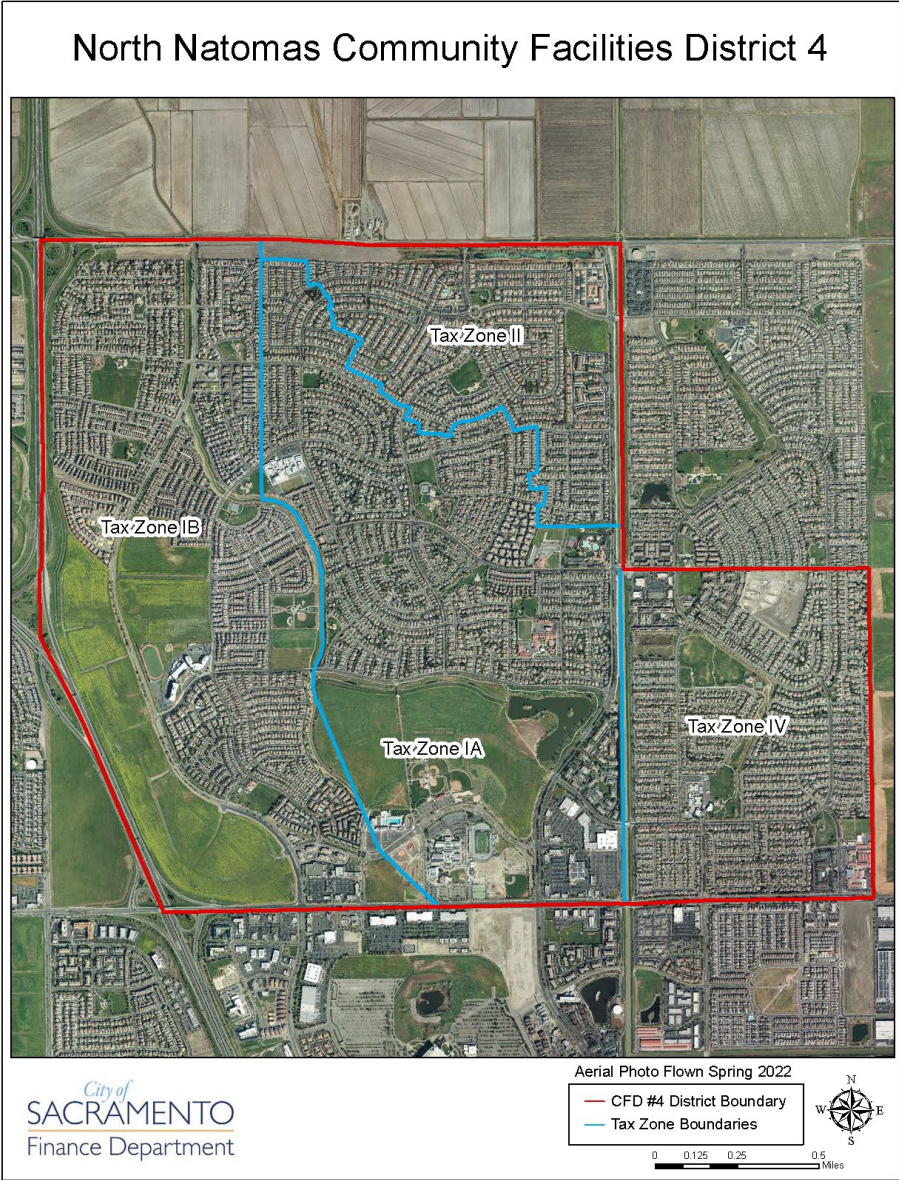
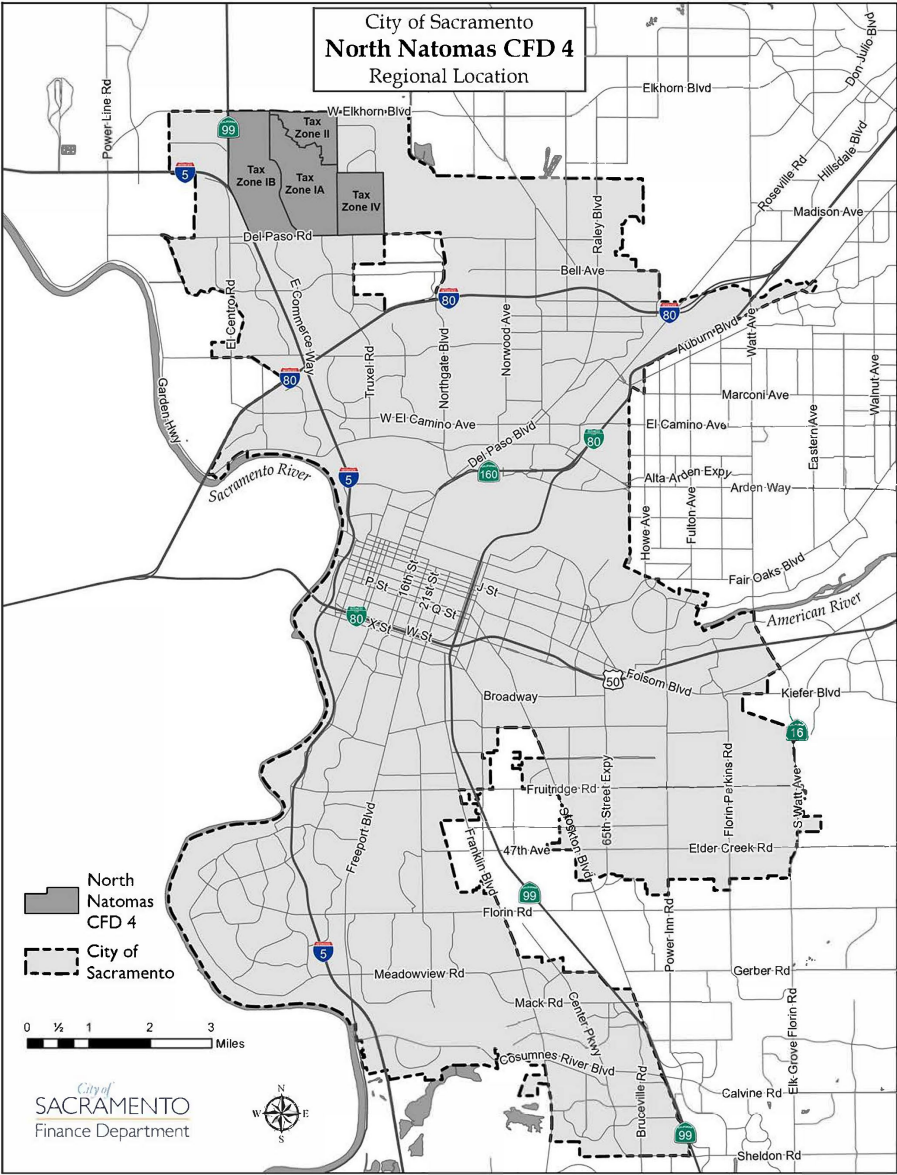




North Natomas CFD No. 4, Series G (2023)

By: Claudia Lara

North Natomas CFD No. 4 Overview



North Natomas CFD No. 4 Overview

- The District is comprised of 8,968 Taxable Parcels, of which 8,962 were classified as Developed Parcels as of the FY 2022-23 Special Tax levy (development status as of May 1, 2022)
 - Of the Developed Parcels, only 89 did not have improvement value as of January 1, 2022
- Development is nearly complete in each of the four Tax Zones
- Vast majority of the parcels within each Tax Zone are residential in nature

Development Status and Land Use Class	Tax Zone IA	Tax Zone IB	Tax Zone II	Tax Zone IV	Total
<u>Developed Parcels</u>					
Detached Residential Unit Parcel $\geq$ 5,000 Sq. Ft.	1,639 parcels	568 parcels	785 parcels	1,263 parcels	4,255 parcels
Detached Residential Unit Parcel < 5,000 Sq. Ft.	578 parcels	2,188 parcels	390 parcels	407 parcels	3,563 parcels
Condominiums	245 parcels	661 parcels	0 parcels	200 parcels	1,106 parcels
Other Residential	2 parcels	0 parcels	5 parcels	1 parcels	8 parcels
Non-Residential	<u>13 parcels</u>	<u>11 parcels</u>	<u>0 parcels</u>	<u>6 parcels</u>	<u>30 parcels</u>
Subtotal	2,477 parcels	3,428 parcels	1,180 parcels	1,877 parcels	8,962 parcels
<u>Developable Parcels</u>					
Final Use Parcels	0 parcels	4 parcels	0 parcels	0 parcels	4 parcels
Large Lot Parcels	<u>0 parcels</u>	<u>2 parcels</u>	<u>0 parcels</u>	<u>0 parcels</u>	<u>2 parcels</u>
Subtotal	0 parcels	6 parcels	0 parcels	0 parcels	6 parcels
Development-Restricted Parcels	0 parcels	10 parcels	0 parcels	0 parcels	10 parcels
Tax-Exempt Property	103 parcels	161 parcels	79 parcels	28 parcels	371 parcels
Prepayment Parcels ⁽¹⁾	0 parcels	7 parcels	0 parcels	1 parcels	8 parcels
Total	2,580 parcels	3,612 parcels	1,259 parcels	1,906 parcels	9,357 parcels

Plan of Refinance

Series G Bonds Plan of Refinance*

Estimated Sources and Uses of Funds

Sources and Uses of Funds	
Par Amount	\$26,510,000
Premium	1,586,612
Debt Service Reserve Fund	4,084,086
Total Sources	\$32,180,698
Deposit to Escrow Fund	\$29,013,712
Debt Service Reserve Fund	2,809,661
All-in Costs of Issuance	357,324
Total Uses	\$32,180,698

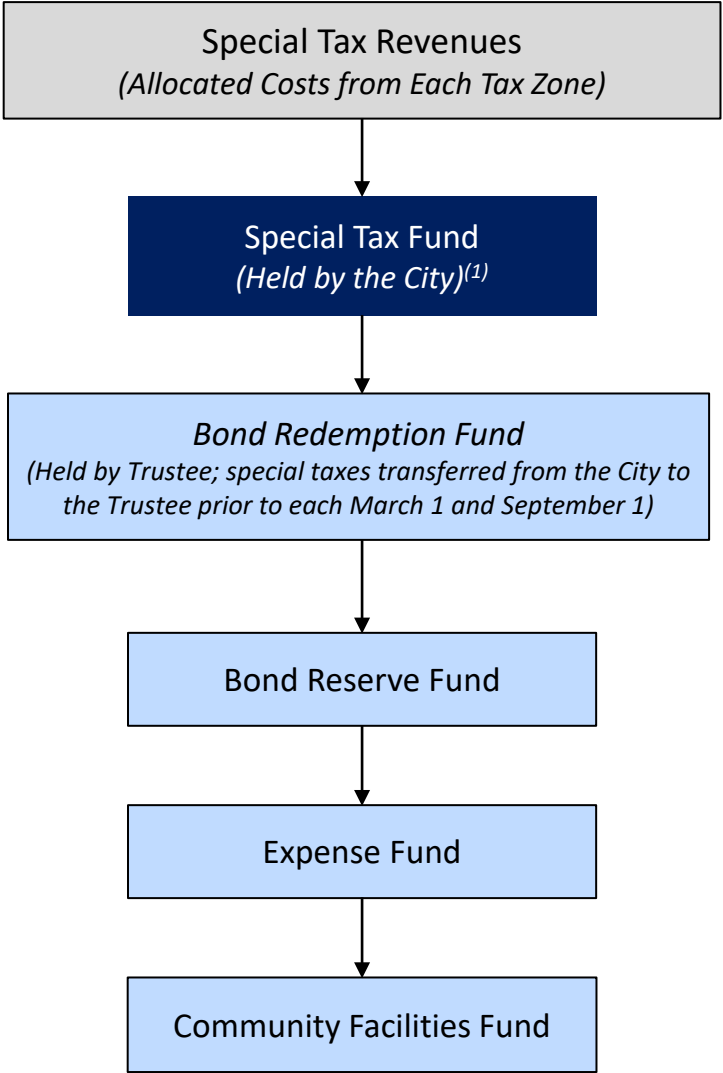
Estimated Bond Debt Service

Date	Principal	Interest	Debt Service
9/1/2024	\$2,325,000	\$1,178,222	\$3,503,222
9/1/2025	2,350,000	1,209,250	3,559,250
9/1/2026	2,525,000	1,091,750	3,616,750
9/1/2027	2,710,000	965,500	3,675,500
9/1/2028	2,905,000	830,000	3,735,000
9/1/2029	3,110,000	684,750	3,794,750
9/1/2030	3,325,000	529,250	3,854,250
9/1/2031	3,545,000	363,000	3,908,000
9/1/2032	2,130,000	185,750	2,315,750
9/1/2033	1,585,000	79,250	1,664,250
Total	\$26,510,000	\$7,116,722	\$33,626,722

The Series G Bonds are estimated to generate NPV savings of \$1.6 million (5.38% of refunded par) and total cash flow savings of \$3.4 million

Plan of Refinance

Flow of Funds



Key Highlights

- **The payment of the Series G (2023) Bonds have no impact on the General Fund**
- **Covered through the County's Teeter Plan**
- **Foreclosure Covenants**
- **Savings per parcel ranges between \$25 to \$45 dollars a year depending on the tax zone of the parcel through FY2034**
- **Total cash flow savings of \$3.4 million through FY2034**