

**County of Sacramento  
Community Facilities District No. 2016-2  
(Florin Vineyard No. 1)**

**Government Code Section 53343.1 Annual Report**

**Fiscal Year Ending June 30, 2024**

**PREPARED BY:**

**County of Sacramento**

Community Development Department  
County Engineering Division  
Special Districts Section  
827 Seventh Street, Room 304  
Sacramento, CA 95814  
916-874-6525

Office of Budget and Debt Management  
County Debt Office  
700 H Street, Room 7650  
Sacramento, CA 95814  
916-874-5239



County of Sacramento Community Facilities District No. 2016-2 (Florin Vineyard No. 1)  
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2024

**BACKGROUND:**

In 2016 and 2018 the Sacramento County Board of Supervisors (Board) took the following actions, under the terms and provisions of the Mello-Roos Community Facilities Act of 1982, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (Act), to establish the County of Sacramento Community Facilities District No. 2016-2 (Florin Vineyard No. 1) (CFD 2016-2 FV-1) and authorize the issuance of bonds to finance the acquisition and construction costs of certain capital public facilities:

- Adopted Resolution No. 2016-0953 establishing the CFD 2016-2 FV-1 and providing the levy for Special Taxes (December 6, 2016);
- Adopted Resolution No. 2016-0954 declaring the necessity to incur a bonded indebtedness for up to \$15 million in principal amount of CFD 2016-2 FV-1 special tax bonds (December 6, 2016);
- Adopted Resolution No. 2018-0491 authorizing the issuance and providing for the sale of CFD 2016-2 FV-1 Series 2018 special tax bonds in a principal amount not to exceed \$8 million (July 17, 2018);
- On August 16, 2018, Series 2018 Bonds were issued in the principal amount of \$6,610,000.

The facilities that are authorized for funding from the CFD 2016-2 FV-1 bond debt are listed in Exhibit B of Resolution No. 2016-0953. This report contains the reporting elements required by Government Code Section 53343.1 of the Act. A map of the district is shown on the attached Figure A.

**A. SPECIAL TAXES COLLECTED:**

Special taxes levied for Fiscal Year 2023-24 amounted to \$403,053.

Special taxes that were delinquent for Fiscal Year 2023-24 amounted to \$0 (as of July 1, 2024).

Special taxes collected for Fiscal Year 2023-24 amounted to \$403,053 (as of July 1, 2024).

Previous Year delinquent special taxes collected in Fiscal Year 2023-24 amounted to \$828 (as of July 1, 2024).

**B. OTHER REVENUE RECEIVED:**

Interest earned for Fiscal Year 2023-24 amounted to \$11,000.

**C. TOTAL EXPENDITURES:**

The total amount expended in Fiscal Year 2023-24 was \$353,350.

County of Sacramento Community Facilities District No. 2016-2 (Florin Vineyard No. 1)  
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2024

**D. SUMMARY OF EXPENDITURES:**

Table D below summarizes the Fiscal Year 2023-24 expenditures for the CFD 2016-2 FV-1:

**TABLE D**

<b>Components</b>	<b>Expenditures</b>	<b>Funding Source</b>
1. Facilities	\$0	Bond Proceeds
2. Services	\$0	N/A
3. Bond Principal and Interest	\$315,450	Special Tax
4. Administrative Costs	\$37,900	Special Tax
<b>Total</b>	<b>\$353,350</b>	

**E. EXPENDITURES FOR FACILITIES:**

Fiscal Year 2023-24 facilities expenditures are detailed below.

<b>Project Category</b>	<b>Project Name</b>	<b>Description</b>	<b>Expenditures</b>
Roadway	South Watt Four Lane Widening From Jackson Road to Florin Road	Partially fund the construction of street improvements, landscaped medians, and modification of intersections and traffic signals as part of the the widening of South Watt Avenue from 2 to 4 lanes from Jackson Road to Florin Road	\$0
<b>Total</b>			<b>\$0</b>

**F. EXPENDITURES FOR SERVICES:**

There are no authorized services for the CFD 2016-2 FV-1.

**G. EXPENDITURES FOR ADMINISTRATIVE COSTS:**

Table G below provides the details of the Fiscal Year 2023-24 expenditures by the CFD 2016-2 FV-1 for administrative costs:

**TABLE G**

<b>Administrative Components</b>	<b>Expenditures</b>
Administration	\$23,748
Accounting	\$5,714
Legal Services	\$0
Treasurer's Fiscal Agent Charges	\$2,723
System Development Services	\$5,715
<b>Total</b>	<b>\$37,900</b>

County of Sacramento Community Facilities District No. 2016-2 (Florin Vineyard No. 1)  
Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2024

The administrative costs that are funded from the special tax and interest revenues include the costs of project management of facilities funded by the district, calculating and collecting special taxes, legal counsel services, treasurer's fiscal agent charges, system development services, accounting support services, and reporting and budgeting of the district.

**H. CERTIFICATION OF REPORT:**

This report was certified by the Board on December 10, 2024.

**I. ADDITIONAL INFORMATION:**

The following information is not required by the Act, but is general information pertinent to the CFD 2016-2 FV-1.

**a. Summary of Potential Maximum Taxes:**

A summary of the taxable land base in the CFD 2016-2 FV-1 for Fiscal Year 2023-24 is shown on Table I below:

<b>TABLE I</b>			
<b>Rate Category</b>	<b>Number of Taxable Assessor Parcels</b>	<b>Authorized Maximum Special Tax Rate/Unit Fiscal Year 2023-24</b>	<b>Potential Maximum Tax Revenue</b>
Rate 1	82	\$1,351.40	\$110,814.80
Rate 2	173	\$1,689.24	\$292,238.52
<b>Total Taxable Parcels</b>	<b>255</b>		<b>\$403,053.32</b>

**b. Status of Facilities:**

**Projects Remaining:**

**ROADWAY**

1. South Watt Avenue Improvements

**Projects Completed:**

**MISCELLANEOUS**

1. Advanced funding for Bond Issuance

**PARK**

2. Park Improvements

**ROADWAY**

3. Caselman Road and Elk Grove-Florin Road Intersection Improvements and Signal
4. Soundwall
5. Streetscape Improvements

County of Sacramento Community Facilities District No. 2016-2 (Florin Vineyard No. 1)  
 Government Code Section 53343.1 Annual Report Fiscal Year Ending June 30, 2024

**c. Total Assessed Value:**

Reporting of the Assessed Value is helpful because it gives an indication of the stability of the District. It is also information that is required as part of the separate annual report submission to the California Debt and Investment Advisory Commission (CDIAC). The table below shows the total assessed value of the land and improvements for the property within the CFD 2016-2 FV-1:

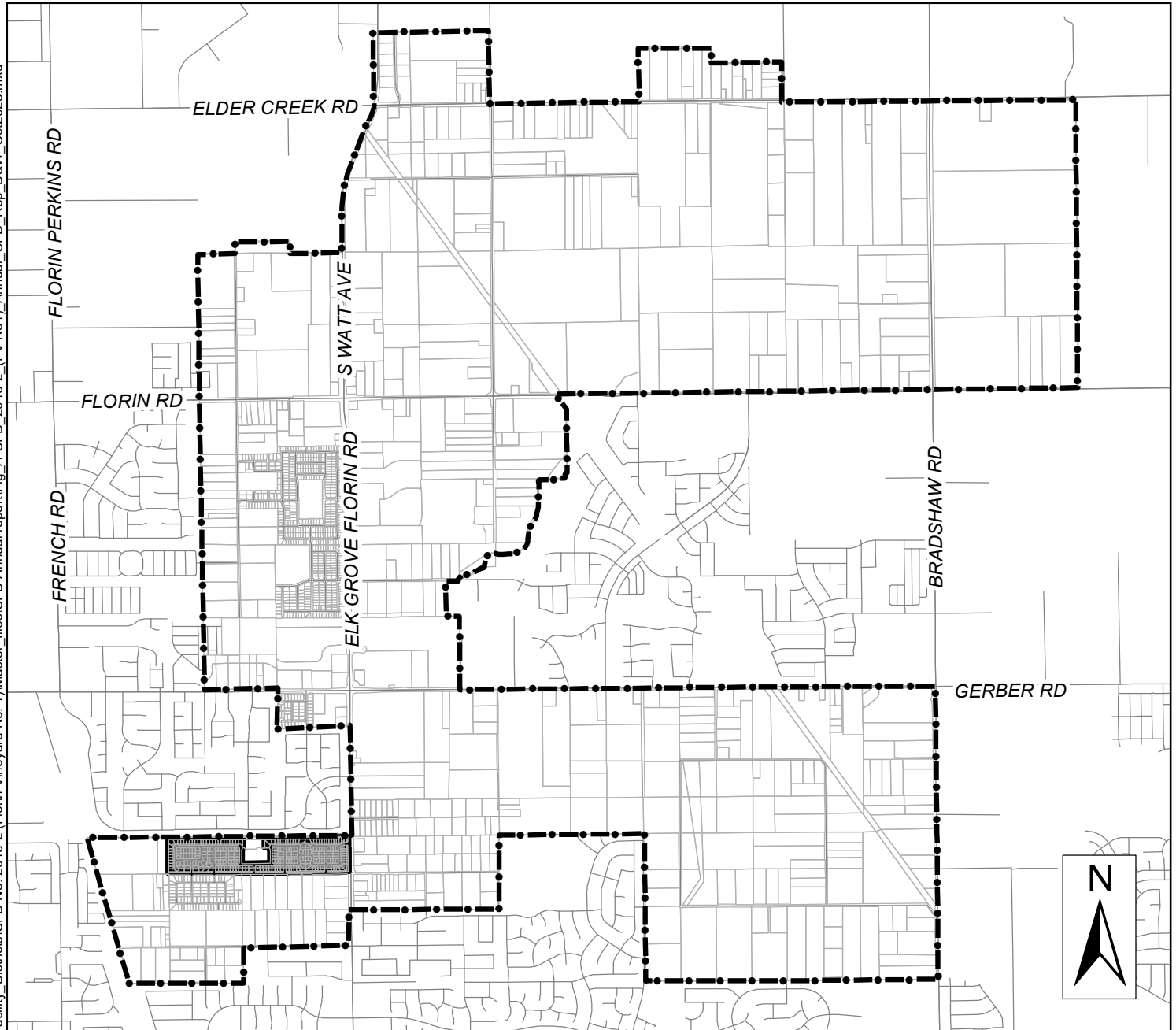
Year	Land	Improvements	Total
2024*	\$33,904,126	\$92,712,705	\$126,616,831

\* Assessed property value as of June 30 of the indicated year; only taxable property within the District is included.




**d. Financial Statement:**

The County's independent auditor will issue a debt covenant compliance report for this district after the issuance of the County's financial statements for Fiscal Year 2023-24.

**FIGURE A**  
**SACRAMENTO COUNTY**  
**COMMUNITY FACILITIES DISTRICT NO 2016-2**  
**(FLORIN VINEYARD NO. 1)**  
**BOUNDARY AND VICINITY MAP**



**Legend**

-  Florin Vineyard Community Plan Area
-  CFD-2016-2 FV No1 Parcels
-  CFD NO. 2016-2 (FV NO. 1) Boundary

District: County of Sacramento  
 Community Facilities District 2016-2  
 (Florin Vineyard No. 1)

Supervisorial District: 1- Serna  
 2- Kennedy  
 5- Hume

