



GOODWIN CONSULTING GROUP

**City of Merced  
Community Facilities District No. 2006-1  
(Moraga of Merced)  
\$5,840,000 Special Tax Bonds, Series 2006  
Continuing Disclosure Annual Report for  
Fiscal Year 2016-17  
(per SEC Rule 15c2-12(b)(5))**

**CUSIP Numbers**

\$105,000	587626BG6*	\$140,000	587626BQ4*
\$105,000	587626BH4*	\$150,000	587626BR2*
\$110,000	587626BJ0*	\$155,000	587626BS0
\$115,000	587626BK7*	\$160,000	587626BT8
\$120,000	587626BL5*	\$170,000	587626BU5
\$125,000	587626BM3*	\$175,000	587626BV3
\$130,000	587626BN1*	\$1,015,000	587626CA8
\$135,000	587626BP6*	\$2,930,000	587626CL4

\* *Retired as of the date of this report*

January 30, 2018

***Continuing Disclosure Annual Report  
for  
City of Merced  
Community Facilities District No. 2006-1  
(Moraga of Merced)  
\$5,840,000 Special Tax Bonds, Series 2006  
Fiscal Year 2016-17***

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This Continuing Disclosure Annual Report (“Annual Report”) contains certain information required to be filed annually per SEC rule 15c2-12(b)(5) (the “Rule”) by the City of Merced (the “City”) Community Facilities District No. 2006-1 (Moraga of Merced) (the “CFD”). The Rule is applicable to the Special Tax Bonds, Series 2006 (the “Series 2006 Bonds”) issued in the aggregate principal amount of \$5,840,000 by the CFD on December 14, 2006. The Rule requires that an issuer undertake in a written agreement or contract, for the benefit of holders of the securities issued, to file with national and state repositories the following:

- i. Certain financial information as presented in the Continuing Disclosure Agreement
- ii. Audited financial statements of the City
- iii. Notice of certain enumerated significant events
- iv. Notice of any failure to provide such annual financial information as agreed

In compliance with the Rule, the City signed the Continuing Disclosure Agreement on December 14, 2006, requiring the City to provide annually, or as they occur, the aforementioned enumerated documents or events. Per the Continuing Disclosure Agreement, the City is required to file an annual report with all national and State of California repositories which includes:

- a) The City’s audited financial statements for the most recently completed fiscal year.

→ **See Appendix A.**

- b) The balance in the Reserve Fund held under the Fiscal Agent Agreement.

→ **As of October 31, 2017, the balance in the Reserve Fund was \$362,854 and the Reserve Fund Requirement is \$362,730; therefore, pursuant to the Series 2006 Bonds covenants, the Reserve Fund is fully funded.**

- c) The principal amount of the Series 2006 Bonds outstanding.

→ **As of the date of this report, \$4,220,000 of the Series 2006 Bonds remains outstanding. Of the \$1,620,000 in bonds no longer outstanding, \$1,235,000 matured as scheduled and \$385,000 was tendered by the City.**

d) The amount of prepayments of the special tax, if any.

→ **As of the date of this report, there have been no prepayments of the special tax obligation.**

e) The total assessed value of all parcels currently subject to the special tax within the CFD, showing the total assessed valuation for all land and the total assessed valuation for all improvements within the CFD and distinguishing between the assessed value of developed property and undeveloped property.

<b>Total Assessed Value of all Land</b>	<b>\$3,028,170</b>
<b>Total Assessed Value of all Improvements</b>	<b>\$9,187,495</b>
<b>Total Assessed Value of all Parcels</b>	<b>\$12,215,665</b>
<b>Assessed Value of Developed Property</b>	<b>\$10,138,215</b>
<b>Assessed Value of Undeveloped Property</b>	<b>\$2,077,450</b>
<b>Total Assessed Value of all Parcels</b>	<b>\$12,215,665</b>

f) Identification of each parcel within the CFD for which any special tax payment is delinquent, together with the following information respecting each such parcel: (A) the amount delinquent; (B) the date of each delinquency; (C) in the event a foreclosure complaint has been filed respecting such delinquent parcel and such complaint has not yet been dismissed, the date on which the complaint was filed; and (D) in the event a foreclosure sale has occurred respecting such delinquent parcel, a summary of the results of such foreclosure sale.

→ **See Appendix B.**

- g) A land ownership summary listing property owners responsible for more than ten percent (10%) of the annual special tax levy, as shown on the Merced County Assessor’s last equalized tax roll prior to the September next preceding the Annual Report date.

<b>Property Owner</b>	<b>FY 2017-18 Special Tax Levy</b>	<b>Percentage</b>	<b>Number of Parcels</b>	<b>Total 2017 Assessed Value</b>
CBCP Assets, LLC	\$184,490	49.10%	1	\$703,468
Moraga LP	\$158,738	42.24%	250	\$1,552,811

- **On April 3, 2017 and October 3, 2017, “Notices of Failure to File” were filed with the Municipal Securities Rulemaking Board in connection to the Continuing Disclosure Semi-Annual Reports due on March 31, 2017 and September 30, 2017, for Moraga LP. As of the date of this report, no Continuing Disclosure Semi-Annual Reports have been provided by Moraga LP.**
- **On March 27, 2017, and September 29, 2017, CBCP Assets, LLC provided Continuing Disclosure Semi-Annual Reports for the periods ending March 31, 2017 and September 30, 2017, respectively.**

- h) A description of the status of the facilities being constructed with proceeds of the Series 2006 Bonds.

- **All facilities authorized to be constructed with proceeds of the Series 2006 Bonds were completed as of October 26, 2007.**

- i) Changes, if any to the rate and method of apportionment.

- **No changes.**

- j) The amount of special taxes generated by the developed parcels and undeveloped parcels within the CFD.

<b>Property Classification</b>	<b>Number of Parcels</b>	<b>FY 2017-18 Special Tax Levy</b>	<b>Percentage of Total Special Tax Levy</b>
Developed	38	\$33,686	8.96%
Undeveloped	250	\$342,080	91.04%

k) To the extent not provided pursuant to (b) through (j) above, the annual information required to be filed with the California Debt and Investment Advisory Commission.

→ See Appendix C.

l) **Senate Bill 165 Reporting Requirements.** On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a public agency. The amount of special taxes collected and expended for the fiscal year 2016-17 special tax levy is set forth in the table below:

**Fiscal Year 2016-17 Revenues**

Interest	\$992
Assessments	\$377,099
<b>Total Revenues Collected</b>	<b>\$378,091</b>

**Fiscal Year 2016-17 Expenditures**

Bond Interest	\$215,870
Bond Principal	\$140,000
Fiscal Agent Fees	\$2,100
Professional Services	\$8,211
Support Services	\$87
Administrative Services	\$609
Direct Service Charges	\$765
<b>Total Expenditures</b>	<b>\$367,642</b>

<b>Beginning Fund Balance*</b>	<b>\$663,077</b>
<b>Ending Fund Balance*</b>	<b>\$673,526</b>

<b>Net Change in Fund Balance</b>	<b>\$10,449</b>
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\* Includes Reserve Requirement.

m) **Reporting of Significant Events.** Pursuant to the provisions of the Continuing Disclosure Agreement, the CFD shall give, or cause to be given, notice of the occurrence of any of the following events, if material:

1. Principal and interest payments delinquencies.
2. Non-payment related defaults.
3. Modifications to rights of Bondholders.
4. Optional, contingent or unscheduled bond calls.
5. Defeasances
6. Rating changes.
7. Adverse tax opinions or events adversely affecting the tax-exempt status of the bonds.
8. Unscheduled draws on debt service reserves reflecting financial difficulties.
9. Unscheduled draws on credit enhancements reflecting financial difficulties.
10. Substitution of credit or liquidity providers, or their failure to perform.
11. Release, substitution, or sale of property securing repayment of the bonds.

From July 1, 2016 through the date of this report, no significant events have been reported by the CFD.

## APPENDIX A

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*Audited Financial Statements  
for the Fiscal Year Ending June 30, 2017  
(To Come Under Separate Cover)*

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THE FOLLOWING FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES AND EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15c2-12. NO FUNDS OR ASSETS OF THE CITY OF MERCED (OTHER THAN THE SPECIAL TAXES LEVIED IN THE COMMUNITY FACILITIES DISTRICT) ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS AND THE CITY IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM THE CITY TREASURY TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE CITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

## **APPENDIX B**

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*Special Tax Delinquencies  
as of September 20, 2017*

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**City of Merced**  
**Community Facilities District No. 2006-1 (Moraga of Merced)**  
**Delinquencies as of September 20, 2017 /1**

Assessor's Parcel Number	Amount Delinquent	Date of Earliest Delinquency	Status of Foreclosure Proceedings	Action Taken	Date Complaint Filed
008-412-026-000	\$241.38	4/10/2017	None	Reminder Letter Mailed 5/17/2017	N/A

**Number of Parcels Delinquent:** **1**  
**Total Amount Delinquent:** **\$241.38**

/1 The fiscal year 2016-17 delinquency rate for CFD No. 2006-1 (Moraga of Merced) is at 0.06%. However, CFD No. 2006-1 is under the County of Merced Teeter Plan; therefore, the City of Merced received 100% of the CFD Special Tax levied at fiscal year end.

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Source: Merced County Tax Collector's Office; Goodwin Consulting Group, Inc.

## APPENDIX C

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*California Debt and Investment Advisory Commission Report  
for the Fiscal Year Ending June 30, 2017*

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**STATE OF CALIFORNIA**

**MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

Submitted:  
Monday, October 30, 2017  
11:28:43AM  
CDIAC #: 2006-1344

California Debt and Investment Advisory Commission  
915 Capitol Mall, Room 400, Sacramento, CA 95814  
P.O. Box 942809, Sacramento, CA 94209-0001  
(916) 653-3269 Fax (916) 654-7440

For Office Use Only
Fiscal Year _____

**I. GENERAL INFORMATION**

A. Issuer Merced CFD No 2006-1  
 B. Project Name Moraga Development  
 C. Name/ Title/ Series of Bond Issue 2006 Special Tax Bonds  
 D. Date of Bond Issue 12/14/2006  
 E. Original Principal Amount of Bonds \$5,840,000.00  
 F. Reserve Fund Minimum Balance Required Yes  Amount \$362,790.00 No

**II. FUND BALANCE FISCAL STATUS**

Balances Reported as of: 6/30/2017  
 A. Principal Amount of Bonds Outstanding \$4,370,000.00  
 B. Bond Reserve Fund \$363,798.11  
 C. Capitalized Interest Fund \$0.00  
 D. Construction Fund(s) \$0.00

**III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX**

A. Assessed or Appraised Value Reported as of: 7/1/2017  
 From Equalized Tax Roll  
 From Appraisal of Property  
*(Use only in first year or before annual tax roll billing commences)*  
 B. Total Assessed Value of All Parcels \$12,215,665.00

**IV. TAX COLLECTION INFORMATION**

A. Total Amount of Special Taxes Due Annually \$377,098.86  
 B. Total Amount of Unpaid Special Taxes Annually \$241.38  
 C. Does this agency participate in the County's Teeter Plan? Y

**V. DELINQUENT REPORTING INFORMATION**

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 9/20/2017  
 A. Total Number of Delinquent Parcels: 1  
 B. Total Amount of Taxes Due on Delinquent Parcels: \$241.38  
 (Do not include penalties, penalty interest, etc.)

**VI. FORECLOSURE INFORMATION FOR FISCAL YEAR**

*(Aggregate totals, if foreclosure commenced on same date)* (Attach additional sheets if necessary.)

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

Submitted:  
Monday, October 30, 2017  
11:28:43AM  
CDIAC #: 2006-1344

**STATE OF CALIFORNIA  
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)  
YEARLY FISCAL STATUS REPORT**

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For Office Use Only
Fiscal Year _____

**VII. ISSUE RETIRED**

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.  
(Indicate reason for retirement)

Matured  Redeemed Entirely  Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:

and redemption date:

If Other:

and date:

**VIII. NAME OF PARTY COMPLETING THIS FORM**

Name	Andrew Bavender	
Title	Vice President	
Firm/ Agency	Goodwin Consulting Group Inc	
Address	333 UNIVERSITY AVE Suite 160	
City/ State/ Zip	SACRAMENTO, CA 95825	
Phone Number	(916) 561-0890	Date of Report 10/30/2017
E-Mail	andrew@goodwinconsultinggroup.net	

**IX. ADDITIONAL COMMENTS:**