ Value-To-Lien Ratio is Total Assessed Value/Remaining Principal.

EXHIBIT B

CITY OF SHASTA LAKE COMMUNITY FACILITIES DISTRICT No. 2

Boundary Diagram

Exhibit A

CITY CLERK'S MAP FILING STATEMENT
 FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SHASTA LAKE, COUNTY OF SHASTA, STATE OF CALIFORNIA, THIS _____ DAY OF _____, 2002.

CITY CLERK THE CITY OF SHASTA LAKE _____

CLERK'S MAP STATEMENT
 I HEREBY STATE THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2, CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF SHASTA LAKE AT A REGULAR MEETING THEREOF BY ITS RESOLUTION NO. _____

CITY CLERK OF THE CITY OF SHASTA LAKE _____

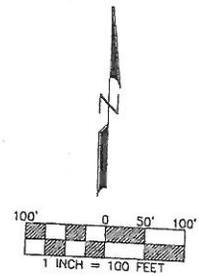
COUNTY RECORDER'S FILING STATEMENT
 FILED THIS _____ DAY OF _____, 2002 AT _____ IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA.

CRIS ANDREWS, COUNTY ASSESSOR/RECORDER,
 SHASTA COUNTY, CALIFORNIA
 TIME _____
 FEE _____ BY DEPUTY _____

BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2
 BEING A PORTION OF THE W 1/2 OF SECTION 6, T 32 N, R 4 W, M.O.M. IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA
 FOR
 CITY OF SHASTA LAKE
 BY

SHARRAH DUNLAP SAWYER, INC.
 ENGINEERING - PLANNING - SURVEYING
 3181 Beechell Lane, Suite 100, Redding, Ca. 96002
 (530) 221-1792 Fax (530) 221-8369

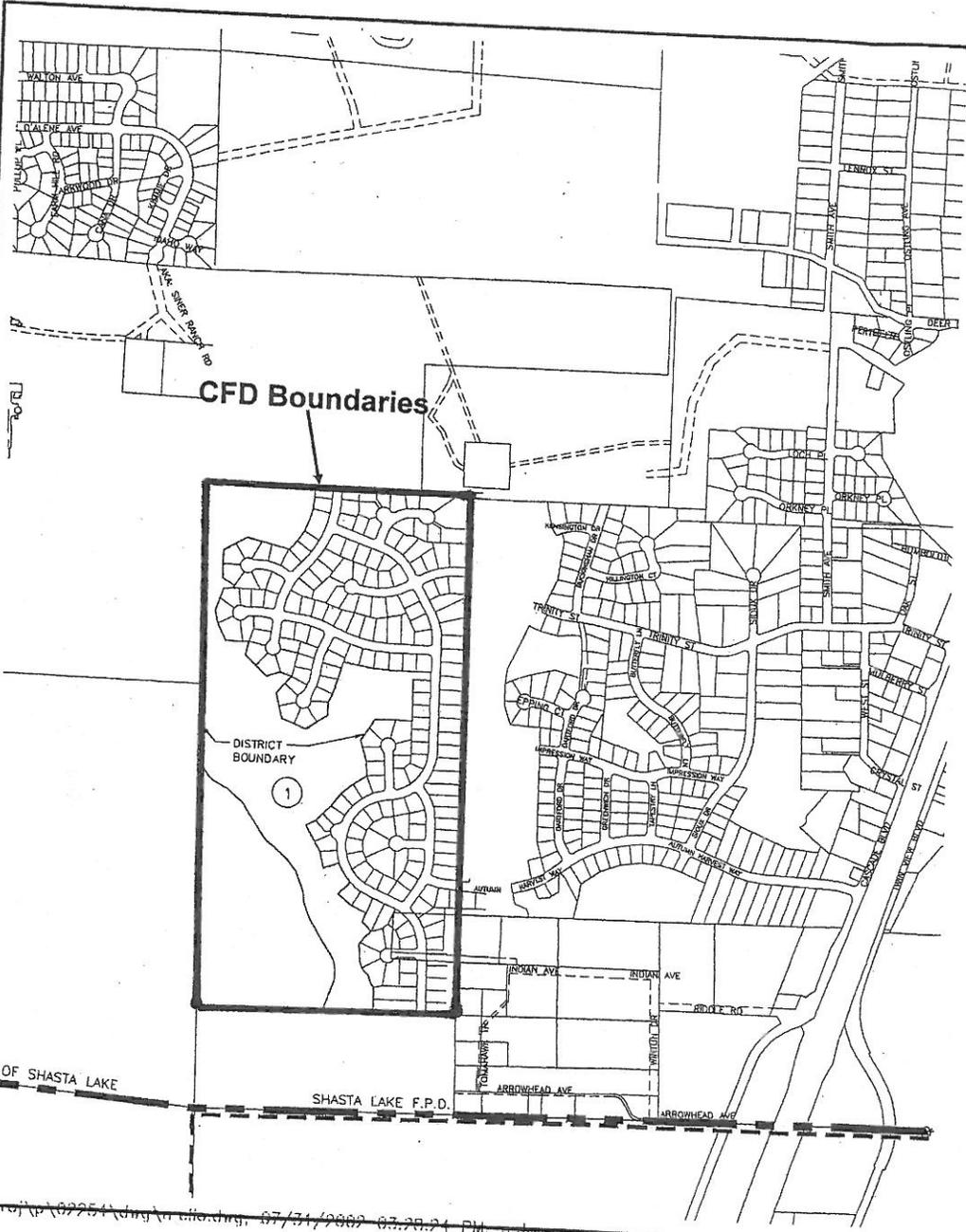
DATE: JULY, 2002 SCALE: 1"=100' SHEET 1 OF 1



A.P. INDEX
 1.....075-030-13 (PORTION)
 075-030-12.
 DESCRIPTION OF 1 BEING:
 THE 38.9 ACRE REMAINDER PARCEL



SIGNED: _____ DATE _____



File: P:\02251.dwg (sharrah), 07/31/2002 07:28:24 PM, 11 dwt, 11 dwt

EXHIBIT C

CITY OF SHASTA LAKE COMMUNITY FACILITIES DISTRICT No. 2

Delinquency Summary

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
2013/14-1	\$10,582.92	\$0.00	0.00%	164	0	05/23/2017
2013/14-2	10,582.92	64.53	0.61%	164	1	05/23/2017
2014/15-1	11,166.96	66.47	0.60%	168	1	05/23/2017
2014/15-2	11,166.96	66.47	0.60%	168	1	05/23/2017
2016/17-1	12,635.61	0.00	0.00%	181	0	05/23/2017
2016/17-2	12,635.61	209.43	1.66%	181	3	05/23/2017
TOTAL	\$68,770.98	\$406.90	0.59%			

Calculations performed on 10/30/2017 12:25:00AM