



GOODWIN CONSULTING GROUP

**City of Merced
Community Facilities District No. 2006-1
(Moraga of Merced)
\$4,080,000 2019 Special Tax Refunding Bonds
Continuing Disclosure Annual Report for
Fiscal Year 2018-19
(per SEC Rule 15c2-12(b)(5))**

CUSIP Numbers

\$275,000	587626DG4	\$215,000	587626DR0
\$215,000	587626DH2	\$230,000	587626DS8
\$220,000	587626DJ8	\$245,000	587626DT6
\$225,000	587626DK5	\$245,000	587626DU3
\$230,000	587626DL3	\$255,000	587626DV1
\$230,000	587626DM1	\$275,000	587626DW9
\$235,000	587626DN9	\$275,000	587626DX7
\$215,000	587626DP4	\$275,000	587626DY5
\$220,000	587626DQ2		

** Retired as of the date of this report*

January 25, 2020

***Continuing Disclosure Annual Report
for
City of Merced
Community Facilities District No. 2006-1
(Moraga of Merced)
\$4,080,000 2019 Special Tax Refunding Bonds
Fiscal Year 2018-19***

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 2019 Special Tax Refunding Bonds (the “Series 2019 Bonds”) issued in the aggregate principal amount of \$4,080,000 by the CFD on December 10, 2019. 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 1, 2019, 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 the MSRB which includes:

- a) The balance in the Reserve Fund held under the Fiscal Agent Agreement.
 - **As of December 10, 2019, the balance in the Reserve Fund was \$358,207. The Reserve Fund Requirement is \$358,207; therefore, pursuant to the Series 2019 Bonds covenants, the Reserve Fund is fully funded.**
- b) The principal amount of the Series 2019 Bonds outstanding and a current debt service schedule.
 - **As of the date of this report, \$4,080,000 of the Series 2019 Bonds remains outstanding.**
 - **See Appendix A for a current debt service schedule.**

- c) 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.**

- d) 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.

Total Assessed Value of all Land	\$11,943,995
Total Assessed Value of all Improvements	\$24,856,163
Total Assessed Value of Other Property	\$356,830
Total Assessed Value of all Parcels	\$37,156,988
Assessed Value of Developed Property	\$32,350,828
Assessed Value of Undeveloped Property	\$4,806,160
Total Assessed Value of all Parcels	\$37,156,988

- e) 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.**

- f) 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.

Property Owner	FY 2019-20 Special Tax Levy	Percentage	Number of Parcels
Lennar Homes of California Inc.	\$277,094	73.84%	181

- g) Changes, if any to the Rate and Method of Apportionment for the CFD.

→ **None.**

- h) The amount of special taxes generated by the developed parcels and undeveloped parcels within the CFD, their percentage of maximum special tax levy and their aggregate assessed value to lien ratios.

→ **See Appendix C.**

- i) The audited financial statements for the City for the preceding fiscal year (or if not available at the time of filing, the unaudited financial statements). The audited financial statements shall be prepared in accordance with generally accepted accounting principles as prescribed for governmental units by the Governmental Accounting Standards Board; provided, however, that the City may from time to time, if required by federal or state legal requirements, modify the basis upon which its financial statements are prepared and provided.

→ **See Appendix D.**

- j) **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 2018-19 special tax levy is set forth in the table on the following page.

Fiscal Year 2018-19 Revenues

Interest	\$3,117
Assessments	\$352,936
Total Revenues Collected	\$356,053

Fiscal Year 2018-19 Expenditures

Bond Interest	\$202,702
Bond Principal	\$155,000
Fiscal Agent Fees	\$2,100
Professional Services	\$7,253
Support Services	\$36
Administrative Services	\$799
Direct Service Charges	\$630
Total Expenditures	\$368,520

Beginning Fund Balance*	\$680,705
Ending Fund Balance*	\$668,238

Net Change in Fund Balance	(\$12,467)
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* Includes Reserve Requirement.

Note: This is unaudited financial information.

- k) **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 payment delinquencies.
2. Non-payment related defaults, if material.
3. Modifications to rights of Bond Owners, if material.
4. Bond calls, if material, and tender offers.
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, if material.
12. Bankruptcy, insolvency, receivership, or similar proceedings of the City.

13. Appointment of a successor or additional fiscal agent or the change of name of a fiscal agent, if material.
14. The consummation of a merger, consolidation, or acquisition involving the CFD or the sale of all or substantially all of the assets of the CFD other than in the ordinary course of business.
15. Incurrence of a Financial Obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of an Obligated Person, any of which affect security holders, if material.
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of an Obligated Person, any of which reflect financial difficulties.

As of November 1, 2019, no significant events have been reported by the CFD.

APPENDIX A

Debt Service Schedule

CFD No. 2006-1 (Moraga)
Special Tax Refunding Bonds, Series 2019
Debt Service Schedule
(Original DS Schedule)

Payment No.	Interest Payment Date	Principal	Interest	Total Debt Service	Annual Debt Service
0	12/10/2019	\$0.00	\$0.00	\$0.00	\$0.00
1	3/1/2020	\$0.00	\$25,822.97	\$25,822.97	\$0.00
2	9/1/2020	\$275,000.00	\$57,384.38	\$332,384.38	\$358,207.35
3	3/1/2021	\$0.00	\$54,634.38	\$54,634.38	\$0.00
4	9/1/2021	\$215,000.00	\$54,634.38	\$269,634.38	\$324,268.76
5	3/1/2022	\$0.00	\$51,409.38	\$51,409.38	\$0.00
6	9/1/2022	\$220,000.00	\$51,409.38	\$271,409.38	\$322,818.76
7	3/1/2023	\$0.00	\$49,209.38	\$49,209.38	\$0.00
8	9/1/2023	\$225,000.00	\$49,209.38	\$274,209.38	\$323,418.76
9	3/1/2024	\$0.00	\$46,959.38	\$46,959.38	\$0.00
10	9/1/2024	\$230,000.00	\$46,959.38	\$276,959.38	\$323,918.76
11	3/1/2025	\$0.00	\$44,659.38	\$44,659.38	\$0.00
12	9/1/2025	\$230,000.00	\$44,659.38	\$274,659.38	\$319,318.76
13	3/1/2026	\$0.00	\$42,359.38	\$42,359.38	\$0.00
14	9/1/2026	\$235,000.00	\$42,359.38	\$277,359.38	\$319,718.76
15	3/1/2027	\$0.00	\$40,009.38	\$40,009.38	\$0.00
16	9/1/2027	\$215,000.00	\$40,009.38	\$255,009.38	\$295,018.76
17	3/1/2028	\$0.00	\$37,859.38	\$37,859.38	\$0.00
18	9/1/2028	\$220,000.00	\$37,859.38	\$257,859.38	\$295,718.76
19	3/1/2029	\$0.00	\$35,659.38	\$35,659.38	\$0.00
20	9/1/2029	\$215,000.00	\$35,659.38	\$250,659.38	\$286,318.76
21	3/1/2030	\$0.00	\$31,359.38	\$31,359.38	\$0.00
22	9/1/2030	\$230,000.00	\$31,359.38	\$261,359.38	\$292,718.76
23	3/1/2031	\$0.00	\$26,759.38	\$26,759.38	\$0.00
24	9/1/2031	\$245,000.00	\$26,759.38	\$271,759.38	\$298,518.76
25	3/1/2032	\$0.00	\$21,859.38	\$21,859.38	\$0.00
26	9/1/2032	\$245,000.00	\$21,859.38	\$266,859.38	\$288,718.76
27	3/1/2033	\$0.00	\$16,959.38	\$16,959.38	\$0.00
28	9/1/2033	\$255,000.00	\$16,959.38	\$271,959.38	\$288,918.76
29	3/1/2034	\$0.00	\$11,859.38	\$11,859.38	\$0.00
30	9/1/2034	\$275,000.00	\$11,859.38	\$286,859.38	\$298,718.76
31	3/1/2035	\$0.00	\$8,078.13	\$8,078.13	\$0.00
32	9/1/2035	\$275,000.00	\$8,078.13	\$283,078.13	\$291,156.26
33	3/1/2036	\$0.00	\$3,953.13	\$3,953.13	\$0.00
34	9/1/2036	\$275,000.00	\$3,953.13	\$278,953.13	\$282,906.26
Total		\$4,080,000.00	\$1,130,382.51	\$5,210,382.51	\$5,210,382.51

APPENDIX B

*Special Tax Delinquencies
as of May 30, 2019*

City of Merced
Community Facilities District No. 2006-1 (Moraga of Merced)
Delinquencies as of May 30, 2019 /1

Assessor's Parcel Number	Amount Delinquent	Date of Earliest Delinquency	Status of Foreclosure Proceedings	Action Taken	Date Complaint Filed
008-432-025-000	\$574.00	4/10/2018	None	Reminder Letter Mailed 6/20/2019	N/A
008-421-011-000	\$440.00	4/10/2019	None	Reminder Letter Mailed 6/20/2019	N/A

Number of Parcels Delinquent:	2
Total Amount Delinquent:	\$1,014.00

/1 The fiscal year 2018-19 delinquency rate for CFD No. 2006-1 (Moraga of Merced) is at 0.12%. 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.

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

APPENDIX C

Value-to-Lien Ratios of Developed and Undeveloped Property

City of Merced
Community Facilities District No. 2006-1
(Moraga of Merced)

Value-to-Lien Ratios of Developed and Undeveloped Property

Classification	Number of Parcels	FY 2019-20 Assessed Value	FY 2019-20 Total Assigned Special Tax	FY 2019-20 Actual Special Tax	Percent of FY 2019-20 Actual Special Tax	Bonds(1)	Average Value-to- Lien
Developed	201	\$32,350,828	\$185,490	\$185,490	49.4%	\$2,016,635	16.0
Undeveloped	87	\$4,806,160	\$369,801	\$189,788	50.6%	\$2,063,365	2.3
Total	288	\$37,156,988	\$555,291	\$375,278	100.0%	\$4,080,000	9.1

(1) Allocated based on the actual tax levy for fiscal year 2019-20.

Sources: Merced County Assessor; Goodwin Consulting Group, Inc.

APPENDIX D

***Audited Financial Statements
for the Fiscal Year Ending June 30, 2019
(To Come Under Separate Cover)***

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.