



Agenda

City Council Regular Meeting and Joint City Council, Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

December 12, 2023
6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, www.folsom.ca.us	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

More information about City Council meetings is available at the end of this agenda



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**City Council Regular Meeting and Joint City Council, Folsom Redevelopment
Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch
Financing Authority, and the South of 50 Parking Authority Meeting**
City Council Chambers | 50 Natoma Street, Folsom CA 95630
www.folsom.ca.us

Tuesday, December 12, 2023 6:30 PM

Rosario Rodriguez, Mayor

YK Chalamcherla, Vice Mayor
Mike Kozlowski, Councilmember

Sarah Aquino, Councilmember
Anna Rohrbough, Councilmember

AGENDA

CALL TO ORDER

ROLL CALL:

Council/Boardmembers: Chalamcherla, Kozlowski, Rohrbough, Aquino, Rodriguez

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

CONVENE JOINT MEETING

Joint meeting of the City Council, Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority

JOINT MEETING CONSENT CALENDAR:

1. Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of September 2023

JOINT MEETING PUBLIC HEARING:

- 2. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024

 - i. Resolution No. 11147 – A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024, the Execution of an Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of other Documents in Connection therewith
 - ii. Resolution No. 011 - Folsom Ranch FA – A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale, and Delivery of not to exceed \$12,500,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of each, and Authorizing Related Actions Necessary to Implement the Proposed Financing

ADJOURN JOINT MEETING

RECONVENE REGULAR CITY COUNCIL MEETING

SCHEDULED PRESENTATIONS:

- 3. Resolution of Commendation Honoring Kikkoman Foods on their 25th Anniversary
- 4. Proclamation of the Mayor of the City of Folsom Proclaiming December 16, 2023 as Wreaths Across America Day
- 5. Declaration of the Folsom City Council Reaffirming Its Commitment to Promoting an Inclusive, Safe Environment For All

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

- 6. Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act
- 7. Resolution No. 11134 - A Resolution Authorizing the City Manager to Execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds

- [8.](#) Resolution No. 11135 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with 911 Vehicle for Full Emergency Response Equipment and Emergency Lighting Installation for Four Fire Department Dodge Ram Pickup Trucks
- [9.](#) Resolution No. 11136 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2023
- [10.](#) Resolution No. 11137 – A Resolution Authorizing the City Manager to Execute an Agreement with Causey Consulting for Professional Consulting Services for the Preparation of the Sewer System Management Plan and Audit for Compliance with Statewide Waste Discharge Requirements
- [11.](#) Resolution No. 11141 - A Resolution Authorizing the City Manager to execute a Communications Site License Agreement with Comcast Cable Communications Management, LLC, a Delaware Limited Liability Company, at 403 Stafford Street
- [12.](#) Resolution No. 11143 – A Resolution Rejecting All Proposals for Maintenance of Parks, Trails & Pet Stations, and Public Works Areas
- [13.](#) Resolution No. 11144 - A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 339 Montrose Drive and the City of Folsom
- [14.](#) Resolution No. 11145 - A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 337 Montrose Drive and the City of Folsom
- [15.](#) Resolution No. 11146 - A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 341 Montrose Drive and the City of Folsom

PUBLIC HEARING:

- [16.](#) Resolution No. 11139 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Approve a Specific Plan Amendment to Modify FPASP Table A.7 (Transportation, Communication, Infrastructure) to Add “Electronic Readerboard Sign” as a Conditionally Permitted Use on a Specific Property (Parcel 61 - APN No. 072-3190-052) Located at the Southwest Corner of the Intersection of U.S. Highway 50 and East Bidwell Street within the Folsom Plan Area *(to be continued to the January 9, 2024 meeting)*

NEW BUSINESS:

- [17.](#) Presentation on the City’s General Fund Unassigned Fund Balance (Reserves) Policy and Direction to Staff

SELECTION OF MAYOR AND VICE MAYOR FOR 2024:

- [18.](#) Selection of Mayor and Vice Mayor

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER REPORTS:

COUNCIL COMMENTS:

ADJOURNMENT

The City Council will be in recess during the second half of December. The next regular meeting is scheduled for January 9, 2024.

NOTICE: *Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

NOTICE REGARDING CHALLENGES TO DECISIONS: *Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

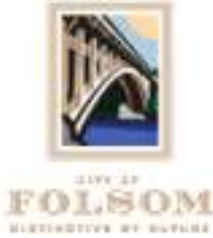
PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

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Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

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to facilitate double-sided printing.*



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Joint Meeting Consent Calendar
SUBJECT:	Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of September 2023
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

The Finance Department recommends that the City Council receive and file the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority monthly Investment Reports for the month of September 2023.

BACKGROUND / ISSUE

Under the Charter of the City of Folsom and the authority granted by the City Council, the Finance Director is responsible for investing the unexpended cash of the City Treasury. The primary objectives of the City's investment policy are to maintain the safety of investment principal, provide liquidity to meet the short and long-term cash flow needs of the City, and earn a market-average yield on investments. The City's portfolio is managed in a manner responsive to the public trust and is consistent with state and local laws and the City's investment policy. The Finance Department hereby submits the investment reports for the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority for the month of September 2023

POLICY / RULE

1. Section 3.30.010(a) of the Folsom Municipal Code states “the term ‘city’ shall encompass the city of Folsom, the Folsom community *redevelopment agency*, and all other agencies and instrumentalities of the city under either the direct or indirect control of the city council, and this chapter regulates the investment of all moneys of those agencies.”
2. Section 3.30.030(f) of the Folsom Municipal Code states that “the city’s chief investment officer shall each month submit an investment report to the city council, which report shall include all required elements as prescribed by California Government code section 53646.”
3. California Government Code, Sections 53601 through 53659 sets forth the state law governing investments for municipal governments in California.
4. Section 3.30.020(g) of the Folsom Municipal Code states that “all city cash shall be consolidated into one general bank account as set out in this code and invested on a pooled concept basis. Interest earnings shall be allocated to all city funds and subfunds according to fund and subfund cash and investment balance on at least a quarterly basis.”

ANALYSIS

Overview

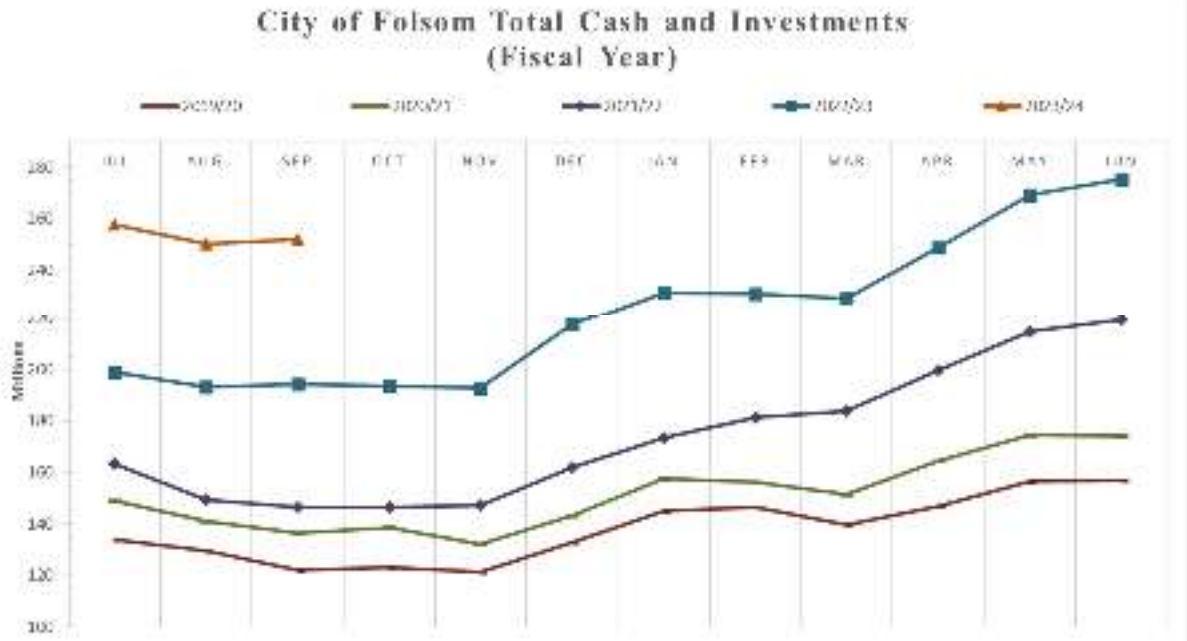
The City has diversified investments in accordance with the City Investment Policy and Government Code. The City of Folsom’s total cash and investments are invested on a pooled basis as required by the Folsom Municipal Code.

The Portfolio Summary of the City’s current report includes a “Pooled Equity Section” identifying the Redevelopment Successor Agency’s (RDSA) and Folsom Public Financing Authority’s (FPFA) portion of the investment pool. The RDSA and FPFA list these amounts under “Cash” in their respective sections. Currently, the Folsom Ranch Financing Authority (FRFA) has no funds invested in Pooled Equity.

City of Folsom

Total Cash and Investments

The following graph illustrates the City’s monthly cash and investment balances for fiscal years 2020 through 2024. Monthly fluctuations in cash and investments are the result of typical receipt of revenues less expenditures for operations, debt service, and capital improvements. As of September 30, 2023, the City’s cash and investments totaled \$251,882,893; an increase of \$57,346,664 (29%) from September 30, 2022.

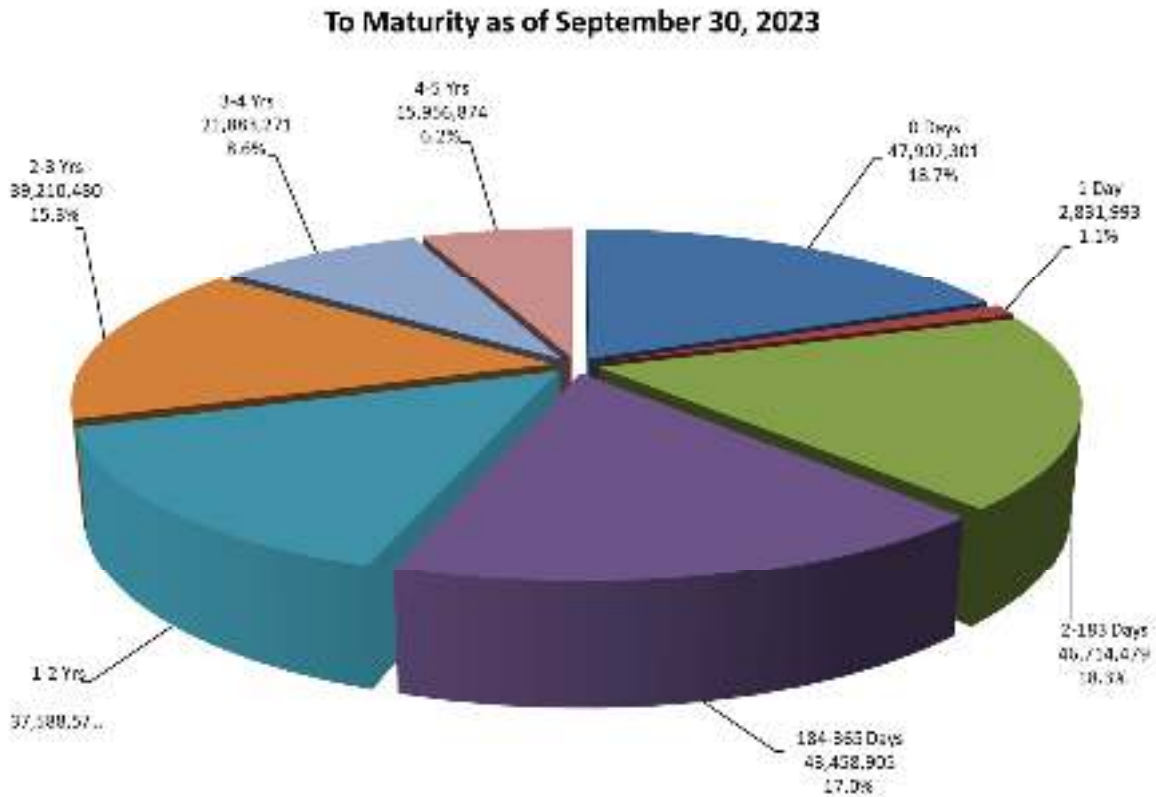


The following chart shows the City’s monthly cash and investment balances and percentage change for Fiscal Year 2023-24 along with the yearly dollar and percentage changes.

Total City Cash and Investments

	2023-24	Monthly Change	2022-23	Monthly Change	Yearly \$ Change	Yearly % Change
Jul	\$ 257,726,288		\$ 199,093,877		\$ 58,632,411	29%
Aug	\$ 250,130,252	-3%	\$ 193,398,740	-3%	\$ 56,731,511	29%
Sep	\$ 251,882,783	1%	\$ 194,536,119	1%	\$ 57,346,664	29%

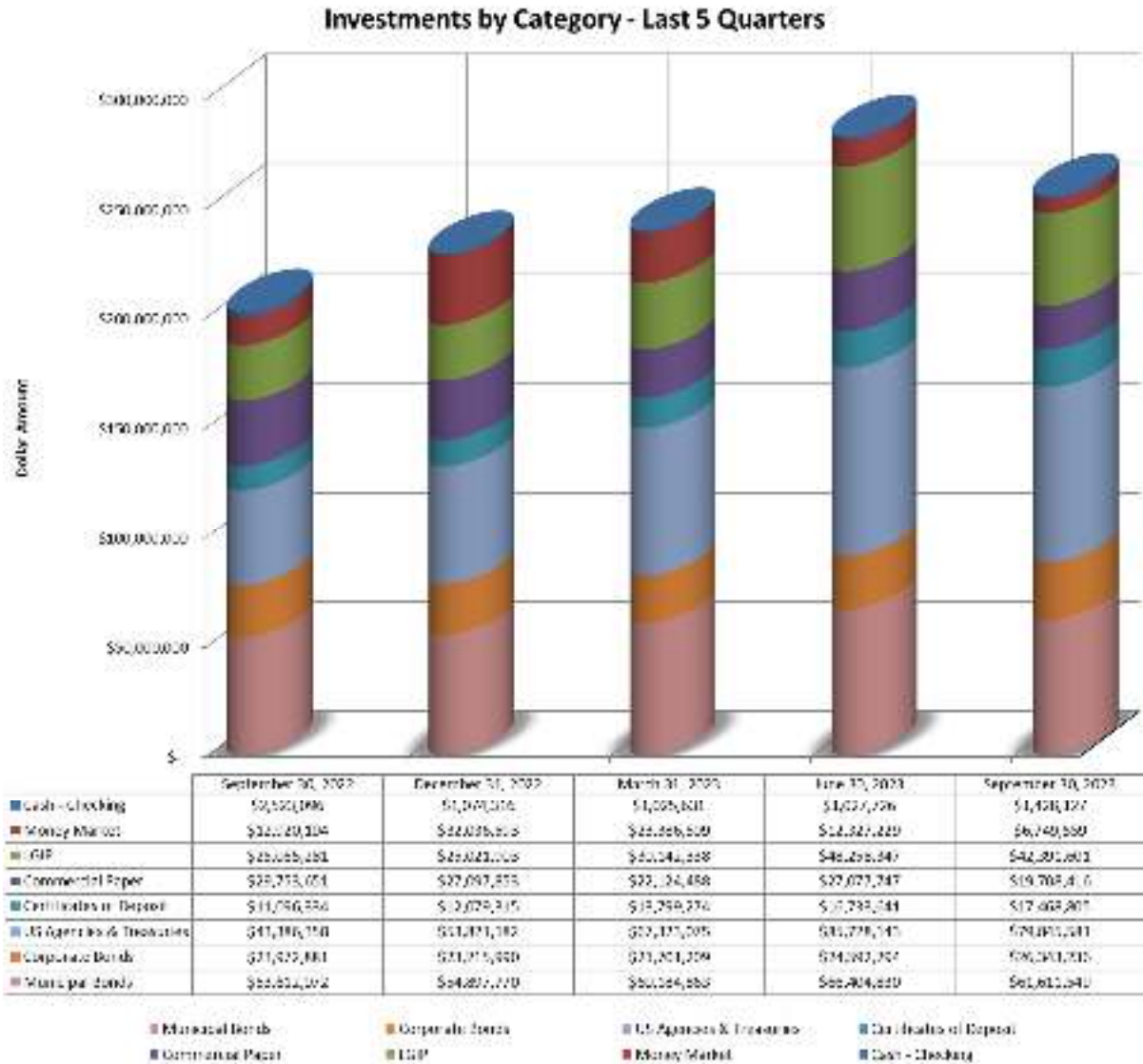
The City’s projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments. In addition, in accordance with Section 3.30.020(c) of the Municipal Code, less than 50% of the City’s total cash is invested for a period longer than one year.



Investment Performance

The City’s Portfolio Management Summary report for the month of September 2023 is presented in Attachment 1 to this report. Portfolio investment earnings (including pooled equity earnings for the RDSA and FPFA) for the three-month quarter ended September 30, 2023 totaled \$2,533,563. The total rate of return of the investment portfolio for the same period was 3.92%.

The following graph illustrates the total dollar amount and breakdown by investment category for September 30, 2022 and September 30, 2023. This graph lists the investments by book value

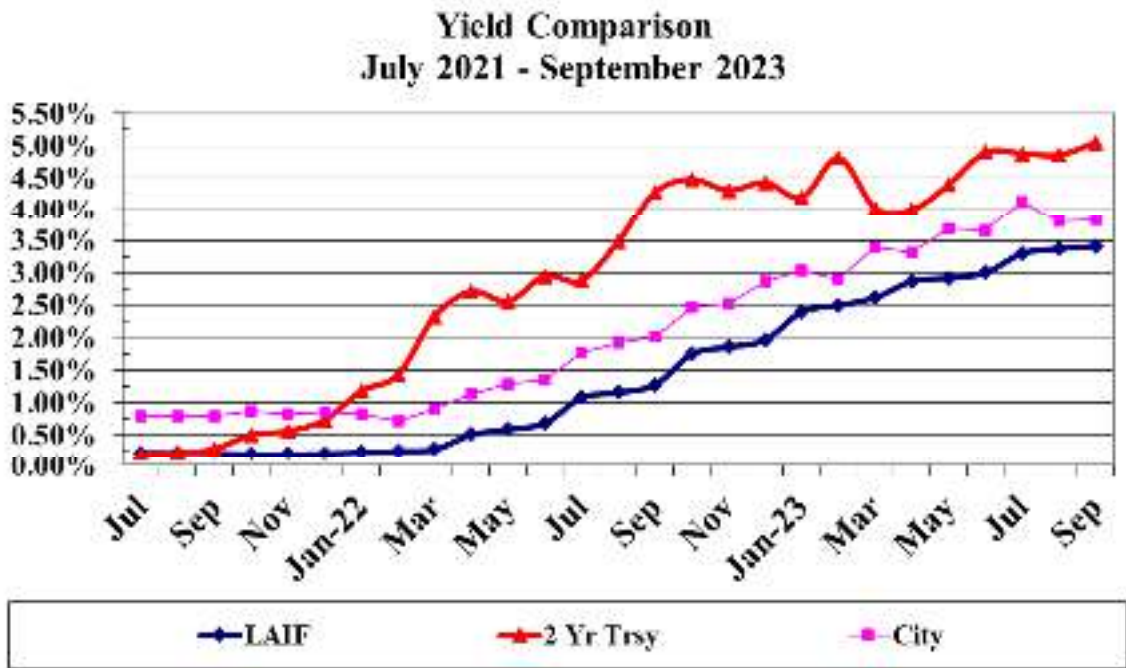


A detailed listing of the portfolio holdings as of September 30, 2023 is included in Attachment 2 to this report.

The Local Government Investment Pool (LAIF) yield typically moves in the same direction as market yields, but is less volatile, lagging somewhat behind market moves. This can be seen in the chart on the next page, illustrating the historical monthly change in yield from July 2021 through September 2023 for LAIF and two-year US Treasury securities. The effective rate of return for the City Portfolio is also included.

Beginning March 17, 2022 the Federal Open Market Committee (FOMC) has increased the Federal Funds Rate eleven times, most recently on July 26, 2023 to a rate of 5.25%-5.50%, up from 0.00-0.25% at the start of 2022. Since then there has been a pause, with policymakers suggesting rates could still increase. However, Fed Funds futures markets are priced

anticipating a 1.00% decline in Fed Funds rates in 2024. The rapid tightening over the past year and a half has curbed inflation to a degree - October CPI was 3.20% year over year, and is still well above the FOMC's stated target rate of 2.0%. CPI is a lagging indicator, and the cumulative effect of the FOMC's tightening still may not be reflected in this number. The rise in interest rates has exerted considerable pressure on financial institutions, leading to the largest bank failures since 2008, and further rate increases would almost certainly see more banks fail. Given the slowdown in inflation from the 40 year high in 2022, the expectation is for rates to remain unchanged in the near term, with easing to occur in mid-to-late 2024. In addition, another factor impacting future rate increases is the labor market, which showed a jobless rate of 3.9% in October. While still low by historic standards, this is a jump of 0.5% since April, and could be a sign that tighter credit conditions have finally begun to impact employment, and may further lead the FOMC to be hesitant to consider future tightening.



A listing of transactions for the first quarter of fiscal year 2024 is included in Attachment 3 to this report.

Folsom Redevelopment Successor Agency

Total Cash and Investments

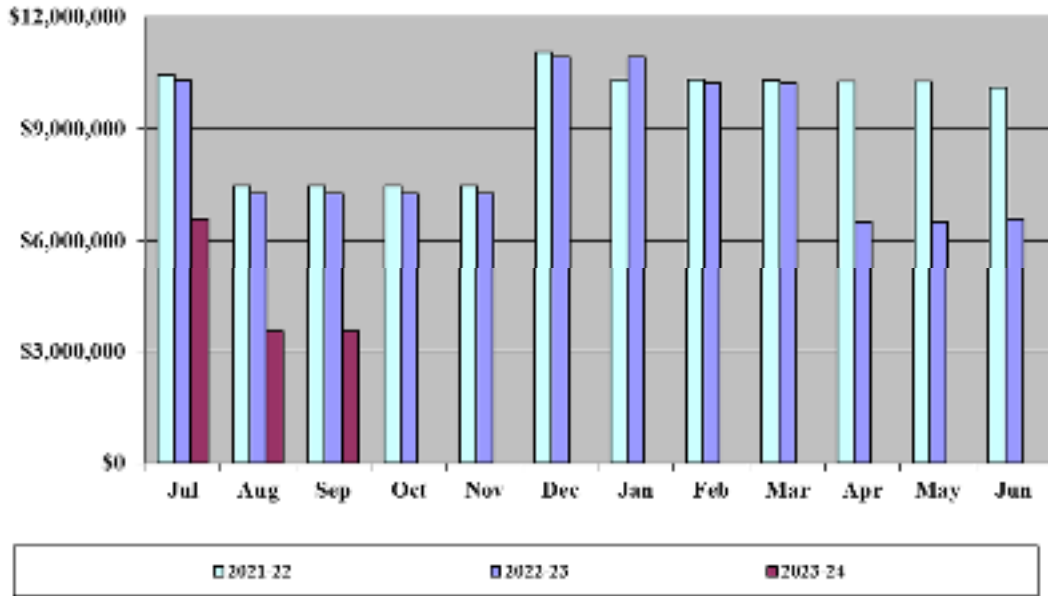
The RDSA had total cash and investments of \$3,529,766 as of September 30, 2023. This is a decrease of \$3,747,024 (51%) since September 30, 2022. The cash held by the RDSA is comprised of city-held funds, as well as 2011 bond proceeds to be utilized for housing and non-housing projects. These proceeds held by the Agency are broken out individually in the Portfolio Management Summary in Attachment 1.

The following table and graph illustrate the monthly balances and their respective percentage changes for the reporting period. Monthly fluctuations in cash and investments are the result of typical receipt of revenues less expenditures for operations, debt service, and capital improvements.

Folsom Redevelopment Successor Agency

	2023-24	Monthly Change	2022-23	Monthly Change	Yearly \$ Change	Yearly % Change
Jul	\$ 6,587,646		\$ 10,299,687		\$ (3,712,041)	-36%
Aug	\$ 3,529,550	-46%	\$ 7,276,599	-29%	\$ (3,747,049)	-51%
Sep	\$ 3,529,766	0%	\$ 7,276,790	0%	\$ (3,747,024)	-51%

Folsom Redevelopment Successor Agency Total Cash and Investments



The RDSA’s projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

The RDSA’s Portfolio Management Summary report for the month of September 2023 is presented in Attachment 1. The RDSA’s investment earnings for the three-month quarter ended September 30, 2023 totaled \$34,915. The effective rate of return for the RDSA investment portfolio for the same time period is 3.81%.

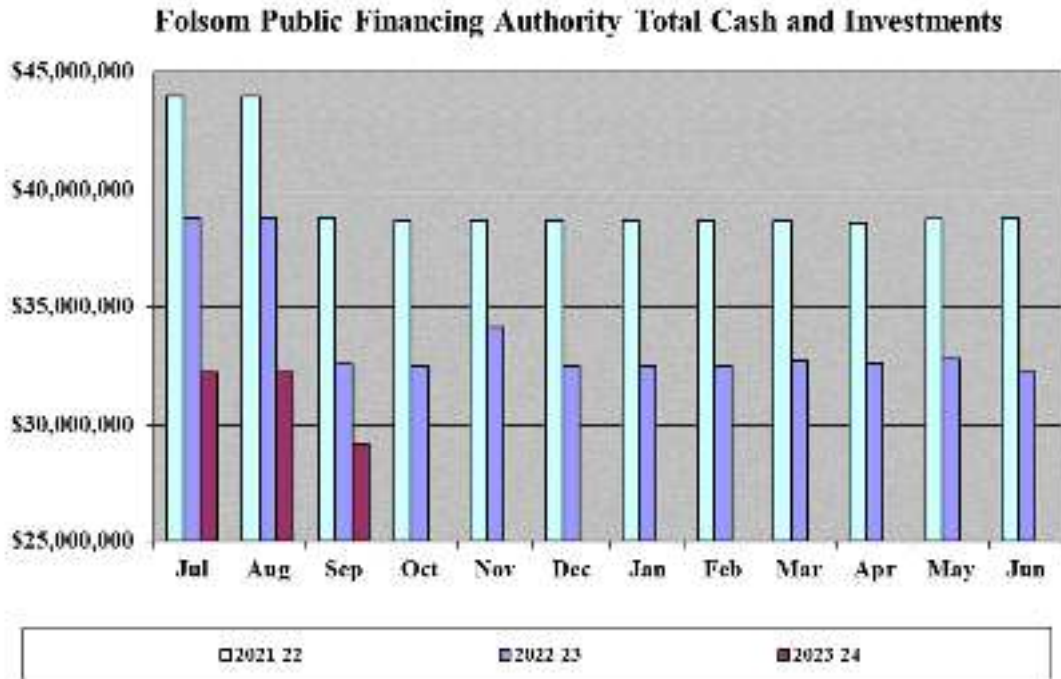
Folsom Public Financing Authority

Total Cash and Investments

The FPFA cash and investments totaled \$29,229,473 as of September 30, 2023. This is a decrease of \$3,364,450 (10%) from September 30, 2022. Monthly fluctuations in cash and investments are the result of typical receipt of debt service repayment revenues and the subsequent debt service expenditures. The following table and graph illustrate the monthly balances and their respective percentage changes for the reporting period.

Folsom Public Financing Authority

	2023-24	Monthly Change	2022-23	Monthly Change	Yearly \$ Change	Yearly % Change
Jul	\$ 32,214,456		\$ 38,743,267		\$ (6,528,812)	-17%
Aug	\$ 32,214,464	0%	\$ 38,743,274	0%	\$ (6,528,810)	-17%
Sep	\$ 29,229,473	-9%	\$ 32,593,924	-16%	\$ (3,364,450)	-10%



The FPFA’s projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

The FPFA’s Portfolio Management Summary report for the month of September 2023 is presented in attachment 1. The FPFA’s investment earnings for the three-month quarter ended September 30, 2023 totaled \$216,032. The effective rate of return for the FPFA investment portfolio for the same time period is 2.79%.

Folsom Ranch Financing Authority

Total Cash and Investments

The FRFA cash and investments totaled \$125,945,000 as of September 30, 2023, an increase of \$10,215,000 from the prior year. This increase is due to the issuance and purchase of \$11,225,000 Community Facilities District No. 20 Local Obligations on December 8, 2022. The only other activity within FRFA was the maturing of \$1,010,000 of local obligations held by FRFA on September 1, 2023.

The Authority's projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

The FRFA's Portfolio Management Summary report for the month of September 2023 is presented in attachment 1. The FRFA's investment earnings for the three-month quarter ended September 30, 2023 totaled \$1,312,573. The effective rate of return for the FRFA investment portfolio for the same time period is 4.77%.

South of 50 Parking Authority

Total Cash and Investments

The South of 50 Parking Authority cash and investments totaled \$0 as of September 30, 2023.

The Authority's projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

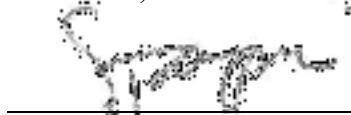
Investment Performance

There is no investment activity for the South of 50 Parking Authority.

ATTACHMENTS

1. City of Folsom, Folsom Redevelopment Successor Agency, Folsom Public Financing Authority, and Folsom Ranch Financing Authority Portfolio Management Summary September 2023
2. City of Folsom Portfolio Holdings as of September 30, 2023
3. City of Folsom Transaction Summary, First Quarter of Fiscal Year 2024

Submitted,



Stacey Tamagni, Finance Director

Agency Finance Officer
 Folsom Public Financing Authority Treasurer
 Folsom Ranch Financing Authority Treasurer
 South of 50 Parking Authority Treasurer

ATTACHMENT 1



**City of Folsom
 Combined City of Folsom, Redevelopment
 Successor Agency, FPFA & FRFA
 Portfolio Summaries
 September 30, 2023**

12/12/2023 Item No. 1.

50 Nator
 Folsom, CA 95630
 (916) 461-6080

City of Folsom	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Cash	3.718%	1,428,127.00	1,428,127.00	1,428,127.00	1,428,127.00	1	-	0.55
Certificate Of Deposit	3.792%	17,484,000.00	17,463,912.43	17,468,805.29	16,910,381.21	922	111,651.39	6.78
Commercial Paper	5.539%	20,000,000.00	19,349,395.82	19,708,415.95	19,703,425.00	96	-	7.76
Corporate Bond	3.498%	26,500,000.00	26,325,614.40	26,343,236.32	25,213,890.00	647	202,218.79	10.28
Local Government Investment Pool	4.852%	42,391,600.89	42,391,600.89	42,391,600.89	42,391,600.89	1	140,247.19	16.44
Money Market	5.300%	6,749,559.44	6,749,559.44	6,749,559.44	6,749,559.44	1	-	2.62
Municipal Bond	2.904%	63,205,000.00	61,371,969.45	61,611,548.68	58,973,565.40	931	304,546.10	24.51
US Agencies	3.822%	71,100,000.00	70,804,680.65	70,912,368.27	69,176,133.00	574	571,565.98	27.57
US Treasuries	4.285%	9,000,000.00	8,774,493.06	8,933,212.31	8,908,640.00	88	730.87	3.49
Total	3.918%	\$ 257,858,287.33	\$ 254,659,353.14	\$ 255,546,874.15	\$ 249,455,321.94	526	\$ 1,330,960.32	100.00

Pooled Equity	Book Value	% of Portfolio	Interest Earnings (FY)	Total Rate of Return (FY)
City of Folsom Cash and Investments (excluding RDSA, FPFA & FRFA amounts)	\$ 251,882,783.30	98.57%	\$ 2,533,563.11	3.92%
Redevelopment Successor Agency (included in RDSA Investment Report)	3,526,644.38	1.38%	34,914.79	3.81%
Public Financing Authority (included in PFA Investment Report)	137,446.47	0.05%	216,032.39	2.79%
Folsom Ranch Financing Authority (included in FRFA Investment Report)	-	0.00%	1,495,131.51	4.81%
Total Pooled Equity	\$ 255,546,874.15	100.00%		

Redevelopment Successor Agency	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Cash	3.830%	122,472.21	122,472.21	122,472.21	122,472.21	1	-	3.47
Non-Housing 2011A Proceeds	3.830%	2,591,295.00	2,591,295.00	2,591,295.00	2,591,295.00	1	-	73.41
Housing 2011B Proceeds	3.830%	812,877.17	812,877.17	812,877.17	812,877.17	1	-	23.03
Money Market	5.220%	3,121.75	3,121.75	3,121.75	3,121.75	1	-	0.09
Total / Average	3.831%	\$ 3,529,766.13	\$ 3,529,766.13	\$ 3,529,766.13	\$ 3,529,766.13	1	\$ -	100.00

Folsom Public Financing Authority	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Cash	3.830%	137,446.47	137,446.47	137,446.47	137,446.47	1	-	0.47
Money Market	5.230%	2,026.79	2,026.79	2,026.79	2,026.79	1	-	0.01
Municipal Bond	2.760%	29,090,000.00	29,090,000.00	29,090,000.00	29,090,000.00	2275	64,667.34	99.52
Total / Average	2.765%	\$ 29,229,473.26	\$ 29,229,473.26	\$ 29,229,473.26	\$ 29,229,473.26	2264	\$ 64,667.34	100.00

Folsom Ranch Financing Authority	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Municipal Bond	4.728%	125,945,000.00	125,945,000.00	125,945,000.00	125,945,000.00	7217	479,650.93	100.00
Total / Average	4.728%	\$ 125,945,000.00	\$ 125,945,000.00	\$ 125,945,000.00	\$ 125,945,000.00	7217	\$ 479,650.93	100.00

Stacey Tamagni, Finance Director

November 28, 2023

Date

ATTACHMENT 2

City of Folsom Portfolio Holdings

Portfolio Holdings for Inv. Report
Report Format: By Transaction
Portfolio / Report Group: City of Folsom

Group By: Security Type
Average By: Face Amount / Shares
As of 9/30/2023

Description	Issuer	Coupon Rate	Face Amt/Shares	% of Portfolio
Cash				
Wells Fargo Cash	Wells Fargo	0.000	428,127.00	0.17
Wells Fargo Cash	Wells Fargo	5.310	1,000,000.00	0.39
Sub Total / Average Cash		3.718	1,428,127.00	0.55
Certificate Of Deposit				
Advia CU 5.25 9/8/2026	Advia CU	5.250	243,000.00	0.09
Alaska USA FCH 4.6 3/8/2028	Alaska USA FCH	4.600	249,000.00	0.10
Alliant 4.95 12/30/2027	Alliant	4.950	249,000.00	0.10
Ally Bank 2.95 12/9/2025	Ally Bank	2.950	246,000.00	0.10
American Express National Bank 3.15 5/11/2027	American Express National Bank	3.150	246,000.00	0.10
Austin Telco 5.05 11/27/2026	Austin Telco	5.050	248,000.00	0.10
Bank of Hope 5.25 9/16/2024	Bank of Hope	5.250	243,000.00	0.09
Bankers' Bank of the West 5.3/30/2026	Bankers' Bank of the West	5.000	248,000.00	0.10
Barclays Bank 1.95 2/23/2027	Barclays Bank	1.950	247,000.00	0.10
Blue Ridge Bank NA 4.2 2/28/2028	Blue Ridge Bank NA	4.200	244,000.00	0.09
BMO Harris Bank NA 4.6 5/8/2026	BMO Harris Bank NA	4.600	244,000.00	0.09
BMW Bank of North America 2.5 4/25/2025	BMW Bank of North America	2.500	246,000.00	0.10
Capital One Bank (USA) NA 3.5 7/27/2027	Capital One Bank (USA) NA	3.500	245,000.00	0.10
Capital One NA 3.5 7/27/2027	Capital One NA	3.500	245,000.00	0.10
Celtic Bank 4 10/7/2026	Celtic Bank	4.000	245,000.00	0.10
Charter Oak CU 5.4 2/18/2025	Charter Oak CU	5.400	243,000.00	0.09
Chartway CU 5.25 7/14/2025	Chartway CU	5.250	248,000.00	0.10
CIBC Bank USA 4.75 3/24/2028	CIBC Bank USA	4.750	244,000.00	0.09
Comenity Capital Bank 2.6 4/14/2026	Comenity Capital Bank	2.600	249,000.00	0.10
Connexus 3.4 8/15/2025	Connexus	3.400	249,000.00	0.10
Customers Bank 4.5 6/14/2028	Customers Bank	4.500	244,000.00	0.09
Discover Bank 3.2 5/19/2027	Discover Bank	3.200	246,000.00	0.10
Dort Financial 4.5 12/16/2027	Dort Financial	4.500	247,000.00	0.10
Eaglebank 4.5 7/21/2025	Eaglebank	4.500	249,000.00	0.10
Eaglemark Savings Bank 2.9 6/13/2025	Eaglemark Savings Bank	2.900	246,000.00	0.10
Enterprise Bank 4.35 3/3/2028	Enterprise Bank	4.350	244,000.00	0.09
Essential FCU 3.55 12/5/2023	Essential FCU	3.550	245,000.00	0.10
First Bank Richmond 5.25 7/29/2024	First Bank Richmond	5.250	243,000.00	0.09
First Family FCU 4.85 1/17/2025	First Family FCU	4.850	244,000.00	0.09
First Foundation Bank 4.7 11/4/2027	First Foundation Bank	4.700	244,000.00	0.09
First National Bank of Middle Tennessee 4.5 5/11/2	First National Bank of Middle Tennessee	4.500	244,000.00	0.09
First National Bank Paragould 2.6 6/10/2024	First National Bank Paragould	2.600	249,000.00	0.10
General Electric CU 5 1/30/2024	General Electric CU	5.000	248,000.00	0.10
GreenState CU 3.1 5/14/2027	GreenState CU	3.100	249,000.00	0.10
Harborstone CU 5.15 7/26/2024	Harborstone CU	5.150	248,000.00	0.10
I.H. Mississippi Valley 5.5 9/16/2024	I.H. Mississippi Valley	5.500	243,000.00	0.09
Jonesboro State Bank 1.1 12/8/2026	Jonesboro State Bank	1.100	249,000.00	0.10
Kearney Bank 2.45 11/30/2023	Kearney Bank	2.450	247,000.00	0.10
Lafayette FCU 3.2 5/26/2026	Lafayette FCU	3.200	249,000.00	0.10
LCA Bank Corp 4.35 11/18/2026	LCA Bank Corp	4.350	244,000.00	0.09
Leader Bank NA 2.55 4/22/2025	Leader Bank NA	2.550	246,000.00	0.10
Leaders CU 5 8/30/2028	Leaders CU	5.000	248,000.00	0.10
Liberty First CU 4.35 2/3/2028	Liberty First CU	4.350	249,000.00	0.10
Morgan Stanley Bank, NA 2.2 7/25/2024	Morgan Stanley Bank, NA	2.200	247,000.00	0.10
Morgan Stanley Private Bank, NA 2.2 7/18/2024	Morgan Stanley Private Bank, NA	2.200	247,000.00	0.10
Mountain America 4.5 10/13/2023	Mountain America	4.500	249,000.00	0.10
National Cooperative Bank, NA 3.4 12/21/2023	National Cooperative Bank, NA	3.400	245,000.00	0.10
New York Community Bank 0.65 9/10/2024	New York Community Bank	0.650	249,000.00	0.10
Oceanfirst Bank NA 3.25 7/1/2024	Oceanfirst Bank NA	3.250	246,000.00	0.10
Pacific Western Bank 5.1 6/9/2028-24	Pacific Western Bank	5.100	243,000.00	0.09
Pentagon FCU 1.4 2/18/2025	Pentagon FCU	1.400	249,000.00	0.10
Pinnacle Bank 4.6 5/8/2026	Pinnacle Bank	4.600	244,000.00	0.09
Popular Bank 4.5 5/6/2026	Popular Bank	4.500	247,000.00	0.10

Preferred Bank 4 9/30/2027	Preferred Bank	4.000	249,000.00	0.10
ProGrowth Bank 1.2 8/22/2024	ProGrowth Bank	1.200	249,000.00	0.10
Raiz FCU 4.65 5/1/2026	Raiz FCU	4.650	249,000.00	0.10
Renasant Bank 5 11/24/2025-23	Renasant Bank	5.000	243,000.00	0.09
Saco & Biddeford Svg 4.5 8/28/2028	Saco & Biddeford Svg	4.500	244,000.00	0.09
Safra National Bank of NY 2 3/24/2025-22	Safra National Bank of NY	2.000	247,000.00	0.10
Sandy Spring Bank 4.9 3/16/2026	Sandy Spring Bank	4.900	244,000.00	0.09
Sharonview FCU 3 4 8/15/2025	Sharonview FCU	3.400	249,000.00	0.10
State Bank of India Chicago 3 85 9/23/2027	State Bank of India Chicago	3.850	245,000.00	0.10
State Bank of India NY 3.35 6/1/2027	State Bank of India NY	3.350	245,000.00	0.10
Synchrony Bank 5 3/24/2028	Synchrony Bank	5.000	243,000.00	0.09
Texas Exchange Bank, SSB 1.25 12/10/2026	Texas Exchange Bank, SSB	1.250	249,000.00	0.10
The Pitney Bowes Bank, Inc. 4.4 5/17/2028	The Pitney Bowes Bank, Inc.	4.400	244,000.00	0.09
Third Federal S&L of Cleveland 3.5 6/28/2027	Third Federal S&L of Cleveland	3.500	245,000.00	0.10
Toyota Financial Savings Bank 0.65 9/9/2024	Toyota Financial Savings Bank	0.650	249,000.00	0.10
UBS Bank USA 2.9 4/3/2024	UBS Bank USA	2.900	249,000.00	0.10
USAlliance Financial 3.45 8/26/2027	USAlliance Financial	3.450	245,000.00	0.10
Wakefield Co-Op Bank 4 75 2/29/2024	Wakefield Co-Op Bank	4.750	244,000.00	0.09
Sub Total / Average Certificate Of Deposit		3.763	17,484,000.00	6.78
Commercial Paper				
Credit Agricole CIB NY 0 11/17/2023	Credit Agricole CIB NY	0.000	2,500,000.00	0.97
Credit Agricole CIB NY 0 3/18/2024	Credit Agricole CIB NY	0.000	2,500,000.00	0.97
Credit Agricole CIB NY 0 3/4/2024	Credit Agricole CIB NY	0.000	2,500,000.00	0.97
MUFG Bank Ltd/NY 0 10/4/2023	MUFG Bank Ltd/NY	0.000	2,500,000.00	0.97
MUFG Bank Ltd/NY 0 11/2/2023	MUFG Bank Ltd/NY	0.000	2,500,000.00	0.97
MUFG Bank Ltd/NY 0 12/4/2023	MUFG Bank Ltd/NY	0.000	2,500,000.00	0.97
Natixis NY 0 1/18/2024	Natixis NY	0.000	2,500,000.00	0.97
Natixis NY 0 4/3/2024	Natixis NY	0.000	2,500,000.00	0.97
Sub Total / Average Commercial Paper		0.000	20,000,000.00	7.76
Corporate Bond				
Bank of America Corp 0 8 2/24/2026-22	Bank of America Corp	0.800	2,000,000.00	0.78
Bank of America Corp 4 5/5/2026-22	Bank of America Corp	4.000	2,000,000.00	0.78
Bank of Montreal 1.22 3/17/2026-22	Bank of Montreal	1.220	2,000,000.00	0.78
Bank of Montreal 1.22 3/17/2026-22	Bank of Montreal	1.220	1,000,000.00	0.39
Bank of Montreal Step 7/30/2025-21	Bank of Montreal	1.250	2,000,000.00	0.78
Barclays Bank PLC 3 10/17/2023-22	Barclays Bank PLC	3.000	2,000,000.00	0.78
Citigroup Global Markets 6 8/20/2024-24	Citigroup Global Markets	6.000	3,000,000.00	1.16
CitigroupGlobalMarkets 4 8/15/2024-23	CitigroupGlobalMarkets	4.000	2,000,000.00	0.78
Inter-American Devel Bk 4 3 6/15/2028-26	Inter-American Devel Bk	4.300	1,000,000.00	0.39
Intl. Finance Corp. 2.65 6/24/2024	Intl. Finance Corp.	2.650	2,000,000.00	0.78
JP Morgan Chase & Co 2.95 10/1/2026	JP Morgan Chase & Co	2.950	1,000,000.00	0.39
Morgan Stanley Bank NA 4 754 4/21/2026	Morgan Stanley Bank NA	4.754	1,000,000.00	0.39
Pacific Life GF II 1 2 6/24/2025	Pacific Life GF II	1.200	1,500,000.00	0.58
Royal Bank of Canada Var. Corp 3/18/2025	Royal Bank of Canada	4.887	3,000,000.00	1.16
State Street Corp Var Corp 5/18/2026 -25	State Street Corp	5.104	1,000,000.00	0.39
Sub Total / Average Corporate Bond		3.269	26,500,000.00	10.28
FFCB Bond				
FFCB 0.68 12/20/2023	FFCB	0.680	2,000,000.00	0.78
FFCB 1.75 2/25/2025	FFCB	1.750	2,000,000.00	0.78
FFCB 2.625 6/10/2024	FFCB	2.625	3,000,000.00	1.16
FFCB 2.8 11/25/2025	FFCB	2.800	2,000,000.00	0.78
FFCB 3.875 2/14/2028	FFCB	3.875	2,000,000.00	0.78
FFCB 4 5/9/2025	FFCB	4.000	2,000,000.00	0.78
FFCB 4 125 10/17/2023	FFCB	4.125	2,000,000.00	0.78
FFCB 4.25 8/7/2028	FFCB	4.250	2,000,000.00	0.78
FFCB 5 125 2/28/2024	FFCB	5.125	2,000,000.00	0.78
FFCB 5 33 7/24/2025-24	FFCB	5.330	1,000,000.00	0.39
FFCB 5.5 11/25/2024	FFCB	5.500	2,000,000.00	0.78
Sub Total / Average FFCB Bond		3.519	22,000,000.00	8.53
FHLB Bond				
FHLB 0 6 12/17/2024-21	FHLB	0.600	2,000,000.00	0.78
FHLB 0 7 4/24/2025-22	FHLB	0.700	500,000.00	0.19
FHLB 1 375 8/26/2026-22	FHLB	1.375	2,000,000.00	0.78
FHLB 2 97 7/27/2026-23	FHLB	2.970	2,000,000.00	0.78
FHLB 3 7/22/2026-22	FHLB	3.000	2,000,000.00	0.78
FHLB 3 2 4/21/2027-23	FHLB	3.200	1,000,000.00	0.39
FHLB 4 7/24/2025-22	FHLB	4.000	1,250,000.00	0.48
FHLB 4 75 3/8/2024	FHLB	4.750	2,000,000.00	0.78

FHLB 4.89 12/28/2023-23	FHLB	4.890	2,000,000.00	0.78
FHLB 5 2/15/2024	FHLB	5.000	2,000,000.00	0.78
FHLB 5.05 2/15/2024-23	FHLB	5.050	3,000,000.00	1.16
FHLB 5.08 7/9/2024	FHLB	5.080	3,000,000.00	1.16
FHLB 5.25 6/14/2024	FHLB	5.250	1,000,000.00	0.39
FHLB 5.65 9/27/2024-23	FHLB	5.650	2,000,000.00	0.78
FHLB Step 1/27/2027-23	FHLB	1.500	2,000,000.00	0.78
FHLB Step 2/18/2025-22	FHLB	1.750	1,350,000.00	0.52
FHLB Step 7/29/2026-21	FHLB	0.900	2,000,000.00	0.78
FHLB Step 8/28/2024-22	FHLB	4.000	2,000,000.00	0.78
Sub Total / Average FHLB Bond		3.499	33,100,000.00	12.84
FHLMC Bond				
FHLMC 2.55 12/22/2023-22	FHLMC	2.550	1,000,000.00	0.39
FHLMC 3.45 8/25/2025-23	FHLMC	3.450	1,000,000.00	0.39
FHLMC 4 6/7/2027-23	FHLMC	4.000	1,500,000.00	0.58
FHLMC 4.3 12/30/2027-25	FHLMC	4.300	1,000,000.00	0.39
FHLMC 5.05 7/26/2024-23	FHLMC	5.050	1,500,000.00	0.58
FHLMC 5.35 1/27/2026-23	FHLMC	5.350	2,000,000.00	0.78
FHLMC 5.5 6/18/2024-23	FHLMC	5.500	2,000,000.00	0.78
Sub Total / Average FHLMC Bond		4.558	10,000,000.00	3.88
FNMA Bond				
FNMA 0.375 8/25/2025	FNMA	0.375	2,000,000.00	0.78
FNMA 5.125 2/28/2024-23	FNMA	5.125	2,000,000.00	0.78
FNMA 5.2 4/26/2024-23	FNMA	5.200	2,000,000.00	0.78
Sub Total / Average FNMA Bond		3.567	6,000,000.00	2.33
Local Government Investment Pool				
California CLASS LGIP	California CLASS	5.477	28,352,004.34	11.00
Sub Total / Average Local Government Investment Pool		5.477	28,352,004.34	11.00
Local Government Investment Pool - Quarterly				
LAIF-City LGIP-Quarterly	LAIF-City	3.590	8,978,892.32	3.48
LAIF-FPPA LGIP-Quarterly	LAIF-FPPA	3.590	5,060,704.23	1.96
Sub Total / Average Local Government Investment Pool - Quarterly		3.590	14,039,596.55	5.44
Money Market				
Wells Fargo MM	Wells Fargo	5.210	1,666,986.66	0.65
Wells Fargo MM	Wells Fargo	5.330	5,082,572.78	1.97
Sub Total / Average Money Market		5.300	6,749,559.44	2.62
Municipal Bond				
Alameda County GOBs 3.46 8/1/2027	Alameda County GOBs	3.460	500,000.00	0.19
Alvord USD GOBs 1.062 8/1/2025	Alvord USD GOBs	1.062	1,280,000.00	0.50
Antelope Valley CCD 2.016 8/1/2027	Antelope Valley CCD	2.016	1,000,000.00	0.39
Belmont-Redwood Shores SD 0.638 8/1/2024	Belmont-Redwood Shores SD	0.638	250,000.00	0.10
Beverly Hills PFA Lease Rev 0.73 6/1/2024	Beverly Hills PFA Lease Rev	0.730	300,000.00	0.12
Beverly Hills USD 2.45 8/1/2024	Beverly Hills USD	2.450	1,000,000.00	0.39
Beverly Hills USD 2.65 8/1/2025	Beverly Hills USD	2.650	780,000.00	0.30
Beverly Hills USD 2.7 8/1/2026	Beverly Hills USD	2.700	1,000,000.00	0.39
CA St DWR Cent Val Proj 0.751 12/1/2025	CA St DWR Cent Val Proj	0.751	1,865,000.00	0.72
CA St DWR Cent Val Proj 1.051 12/1/2026-21	CA St DWR Cent Val Proj	1.051	1,625,000.00	0.63
Carson RDASA TABs 1.188 8/1/2024	Carson RDASA TABs	1.188	400,000.00	0.16
Carson RDASA TABs 1.288 8/1/2025	Carson RDASA TABs	1.288	300,000.00	0.12
Citrus CCD GOBs 0.669 8/1/2024	Citrus CCD GOBs	0.669	400,000.00	0.16
Citrus CCD GOBs 0.819 8/1/2025	Citrus CCD GOBs	0.819	400,000.00	0.16
Colton USD 0.882 8/1/2024	Colton USD	0.882	1,000,000.00	0.39
CSU Revenue Bonds 0.563 11/1/2024	CSU Revenue Bonds	0.563	615,000.00	0.24
CSU Revenue Bonds 0.685 11/1/2024	CSU Revenue Bonds	0.685	500,000.00	0.19
Davis RDA-SA TABs 2 9/1/2025	Davis RDA-SA TABs	2.000	435,000.00	0.17
Dixon USD 0.953 8/1/2025	Dixon USD	0.953	100,000.00	0.04
Folsom Cordova USD Imp Dist 2 2 10/1/2023	Folsom Cordova USD Imp Dist 2	2.000	165,000.00	0.06
Folsom Cordova USD Imp Dist 2 2 10/1/2024	Folsom Cordova USD Imp Dist 2	2.000	1,000,000.00	0.39
Folsom Cordova USD Imp Dist 2 2 10/1/2025	Folsom Cordova USD Imp Dist 2	2.000	1,040,000.00	0.40
Hope ESD 0.97 8/1/2025	Hope ESD	0.970	300,000.00	0.12
Hope ESD 1.17 8/1/2026	Hope ESD	1.170	285,000.00	0.11
Livermore Valley Joint USD 1.766 8/1/2028	Livermore Valley Joint USD	1.766	1,690,000.00	0.66
Los Altos SD 1 10/1/2024	Los Altos SD	1.000	2,000,000.00	0.78
Marin CCD GOs 0.679 8/1/2026	Marin CCD GOs	0.679	900,000.00	0.35
Marin CCD GOs 3.372 8/1/2028-23	Marin CCD GOs	3.372	1,000,000.00	0.39
Moreno Valley USD 1.941 8/1/2024	Moreno Valley USD	1.941	195,000.00	0.08
Moreno Valley USD 2.203 8/1/2025	Moreno Valley USD	2.203	100,000.00	0.04

Moreno Valley USD 2.328 8/1/2026	Moreno Valley USD	2.328	110,000.00	0.04
Morgan Hill RDA-SA 0.961 9/1/2025	Morgan Hill RDA-SA	0.961	1,425,000.00	0.55
Novato RDA-SA 2.42 9/1/2027	Novato RDA-SA	2.420	1,545,000.00	0.60
Oak Grove SD 0.561 8/1/2024	Oak Grove SD	0.561	600,000.00	0.23
Oxnard SD GOBs 0.82 8/1/2024	Oxnard SD GOBs	0.820	345,000.00	0.13
Oxnard UHSD 1.256 8/1/2025	Oxnard UHSD	1.256	500,000.00	0.19
Palomar CCD 0.881 8/1/2025	Palomar CCD	0.881	300,000.00	0.12
Pasadena Area CCD GOBs 5.3 8/1/2024	Pasadena Area CCD GOBs	5.300	1,000,000.00	0.39
Pittsburg USD 0.67 8/1/2024	Pittsburg USD	0.670	880,000.00	0.26
Rancho Santiago CCD GOBs 0.634 9/1/2024	Rancho Santiago CCD GOBs	0.634	1,000,000.00	0.39
Sacramento Reg. Sanitation District 1.042 12/1/202	Sacramento Reg. Sanitation District	1.042	2,305,000.00	0.89
San Bernardino CCD 0.605 8/1/2024	San Bernardino CCD	0.605	1,000,000.00	0.39
San Jose Evergreen CCD 0.921 9/1/2025	San Jose Evergreen CCD	0.921	1,000,000.00	0.39
San Jose RDA-SA 3.176 8/1/2026	San Jose RDA-SA	3.176	2,170,000.00	0.84
San Jose RDA-SA 3.226 8/1/2027	San Jose RDA-SA	3.226	1,500,000.00	0.58
San Jose RDA-SA 3.226 8/1/2027	San Jose RDA-SA	3.226	1,000,000.00	0.39
San Jose USD 1.014 8/1/2027	San Jose USD	1.014	700,000.00	0.27
Santa Ana Comm RDA-SA 3.967 9/1/2027	Santa Ana Comm RDA-SA	3.967	1,485,000.00	0.58
Santa Clarita PFA Lease Rev 0.976 6/1/2024-20	Santa Clarita PFA Lease Rev	0.976	355,000.00	0.14
Santa Clarita PFA Lease Rev 1.176 6/1/2025-20	Santa Clarita PFA Lease Rev	1.176	360,000.00	0.14
St. of Texas GOB's 3.011 10/1/2026-25	St. of Texas GOB's	3.011	2,000,000.00	0.78
St. of Texas GOBs 5.000 10/1/2027	St. of Texas GOBs	5.000	785,000.00	0.30
State of California GO 1.7 2/1/2028	State of California GO	1.700	2,000,000.00	0.78
State of California GO 2.375 10/1/2026	State of California GO	2.375	1,600,000.00	0.62
State of California GO 2.375 10/1/2026	State of California GO	2.375	815,000.00	0.32
State of California GO 4.846 3/1/2027	State of California GO	4.846	1,000,000.00	0.39
State of California GO 5.222 3/1/2024	State of California GO	5.222	1,000,000.00	0.39
State of Delaware GOB's 4.45 7/1/2028	State of Delaware GOB's	4.450	1,500,000.00	0.58
Sulphur Springs USD 5.285 9/1/2025	Sulphur Springs USD	5.285	265,000.00	0.10
UC Regents GRBs Ser AX 3.063 7/1/2025	UC Regents GRBs Ser AX	3.063	985,000.00	0.38
UC Regents GRBs Ser AX 3.063 7/1/2025	UC Regents GRBs Ser AX	3.063	2,000,000.00	0.78
UC Regents GRBs Ser BF 0.833 5/15/2024-24	UC Regents GRBs Ser BF	0.833	250,000.00	0.10
UC Regents GRBs Ser BG 1.316 5/15/2027	UC Regents GRBs Ser BG	1.316	1,000,000.00	0.39
UC Regents MCPRBs Ser M 2.659 5/15/2028	UC Regents MCPRBs Ser M	2.659	900,000.00	0.35
Yosemite CCD 0.804 8/1/2024	Yosemite CCD	0.804	500,000.00	0.19
Yosemite CCD 1.35 8/1/2026	Yosemite CCD	1.350	680,000.00	0.26
Yosemite CCD 1.35 8/1/2026	Yosemite CCD	1.350	820,000.00	0.32
Yosemite CCD 1.44 8/1/2024	Yosemite CCD	1.440	300,000.00	0.12
Yosemite CCD 1.689 8/1/2025	Yosemite CCD	1.689	750,000.00	0.29
Yosemite CCD 1.912 8/1/2026	Yosemite CCD	1.912	250,000.00	0.10
Yosemite CCD 2.082 8/1/2027	Yosemite CCD	2.082	2,000,000.00	0.78
Sub Total / Average Municipal Bond		2.104	63,205,000.00	24.51
Treasury Bill				
T-Bill 0 11/24/2023	Treasury	0.000	5,000,000.00	1.94
Sub Total / Average Treasury Bill		0.000	5,000,000.00	1.94
Treasury Note				
T-Note 0.125 12/15/2023	Treasury	0.125	2,000,000.00	0.78
T-Note 2.25 3/31/2024	Treasury	2.250	2,000,000.00	0.78
Sub Total / Average Treasury Note		1.188	4,000,000.00	1.55
Total / Average		3.091	257,858,287.33	100.00

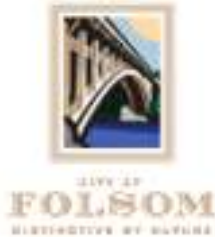
ATTACHMENT 3

City of Folsom Transactions Summary

Transaction Summary - Investment Report
Portfolio / Report Group: City of Folsom

Group By: Action
Begin Date: 07/01/2023, End Date: 09/30/2023

Description	Security Type	Settlement Date	Maturity Date	Face Amt/Shares	Principal	YTM @ Cost
Buy						
Advia CU 5.25 9/8/2026	Certificate Of Deposit	9/8/2023	9/8/2026	243,000.00	243,000.00	5.250
Charter Oak CU 5.4 2/18/2025	Certificate Of Deposit	8/16/2023	2/18/2025	243,000.00	243,000.00	5.400
Chartway CU 5.25 7/14/2025	Certificate Of Deposit	7/12/2023	7/14/2025	248,000.00	248,000.00	5.250
Citigroup Global Markets 6 8/20/2024-24	Corporate Bond	7/20/2023	8/20/2024	3,000,000.00	3,000,000.00	6.000
Credit Agricole CIB NY 0 3/18/2024	Commercial Paper	9/15/2023	3/18/2024	2,500,000.00	2,428,569.44	5.724
FFCB 4 25 8/7/2028	FFCB Bond	8/7/2023	8/7/2028	2,000,000.00	2,000,000.00	4.250
FFCB 5 33 7/24/2025-24	FFCB Bond	7/24/2023	7/24/2025	1,000,000.00	1,000,000.00	5.330
FFCB 5.5 11/25/2024	FFCB Bond	9/25/2023	11/25/2024	2,000,000.00	2,000,000.00	5.500
FHLB 5.65 9/27/2024-23	FHLB Bond	8/31/2023	9/27/2024	2,000,000.00	2,000,000.00	5.650
I.H. Mississippi Valley 5.5 9/16/2024	Certificate Of Deposit	8/14/2023	9/16/2024	243,000.00	243,000.00	5.500
Leaders CU 5 8/30/2028	Certificate Of Deposit	8/30/2023	8/30/2028	248,000.00	248,000.00	5.000
Livermore Valley Joint USD 1.766 8/1/2028	Municipal Bond	9/1/2023	8/1/2028	1,690,000.00	1,474,541.90	4.700
Marin CCD GOs 3.372 8/1/2028-23	Municipal Bond	8/11/2023	8/1/2028	1,000,000.00	955,210.00	4.384
Natixis NY 0 4/3/2024	Commercial Paper	8/4/2023	4/3/2024	2,500,000.00	2,405,162.50	5.842
Pasadena Area CCD GOBs 5.3 8/1/2024	Municipal Bond	8/3/2023	8/1/2024	1,000,000.00	1,000,000.00	5.300
Saco & Biddeford Svg 4 5 8/28/2028	Certificate Of Deposit	8/28/2023	8/28/2028	244,000.00	244,000.00	4.500
State of Delaware GOB's 4.45 7/1/2028	Municipal Bond	9/29/2023	7/1/2028	1,500,000.00	1,473,435.00	4.870
Sub Total / Average Buy				21,659,000.00	21,205,918.84	
Called						
CFD Community Bank 3.4 12/31/2024-22	Certificate Of Deposit	8/22/2023	12/31/2024	245,000.00	245,000.00	0.000
FHLMC 5.25 2/24/2025-23	FHLMC Bond	8/24/2023	2/24/2025	2,000,000.00	2,000,000.00	0.000
Morgan Stanley Dom Hold 3.8 8/24/2027-23	Corporate Bond	7/28/2023	8/24/2027	1,310,000.00	1,310,000.00	0.000
Sub Total / Average Called				3,555,000.00	3,555,000.00	
Matured						
Alameda County GOBs 3.28 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	500,000.00	500,000.00	0.000
Belmont-Redwood Shores SD 0 369 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	125,000.00	125,000.00	0.000
Belmont-Redwood Shores SD Ser B 0.369 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	170,000.00	170,000.00	0.000
Carson RDASA TABs 0.981 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	300,000.00	300,000.00	0.000
Coast CCD GOBs 1.975 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	1,265,000.00	1,265,000.00	0.000
Colton USD 0.702 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	1,000,000.00	1,000,000.00	0.000
Credit Agricole CIB NY 0 9/1/2023	Commercial Paper	9/1/2023	9/1/2023	2,500,000.00	2,500,000.00	0.000
Davis RDA-SA TABs 1.75 9/1/2023	Municipal Bond	9/1/2023	9/1/2023	625,000.00	625,000.00	0.000
Farmer's & Merchants Bank 3.3 9/27/2023	Certificate Of Deposit	9/27/2023	9/27/2023	245,000.00	245,000.00	0.000
FFCB 4 67 7/26/2023-23	FFCB Bond	7/26/2023	7/26/2023	2,000,000.00	2,000,000.00	0.000
FHLB 3.05 7/28/2023-23	FHLB Bond	7/28/2023	7/28/2023	2,000,000.00	2,000,000.00	0.000
FHLB 3 35 8/28/2023-22	FHLB Bond	8/28/2023	8/28/2023	2,000,000.00	2,000,000.00	0.000
FHLB 3.875 9/15/2023	FHLB Bond	9/15/2023	9/15/2023	2,000,000.00	2,000,000.00	0.000
FHLMC 0.25 8/24/2023	FHLMC Bond	8/24/2023	8/24/2023	1,500,000.00	1,500,000.00	0.000
FHLMC 0.25 8/24/2023	FHLMC Bond	8/24/2023	8/24/2023	1,500,000.00	1,500,000.00	0.000
JP Morgan Securities LLC 0 7/17/2023	Commercial Paper	7/17/2023	7/17/2023	5,000,000.00	5,000,000.00	0.000
Moreno Valley USD 1.671 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	140,000.00	140,000.00	0.000
Natixis NY 0 7/14/2023	Commercial Paper	7/14/2023	7/14/2023	2,500,000.00	2,500,000.00	0.000
Natixis NY 0 9/18/2023	Commercial Paper	9/18/2023	9/18/2023	2,500,000.00	2,500,000.00	0.000
Neighbors FCU 3.3 9/19/2023	Certificate Of Deposit	9/19/2023	9/19/2023	245,000.00	245,000.00	0.000
San Bernardino CCD 0.335 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	1,500,000.00	1,500,000.00	0.000
San Jose RDASA TABs 2.828 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	500,000.00	500,000.00	0.000
Yosemite CCD 0.561 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	1,000,000.00	1,000,000.00	0.000
Yosemite CCD 1.14 8/1/2023	Municipal Bond	8/1/2023	8/1/2023	750,000.00	750,000.00	0.000
Sub Total / Average Matured				31,865,000.00	31,865,000.00	
Sell						
West Contra Costa USD 1.761 8/1/2024	Municipal Bond	8/1/2023	8/1/2024	1,000,000.00	967,410.00	0.000
Sub Total / Average Sell				1,000,000.00	967,410.00	



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Joint Meeting Public Hearing
SUBJECT:	<p>Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024</p> <p>Resolution No. 11147 - Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024, the Execution of an Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith</p> <p>Resolution No. 011-Folsom Ranch FA - Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$12,500,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing</p>
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council adopt the following resolution:

Resolution No. 11147- Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024, the Execution of an Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith

It is recommended the Governing Board of the Authority adopt the following resolution:

Resolution No. 011-Folsom Ranch FA - Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$12,500,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing.

BACKGROUND / ISSUE

Community Facilities District No. 23 (Folsom Ranch) (CFD No. 23) is a community facilities district organized by the City Council under the Mello-Roos Act for the purpose of providing for the construction and acquisition of certain public improvements and the financing of certain services to serve property within CFD No. 23. The City established CFD No. 23 on May 26, 2020 and designated six separate improvement areas at that time, including Improvement Area No. 2. In December 2021, a seventh improvement area was designated within CFD No. 23, and in March 2023 change proceedings for Improvement Area No. 2 were held, which approved an Amended Rate and Method of Apportionment. Improvement Area No. 2 consists of a gross area of approximately 49 acres and is located wholly within the City of Folsom, east of East Bidwell Street, north of Mangini Parkway and south of U.S. Highway 50.

Development within Improvement Area No. 2 is planned to include 291 multi-family low density units and approximately 5.8 acres expected to be developed into a 152-unit affordable housing site that will receive a welfare exemption and be exempt from the special tax. Property within Improvement Area No. 2 is in varying stages of development, including finished lots, home under construction, and completed homes. Improvement Area No. 2 is expected to be developed in four separate villages. Villages 1, 2, and 3 include lots that are owned and being developed by Tri Pointe. Village 4 includes lots that are owned by the Landbank and that are expected to be developed by Lennar Homes.

The cost to construct all the facilities necessary to service property within Improvement Area No. 2 is estimated at approximately \$34,300,000 and is comprised of backbone infrastructure, soft costs and subdivision infrastructure. Backbone facilities infrastructure improvements for Improvement Area 2 are expected to include transportation improvements, water system improvements, recycled water system improvements, drainage system improvements, wastewater system improvements, and park, parkway and open space improvements. Subdivision infrastructure improvements for development of Improvement Area No. 2 includes, among other things, intract infrastructure such as underground utilities, subdivision roadways, street lighting, soundwalls and landscaping improvements.

Notice of this public hearing was published in the Folsom Telegraph on November 30, 2023.

POLICY / RULE

Resolution No. 9282 – A Resolution of the City Council of the City of Folsom Approving Goals and Policies for Community Facilities Districts

Chapter 3.110, “Community Facilities Financing”, of the Folsom Municipal Code

Mello-Roos Community Facilities Act of 1982

Marks-Roos Local Bond Pooling Act of 1985

ANALYSIS

The Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (Series 2024 Revenue Bonds) are being issued by the Folsom Ranch Financing Authority (FRFA) in a not to exceed amount of \$12,500,000 to finance the purchase of the limited obligation special tax bonds (Local Obligations), issued by CFD No. 23 (Folsom Ranch). The purchase price of the Local Obligations will be used to finance the acquisition and construction of certain public facilities, fund a debt service reserve account, fund capitalized interest to September 1, 2024, and pay certain costs of issuance of the Local Obligations and Series 2024 Revenue Bonds.

A special tax will be levied and collected annually to service the Local Obligations. Every year, CFD No. 23 shall determine the annual special tax requirement relating to Improvement Area No. 2. The annual special tax requirement is that amount of special tax revenue required in any fiscal year for Improvement Area No. 2 to:

- Pay administrative expenses
- Pay annual debt service on all outstanding bonds for Improvement Area No. 2
- Pay other periodic costs on outstanding bonds, including credit enhancement or rebate payments, if applicable
- Pay any amounts required to replenish the reserve fund
- Pay for reasonably anticipated delinquent special taxes

- Fund Improvement Area No. 2 PAYGO costs
- Pay for authorized services
- Pay other associated costs as listed in the Amended Rate and Method of Apportionment

The special tax shall be levied each fiscal year proportionately on each Sacramento County assessor's parcel of taxable property within Improvement Area No. 2 at a rate up to 100% of the applicable maximum special tax to satisfy the annual special tax requirement. As of the most current appraisal, the appraised value for the property within Improvement Area No. 2 is \$84,653,000 and the value-to-lien ratio is 7.2:1, which is in compliance with the City's CFD policy. The total projected residential property tax level for developed multi-family low-density property within Improvement Area No. 2 is approximately 1.84%, and shall not exceed 2.0% of the estimated sales price of the respective homes to be constructed in Improvement Area No. 2.

Upon the conclusion of the noticed public hearing, and by adopting the proposed City Council Resolution, the City Council is taking the following actions in connection with the Local Obligations:

1. Determining that there are significant public benefits to the City from the proposed financing and approving the Series 2024 Revenue Bonds
2. Authorizing the issuance of an aggregate principal amount of not to exceed \$12,500,000 in Local Obligations
3. Approving the form and substance and the execution and delivery of the Indenture with U.S. Bank Trust Company, National Association
4. Approving the form and substance and the execution and delivery of the Continuing Disclosure Certificate
5. Approving the form and substance and delivery of the Preliminary Official Statement, and authorizing the preparation, delivery and execution of a final Official Statement
6. Approving the form and substance and execution and delivery of the Local Obligation Purchase Contract
7. Approving the form and substance and execution and delivery of the Trust Agreement
8. Authorizing the officers of the City to execute any and all documents and instruments, for and on behalf of the City and/or CFD No. 23, to carry out the issuance of the Local Obligations

By adopting the proposed FRFA Resolution, the Governing Board is taking the following actions in connection with the Series 2024 Revenue Bonds:

1. Authorizing the issuance of an aggregate principal amount of not to exceed \$12,500,000 in Series 2024 Revenue Bonds
2. Approving the form and substance and execution and delivery of the Trust Agreement
3. Approving the form and substance and execution and delivery of the Local Obligation Purchase Contract
4. Approving the form and substance and execution and delivery of the Bond Purchase Contract

5. Approving the form and substance of the Preliminary Official Statement authorizing the Treasurer to determine when said Preliminary Official Statement is final, and authorizing the distribution of both the Preliminary Official Statement and the Official Statement to be distributed by the Underwriter.
6. Authorizing the officers of the FRFA to execute and deliver any and all documents, and to do any and all things deemed necessary to comply with the terms and intent of this resolution.

Other documents included as exhibits to this staff report include:

- Preliminary Official Statement
- Trust Agreement
- Indenture
- Local Obligation Purchase Contract
- Bond Purchase Agreement
- Continuing Disclosure Certificate
- Good Faith Estimates

The City has engaged the following consultants to assist in the issuance of these Series 2024 Revenue Bonds:

Bond Counsel: Orrick, Herrington & Sutcliffe LLP
 Disclosure Counsel: Orrick, Herrington & Sutcliffe LLP
 Tax Consultant: NBS
 Financial Advisor: Fieldman, Rolapp & Associates, Inc.
 Trustee: U.S. Bank Trust Company, National Association

FINANCIAL IMPACT

There is no discernable financial impact on the City of Folsom. The CFD No. 23 formation, bonded indebtedness, and expenses, including those for Improvement Area No. 2, are solely the responsibility of CFD No. 23. The City will receive reimbursement from the issuance of the Series 2024 Revenue Bonds for staff time and expenses and will receive an annual administrative fee throughout the term of CFD No. 23; these amounts are intended to offset expenses incurred by the City for administration and other items.

ENVIRONMENTAL REVIEW

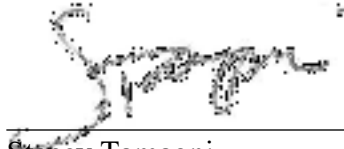
On February 13, 2018, the City Council approved the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map and determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment and therefore exempt from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines sections 15182. No additional environmental review is required.

ATTACHMENTS

1. Resolution No. 11147 - Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024, the Execution of an Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith
2. Resolution No. 011-Folsom Ranch FA - Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$12,500,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing.
3. Trust Agreement by and among the Folsom Ranch Financing Authority and the City of Folsom Community Facilities District No. 23 (Folsom Ranch) and U.S. Bank Trust Company, National Association, as Trustee
4. Indenture between the City of Folsom Community Facilities District No. 23 (Folsom Ranch) and U.S. Bank Trust Company, National Association, as Trustee
5. Preliminary Official Statement for the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024
6. Local Obligation Purchase Contract for the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024 between the Folsom Ranch Financing Authority and the City of Folsom Community Facilities District No. 23 (Folsom Ranch)
7. Bond Purchase Agreement for the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 between the Folsom Ranch Financing Authority and Piper Sandler & Co.
8. Continuing Disclosure Certificate
9. Good Faith Estimates for the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024 and the Folsom Ranch

Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024

Submitted,



Stacey Tamagni
Finance Director
Treasurer of the Folsom Ranch Financing Authority

Attachment 1

RESOLUTION NO. 11147

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
AUTHORIZING THE ISSUANCE OF THE CITY OF FOLSOM COMMUNITY
FACILITIES DISTRICT NO. 23 (FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX BONDS, SERIES 2024, THE EXECUTION OF AN INDENTURE
PROVIDING THEREFOR, AUTHORIZING THE EXECUTION OF A LOCAL
OBLIGATION PURCHASE CONTRACT, AND AUTHORIZING NECESSARY
ACTIONS AND THE EXECUTION OF OTHER DOCUMENTS IN CONNECTION
THEREWITH**

WHEREAS, the City Council (the “City Council”) of the City of Folsom (the “City”) has formed the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Community Facilities District”) and designated various improvement areas therein, including Improvement Area No. 2 (the “Improvement Area”), under the provisions of the Mello-Roos Community Facilities Act of 1982 (the “Act”); and

WHEREAS, the Community Facilities District is authorized under the Act to levy special taxes within the Improvement Area (the “Special Taxes”) to pay the costs of certain public facilities (the “Facilities”) and to issue bonds payable from the Special Taxes; and

WHEREAS, in order to provide funds to finance certain of the Facilities (the “Project”), the Community Facilities District proposes to issue not to exceed \$12,500,000 principal amount of its City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024 (the “Local Obligations”); and

WHEREAS, the Folsom Ranch Financing Authority (the “Authority”) has agreed to purchase the Local Obligations pursuant to a Local Obligation Purchase Contract (the “Local Obligation Purchase Contract”) between the Authority and the Community Facilities District with a portion of the proceeds of the Authority’s City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “Authority Bonds”); and

WHEREAS, the City Council has determined in accordance with Government Code Section 53360.4 that a negotiated sale of the Local Obligations to the Authority in accordance with the terms of the Local Obligation Purchase Contract will result in a lower overall cost to the Community Facilities District than a public sale; and

WHEREAS, there has been submitted to the City Clerk of the City (the “City Clerk”) a form of Indenture, between the Community Facilities District and U.S. Bank Trust Company, National Association, as trustee (the “Indenture”), providing for the issuance of the Local Obligations and a form of Local Obligation Purchase Contract providing for the sale of the Local Obligations to the Authority; and

WHEREAS, there has been submitted to the City Clerk a form of Trust Agreement (the “Trust Agreement”), among the Authority, the Community Facilities District and U.S. Bank Trust

Company, National Association, as trustee, providing for the issuance of the Authority Bonds; and

WHEREAS, the Authority has authorized the sale of the Authority Bonds to Piper Sandler & Co., as underwriter (the “Underwriter”), with the net proceeds of sale thereof to be utilized to purchase the Local Obligations from the Community Facilities District; and

WHEREAS, the Community Facilities District desires to assist the Underwriter in its compliance with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 (“Rule 15c2-12”) pursuant to a Continuing Disclosure Certificate (the “Continuing Disclosure Certificate”); and

WHEREAS, the form of a Preliminary Official Statement (the “Preliminary Official Statement”) to be used in connection with the offering and sale of the Authority Bonds has been prepared and is on file with the City Clerk; and

WHEREAS, there have been prepared and submitted to the City Council for consideration at this meeting the forms of:

- (a) the Trust Agreement;
- (b) the Indenture;
- (c) the Local Obligation Purchase Contract;
- (d) the Continuing Disclosure Certificate; and
- (e) the Preliminary Official Statement; and

WHEREAS, the City Council has considered the evidence of the public benefits to the Community Facilities District of the proposed financing and is fully advised in the premises; and

WHEREAS, the Community Facilities District desires to proceed to issue and sell the Local Obligations and to authorize the execution of such documents and the performance of such acts as may be necessary or desirable to effect the offering, sale and issuance of the Local Obligations; and

WHEREAS, on this date, the City held a public hearing on the financing of the Project in accordance with Section 6586.5 of Articles 1, 2, 3 and 4 of Chapter 5 of Division 7 of Title 1 (commencing with Section 6500) of the Government Code of the State of California (the “Marks-Roos Act”); and

WHEREAS, in accordance with Section 6586.5 of the Marks-Roos Act, notice of such hearing was published once at least five days prior to the hearing in the *Folsom Telegraph*, a newspaper of general circulation in the City; and

WHEREAS, Government Code Section 5852.1 requires that the City Council obtain from an underwriter, financial adviser or private lender and disclose, prior to authorization of the issuance of bonds with a term of greater than 13 months, good faith estimates of the following

information in a meeting open to the public: (a) the true interest cost of the bonds, (b) the sum of all fees and charges paid to third parties with respect to the bonds, (c) the amount of proceeds of the bonds expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the bonds, and (d) the sum total of all debt service payments on the bonds calculated to the final maturity of the bonds plus the fees and charges paid to third parties not paid with the proceeds of the bonds; and

WHEREAS, in compliance with Government Code Section 5852.1, the City Council has obtained from Fieldman, Rolapp & Associates, Inc., the municipal adviser to the Community Facilities District, the required good faith estimates and such estimates have been disclosed at this meeting; and

WHEREAS, the City Council is the legislative body of the Community Facilities District;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom, as follows:

Section 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

Section 2. The City Council, on behalf of the City, hereby approves the issuance of the Authority Bonds to finance the Project and finds that the use of the Marks-Roos Act to assist the Community Facilities District in financing the Project will result in significant public benefits to the citizens of the City, including more efficient delivery of local agency services to residential and commercial development.

Section 3. Subject to the conditions described in Section 8, the issuance of the Local Obligations in an aggregate principal amount not to exceed \$12,500,000, on the terms and conditions set forth in, and subject to the limitations specified in, the Indenture, is hereby authorized and approved. The Local Obligations shall be dated, shall bear interest at the rates, shall mature on the dates, shall be subject to redemption, shall be issued in the form, and shall be as otherwise provided in the Indenture.

Section 4. The form of the Indenture providing for the issuance of the Local Obligations, on file with the City Clerk, is hereby approved, and the City Manager of the City (the "City Manager") and the Finance Director of the City (the "Finance Director") and such other officers of the City as the City Manager or the Finance Director shall designate (each an "Authorized Officer" and collectively, the "Authorized Officers") are, and each of them is, hereby authorized and directed, for and in the name and on behalf of the Community Facilities District, to execute and deliver the Indenture in substantially said form, with such changes therein as may be approved by the City Attorney of the City (the "City Attorney"), such approval to be conclusively evidenced by the execution and delivery thereof.

Section 5. The form of the Continuing Disclosure Certificate, in substantially the form submitted to this meeting and made a part hereof as though set forth in full herein, is hereby approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the Community Facilities District, to execute and deliver the Continuing Disclosure Certificate in the form presented to this meeting, with such changes, insertions and

omissions as the Authorized Officer executing the same may require or approve, such requirement or approval to be conclusively evidenced by the execution of the Continuing Disclosure Certificate by such Authorized Officer.

Section 6. The Preliminary Official Statement, in substantially the form presented to this meeting and made a part hereof as though set forth in full herein, with such changes therein as may be approved by an Authorized Officer, is hereby approved, and the use of the Preliminary Official Statement in connection with the offering and sale of the Authority Bonds is hereby authorized and approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the Community Facilities District, to certify to the Underwriter that the Preliminary Official Statement has been “deemed final” for purposes of Rule 15c2-12.

Section 7. The preparation and delivery of a final Official Statement (the “Official Statement”), and its use in connection with the offering and sale of the Authority Bonds is hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement, with such changes, insertions and omissions as may be approved by an Authorized Officer, such approval to be conclusively evidenced by the execution and delivery thereof. The Authorized Officers are, and each of them is, hereby authorized and directed to execute the final Official Statement and any amendment or supplement thereto, for and in the name of the Community Facilities District.

Section 8. The form of the Local Obligation Purchase Contract providing for the sale of the Local Obligations to the Authority, on file with the City Clerk, is hereby approved, and the Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the Community Facilities District, to execute and deliver the Local Obligation Purchase Contract in substantially said form, with such changes therein as may be approved by the City Attorney, such approval to be conclusively evidenced by the execution and delivery thereof; provided that the final maturity of the Local Obligations shall be no later than September 1, 2054, the principal amount of the Local Obligations shall not exceed twelve million five hundred thousand dollars (\$12,500,000) and the true interest cost (taking into consideration the associated underwriter’s discount and any original issue premium or discount relating to the Authority Bonds) of the Local Obligations shall not exceed seven and one quarter percent (7.25%).

Section 9. The form of the Trust Agreement, in substantially the form submitted to this meeting and made a part hereof as though set forth in full herein is hereby approved. The Authorized Officers are, and each of them is, hereby authorized and directed, for and in the name of the Community Facilities District, to execute and deliver the Trust Agreement in the form presented to this meeting, with such changes, insertions and omissions as the Authorized Officer executing the same may require or approve, such requirement or approval to be conclusively evidenced by the execution of the Trust Agreement by such Authorized Officer.

Section 10. Pursuant to Section 53345.8 of the Act and the City’s Local Goals and Policies, the City Council hereby finds and determines that the value of the real property that would be subject to the Special Taxes to pay debt service on the Local Obligations will be at least three (3) times the principal amount of the Local Obligations to be sold and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act on property within the Improvement Area or a special assessment levied on property within the Improvement

Area. The City Council determines in its sole discretion that it is necessary and desirable to waive certain of its Local Goals and Policies to the extent the issuance of the Local Obligations does not conform thereto.

Section 11. The officers of the City are hereby authorized and directed, jointly and severally, for and on behalf of the City and/or the Community Facilities District to do any and all things that they may deem necessary or advisable in order to consummate the transactions herein authorized and otherwise to carry out, give effect to and comply with the terms and intent of this resolution, including any subsequent amendments, waivers or consents entered into or given in accordance with any of the documents approved hereby. The City Manager, the Finance Director, the City Clerk and the officers of the City are hereby authorized and directed to execute and deliver, for and on behalf of the City and/or the Community Facilities District, any and all certificates and representations necessary and desirable to accomplish the transactions set forth above.

Section 12. The City Council hereby approves the execution and delivery of all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the California Government Code using DocuSign.

Section 13. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 12th day of December, 2023, by the following roll call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

RESOLUTION NO. 011-FOLSOM RANCH FA

RESOLUTION OF THE GOVERNING BOARD OF THE FOLSOM RANCH FINANCING AUTHORITY AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF NOT TO EXCEED \$12,500,000 AGGREGATE PRINCIPAL AMOUNT OF CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH) IMPROVEMENT AREA NO. 2 SPECIAL TAX REVENUE BONDS, SERIES 2024; APPROVING THE FORM AND SUBSTANCE OF A TRUST AGREEMENT, AUTHORIZING MODIFICATIONS THEREOF AND EXECUTION AND DELIVERY AS MODIFIED; APPROVING A PRELIMINARY OFFICIAL STATEMENT, AUTHORIZING CHANGES THERETO AND EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT TO BE DERIVED THEREFROM; APPROVING A LOCAL OBLIGATION PURCHASE CONTRACT AND A BOND PURCHASE CONTRACT AND EXECUTION AND DELIVERY OF EACH; AND AUTHORIZING RELATED ACTIONS NECESSARY TO IMPLEMENT THE PROPOSED FINANCING

WHEREAS, the Folsom Ranch Financing Authority is a joint exercise of powers entity duly organized and existing under and by virtue of the laws of the State of California (the “Authority”); and

WHEREAS, the City Council (the “City Council”) of the City of Folsom (the “City”) has formed the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Community Facilities District”) and designated various improvement areas therein, including Improvement Area No. 2, under the provisions of the Mello-Roos Community Facilities Act of 1982 (the “Act”); and

WHEREAS, the Community Facilities District has completed its legal proceedings under the Act with respect to authorizing the issuance and sale of the “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024” (the “Local Obligations”) for the purpose of financing certain public facilities within the City south of Highway 50; and

WHEREAS, the Community Facilities District is empowered under the provisions of the Act to undertake legal proceedings for the levy of a special tax and for the issuance, sale and delivery of special tax bonds upon the security of the recorded special tax liens; and

WHEREAS, the Authority is empowered under the provisions of Article 4, Chapter 5, Division 7, Title 1 of the California Government Code (the “Law”) to issue its bonds for the purpose of purchasing various local obligations issued by certain local agencies and applying the proceeds of the bonds to finance certain authorized public facilities; and

WHEREAS, the Authority desires to issue the “Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024” (the “Bonds”) pursuant to that certain Trust Agreement (the “Trust Agreement”), among the Authority, the Community Facilities District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), in order to provide funds to purchase the Local Obligations; and

WHEREAS, the Authority has determined that the estimated amount necessary to finance the purchase of the Local Obligations will require the issuance of the Bonds in the aggregate principal amount not to exceed twelve million five hundred thousand dollars (\$12,500,000); and

WHEREAS, the Authority and the Community Facilities District have determined that all things necessary to make the Bonds, when authenticated by the Trustee, and issued as provided in the Trust Agreement, the valid, binding and legal obligations of the Authority according to the import thereof and hereof have been done and performed; and

WHEREAS, in furtherance of implementing the financing, there have been filed with the Authority Secretary for consideration and approval by this Board forms of the following:

- (a) a Trust Agreement, under the terms of which the Bonds are to be issued and the Revenues (as said term is defined in the Trust Agreement and as said Revenues are received by the Authority as holder of the Local Obligations) are to be administered to pay the principal of and interest on the Bonds;
- (b) a Local Obligation Purchase Contract, under the terms of which, among other things, the Community Facilities District agrees to sell and the Authority agrees to purchase the Local Obligations;
- (c) a Bond Purchase Contract, under the terms of which, among other things, the Authority agrees to sell and the underwriter agrees to purchase the Bonds; and
- (d) a Preliminary Official Statement, describing the Bonds and the Local Obligations; and

WHEREAS, Government Code Section 5852.1 requires that the Governing Board of the Authority obtain from an underwriter, financial adviser or private lender and disclose, prior to authorization of the issuance of bonds with a term of greater than 13 months, good faith estimates of the following information in a meeting open to the public: (a) the true interest cost of the bonds, (b) the sum of all fees and charges paid to third parties with respect to the bonds, (c) the amount of proceeds of the bonds expected to be received net of the fees and charges paid to third parties and any reserves or capitalized interest paid or funded with proceeds of the bonds, and (d) the sum total of all debt service payments on the bonds calculated to the final maturity of the bonds plus the fees and charges paid to third parties not paid with the proceeds of the bonds; and

WHEREAS, in compliance with Government Code Section 5852.1, the Governing Board of the Authority has obtained from Fieldman, Rolapp & Associates, Inc., municipal adviser to the Authority, the required good faith estimates and such estimates have been disclosed at this meeting; and

WHEREAS, being fully advised in the matter of the proposed financing program, this Board wishes to proceed with implementation of said financing program; and

WHEREAS, all acts, conditions and things required by the Constitution and laws of the State of California to exist, to have happened and to have been performed precedent to and in connection with the consummation of the financing authorized hereby do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the Authority is now duly authorized and empowered, pursuant to each and every requirement of law, to authorize the execution and delivery of certain documents in order to further implement the financing in the manner and upon the terms herein provided; and

WHEREAS, as required by the Law, the City has conducted a public hearing and has determined that the issuance of the Bonds by the Authority and the acquisition of the Local Obligations will result in significant public benefits, including more efficient delivery of local agency services to residential and commercial development.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Folsom Ranch Financing Authority as follows:

Section 1. The foregoing recitals are true and correct, and this Board so finds and determines.

Section 2. Pursuant to the Law, the Bonds shall be issued in the aggregate principal amount of not to exceed twelve million five hundred thousand dollars (\$12,500,000). No Bond shall mature later than September 1, 2054.

Section 3. The form and substance of the Trust Agreement are hereby approved. The Treasurer of the Authority or designee thereof is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Trust Agreement in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The form and substance of the Local Obligation Purchase Contract is hereby approved. The Treasurer of the Authority or designee thereof is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Local Obligation Purchase Contract in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 5. The form and substance of the Bond Purchase Contract is hereby approved. The Treasurer of the Authority or designee thereof is hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Contract in substantially said form, with such changes therein as such officer may require or approve, such approval to be conclusively evidenced by the execution and delivery thereof; provided that the true interest cost of the Bonds shall not exceed seven and one quarter percent (7.25%) and the underwriter's discount (exclusive of original issue discount) shall not exceed one and thirty-five hundredths percent (1.35%).

Section 6. (a) The form and substance of the Preliminary Official Statement is hereby approved. The Treasurer of the Authority or designee thereof is authorized to execute the final Official Statement to be derived therefrom.

(b) This Board hereby authorizes the Treasurer of the Authority or designee thereof to find and determine that said Preliminary Official Statement in preliminary form is, and as of its date shall be deemed “final” for purposes of Rule 15c2-12 of the Securities and Exchange Commission, and the Treasurer of the Authority or designee thereof is hereby authorized to execute a certificate to such effect in the customary form.

(c) The Treasurer of the Authority or designee is authorized to approve corrections and additions to the Preliminary Official Statement by supplement or amendment thereto, by appropriate insertions, or otherwise as appropriate, provided that such corrections or additions shall be regarded by such officer as necessary to cause the information contained therein to conform to facts material to the Bonds or the Local Obligations or to the proceedings of this Board or the City Council or that such corrections or additions are in form rather than in substance.

(d) The underwriter of the Bonds is authorized to distribute said Preliminary Official Statement and the final Official Statement to be derived therefrom in connection with the sale and delivery of the Bonds.

Section 7. The officers of the Authority are hereby authorized and directed, jointly and severally, to do any and all things and to execute and deliver any and all documents, including any agency agreement, which they may deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution, including any subsequent amendments, waivers or consents entered into or given in accordance with any of the documents approved hereby, and to obtain a policy of bond insurance, a rating and/or a reserve fund surety policy for any series of the Bonds. Such actions heretofore taken by such officers are hereby ratified, confirmed and approved.

Section 8. This Board hereby approves the execution and delivery of all agreements, documents, certificates and instruments referred to herein with electronic signatures as may be permitted under the California Uniform Electronic Transactions Act and digital signatures as may be permitted under Section 16.5 of the California Government Code using DocuSign.

Section 9. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 12th day of December, 2023, by the following roll call vote:

AYES: Boardmember(s):

NOES: Boardmember(s):

ABSENT: Boardmember(s):

ABSTAIN: Boardmember(s):

Rosario Rodriguez, CHAIR

ATTEST:

Christa Freemantle, SECRETARY

ATTACHMENT 3

TRUST AGREEMENT

by and among the

FOLSOM RANCH FINANCING AUTHORITY

and the

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Relating to the

[\$Par Amount]
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT
NO. 23 (FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS,
SERIES 2024

Dated as of January 1, 2024

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TRUST AGREEMENT

This Trust Agreement (the "Trust Agreement"), dated as of January 1, 2024, by and among the Folsom Ranch Financing Authority, a joint exercise of powers agency duly organized and existing under the laws of the State of California (the "Authority"), the City of Folsom Community Facilities District No. 23 (Folsom Ranch), organized and existing under and by virtue of the laws of the State of California (the "Community Facilities District") and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America, as Trustee (the "Trustee");

WITNESSETH:

WHEREAS, the Authority is empowered under the provisions of the Marks-Roos Local Bond Pooling Act of 1985, being Article 4, Chapter 5, Division 7, Title 1 of the California Government Code (the "Law"), to issue its bonds for the purpose of purchasing various Local Obligations (as defined herein) issued by certain local agencies; and

WHEREAS, the Authority has determined to issue its Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Authority Bonds") to be secured by a pledge, lien and claim upon the Revenues (as that term is defined herein) in order to provide a portion of the funds necessary to purchase the Local Obligations (as that term is defined herein); and

WHEREAS, the Authority and the Community Facilities District have determined that all things necessary to make the Authority Bonds (as that term is defined herein), when issued by the Authority and authenticated by the Trustee and delivered as provided herein, valid, binding and legal obligations of the Authority according to the import thereof and hereof have been done and performed; and

NOW, THEREFORE, THIS TRUST AGREEMENT WITNESSETH, that in consideration of the premises, the acceptance by the Trustee of the trusts hereby created and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order to secure the payment of the interest on and principal of and redemption premiums, if any, on all Authority Bonds Outstanding (as that term is defined herein) hereunder from time to time according to their tenor and effect, and the making of such other payments required to be made by the Authority and the satisfaction of all the agreements, conditions, covenants and terms expressed and implied herein and in the Authority Bonds, the Authority does hereby assign, bargain, convey, grant, mortgage and pledge a security interest unto the Trustee and unto its successors and assigns hereunder forever in all right, title and interest of the Authority in, to and under, subject to the provisions hereof permitting the application thereof for the purposes and on the terms and conditions set forth therein, each and all of the following (collectively, the "Trust Estate"):

- (a) the proceeds of sale of the Authority Bonds;
- (b) the Revenues (as that term is defined herein);

(c) the amounts in the Funds (as that term is defined herein) established and held hereunder, except amounts in the Rebate Fund; and

(d) the Local Obligations;

TO HAVE AND TO HOLD IN TRUST all of the same hereby assigned, bargained, conveyed, granted, mortgaged and pledged or agreed or intended so to be to the Trustee and to its successors and assigns forever for the equal and ratable benefit of the Owner issued by the Authority hereunder and authenticated by the Trustee and delivered hereunder and Outstanding hereunder, without any priority as to the Trust Estate of any one Authority Bond over any other (except as expressly provided in or permitted hereby), upon the trusts and subject to the agreements, conditions, covenants and terms hereinafter set forth;

AND THIS TRUST AGREEMENT FURTHER WITNESSETH, and it is expressly declared, that all Authority Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property hereby assigned, bargained, conveyed, granted, mortgaged and pledged are to be dealt with and disposed of under, upon and subject to the agreements, conditions, covenants, terms, trusts and uses as hereinafter expressed, and the Authority and the Community Facilities District have agreed and covenanted, and do hereby agree and covenant, with the Trustee and with the Owner, as follows:

ARTICLE I

DEFINITIONS

SECTION 1.01. Definitions. The terms set forth below shall have the following meanings set forth herein, unless the context clearly otherwise requires:

“Act” shall mean the Mello-Roos Community Facilities Act of 1982, as amended (being Sections 53311 *et seq.* of the Government Code of the State of California), and all laws amendatory thereof or supplemental thereto.

“Authority” shall mean the Folsom Ranch Financing Authority, a joint exercise of powers agency duly organized and existing under the laws of the State of California, and its successors and assigns.

“Authority Bond” or “Authority Bonds” shall mean the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024. “Serial Authority Bonds” shall mean the Authority Bonds for which no Minimum Sinking Fund Payments are provided. “Term Authority Bonds” shall mean the Authority Bonds which are payable on or before their specified maturity date from Minimum Sinking Fund Payments established for that purpose and calculated to retire such Authority Bonds on or before their specified maturity date.

“Authorized Denominations” shall mean five thousand dollars (\$5,000) and any integral multiple thereof, but not exceeding the principal amount of the Authority Bonds maturing on any one date.

“Authorized Officer” shall mean, when used with reference to the Authority, the Chair, the Treasurer or any other person authorized by the Authority in a Written Order or resolution to perform an act or sign a document on behalf of the Authority for the purposes hereof, and when used with reference to the Community Facilities District and the City, acting for and on behalf of the Community Facilities District, the Mayor, the Finance Director or any other person authorized by the City or the Community Facilities District, as applicable, in a Written Order or resolution to perform an act or sign a document on behalf of the City or the Community Facilities District for the purposes hereof.

“Bond Counsel” shall mean an attorney-at-law, or a firm of such attorneys, of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on obligations issued by states and their political subdivisions.

“Bond Register” shall mean the registration books specified as such in Section 2.05.

“Business Day” shall mean any day other than (i) a Saturday or a Sunday or (ii) a day on which commercial banks in New York, New York, or the city in which the Corporate Trust Office of the Trustee is located, are closed.

“Cash Flow Certificate” shall mean a written certificate executed by a Cash Flow Consultant.

“Cash Flow Consultant” shall mean a financial consultant or firm of such consultants generally recognized to be well qualified in the financial consulting field relating to municipal securities such as the Authority Bonds, appointed and paid by the Community Facilities District or the Authority and who, or each of whom:

- (1) is in fact independent and not under the domination of the Community Facilities District, the Authority or the City;
- (2) does not have any substantial interest, direct or indirect, with the Community Facilities District, the Authority or the City; and
- (3) is not connected with the Community Facilities District, the Authority or the City as a member, officer or employee of the Community Facilities District, the Authority or the City, but who may be regularly retained to make annual or other reports to the Community Facilities District, the Authority or the City.

The Cash Flow Consultant shall not, as a result of its role as Cash Flow Consultant, be deemed to have a “financial advisory relationship” with the Authority within the meaning of California Government Code Section 53590(c).

“Chair” shall mean the Chair of the Authority.

“City” shall mean the City of Folsom, a charter city and municipal corporation duly organized and existing under its charter and the Constitution and laws of the State of California, and its successors.

“City Manager” shall mean the City Manager of the City.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the regulations issued thereunder.

“Community Facilities District” shall mean the City of Folsom Community Facilities District No. 23 (Folsom Ranch), established by the City pursuant to the Act.

“Corporate Trust Office” shall mean the designated corporate trust office of the Trustee at the location set forth in Section 13.03.

“Dated Date” shall mean the applicable date of the original execution and delivery of the Authority Bonds.

“DTC” shall mean The Depository Trust Company, in New York, New York; or, in accordance with then current guidelines of the Securities and Exchange Commission, such other securities depository as the Authority may designate in an Officer’s Certificate delivered to the Trustee.

“Event of Default” shall mean an event of default specified as such in Section 8.01.

“Finance Director” shall mean the Finance Director of the City.

“Fund” or “Funds” shall mean any or all, as the case may be, of the Revenue Fund, the Interest Fund, the Principal Fund, the Redemption Fund, the Proceeds Fund, the Local Obligations Fund and the Rebate Fund, including all accounts therein.

“Government Obligations” shall mean any Investment Securities described in clause (i) or clause (ii) of the definition thereof but excluding any securities that are callable or prepayable prior to the redemption or maturity date of the Authority Bonds to be paid therefrom, and excluding any securities that do not have a fixed par value or the terms of which do not promise a fixed dollar amount at maturity or earlier call date.

“Improvement Area” means Improvement Area No. 2 of the Community Facilities District.

“Indenture Trustee” means U.S. Bank Trust Company, National Association, as trustee under the Local Obligations Indenture.

“Interest Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Interest Payment Date” shall mean March 1 and September 1 in each year, commencing on September 1, 2024.

“Investment Securities” shall mean and include any of the following securities, to the extent permitted by the laws of the State and the City’s Investment Policy, for and on behalf of the Community Facilities District as it may be amended from time to time:

(i) Cash (insured at all times by the Federal Deposit Insurance Corporation or fully collateralized by Investment Securities described in clause (ii) hereof);

(ii) Obligations of, or obligations guaranteed as to principal and interest by, the United States of America or any agency or instrumentality thereof, when such obligations are backed by the full faith and credit of the United States of America including:

- (A) All direct or fully guaranteed U.S. Treasury obligations;
- (B) Farmers Home Administration;
- (C) General Services Administration;
- (D) Guaranteed Title XI financing;
- (E) Government National Mortgage Association (GNMA); and
- (F) U.S. Treasury - State and Local Government Series;

(iii) Obligations of any of the following federal agencies which obligations represent the full faith and credit of the United States of America, including:

- (A) Export-Import Bank;
- (B) Rural Economic Community Development Administration;
- (C) U.S. Maritime Administration;
- (D) Small Business Administration;
- (E) U.S. Department of Housing & Urban Development (PHAs);
- (F) Federal Housing Administration; and
- (G) Federal Financing Bank;

(iv) Direct obligations of any of the following federal agencies which obligations are not fully guaranteed by the full faith and credit of the United States of America:

- (A) Senior debt obligations issued by the Federal National Mortgage Association (FNMA) or Federal Home Loan Mortgage Corporation (FHLMC);
 - (B) Obligations of the Resolution Funding Corporation (REFCORP);
 - (C) Senior debt obligations of the Federal Home Loan Bank System;
- and
- (D) Senior debt obligations of other Government Sponsored Agencies;

(v) U.S. Dollar-denominated deposit accounts, federal funds and bankers' acceptances with domestic commercial banks which have a rating on their short term certificates of deposit on the date of purchase of "P-1" by Moody's and "A-1" or "A-1+" by S&P and maturing not more than 360 calendar days after the date of purchase (provided that ratings on holding companies shall not be considered the rating of the bank) or fully collateralized by Investment Securities described in clause (ii) hereof for amounts in excess of deposit insurance;

(vi) Commercial paper which is rated at the time of purchase in the single highest classification, "P-1" by Moody's and "A-1+" by S&P and which matures not more than 270 calendar days after the date of purchase;

(vii) Investments in a money market fund rated "AAAm" or "AAAm-G" or better by S&P, including funds for which the Trustee or an affiliate provides investment management or other services but excluding funds with a floating net asset value;

(viii) "Pre-refunded Municipal Obligations," defined as follows: any bonds or other obligations of any state of the United States of America or of any agency, instrumentality or local governmental unit of any such state which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice and (A) which are rated, based on an irrevocable escrow account or fund (the "escrow"), in the highest rating category of Moody's or S&P or any successors thereto; or (B) (1) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or obligations described in clause (ii) of this definition, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate, and (2) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

(ix) Any bonds or other obligations of any agency, instrumentality or local governmental unit of any state of the United States of America which are rated "Aaa/AAA" or general obligations of any such state with ratings of "A2" or higher by Moody's and "A" or higher by S&P.

(x) The Local Agency Investment Fund (established under Sections 53600-53609 of the California Government Code, as amended or supplemented from time to time).

"Law" shall mean the Marks-Roos Local Bond Pooling Act of 1985, being Article 4 of Chapter 5 of Division 7 of Title 1 of the California Government Code, and all laws amendatory thereof or supplemental thereto.

"Letter of Representation" shall mean the letter of the Authority delivered to and accepted by the Depository on or prior to the issuance of the Authority Bonds setting forth the basis on which the Depository serves as depository for such Authority Bonds as originally executed or as it may be supplemented or revised or replaced by a letter to a substitute depository.

“Local Obligations Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Local Obligations Indenture” shall mean the indenture authorizing and securing the Local Obligations and pursuant to which the Local Obligations were issued.

“Local Obligation Purchase Contract” shall mean the purchase contract entered into between the Authority and the Community Facilities District providing for the purchase of the Local Obligations by the Authority with the proceeds of the Authority Bonds.

“Local Obligations” shall mean the Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024 to be issued by the Community Facilities District pursuant to the Act and to be purchased by the Authority pursuant to the Law.

“Mayor” shall mean the Mayor of the City.

“Minimum Sinking Fund Payments” shall mean the payments required by Section 2.01 to be deposited in the Sinking Fund Account.

“Moody’s” shall mean Moody’s Investors Service Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a municipal securities rating agency, then the term “Moody’s” shall be deemed to refer to any other nationally recognized municipal securities rating agency selected by the Authority (which shall be under no liability by reason of such selection).

“Officer’s Certificate” shall mean a certificate signed by an Authorized Officer.

“Opinion of Bond Counsel” shall mean a legal opinion signed by a Bond Counsel selected by the Authority.

“Outstanding” shall mean, with respect to the Authority Bonds and as of any date, all Authority Bonds authorized, issued, authenticated and delivered hereunder, except:

- (a) Authority Bonds canceled or surrendered to the Trustee for cancellation pursuant to Section 2.08;
- (b) Authority Bonds deemed to have been paid pursuant to Section 12.02;
- (c) Authority Bonds in lieu of or in substitution for which other Authority Bonds shall have been authenticated and delivered pursuant to Section 2.03; and
- (d) Authority Bonds paid pursuant to Section 2.03.

“Owner” shall mean, as of any date, the Person or Persons in whose name or names a particular Bond shall be registered on the Bond Register as of such date.

“Person” shall mean an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

“Principal Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Principal Installment,” when used with respect to any Principal Payment Date, shall mean the principal amount of Outstanding Authority Bonds due on such date.

“Principal Payment Date,” when used with reference to an Authority Bond, shall mean the maturity date or the Minimum Sinking Fund Payment date for such Authority Bond.

“Proceeds Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Rebate Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Rebate Instructions” shall mean the calculations and directions required to be delivered to the Trustee by the Authority pursuant to the Tax Certificate.

“Rebate Requirement” shall mean the Rebate Requirement defined in the Tax Certificate.

“Record Date” shall mean the fifteenth (15th) day of the month preceding any Interest Payment Date, whether or not such day is a Business Day.

“Redemption Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Responsible Officer of the Trustee” means any officer within the global corporate trust department (or any successor group or department of the Trustee) including any vice president, assistant vice president, assistant secretary or any other officer or assistant officer of the Trustee customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, with responsibility for the administration of this Trust Agreement.

“Revenue Fund” shall mean the fund by that name established pursuant to Section 5.01.

“Revenues” shall mean all amounts received by the Trustee as the payment of interest on, or the equivalent thereof, and the payment or return of principal of, or redemption premiums, if any, on, or the equivalent thereof, all Local Obligations, whether as a result of scheduled payments, or redemption premiums, Special Tax Prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any money held in the Funds held hereunder (except the Rebate Fund).

“S&P” shall mean S&P Global Ratings, a business of Standard & Poor’s Financial Services LLC, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a municipal securities rating agency, then the term “S&P” shall be deemed to refer to any other nationally recognized municipal securities rating agency selected by the Authority (which shall be under no liability by reason of such selection).

“Secretary” shall mean the Secretary of the Authority.

“Sinking Fund Account” shall mean the account within the Principal Fund by that name established pursuant to Section 2.01.

“Special Tax” shall mean the special tax authorized to be levied and collected annually on all Taxable Property in the Improvement Area under and pursuant to the Act at the special election held in the Community Facilities District, including both the Facilities Special Tax and the Services Special Tax (each as defined in the Local Obligations Indenture).

“Special Tax Prepayments” shall mean all payments to the Community Facilities District by or on behalf of the owner of a parcel within the Improvement Area subject to a Special Tax to accomplish a pay-off of the Special Tax obligation pertaining to such parcel and the discharge of the Special Tax lien with respect to such parcel (except the portion thereof, if any, which represents accrued interest on the Local Obligations).

“Special Tax Revenues” shall mean all money collected and received by the Community Facilities District on account of unpaid Special Tax obligations within the Improvement Area, including all amounts collected in the normal course by the Community Facilities District, all Special Tax Prepayments and all amounts received by the Community Facilities District as a result of superior court foreclosure proceedings brought to enforce payment of delinquent Special Taxes within the Improvement Area, but excluding therefrom any amounts explicitly included therein on account of collection charges, administrative cost charges, or attorneys’ fees and costs paid as a result of foreclosure actions.

“Special Record Date” shall mean the date established by the Trustee pursuant to Section 2.01 as a record date for the payment of defaulted interest on the Authority Bonds.

“State” shall mean the State of California.

“Supplemental Trust Agreement” shall mean any trust agreement supplemental to or amendatory of this Trust Agreement which is duly executed and delivered in accordance with the provisions of Article XI.

“Term Authority Bonds” shall mean the Authority Bonds which are payable on or before their specified maturity date from Minimum Sinking Fund Payments established for that purpose and calculated to retire such Authority Bonds on or before their specified maturity date.

“Tax Certificate” shall mean each certificate for the Authority Bonds relating to various federal tax requirements, including the requirements of Section 148 of the Code, signed

by the Authority and the Community Facilities District on the Dated Date, as the same may be amended or supplemented in accordance with its terms.

“Treasurer” shall mean the Treasurer of the Authority.

“Taxable Property” shall mean all property within the Improvement Area taxable under the Act in accordance with the proceedings for the authorization of the issuance of the Local Obligations and the levy and collection of the Special Tax.

“Trust Agreement” shall mean this Trust Agreement dated as of January 1, 2024, by and among the Authority, the Community Facilities District and the Trustee pursuant to which the Authority Bonds are to be issued, as amended or supplemented from time to time in accordance with its terms.

“Trust Estate” shall have the meaning ascribed thereto in the granting clause hereof.

“Trustee” shall mean U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America, in its capacity as Trustee hereunder, and any successor as Trustee hereunder.

“Written Order” shall mean, when used with reference to the Authority, a written order or written direction of the Authority to the Trustee signed by an Authorized Officer, and when used with reference to the Community Facilities District, an instrument in writing signed by the City Manager or the Finance Director, or by any other officer of the City duly authorized by the City Council, as legislative body of the Community Facilities District, for that purpose.

SECTION 1.02. Rules of Construction. Except where the context otherwise requires, all words imparting the singular number shall include the plural number and vice versa, and all pronouns inferring the masculine gender shall include the feminine gender and vice versa. The headings or titles of the several articles and sections hereof and the table of contents appended hereto shall be solely for convenience of reference and shall not affect the meaning, construction or effect hereof. All references herein to “Articles,” “Sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof; and the words “hereby,” “herein,” “hereof,” “hereto,” “herewith,” “hereunder” and other words of similar import refer to this Trust Agreement as a whole and not to any particular article, section, subdivision or clause thereof.

ARTICLE II

TERMS OF AUTHORITY BONDS

SECTION 2.01. The Authority Bonds. The Authority Bonds shall be issued under and secured by this Trust Agreement and shall be in the form of fully registered bonds in denominations of five thousand dollars (\$5,000) or any integral multiple of five thousand dollars (\$5,000) in excess thereof designated the “Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024” and shall be in the aggregate principal amount of [] dollars (\$[Par Amount]). The Authority Bonds shall be dated the Dated Date and shall bear interest at the rates specified in the table below, such interest being payable semiannually on each Interest Payment Date, and shall mature on the Principal Payment Dates in the following years in the following principal amounts, namely:

Principal Payment Date (September 1)	Principal Amount	Interest Rate
	\$	%

* Term Bonds

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Minimum Sinking Fund Payments are hereby established for the mandatory redemption and payment of the Term Authority Bonds, which payments shall become due during the years ending on the dates and in the amounts set forth in the following schedule (except that if any Term Authority Bonds have been redeemed pursuant to Section 4.02 or 4.03, the amounts of such Minimum Sinking Fund Payments shall be reduced proportionately by the principal amount of all such Term Authority Bonds so redeemed), namely:

<u>Term Authority Bond Maturing September 1, 20[]</u>	
<u>Year Ending</u> <u>September 1</u>	<u>Minimum Sinking</u> <u>Fund Account Payment</u>
	\$

* Maturity.

<u>Term Authority Bond Maturing September 1, 20[]</u>	
<u>Year Ending</u> <u>September 1</u>	<u>Minimum Sinking</u> <u>Fund Account Payment</u>

* Maturity.

All such Minimum Sinking Fund Payments for the Term Authority Bonds shall be deposited in a separate account in the Principal Fund, which account is hereby established and shall be known as the Sinking Fund Account and which account the Authority hereby agrees and covenants to cause to be maintained by the Trustee so long as any Term Authority Bonds are Outstanding. All money in the Sinking Fund Account on September 1 of each year during the period beginning on September 1, 20[], and ending on September 1, 20[], both years inclusive, shall be used and withdrawn by the Authority on each such September 1 for the mandatory redemption or payment of the Term Authority Bonds maturing on September 1, 20[]; and all money in the Sinking Fund Account on September 1 of each year during the period beginning on September 1, 20[], and ending on September 1, 20[], both years inclusive, shall be used and withdrawn by the Authority on each such September 1 for the mandatory redemption or payment of the Term Authority Bonds maturing on September 1, 20[], and the Authority hereby agrees and covenants with the Owners of the respective Term Authority Bonds to call and redeem in accordance with Section 4.04 or pay the Term Authority Bonds from Minimum Sinking Fund Payments deposited in the Sinking Fund Account pursuant to this paragraph whenever on September 1 of any year there is money in the Sinking Fund Account available for such purpose.

The interest on and principal of and redemption premiums, if any, on the Authority Bonds shall be payable in lawful money of the United States of America. The Authority Bonds shall be issued as fully registered bonds and shall be numbered from one (1) upward. The Authority Bonds shall bear interest from the Dated Date. Payment of the interest on any Authority Bond shall be made to the Person whose name appears on the Bond Register as the Owner thereof as of the close of business on the Record Date, such interest to be paid by check mailed by first class mail on each Interest Payment Date to the Owner at the address which appears on the Bond Register as of the Record Date for that purpose; except that in the case of an Owner of one million dollars (\$1,000,000) or more in aggregate principal amount of Authority Bonds, upon written request of such Owner to the Trustee received not later than such Record Date, such interest shall be paid on such Interest Payment Date in immediately available funds by wire transfer to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America. The principal of and redemption premiums, if any, on the Authority Bonds shall be payable by the Trustee at its Corporate Trust Office upon presentation and surrender of such Authority Bonds. Interest shall be calculated on the basis of a 360-day year consisting of twelve (12) 30-day calendar months; provided, that notwithstanding any other provision herein contained, any interest not punctually paid or duly provided for, as a result of an Event of Default or otherwise, shall forthwith cease to be payable to the Owner on the Record Date and shall be paid to the Owner in whose name the Authority Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Trustee, notice of which shall be given to the Owner not less than ten (10) Business Days prior to such Special Record Date.

SECTION 2.02. Form of Authority Bonds. The Authority Bonds and the forms of the certificate of authentication, the assignment and the DTC endorsement to appear thereon shall be substantially as set forth in Exhibit A hereto, with such variations, insertions or omissions as are appropriate and not inconsistent herewith.

SECTION 2.03. Authority Bonds Mutilated, Destroyed, Stolen or Lost. In the event any Authority Bond is mutilated, lost, stolen or destroyed, the Authority may execute and, upon its request in writing, the Trustee shall authenticate and deliver a substitute Authority Bond of the same principal amount and maturity as the mutilated, lost, stolen or destroyed Authority Bond in exchange and substitution for such mutilated Authority Bond, or in lieu of and substitution for such lost, stolen or destroyed Authority Bond.

Application for exchange and substitution of mutilated, lost, stolen or destroyed Authority Bonds shall be made to the Trustee at its Corporate Trust Office. In every case the applicant for a substitute Authority Bond shall furnish to the Trustee indemnification to its satisfaction, and in every case of loss, theft or destruction of an Authority Bond, the applicant shall also furnish to the Authority and the Trustee evidence to their satisfaction of such loss, theft or destruction and of the identity of the applicant, and in every case of mutilation of an Authority Bond, the applicant shall surrender the mutilated Authority Bond to the Trustee.

Notwithstanding the foregoing provisions of this Section, in the event any such Authority Bond shall have matured, and no default has occurred which is then continuing in the payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds, the Trustee shall, upon written direction from the Authority, pay the same (without surrender

thereof except in the case of a mutilated Authority Bond) instead of issuing a substitute Authority Bond so long as indemnification is furnished as above provided.

Upon the issuance of any substitute Authority Bond, the Trustee may charge the Owner of such Authority Bond for its reasonable fees and expenses in connection therewith. Every substitute Authority Bond issued pursuant to the provisions of this Section by virtue of the fact that any Authority Bond is lost, stolen or destroyed shall constitute an original additional contractual obligation of the Authority, whether or not the lost, stolen or destroyed Authority Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits hereof equally and proportionally with any and all other Authority Bonds duly issued hereunder to the same extent as the Authority Bonds in substitution for which such substitute Authority Bonds were issued.

SECTION 2.04. Execution of Authority Bonds. All Authority Bonds shall, from time to time, be executed on behalf of the Authority by the manual or facsimile signature of the Treasurer and attested by the manual or facsimile signature of the Secretary.

If any of the officers who shall have signed any Authority Bond shall cease to be such officer of the Authority before the Authority Bond so signed shall have been actually authenticated by the Trustee or delivered, such Authority Bond nevertheless may be authenticated, issued and delivered with the same force and effect as though the person or persons who signed such Authority Bond had not ceased to be such officer of the Authority, and any such Authority Bond may be signed on behalf of the Authority by those persons who, at the actual date of the execution of such Authority Bond, shall be the proper officers of the Authority, although on the date of such Authority Bond any such person shall not have been such officer of the Authority.

SECTION 2.05. Transfer and Registration of Authority Bonds. The Authority Bonds shall be transferred or exchanged and title thereto shall pass only in the manner provided herein, and the Trustee shall keep books constituting the Bond Register for the registration and transfer of the Authority Bonds as provided herein. All Authority Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in form and with guaranty of signature satisfactory to the Trustee, duly executed by the Owner or by his or her attorney duly authorized in writing, and all such Authority Bonds shall be surrendered to the Trustee and canceled by the Trustee pursuant to Section 2.08. The Authority and the Trustee shall be entitled to conclusively treat the Owner as the absolute owner of such Authority Bond for the purpose of receiving any payment of the interest on or principal of or redemption premium, if any, on such Authority Bond and for all other purposes hereof, whether such Authority Bond shall be overdue or not, and neither the Authority nor the Trustee shall be affected by any notice to the contrary. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Authority Bond to the extent of the sum or sums so paid.

SECTION 2.06. Regulations with Respect to Exchange or Transfer of Authority Bonds.

In all cases in which the privilege of exchanging or registering the transfer of Authority Bonds is exercised, the Authority shall execute and the Trustee shall authenticate and deliver Authority Bonds in accordance with the provisions hereof. There shall be no charge to the

Owner for any such exchange or registration of transfer of Authority Bonds, but the Authority may require the payment of a sum sufficient to pay any tax or other governmental charge required to be paid with respect to any such exchange or registration of transfer. Neither the Authority nor the Trustee shall be required to register the transfer or exchange of any Authority Bond during the period established by the Trustee for selection of Authority Bonds for redemption or to register the transfer or exchange of any Authority Bond selected for redemption.

Upon surrender for exchange or transfer of any Authority Bond at the Corporate Trust Office of the Trustee, the Authority shall execute and the Trustee shall authenticate and deliver in the name of the Owner (in the case of transfers) a new Authority Bond or Authority Bonds, of Authorized Denominations, in the aggregate principal amount which the registered Owner is entitled to receive.

All new Authority Bonds delivered upon any transfer or exchange shall be valid obligations of the Authority, evidencing the same debt as the Authority Bonds surrendered, shall be secured hereby and shall be entitled to all of the security and benefits hereof to the same extent as the Authority Bonds surrendered.

SECTION 2.07. Authentication of Authority Bonds. No Authority Bond shall be secured hereby or entitled to the benefits hereof or shall be valid or obligatory for any purpose unless there shall be endorsed on such Authority Bond the Trustee's certificate of authentication, substantially in the form prescribed herein, executed by the manual signature of a duly authorized signatory of the Trustee; and such certificate on any Authority Bond issued by the Authority hereunder shall be conclusive evidence and the only competent evidence that such Authority Bond has been duly authenticated and delivered hereunder.

SECTION 2.08. Cancellation of Authority Bonds. Upon the surrender to the Trustee of any mutilated Authority Bond, or any Authority Bond surrendered for transfer or exchange, or any Authority Bond redeemed or paid at maturity, the same shall forthwith be canceled and the Trustee shall destroy such Authority Bonds and the Trustee shall deliver a certificate of destruction with respect thereto to the Authority.

SECTION 2.09. Authority Bonds as Special Obligations. The Authority Bonds are special, limited obligations of the Authority, payable from the Trust Estate and secured as to the payment of the interest on and principal of and redemption premiums, if any, thereon in accordance with their terms and the terms hereof, solely by the Trust Estate. The Authority Bonds do not constitute a charge against the general credit of the Authority or any of its members, and under no circumstances shall the Authority be obligated to pay the interest on or principal of or redemption premiums, if any, on the Authority Bonds except from the Trust Estate. None of the Community Facilities District, the City, the State, any public agency (other than the Authority) or any member of the Community Facilities District or the Authority is obligated to pay the interest on or principal of or redemption premiums, if any, on the Authority Bonds, and neither the faith and credit nor the taxing power of the Community Facilities District, the City, the State or any public agency thereof or any member of the Authority or the Community Facilities District is pledged to the payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds. The payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds

does not constitute a debt, liability or obligation of the Community Facilities District, the City, the State or any public agency (other than the Authority) or any member of the Authority.

No agreement or covenant contained in any Authority Bond or herein shall be deemed to be an agreement or covenant of any officer, member, agent or employee of the Authority in his or her individual capacity, and neither the members of the Authority nor any officer or employee thereof executing the Authority Bonds shall be liable personally on any Authority Bond or be subject to any personal liability or accountability by reason of the issuance of the Authority Bonds.

SECTION 2.10. Special Covenants as to Book-Entry Only System for Authority Bonds.

(a) Except as otherwise provided in subsections (b) and (c) of this Section, all of the Authority Bonds initially issued shall be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), or such other nominee as DTC shall request pursuant to the Letter of Representation. Payment of the interest on any Authority Bond registered in the name of Cede & Co. shall be made on each Interest Payment Date for such Authority Bonds to the account, in the manner and at the address indicated in or pursuant to the Letter of Representation.

(b) The Authority Bonds initially shall be issued in the form of a single authenticated fully registered Authority Bond for each stated maturity of such Authority Bonds, representing the aggregate principal amount of the Authority Bonds of such maturity. Upon initial issuance, the ownership of all such Authority Bonds shall be registered in the registration records maintained by the Trustee pursuant to Section 2.05 in the name of Cede & Co., as nominee of DTC, or such other nominee as DTC shall request pursuant to the Letter of Representation. The Trustee and any paying agent may conclusively treat DTC (or its nominee) as the sole and exclusive owner of the Authority Bonds registered in its name for the purposes of payment of the principal or redemption price of and interest on such Authority Bonds, selecting the Authority Bonds or portions thereof to be redeemed, giving any notice permitted or required to be given to Owners hereunder, registering the transfer of Authority Bonds, obtaining any consent or other action to be taken by Owners of the Authority Bonds and for all other purposes whatsoever; and neither the Authority nor the Trustee or any paying agent shall be affected by any notice to the contrary. Neither the Trustee nor any paying agent shall have any responsibility or obligation to any Participant (which shall mean, for purposes of this Section, securities brokers and dealers, banks, trust companies, clearing corporations and other entities, some of whom directly or indirectly own DTC), any person claiming a beneficial ownership interest in the Authority Bonds under or through DTC or any Participant, or any other person which is not shown on the registration records as being an Owner, with respect to (i) the accuracy of any records maintained by DTC or any Participant, (ii) the payment by DTC or any Participant of any amount in respect of the principal or redemption price of or interest on the Authority Bonds, (iii) any notice which is permitted or required to be given to Owners of Authority Bonds hereunder, (iv) the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of the Authority Bonds, or (v) any consent given or other action taken by DTC as Owner of Authority Bonds. The Trustee shall pay all principal of and premium, if any, and interest on the Authority Bonds only at the times, to the accounts, at the addresses and otherwise in accordance with the Letter of Representation, and

all such payments shall be valid and effective to satisfy fully and discharge the Trustee's obligations with respect to the principal of and premium, if any, and interest on the Authority Bonds to the extent of the sum or sums so paid. Upon delivery by DTC to the Trustee of written notice to the effect that DTC has determined to substitute a new nominee in place of its then existing nominee, the Authority Bonds will be transferable to such new nominee in accordance with subsection (e) of this Section.

(c) In the event that the Authority determines that the beneficial owners of the Authority Bonds shall be able to obtain Authority Bond certificates, the Trustee shall, upon the written instruction from the Authority, so notify DTC, whereupon DTC shall notify the Participants of the availability through DTC of Authority Bond certificates. In such event, the Authority Bonds will be transferable in accordance with subsection (e) of this Section. DTC may determine to discontinue providing its services with respect to the Authority Bonds at any time by giving written notice of such discontinuance to the Trustee and discharging its responsibilities with respect thereto under applicable law. In such event, the Authority Bonds will be transferable in accordance with subsection (e) of this Section. Whenever DTC requests the Trustee to do so, the Trustee will cooperate with DTC in taking appropriate action after reasonable notice to arrange for another securities depository to maintain custody of all certificates evidencing the Authority Bonds then Outstanding. In such event, the Authority Bonds will be transferable to such securities depository in accordance with subsection (e) of this Section, and thereafter, all references in this Trust Agreement to DTC or its nominee shall be deemed to refer to such successor securities depository and its nominee, as appropriate.

(d) Notwithstanding any other provision of this Trust Agreement to the contrary, so long as all Authority Bonds Outstanding are registered in the name of any nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on each such Authority Bond and all notices with respect to each such Authority Bond shall be made and given, respectively, to DTC as provided in the Letter of Representation.

(e) In the event that any transfer or exchange of Authority Bonds is authorized under subsection (b) or (c) of this Section, such transfer or exchange shall be accomplished upon receipt by the Trustee from the registered owner thereof of the Authority Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee, all in accordance with the applicable provisions of Sections 2.05 and 2.06. In the event Authority Bond certificates are issued to Owners other than Cede & Co., its successor as nominee for DTC as Owner of all the Authority Bonds, another securities depository as Owner of all the Authority Bonds, or the nominee of such successor securities depository, the provisions of Sections 2.05 and 2.06 shall also apply to, among other things, the registration, exchange and transfer of the Authority Bonds and the method of payment of principal of, premium, if any, and interest on the Authority Bonds.

SECTION 2.11. CUSIP Numbers. The Authority in issuing the Authority Bonds may use "CUSIP" numbers (if then generally in use), and, if so, the Trustee shall use "CUSIP" numbers in notices of redemption as a convenience to Owners; provided that the Trustee shall have no liability for any defect in the "CUSIP" numbers as they appear on any Authority Bond, notice or elsewhere, and, provided further that any such notice may state that no representation is made as to the correctness of such numbers either as printed on the Authority Bonds or as contained in any notice of redemption and that reliance may be placed only on the other identification numbers

printed on the securities, and any such redemption shall not be affected by any defect in or omission of such numbers. The Authority shall promptly notify the Trustee in writing of any change in CUSIP numbers.

ARTICLE III

ISSUANCE OF AUTHORITY BONDS

SECTION 3.01. Provisions for the Issuance of Authority Bonds. The Authority Bonds shall be executed by the Authority and delivered to the Trustee for authentication, together with a Written Order authorizing and directing the Trustee to authenticate the Authority Bonds and containing instructions as to the delivery of the Authority Bonds. The Trustee shall authenticate and deliver the Authority Bonds upon receipt of such Written Order and upon the following having been made available to it:

- (a) A copy of the resolution adopted by the Authority approving this Trust Agreement and the execution and delivery by the Authority hereof, duly certified by the Secretary to have been duly adopted by the Authority and to be in full force and effect on the date of such certification;
- (b) The proceeds of sale of the Authority Bonds;
- (c) An Officer's Certificate stating that all conditions precedent to the authorization of the Authority Bonds have been satisfied and that the Authority is not in default in the performance of any of the agreements, conditions, covenants or terms contained herein;
- (d) An original executed counterpart hereof;
- (e) The Local Obligations to be purchased with the proceeds of the Authority Bonds, registered in the name of the Trustee; and
- (f) An Opinion or Opinions of Bond Counsel addressing the validity and, if applicable, the tax-exempt status of the Authority Bonds and the validity of the Local Obligations, subject to such exceptions as may be reasonable and appropriate.

SECTION 3.02. Parity and Subordinate Bonds. So long as any of the Authority Bonds remain Outstanding, the Authority shall not issue any bonds or obligations payable from Revenues.

ARTICLE IV

REDEMPTION OF AUTHORITY BONDS

SECTION 4.01. General Redemption Provisions. The Authority Bonds that are subject to redemption prior to maturity pursuant to this Trust Agreement shall be redeemable, upon mailed notice as provided in this Article, at such times and upon such terms as are contained in this Article.

SECTION 4.02. Optional Redemption. The Authority Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, upon mailed notice as provided herein, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

SECTION 4.03. Extraordinary Redemption. The Authority Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after September 1, 20[], solely from funds derived from extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any Interest Payment Date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an Interest Payment Date on September 1, 20[] and March 1, 20[];

101% if redeemed on an Interest Payment Date on September 1, 20[] and March 1, 20[]; and

100% if redeemed on September 1, 20[] and any Interest Payment Date thereafter.

SECTION 4.04. Mandatory Redemption. The Term Authority Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the Authority prior to their maturity date in part on September 1 of each year on and after September 1, 20[___], to and including September 1, 20[___]; and the Term Authority Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the Authority prior to their maturity date in part on September 1 of each year on and after September 1, 20[___], to and including September 1, 20[___] from (and in the amount of) the Minimum Sinking Fund Payments due and payable for the Term Authority Bonds on each such date, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium.

SECTION 4.05. Redemption Instructions. Upon any prepayment of a Local Obligation, the Authority shall deliver to the Trustee at least forty-five (45) days prior to the redemption date a Written Order of the Authority designating the amounts and maturities of the Authority Bonds to be redeemed, which shall be in the manner necessary to enable the Authority to deliver a Cash Flow Certificate satisfying the requirements described below. In the event only a portion of the Outstanding Authority Bonds of any maturity are to be redeemed at any one time, the Trustee shall select the particular Authority Bonds of each maturity date to be redeemed in accordance with DTC procedures (which, at the time of the issuance of the Authority Bonds, would be a redemption by lot) or, if the Authority Bonds are not then in book-entry, in a manner that it deems appropriate and fair. The Trustee shall redeem Authority Bonds in Authorized Denominations. The Trustee shall promptly notify the Authority in writing of the numbers of the Authority Bonds so selected for redemption on any date. Upon any redemption of a portion but not all of the Outstanding Authority Bonds, the Authority shall deliver to the Trustee a Cash Flow Certificate to the effect that, assuming all payments are made with respect to the Local Obligations, (i) the Revenues, together with moneys on deposit in other funds and account held under this Trust Agreement, will be sufficient to pay all Principal Installments, Minimum Sinking Fund Payments and interest payments on the Authority Bonds when due; and (ii) the redemption premiums, if any, on the Local Obligations, together with other Revenues available to the Trustee for such purpose, are sufficient to offset any difference between the interest to accrue on the Authority Bonds to be paid or redeemed with the proceeds of prepayment of such Local Obligations (plus any redemption premium payable upon redemption of such Authority Bonds) and the income to be earned on any investment of such proceeds (assured as of the date of payment thereof), in each case until the date of payment or redemption of Authority Bonds, such that in no event will the prepayment of Local Obligations cause the Trustee to have insufficient funds to pay debt service on the Authority Bonds when due. In no event shall Authority Bonds be redeemed if upon such redemption the principal amount of the Local Obligations remaining outstanding will be less than the total principal amount of Outstanding Authority Bonds. Such Written Order of the Authority may specify that optional redemption of the Authority Bonds will be conditioned upon receipt of funds or other events.

SECTION 4.06. Notice of Redemption. Subject to receipt of the Written Order of the Authority delivered pursuant to Section 4.05, the Trustee shall, at the sole cost and expense of the Authority, give notice of redemption as hereinafter provided in this Section; provided, that Authority Bonds, identified by CUSIP numbers, serial numbers and maturity date, have been called for redemption and, in the case of Authority Bonds to be redeemed in part only, the portion of the principal amount thereof that has been called for redemption (or if all the Outstanding Authority Bonds are to be redeemed, so stating, in which event such serial numbers may be omitted), that they will be due and payable on the date fixed for redemption (specifying such date)

upon surrender thereof to the Trustee at its Corporate Trust Office, subject to any conditions to such redemption specified in the Written Order of the Authority, at the redemption price (specifying such price), together with any accrued interest to such date, and that all interest on the Authority Bonds (or portions thereof) so to be redeemed will cease to accrue on and after such date and that from and after such date such Authority Bond (or such portion thereof) shall no longer be entitled to any lien, benefit or security hereunder, and the Owner thereof shall have no rights in respect of such redeemed Authority Bond or such portion except to receive payment from such money of such redemption price plus accrued interest to the date fixed for redemption. If sufficient monies for the payment of the redemption price of all Authority Bonds to be redeemed are not then on deposit with the Trustee, such notice shall also state that redemption is conditioned upon the timely deposit of sufficient funds therefor with the Trustee.

Such notice shall be mailed by first class mail, in a sealed envelope, postage prepaid, at least thirty (30) but not more than sixty (60) days before the date fixed for redemption, to the Owners of such Authority Bonds (or portions thereof) so called for redemption, at their respective addresses as the same shall last appear on the Bond Register; provided, that neither the failure of an Owner to receive notice of redemption of Authority Bonds hereunder nor any error in such notice shall affect the validity of the proceedings for the redemption of Authority Bonds.

Any notice of optional redemption hereunder may be rescinded by written notice given by the Authority to the Trustee no later than three (3) Business Days prior to the date specified for redemption, instructing the Trustee to send such notice of rescission. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given pursuant to this Section.

SECTION 4.07. Payment of Redeemed Authority Bonds. If notice of redemption has been given and not rescinded and if the conditions to such redemption specified therein, if any, have been satisfied, each as provided in Section 4.06, the Authority Bonds (or the portions thereof) called for redemption shall become irrevocably due and payable on the date fixed for redemption at the redemption price thereof, together with accrued interest to the date fixed for redemption, upon presentation and surrender of the Authority Bonds to be redeemed at the Corporate Trust Office of the Trustee specified in the notice of redemption. If there shall be called for redemption less than the full principal amount of an Authority Bond, the Authority shall execute and deliver and the Trustee shall authenticate, upon surrender of such Authority Bond, and without charge to the Owner thereof, Authority Bonds of like interest rate and maturity in an aggregate principal amount equal to the unredeemed portion of the principal amount of the Authority Bonds so surrendered in such Authorized Denominations as shall be specified by the Owner thereof.

If any Authority Bond or any portion thereof shall have been duly called for redemption and payment of the redemption price, together with unpaid interest accrued to the date fixed for redemption, shall have been made or provided for by the Authority, then interest on such Authority Bond or such portion thereof shall cease to accrue from such date, and from and after such date such Authority Bond or such portion thereof shall no longer be entitled to any lien, benefit or security hereunder, and the Owner thereof shall have no rights in respect of such Authority Bond or such portion except to receive payment of such redemption price and unpaid interest accrued to the date fixed for redemption.

SECTION 4.08. Purchase in Lieu of Redemption. In lieu of redemption of any Authority Bond pursuant to the provisions of Section 4.02 or Section 4.03, and after complying with Section 4.05, amounts on deposit in the Proceeds Fund, the Principal Fund or in the Redemption Fund may be used and withdrawn by the Trustee at any time prior to a notice of redemption having been delivered, upon a Written Order for the purchase of such Authority Bonds at public or private sale as and when and at such prices as the Authority may in its discretion determine, but not in excess of the lower of the highest or then current redemption price thereof plus accrued interest to the purchase date; and all Authority Bonds so purchased shall be delivered to the Trustee for cancellation.

ARTICLE V

REVENUES AND FUNDS FOR AUTHORITY BONDS

SECTION 5.01. Establishment of Funds. There is hereby established with the Trustee, and the Trustee hereby agrees to maintain, the following special trust funds for the Authority Bonds, which the Trustee shall keep separate and apart from all other funds and moneys held by it: the Revenue Fund, the Interest Fund, the Principal Fund, the Redemption Fund, the Proceeds Fund, the Local Obligations Fund and the Rebate Fund.

SECTION 5.02. Deposit of Proceeds of Authority Bonds. The net proceeds received from the sale of the Authority Bonds (in the amount of \$[Purchase Price], consisting of the principal amount thereof, [plus/less] the [net] original issue [premium/discount] of \$[Premium/Discount] and less an underwriter's discount of \$[UW Discount]) shall be deposited by the Trustee in the Proceeds Fund.

SECTION 5.03. Proceeds Fund. The amounts in the Proceeds Fund shall be applied forthwith by the Trustee for the purchase of the Local Obligations pursuant to the Local Obligation Purchase Contract in accordance with a Written Order of the Authority whereupon the Proceeds Fund shall be closed. If any amount shall remain in the Proceeds Fund following such purchase, such amount shall be transferred to the Revenue Fund.

SECTION 5.04. Local Obligations Fund. All Local Obligations acquired by the Trustee pursuant to Section 5.03 shall be deposited in the Local Obligations Fund, which the Trustee shall establish and maintain.

SECTION 5.05. Revenue Fund. All Revenues received by the Trustee, other than Revenues derived from the early redemption of Local Obligations from Special Tax Prepayments (which shall be administered in accordance with Section 5.06), shall be deposited by the Trustee in the Revenue Fund. On each Interest Payment Date and Principal Payment Date, the Trustee shall transfer Revenues (to the extent that Revenues are available therein) from the Revenue Fund, in the amounts specified in Sections 5.07 and 5.08, for deposit into the respective Funds specified therein in the order of priority herein set forth, the requirements of each Fund to be fully satisfied, leaving no deficiencies therein, prior to any deposit into any Fund later in priority. On each Interest Payment Date and Principal Payment Date, after making the deposits required by Sections 5.07 and 5.08, the Trustee shall transfer all remaining money in the Revenue Fund to the Indenture Trustee for deposit pursuant to the Local Obligations Indenture.

SECTION 5.06. Revenues Derived from Special Tax Prepayments. The Community Facilities District and the Authority acknowledge that amounts received by the Community Facilities District on account of Special Tax Prepayments are to be utilized for the sole purpose of the prior redemption of Local Obligations pursuant to Section 4.03, and not to pay current, scheduled debt service payments on the Local Obligations. Correspondingly, in order to maintain a proper ratio between debt service payments on the Local Obligations and debt service payments on the Authority Bonds, all Revenues received by the Trustee which are derived from the early redemption of Local Obligations from Special Tax Prepayments when received by the Community Facilities District shall be deposited in the Redemption Fund and used to redeem the Authority Bonds pursuant to Section 4.03, in accordance with a Written Order of the Authority delivered pursuant to Section 4.05.

SECTION 5.07. Interest Fund. The Trustee shall deposit in the Interest Fund on each Interest Payment Date from the Revenue Fund an amount of Revenues which, together with any amounts then on deposit in the Interest Fund, is equal to the interest due on the Authority Bonds due on such date. On each Interest Payment Date, the Trustee shall pay the interest due and payable on the Authority Bonds on such date from the Interest Fund.

SECTION 5.08. Principal Fund. After satisfying the requirements of the foregoing Section 5.07 respecting deposits in the Interest Fund, the Trustee shall deposit in the Principal Fund (i) on each Principal Payment Date from the Revenue Fund an amount of Revenues which, together with any amounts then on deposit in the Principal Fund (other than amounts previously deposited on account of any Authority Bonds which have matured but which have not been presented for payment) is sufficient to pay the Principal Installments on the Authority Bonds due on such Principal Payment Date and (ii) on each September 1 on which a Minimum Sinking Fund Payment is required to be made (for deposit in the Sinking Fund Account) from the Revenue Fund an amount of Revenues which is equal to the Minimum Sinking Fund Payment due and payable on such date. On each Principal Payment Date, the Trustee shall pay the principal or redemption price due and payable on the Authority Bonds on such date from the Principal Fund.

SECTION 5.09. Redemption Fund. All money held in or transferred to the Redemption Fund pursuant to Section 5.06 shall be used for the purpose of redeeming or purchasing all or a portion of the Outstanding Authority Bonds pursuant to Section 4.03, and the Trustee shall use other moneys in the Redemption Fund for the payment of the redemption price of Authority Bonds called for redemption pursuant to Section 4.02, together with accrued interest to the redemption date.

SECTION 5.10. Rebate Fund. The Trustee agrees to establish and maintain when needed a fund separate from any other fund established and maintained hereunder designated the Rebate Fund. The Trustee shall deposit in the Rebate Fund, from funds made available by the Authority, the Rebate Requirement, all in accordance with the Rebate Instructions received from the Authority. The Trustee will apply money held in the Rebate Fund as provided in Section 7.04 and according to instructions provided by the Authority. Subject to the provisions of Section 7.04, all money held in the Rebate Fund is hereby pledged to secure payments to the United States of America, and the Authority and the Community Facilities District and the Owners will have no rights in or claim to such money. The Trustee will invest all money held in the Rebate Fund in Investment Securities as directed in writing by the Authority, such written direction to specify

which Investment Securities are to be invested in, and all investment earnings with respect thereto shall be deposited in the Rebate Fund.

Upon receipt of the Rebate Instructions required by the Tax Certificate to be delivered to the Trustee, the Trustee will remit part or all of the balance held in the Rebate Fund to the United States of America as so directed. In addition, if the Rebate Instructions so direct, the Trustee will deposit money into or transfer money out of the Rebate Fund from or into such Funds as the Rebate Instructions shall direct. The Trustee shall be deemed conclusively to have complied with such provisions if it follows the written directions of the Authority including supplying all necessary information in the manner provided in the Tax Certificate to the extent such information is reasonably available to the Trustee, and shall have no liability or responsibility to monitor or enforce compliance by the Authority with the terms of the Tax Certificate.

The Trustee shall have no obligation to rebate any amounts required to be rebated pursuant to this Section, other than from money held in the Rebate Fund or from other money provided to it by the Authority. The Trustee shall not be responsible for computing the Rebate Requirement, and computations of the Rebate Requirement shall be furnished to the Trustee or on behalf of the Authority in accordance with the Tax Certificate.

Notwithstanding any other provision hereof, including in particular Article XII pertaining to defeasance, the obligation to remit the rebate amounts to the United States of America and to comply with all other requirements of this Section and the Tax Certificate shall survive the defeasance or payment in full of the Authority Bonds.

ARTICLE VI

SECURITY FOR AND INVESTMENT OF MONEY

SECTION 6.01. Security. All money required to be deposited with or paid to the Trustee in any of the Funds (other than the Rebate Fund) referred to in any provision hereof shall be held by the Trustee in trust, and except for money held for the payment or redemption of Authority Bonds or the payment of interest on Authority Bonds pursuant to Section 12.03, shall, while held by the Trustee, constitute part of the Trust Estate and shall be subject to the lien and pledge created hereby.

SECTION 6.02. Investment of Money. So long as the Authority Bonds are Outstanding and there is no default hereunder, all money on deposit to the credit of the Revenue Fund, the Interest Fund, the Principal Fund and the Redemption Fund and all accounts within such Funds shall, at the written request of an Authorized Officer of the Authority specifying and directing that such investment of such money be made, be invested by the Trustee in Investment Securities having maturities not later than the date necessary to provide the availability of money when needed for purposes hereof, and all money held in the Rebate Fund shall, at the written request of an Authorized Officer specifying and directing that such investment of such money be made, be invested by the Trustee in Government Obligations having maturities not later than the date necessary to provide the availability of money when needed for purposes hereof, and the

Trustee shall be entitled to conclusively rely on such instructions for purposes of this Section. The Trustee shall notify the Authority in writing prior to the date money held hereunder will be available for investment, requesting that the Authority deliver to the Trustee written instructions specifying the Investment Securities to be acquired by the Trustee with such money. The Authority, in issuing such written instructions, shall comply with the provisions of the Tax Certificate. In the absence of written instructions from the Authority regarding investment, such money shall be held uninvested. The Trustee (or any affiliate thereof) may act as principal or agent in the acquisition or disposition of any investments.

Money on deposit in the Proceeds Fund, if any, shall be invested in Investment Securities pursuant to a Written Order specifying which Investment Securities to be invested in, and such money may not be reinvested in any other Investment Securities unless the Trustee receives, at the time of such reinvestment, a further written certification to the effect that, after such reinvestment, the Revenues will be sufficient to pay principal and interest on the Authority Bonds when due.

Notwithstanding anything to the contrary contained herein, an amount of interest received with respect to any Investment Security equal to the amount of accrued interest, if any, paid as part of the purchase price of such Investment Security shall be credited to the Fund from which such accrued interest was paid. The Trustee shall not be responsible for any losses, taxes, fees, charges or consequences of any investment, reinvestment or liquidation of investment if it follows such instructions. Notwithstanding anything to the contrary contained herein, the Trustee shall have no obligation or responsibility to determine whether investment in a security is permitted by the laws of the State and the City's Investment Policy, for and on behalf of the Community Facilities District, and shall be entitled to conclusively assume that any investment it is directed to make is so permitted.

The securities purchased with the money in each Fund shall be deemed a part of such Fund. If at any time it shall become necessary or appropriate that some or all of the securities purchased with the money in any Fund be redeemed or sold in order to raise money necessary to comply with the provisions hereof, the Trustee shall effect such redemption or sale, employing, in the case of a sale, any commercially reasonable method of effecting the same. The Trustee shall not be liable or responsible for any consequences, fees, taxes or other charges resulting from any such investment or resulting from the redemption, sale or maturity of any such investment as authorized pursuant to this Section.

Investments in the Revenue Fund, the Interest Fund, the Principal Fund and the Redemption Fund may be commingled for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in particular Funds amounts received or held by the Trustee; provided, that the Trustee shall at all times account for such investments strictly in accordance with the Funds to which they are credited and otherwise as provided herein.

All earnings on the investment of the money on deposit in any Fund shall remain a part of such Fund.

ARTICLE VII

COVENANTS OF THE AUTHORITY AND THE COMMUNITY FACILITIES DISTRICT

SECTION 7.01. Payment of Authority Bonds: No Encumbrances. The Authority shall cause the Trustee to promptly pay, from Revenues and other funds derived from the Trust Estate pledged hereunder, the interest on and principal of and redemption premium, if any, on every Authority Bond issued under and secured hereby at the place, on the dates and in the manner specified herein and in such Authority Bonds according to the true intent and meaning thereof. The Authority shall not issue any bonds, notes or other evidences of indebtedness or incur any obligations payable from or secured by the Trust Estate, other than the Authority Bonds.

SECTION 7.02. Enforcement and Amendment of Local Obligations. The Authority, the Community Facilities District and the Trustee (subject to Article IX hereof) shall enforce all of their rights with respect to the Local Obligations to the fullest extent necessary to preserve the rights and protect the security of the Owners hereunder.

The Authority, the Community Facilities District and the Trustee may, without the consent of or notice to the Owners of the Authority Bonds, consent to any amendment, change or modification of any Local Obligation that may be required (a) to conform to the provisions hereof (including any modifications or changes contained in any Supplemental Trust Agreement), (b) for the purpose of curing any ambiguity or inconsistency or formal defect or omission, (c) to add additional rights acquired in accordance with the provisions of such Local Obligation, (d) in connection with any other change therein that is not to the material prejudice of the Owners of the Authority Bonds, or (e) in the Opinion of Bond Counsel, to preserve or assure the exemption of interest on the Local Obligations or Authority Bonds from federal income taxes or the exemption of such interest from State personal income taxes.

Except for the amendments, changes or modifications provided for in the preceding paragraph, neither the Authority, the Community Facilities District nor the Trustee shall consent to any amendment, change or modification of any Local Obligation without the written approval or consent of the Owners of not less than a majority in aggregate principal amount of Authority Bonds at the time Outstanding given and procured as provided in this Section. If at any time the Authority and the Community Facilities District, as the case may be, shall request the consent of the Trustee to any such proposed amendment, change or modification of a Local Obligation, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice, prepared by the Authority, of such proposed amendment, change or modification to be mailed in the same manner as provided by Section 13.03. Such notice shall briefly set forth the nature of such proposed amendment, change or modification and shall state that copies of the instrument embodying the same are on file with the Trustee for inspection by all Owners.

SECTION 7.03. Further Documents. The Authority covenants that it will from time to time execute and deliver such further instruments and take such further action as may be reasonable and as may be required to carry out the purpose hereof; provided, that no such instruments or actions shall pledge the faith and credit or the taxing power of the State or any political subdivision of the State.

SECTION 7.04. Tax Covenants for the Authority Bonds.

(a) The Authority and the Community Facilities District will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the exclusion from gross income of interest on the Authority Bonds under Section 103 of the Code. The Authority and the Community Facilities District will not directly or indirectly use or permit the use of any proceeds of the Authority Bonds or any other funds of the Authority or take or omit to take any action that would cause the Authority Bonds to be “private activity bonds” within the meaning of Section 141(a) of the Code or obligations which are “federally guaranteed” within the meaning of Section 149(b) of the Code. The Authority will not allow ten percent (10%) or more of the proceeds of the Authority Bonds to be used in the trade or business of any nongovernmental units and will not lend five percent (5%) or more of the proceeds of the Authority Bonds to any nongovernmental units.

(b) The Authority and the Community Facilities District will not directly or indirectly use or permit the use of any proceeds of the Authority Bonds or any other funds of the Authority or take or omit to take any action that would cause the Authority Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code. To that end, the Authority and the Community Facilities District will comply with all requirements of Section 148 of the Code to the extent applicable to the Authority Bonds. In the event that at any time the Authority is of the opinion that for purposes of this Section it is necessary to restrict or to limit the yield on the investment of any money held by the Trustee hereunder, the Authority will so instruct the Trustee in writing, and the Trustee will take such actions as directed by such instructions.

(c) The Authority will pay or cause to be paid the Rebate Requirement as provided in the Tax Certificate. This covenant shall survive payment in full or defeasance of the Authority Bonds. The Authority will cause the Rebate Requirement to be deposited in the Rebate Fund as provided in the Tax Certificate (which is incorporated herein by reference).

(d) The Trustee will conclusively be deemed to have complied with the provisions of this Section and the provisions of the Tax Certificate and shall incur no liability if it follows the directions of the Authority set forth in the Tax Certificate and the Rebate Instructions and shall not be required to take any actions hereunder in the absence of Rebate Instructions from the Authority.

(e) Notwithstanding any provision of this Section, if the Authority shall provide to the Trustee an Opinion of Bond Counsel that any specified action required under this Section is no longer required or that some further or different action is required to maintain the exclusion from gross income for federal income tax purposes of interest with respect to the Authority Bonds, the Trustee and the Authority and the Community Facilities District may conclusively rely on such opinion in complying with the requirements of this Section, and the covenants hereunder shall be deemed to be modified to that extent.

(f) The provisions of this Section shall survive the defeasance of the Authority Bonds.

SECTION 7.05. Maintenance of Existence. The Authority shall maintain the existence, powers and authority of the Authority as a joint exercise of powers authority under the laws of the State.

SECTION 7.06. Continuing Disclosure. The Community Facilities District has undertaken all responsibility for compliance with continuing disclosure requirements, and the Authority shall have no liability to the Owners of the Authority Bonds or any other person with respect to S.E.C. Rule 15c2-12. Notwithstanding any other provision hereof, failure of the Community Facilities District to comply with any continuing disclosure obligation shall not be considered an Event of Default; provided, that any Owners of the Authority Bonds or beneficial owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Community Facilities District to comply with its continuing disclosure obligations.

SECTION 7.07. Redemption Fund for the Local Obligations.

(a) The Community Facilities District expressly acknowledges that, pursuant to the Local Obligations Indenture, the Community Facilities District is to establish and maintain a separate redemption fund for the Local Obligations (the "Local Obligations Redemption Fund") and, so long as the Local Obligations remain outstanding, to deposit into such Local Obligations Redemption Fund, upon receipt, any and all Special Tax Revenues received by the Community Facilities District in connection with the Local Obligations. The Community Facilities District further acknowledges that no temporary loan or other use whatsoever may be made of Special Tax Revenues, and that the Local Obligations Redemption Fund constitutes a trust fund for the benefit of the owners of the Local Obligations.

(b) The Community Facilities District hereby covenants for the benefit of the Authority, as owner of the Local Obligations, the Trustee, as assignee of the Authority with respect to the Revenues, and the Owners from time to time of the Authority Bonds, that it will establish, maintain and administer the Local Obligations Redemption Fund and the Special Tax Revenues in accordance with their status as trust funds as prescribed by the Act, the Local Obligations Indenture and this Trust Agreement.

(c) The Community Facilities District further covenants that, no later than one (1) Business Day prior to each Interest Payment Date and Principal Payment Date of the Authority Bonds, the Community Facilities District will advance to the Trustee against payment on the Local Obligations, as assignee of the Authority with respect to the Local Obligations, the interest due on the Local Obligations on such Interest Payment Date and the principal of all Local Obligations maturing on such Principal Payment Date, respectively, and upon receipt by the Trustee, such amounts shall constitute Revenues. For so long as Authority Bonds remain Outstanding, the Trustee shall provide written notice to the Authority no later than fifteen (15) days prior to each Interest Payment Date specifying the amount required to be paid to the Trustee pursuant to this subsection in the month subsequent thereto.

SECTION 7.08. Concerning the Trust Estate. The Authority hereby represents and warrants as follows:

(a) This Trust Agreement creates a valid and binding pledge of and security interest in the Trust Estate in favor of the Trustee in order to secure the payment of the interest on and principal of and redemption premiums, if any, on all Authority Bonds Outstanding hereunder, enforceable by the Trustee in accordance with the terms hereof.

(b) Under the laws of the State of California, (1) such pledge of and security interest in the Trust Estate and (2) each pledge, assignment, lien, or other security interest made to secure any prior obligations of the Authority which, by the terms hereof, ranks on parity with or prior to the pledge of and security interest granted hereby, are and shall be prior to any judicial lien hereafter imposed on such collateral to enforce a judgment against the Authority on a simple contract.

(c) The Authority has not heretofore made a pledge of, granted a lien on or security interest in, or made an assignment or sale of the Trust Estate that ranks on parity with or prior to the pledge and security interest granted hereby, except for the pledge and security interest granted to secure the Authority Bonds. The Authority shall not hereafter make or suffer to exist any pledge or assignment of, lien on, or security interest in such collateral that ranks prior to or on parity with the pledge and security interest granted hereby, or file any financing statement describing any such pledge, assignment, lien or security interest, except as expressly permitted hereby.

ARTICLE VIII

DEFAULTS AND REMEDIES

SECTION 8.01. Events of Default. The following shall constitute "Events of Default" hereunder:

- (a) if payment of interest on the Authority Bonds shall not be made when due; or
- (b) if payment of any Principal Installment or Minimum Sinking Fund Payment shall not be made when due and payable, whether at maturity, by proceedings for redemption, or otherwise; or
- (c) if the Authority or the Community Facilities District shall fail to observe or perform in any material way any other agreement, condition, covenant or term contained herein on its part to be observed or performed, and such failure shall continue for thirty (30) days after written notice specifying such failure and requiring the same to be remedied shall have been given to the Authority or the Community Facilities District, as the case may be, by the Trustee or by the Owners of not less than fifty percent (50%) in aggregate principal amount of the Authority Bonds, provided, that if such default be such that it cannot be corrected within the applicable period, it shall not constitute an Event of Default if corrective action is instituted by the Authority or the Community Facilities District within the applicable period and diligently pursued until the default is corrected; or
- (d) if there is an event of default under the Local Obligations Indenture.

SECTION 8.02. Proceedings by Trustee: No Acceleration. Upon the happening and continuance of any Event of Default the Trustee may, or at the written request of the Owners of not less than fifty percent (50%) in aggregate principal amount of Authority Bonds Outstanding, shall (but only if indemnified to its satisfaction from any liability, expense or cost), do the following:

- (a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Owners, including the right to receive and collect the Revenues;

- (b) bring suit upon or otherwise enforce any defaulting Local Obligation;
- (c) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Owners;
- (d) as a matter of right, have a receiver or receivers appointed for the Trust Estate and of the earnings, income, issues, products, profits and revenues thereof pending such proceedings, with such powers as the court making such appointment shall confer; and
- (e) take such action with respect to any and all Local Obligations or Investment Securities as shall be necessary and appropriate, subject to Section 8.04 and to the terms of such Local Obligations or Investment Securities.

The Trustee shall have no right to declare the principal of all of the Authority Bonds then Outstanding, or the interest accrued thereon, to be due and payable immediately.

SECTION 8.03. Effect of Discontinuance or Abandonment. In case any proceeding taken by the Trustee on account of any Event of Default shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee, then and in every such case the Trustee and the Owners shall be restored to their former positions and rights hereunder, respectively, and all rights, remedies and powers of the Trustee shall continue as though no such proceeding had been taken.

SECTION 8.04. Rights of Owners. Anything herein to the contrary notwithstanding, but subject to the limitations and restrictions as to the rights of the Owner contained in Sections 8.01, 8.02, and 8.05, upon the happening and continuance of any Event of Default, the Owners of not less than fifty percent (50%) in aggregate principal amount of the Authority Bonds then Outstanding shall have the right, upon providing the Trustee security and indemnity reasonably satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby, by an instrument in writing executed and delivered to the Trustee, have the right to direct the method and place of conducting all remedial proceedings to be taken by the Trustee hereunder.

The Trustee may refuse to follow any direction that conflicts with law or herewith or that the Trustee determines would subject the Trustee to personal liability without adequate indemnification therefor.

SECTION 8.05. Restriction on Owner's Action. In addition to the other restrictions on the rights of Owners to request action upon the occurrence of an Event of Default and to enforce remedies set forth in this Article, no Owner shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of any trust hereunder, or any other remedy hereunder or in the Authority Bonds, unless such Owner previously shall have given to the Trustee written notice of an Event of Default as hereinabove provided and unless the Owners of not less than fifty percent (50%) in aggregate principal amount of the Authority Bonds then Outstanding shall have made written request of the Trustee to institute any such suit, action, proceeding or other remedy, after the right to exercise such powers or rights of action, as the case may be, shall have accrued, and shall have afforded the Trustee a reasonable opportunity either to proceed to exercise the powers granted herein, or to institute such action, suit or proceeding in its or their name; nor unless there also shall have been offered to the Trustee security and indemnity reasonably

satisfactory to it against the costs, expenses and liabilities to be incurred therein or thereby, and the Trustee shall not have complied with such request within a reasonable time; and such notification, request and offer of indemnity are hereby declared in every such case to be conditions precedent to the execution of the trusts hereof or for any other remedy hereunder, it being understood and intended that no one or more Owners of Authority Bonds secured hereby shall have any right in any manner whatever by his, her or their action to affect, disturb or prejudice the security hereof, or to enforce any rights hereunder or under the Authority Bonds, except in the manner provided herein, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner provided herein, and for the equal benefit of all Owners of Outstanding Authority Bonds; subject, however, to the provisions of this Section. Notwithstanding the foregoing provisions of this Section or any other provision hereof, the obligation of the Authority shall be absolute and unconditional to pay, but solely from the Trust Estate, the interest on and principal of and redemption premiums, if any, on the Authority Bonds to the respective Owners thereof at the respective due dates thereof, and nothing herein shall affect or impair the right of action, which is absolute and unconditional, of such Owners to enforce such payment.

SECTION 8.06. Power of Trustee to Enforce. All rights of action hereunder or under any of the Authority Bonds secured hereby which are enforceable by the Trustee may be enforced by it without the possession of any of the Authority Bonds, or the production thereof at the trial or other proceedings relative thereto, and any such suit, action or proceedings instituted by the Trustee shall be brought in its own name, as Trustee, for the equal and ratable benefit of the Owners subject to the provisions hereof.

SECTION 8.07. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

SECTION 8.08. Waiver of Events of Default: Effect of Waiver. Upon the written request of the Owners of at least a majority in aggregate principal amount of all Outstanding Authority Bonds, the Trustee shall waive any Event of Default hereunder and its consequences. If any Event of Default shall have been waived as herein provided, the Trustee shall promptly give written notice of such waiver to the Authority and the Community Facilities District and shall give notice thereof by first class mail, postage prepaid, to all Owners of Outstanding Authority Bonds if such Owners had not previously been given notice of such Event of Default; but no such waiver, rescission and annulment shall extend to or affect any subsequent Event of Default, or impair any right or remedy consequent thereon.

No delay or omission of the Trustee or of any Owner to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any such Event of Default, or an acquiescence therein; and every power and remedy given by this Article to the Trustee and to the Owners may be exercised from time to time and as often as may be deemed expedient.

SECTION 8.09. Application of Money upon Event of Default. Any money received by the Trustee pursuant to this Article shall, after payment of all fees and expenses of the Trustee, and the fees and expenses of its counsel incurred in representing the Owners, be applied as follows:

(a) unless the principal of all of the Outstanding Authority Bonds shall be due and payable,

FIRST - To the payment of the Owners entitled thereto of all installments of interest then due on the Authority Bonds, in the order of the maturity of the installments of such interest, and if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the Persons entitled thereto, without any discrimination or privilege;

SECOND - To the payment of the Owners entitled thereto of the unpaid principal of and redemption premiums, if any, on any of the Authority Bonds which shall have become due (other than Authority Bonds matured or called for redemption for the payment of which money is held pursuant to the provisions hereof) in the order of their due dates, and if the amount available shall not be sufficient to pay in full the principal of and redemption premiums, if any, on such Authority Bonds due on any particular date, then to the payment ratably, according to the amount due on such date, to the Owners entitled thereto without any discrimination or privilege; and

THIRD - To be held for the payment to the Owners entitled thereto as the same shall become due of the interest on and principal of and redemption premiums, if any, on the Authority Bonds which may thereafter become due, either at maturity or upon call for redemption prior to maturity, and if the amount available shall not be sufficient to pay in full such interest and principal and redemption premiums, if any, due on any particular date, payment shall be made in accordance with the FIRST and SECOND paragraphs hereof.

(b) if the principal of all of the Outstanding Authority Bonds shall be due and payable, to the payment of the interest on and principal of and redemption premiums, if any, due on all Outstanding Authority Bonds without preference or priority of or of any interest on any Outstanding Authority Bond over any other Outstanding Authority Bond, any principal of or the redemption premium, if any, on any Outstanding Authority Bond or of any other Outstanding Authority Bond, ratably, according to the amounts due respectively for interest and principal and redemption premiums, if any, to the Owners entitled thereto without any discrimination or preference except as to any difference in the respective amounts of interest specified in the Outstanding Authority Bonds.

ARTICLE IX

THE TRUSTEE

SECTION 9.01. Appointment and Acceptance of Duties. The Trustee hereby accepts and agrees to the trusts hereby created to all of which the Authority agrees and the respective Owners of the Authority Bonds, by purchase and acceptance thereof, agree.

SECTION 9.02. Duties, Immunities and Liability of Trustee. The Trustee shall, prior to an Event of Default, and after the curing or waiver of all Events of Default which may have occurred, perform such duties and only such duties as are specifically set forth herein, and no implied duties or obligations shall be read herein against the Trustee. The Trustee shall, during the existence of any Event of Default (which has not been cured or waived), exercise such of the rights and powers vested in it hereby and use the same degree of care and skill in their exercise as a prudent person would exercise under the circumstances in the conduct of his or her own affairs.

In the absence of an Event of Default, the Authority may remove the Trustee. The Authority shall remove the Trustee if (A) it receives an instrument or concurrent instruments in writing signed by the Owners of not less than a majority in aggregate principal amount of the Authority Bonds then Outstanding (or their attorneys duly authorized in writing) or (B) at any time the Trustee shall cease to be eligible in accordance with this Section, or (C) the Trustee shall become incapable of acting, or (D) the Trustee shall commence a case under any bankruptcy, insolvency or similar law, or (E) a receiver of the Trustee or of its property shall be appointed, or (F) any public officer shall take control or charge of the Trustee or its property or affairs for the purpose of rehabilitation, conservation or liquidation. To effect any such removal, the Authority shall give written notice thereof to the Trustee, and thereupon the Authority (with the concurrence of the Community Facilities District) shall promptly appoint a successor Trustee by an instrument in writing.

The Trustee may, subject to the next following paragraph of this Section, resign by giving written notice of such resignation by mail, first class postage prepaid, to the Authority, the Community Facilities District and the Owners at the respective addresses listed in the Bond Register. Upon receiving such notice of resignation, the Authority (with the concurrence of the Community Facilities District) shall promptly appoint, by an instrument in writing, a successor Trustee.

Any removal or resignation of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of the successor Trustee by the Authority and the Community Facilities District and acceptance of appointment by the successor Trustee. If no successor Trustee shall have been appointed and shall have accepted appointment within thirty (30) days of giving notice of removal or notice of resignation as aforesaid, the resigning Trustee or any Owner (on behalf of himself and all other Owners) may petition, at the expense of the Community Facilities District, any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice (if any) as it may deem proper, appoint such successor Trustee. Any successor Trustee appointed under this Trust Agreement shall signify its acceptance of such appointment by executing and delivering to the Authority and the Community Facilities District and to its predecessor Trustee a written acceptance thereof, and

thereupon such successor Trustee, without any further act, deed or conveyance, shall become vested with all the money, estates, properties, rights, powers, trusts, duties and obligations of such predecessor Trustee, with like effect as if it were originally named Trustee herein; but, nevertheless, at the written request of the Authority or the Community Facilities District or the successor Trustee, such predecessor Trustee shall execute and deliver any and all instruments of conveyance or further assurance and do such other things as may reasonably be required for more fully and certainly vesting in and confirming to such successor Trustee all the right, title and interest of such predecessor Trustee in and to any property held by it hereunder and shall pay over, transfer, assign and deliver to the successor Trustee any money or other property subject to the trusts and conditions herein set forth. Upon request of the successor Trustee, the Authority and the Community Facilities District shall execute and deliver any and all instruments as may be reasonably required for more fully and certainly vesting in and confirming to such successor Trustee all such money, estates, properties, rights, powers, trusts, duties and obligations. Upon acceptance of appointment by a successor Trustee as provided in this subsection, such successor Trustee shall mail a notice of the succession of such successor Trustee to the trusts hereunder by first class mail, postage prepaid, to the Owners at their respective addresses listed in the Bond Register.

Any successor Trustee appointed under the provisions of this Section shall be a trust company or bank having the powers of a trust company, having a designated corporate trust office in California, and with a combined capital and surplus of at least one hundred million dollars (\$100,000,000) and being subject to supervision or examination by federal or state authority; and if such bank or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purpose of this subsection the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. In case at any time the Trustee shall cease to be eligible in accordance with the provisions of this subsection, the Trustee shall resign promptly in the manner and with the effect specified in this Section.

No provision herein shall require the Trustee to risk or expend its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder unless the Owners shall have offered to the Trustee indemnity it deems reasonable, against the costs, expenses and liabilities that may be incurred. The Trustee shall be entitled to interest on all money advanced by it hereunder at its prime rate then in effect plus two percent (2%), but not to exceed the maximum interest rate permitted by the laws of the State.

In accepting the trust hereby created, the Trustee is acting solely as Trustee for the Owners and not in its individual capacity, and under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Authority Bonds.

The Trustee makes no representation or warranty, express or implied, as to the compliance with legal requirements of the use contemplated by the Authority or the Community Facilities District of the funds hereunder including, without limitation, the purchase of the Local Obligations hereunder; provided, that the Trustee shall not acquire Local Obligations other than pursuant to the provisions of Sections 5.03 and 5.04.

In no event shall the Trustee be responsible or liable for special, indirect, punitive or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

The Trustee shall not be responsible for the validity or effectiveness or value of any collateral or security securing any Local Obligation. The Trustee shall not be responsible for the recording or filing of any document relating hereto or any Local Obligation or of financing statements (or amendments or continuation statements in connection therewith) or mortgage or of any supplemental instruments or documents of further assurance as may be required by law in order to perfect the security interests or lien on or in any collateral or security securing any Local Obligation. The Trustee shall not be deemed to have made representations as to the security afforded thereby or as to the validity or sufficiency of any such document, collateral or security.

The Trustee shall not be deemed to have knowledge of any Event of Default hereunder unless and until a Responsible Officer of the Trustee shall have actual knowledge thereof at its Corporate Trust Office.

The Trustee shall not be accountable for the use or application by the Authority or the Community Facilities District or any other party of any funds which the Trustee has released hereunder.

The Trustee shall provide a monthly accounting of all funds held pursuant hereto to the Authority within fifteen (15) Business Days after the end of such month and shall provide statements of account for each annual period beginning July 1 and ending June 30, within ninety (90) days after the end of such period. Such accounting shall show in reasonable detail all financial transactions during the accounting period and the balance in any accounts and funds (including the Local Obligations Fund) created hereunder as of the beginning and the close of such accounting period.

The Trustee shall furnish the Authority periodic cash transaction statements which include detail for all investment transactions effected by the Trustee or brokers selected by the Authority. Upon the Authority's election, such statements will be delivered via the Trustee's online service and upon electing such service, paper statements will be provided only upon request. The Authority waives the right to receive brokerage confirmations of security transactions effected by the Trustee as they occur, to the extent permitted by law. The Authority further understands that trade confirmations for securities transactions effected by the Trustee will be available upon request and at no additional cost and other trade confirmations may be obtained from the applicable broker.

SECTION 9.03. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall succeed to the rights and obligations of the Trustee without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding; provided, that such company shall be eligible under Section 9.02.

SECTION 9.04. Compensation and Indemnification. The Authority shall pay or cause the Community Facilities District to pay the Trustee such compensation, as shall be agreed in writing, for its services rendered hereunder and reimburse the Trustee for reasonable expenses, disbursements and advances, including attorneys' fees and expenses, incurred by the Trustee in the performance of its obligations hereunder and with respect to the Local Obligations.

The Authority agrees, to the extent permitted by law, to indemnify the Trustee and its officers, directors, employees, attorneys and agents for, and to hold it harmless against, any loss, liability, claim or expense incurred without negligence or willful misconduct on its part arising out of or in connection with (i) the acceptance or administration of the trusts imposed hereby, including performance of its duties hereunder, including the costs and expenses of defending itself against any claims (whether asserted by the City or any other Person) or liability in connection with the exercise or performance of any of its powers or duties hereunder (including this Section 9.04), (ii) the projects to be financed with the purchase of the Local Obligations; (iii) the sale of any Authority Bonds or the purchase of the Local Obligations and the carrying out of any of the transactions contemplated by the Authority Bonds or the Local Obligations; or (iv) any untrue statement of any material fact or omission to state a material fact necessary to make the statements made, in light of the circumstances under which they were made, not misleading in any official statement or other disclosure document utilized by the Authority or the Community Facilities District in connection with the sale of the Authority Bonds or the Local Obligations. The Authority's obligations hereunder with respect to indemnity of the Trustee and the provision for its compensation set forth in this Article shall survive and remain valid and binding notwithstanding the maturity and payment of the Authority Bonds, or the resignation or removal of the Trustee.

The Trustee shall have no responsibility for or liability in connection with assuring that all of the procedures or conditions to closing set forth in the contract of purchase for the sale of the Authority Bonds, that all documents required to be delivered on the closing date to the parties are actually delivered, except its own responsibility to receive or deliver the proceeds of the sale, deliver the Authority Bonds and other certificates expressly required to be delivered by it and its counsel.

The Trustee shall not be responsible for determining or investigating whether any Local Obligation purchased pursuant to Section 5.03 is a Local Obligation, as defined herein, and the Trustee may conclusively rely on the Authority's determination and direction in this regard; provided, that the Trustee shall not acquire the Local Obligations other than pursuant to the provisions of Section 5.03. The Trustee shall be entitled to rely conclusively on the covenants, representations and warranties of each obligor on any Local Obligation and in the documents and certificates delivered in connection therewith and each Written Order.

SECTION 9.05. Liability of Trustee. The recitals of facts herein and in the Authority Bonds contained shall be taken as statements of the Authority or the Community Facilities District, and the Trustee does not assume any responsibility for the correctness of the same, and does not make any representations as to the validity or sufficiency hereof or of the Authority Bonds, and shall not incur any responsibility in respect thereof, other than in connection with the duties or obligations herein or in the Authority Bonds assigned to or imposed upon it; provided, that the Trustee shall be responsible for its representations contained in its certificate of authentication on

the Authority Bonds. The Trustee shall not be liable in connection with the performance of its duties hereunder except for its own negligence or willful misconduct. The Trustee (in its individual or any other capacity) may become the Owner of Authority Bonds with the same rights it would have if it were not Trustee hereunder, and, to the extent permitted by law, may act as depository for and permit any of its officers, directors and employees to act as a member of, or in any other capacity with respect to, any committee formed to protect the rights of Owners, whether or not such committee shall represent the Owners of a majority in principal amount of the Authority Bonds then Outstanding. The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Owners of a majority in principal amount of the Outstanding Authority Bonds relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee hereunder. Whether or not therein expressly so provided, every provision hereof or related documents relating to the conduct or affecting the liability of or affording protection to the Trustee shall be subject to the provisions of this Article.

SECTION 9.06. Right to Rely on Documents; Adverse Effect Determinations. The Trustee may conclusively rely on and shall be protected in acting or refraining from acting upon any notice, resolution, requisition, request, consent, order, certificate, report, opinion, bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties. The Trustee may consult with counsel of its selection, who may be counsel of or to the Authority, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered or omitted by it hereunder in good faith and in accordance therewith.

Whenever in the administration of the trusts imposed upon it hereby the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering or omitting any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may be deemed to be conclusively proved and established by an Officer's Certificate, and such Officer's Certificate shall be full warrant to the Trustee for any action taken or suffered or omitted in good faith under the provisions hereof in reliance upon such Officer's Certificate, but the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

The Trustee shall be entitled to advice of counsel of its selection and other professionals or agents concerning all matters of trust and its duty hereunder, but the Trustee shall not be answerable or liable for the acts or omissions of any agent, attorney-at-law, certified public accountant, or other professional if such agent, attorney-at-law, certified public accountant or other professional was selected by the Trustee with due care.

SECTION 9.07. Preservation and Inspection of Documents. All documents received by the Trustee under the provisions hereof shall be retained in its possession in accordance with its record retention policies and shall be subject at all reasonable times upon prior written notice to the inspection of the Authority, the Owners of not less than a majority of the aggregate principal amount of the Outstanding Authority Bonds, and their agents and representatives duly authorized in writing, at reasonable hours and under reasonable conditions.

SECTION 9.08. Indemnity for Trustee. Before taking any action or exercising any rights or powers hereunder, the Trustee may require that satisfactory indemnity be furnished to it for the reimbursement of any and all costs, claims and expenses which it may incur and to indemnify it against any and all liability, except liability which may result from its negligence or willful misconduct, by reason of any action so taken.

ARTICLE X

EXECUTION OF INSTRUMENTS BY OWNERS AND PROOF OF OWNERSHIP OF AUTHORITY BONDS

SECTION 10.01. Execution of Instruments: Proof of Ownership. Any request, direction, consent or other instrument in writing required or permitted hereby to be signed or executed by Owners may be in any number of concurrent instruments of similar tenor by different parties and may be signed or executed by such Owners in person or by agent appointed by an instrument in writing. Proof of the execution of any such instrument and of the ownership of Authority Bonds shall be sufficient for any purpose hereof and shall be conclusive in favor of the Trustee with regard to any action taken, suffered or omitted by either of them under such instrument if made in the following manner:

(a) The fact and date of the execution by any Person of any such instrument may be proved by the certificate of any officer in any jurisdiction who, by the laws thereof, has power to take acknowledgments within such jurisdiction, to the effect that the Person signing such instrument acknowledged before him or her the execution thereof, or by an affidavit of a witness to such execution.

(b) The fact of the ownership of Authority Bonds hereunder by any Owner and the serial numbers of such Authority Bonds and the date of his ownership of the same shall be proved by the Bond Register.

Nothing contained in this Article shall be construed as limiting the Trustee to such proof, it being intended that the Trustee may accept any other evidence of the matters in this Article stated which shall be sufficient. Any request or consent of the Owner shall bind every future Owner of such Authority Bond and any Authority Bond or Authority Bonds issued in exchange or substitution therefor or upon the registration of transfer thereof in respect of anything done by the Trustee in pursuance of such request or consent.

ARTICLE XI

SUPPLEMENTAL TRUST AGREEMENTS

SECTION 11.01. Supplemental Trust Agreements with Consent of Owners. Any modification or alteration hereof or of the rights and obligations of the Authority, the Community Facilities District or the Owners may be made with the consent of the Owners of not less than a majority in aggregate principal amount of the Authority Bonds then Outstanding; provided, that no such modification or alteration shall be made which will reduce the percentage of aggregate principal amount of Authority Bonds the consent of the Owners of which is required for any such modification or alteration or permit the creation by the Authority or the Community Facilities District of any lien prior to or on parity with the lien hereof upon the Trust Estate or which will

affect the times, amounts and currency of payment of the interest on or principal of or redemption premiums, if any, on the Authority Bonds or affect the rights, duties or obligations of the Trustee without the consent of the party affected thereby.

SECTION 11.02. Supplemental Trust Agreements Without Consent of Owners. The Authority and the Community Facilities District may, without the consent of the Owners, enter into a Supplemental Trust Agreement or Supplemental Trust Agreements, which thereafter shall form a part of this Trust Agreement, for any one or more of the following purposes:

- (a) to add to the agreements and covenants of the Authority or the Community Facilities District contained herein other agreements and covenants thereafter to be observed, or to surrender any right or power herein reserved to or conferred upon the Authority or the Community Facilities District; provided, that no such agreement, covenant or surrender shall materially adversely affect the rights of any Owner;
- (b) to cure any ambiguity, to supply any omission or to cure, correct or supplement any defect or inconsistent provisions contained herein or in any Supplemental Trust Agreement;
- (c) to make any change which does not materially adversely affect the rights of any Owner;
- (d) to grant to the Trustee for the benefit of the Owners additional rights, remedies, powers or authority;
- (e) to subject hereto additional collateral or to add other agreements of the Authority or the Community Facilities District;
- (f) to modify this Trust Agreement or the Authority Bonds to permit qualification hereof under the Trust Indenture Act of 1939, as amended, or any similar statute at the time in effect, or to permit the qualification of the Authority Bonds for sale under the securities laws of any state of the United States of America;
- (g) to make any amendments or supplements necessary or appropriate to preserve or protect the exclusion from gross income for federal income tax purposes under the Code of the interest on the Authority Bonds or the exemption of interest on the Authority Bonds from State personal income taxes; or
- (h) to evidence the succession of a successor Trustee.

For all purposes of this Section, the Trustee shall be entitled to conclusively rely upon and shall be fully protected in relying upon an Opinion of Bond Counsel with respect to the extent, if any, to which any action affects the rights hereunder of any Owner.

SECTION 11.03. Trustee Authorized to Enter into Supplemental Trust Agreements. The Trustee is hereby authorized to enter into any Supplemental Trust Agreement with the Authority and the Community Facilities District authorized or permitted by the terms hereof, and to make the further agreements and stipulations which may be therein contained, and for all purposes of this Section the Trustee shall be entitled to conclusively rely upon and shall be fully

protected in relying upon an Opinion of Bond Counsel to the effect that such Supplemental Trust Agreement is authorized or permitted by the provisions hereof.

ARTICLE XII

DEFEASANCE

SECTION 12.01. Defeasance. If and when the Authority Bonds secured hereby shall become due and payable in accordance with their terms or through redemption proceedings as provided herein, or otherwise, and the whole amount of the interest on and principal of redemption premiums, if any, so due and payable upon all of the Authority Bonds shall have been paid, or provision shall have been made for the payment of the same, together with all other sums payable hereunder by the Authority, including all fees and expenses of the Trustee, then and in that case, this Trust Agreement and the lien created hereby shall be completely discharged and satisfied and the Authority and the Community Facilities District shall be released from the respective agreements, conditions, covenants and terms of the Authority and the Community Facilities District contained herein, and the Trustee shall assign and transfer all property (in excess of the amounts required for the foregoing) then held by the Trustee free and clear of any encumbrances as provided in Section 12.04 and shall execute such documents as may be reasonably required by the Authority or the Community Facilities District in this regard.

Notwithstanding the satisfaction and discharge hereof, those provisions of this Trust Agreement relating to the maturity of the Authority Bonds, interest payments and dates thereof, exchange and transfer of Authority Bonds, replacement of mutilated, destroyed, lost or stolen Authority Bonds, the safekeeping and cancellation of Authority Bonds, nonpresentment of Authority Bonds, and the duties of the Trustee in connection with all of the foregoing, shall remain in effect and shall be binding upon the Trustee and the Owner, and the Trustee shall, subject to Section 13.06, continue to be obligated to hold in trust any money or investments then held by the Trustee for the payment of the interest on and principal of and redemption premiums, if any, on the Authority Bonds, to pay to the Owner of Authority Bonds the funds so held by the Trustee as and when such payments become due, and those provisions hereof contained in Section 9.04 relating to the compensation and indemnification of the Trustee and in Section 7.04 relating to the tax covenants of the Authority and the Community Facilities District shall remain in effect and shall be binding upon the Trustee, the Authority and the Community Facilities District.

SECTION 12.02. Authority Bonds Deemed to Have Been Paid. If any money shall have been set aside and held by the Trustee for the payment or redemption of any Authority Bonds and the interest installments therefor at the maturity thereof or date fixed for redemption, such Authority Bonds shall be deemed to be paid within the meaning and with the effect provided in Section 12.01. Any Outstanding Bond shall prior to the maturity or redemption date thereof be deemed to have been paid within the meaning and with the effect expressed in Section 12.01 if (a) in case any Authority Bonds are to be redeemed on any date prior to their maturity, the Authority shall have given to the Trustee irrevocable instructions to mail notice of redemption of such Authority Bonds on such redemption date, such notice to be given in accordance with the provisions of Article IV, (b) there shall have been deposited with the Trustee in escrow either (i) money in an amount which shall be sufficient to pay when due the interest on and principal of and redemption premiums, if any, due and to become due on such Authority Bonds on and prior to the

date scheduled for redemption or maturity date thereof, as the case may be, or (ii) noncallable Government Obligations the principal of and the interest on which when due, and without any reinvestment thereof, will provide money which, together with the money, if any, deposited with or held by the Trustee at the same time, shall be sufficient as verified by a report of a nationally recognized independent certified public accountant to pay when due the interest on and principal of and redemption premiums, if any, due and to become due on such Authority Bonds on and prior to the date fixed for redemption or maturity date thereof, as the case may be, and (c) in the event any of such Authority Bonds are not to be redeemed within the next succeeding sixty (60) days, the Authority shall have given the Trustee irrevocable instructions to mail, as soon as practicable in the same manner as a notice of redemption is mailed pursuant to Article IV, a notice to the Owners of such Authority Bonds that the deposit required by (b) above has been made with the Trustee and that such Authority Bonds are deemed to have been paid in accordance with this Section and stating the maturity dates or redemption dates upon which money is to be available for the payment of the interest on and principal of and redemption premiums, if any, on such Authority Bonds. Neither the securities nor money deposited with the Trustee pursuant to this Section nor interest or principal payments on any such securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the interest on and principal of and redemption premiums, if any, on such Authority Bonds; provided, that any cash received from such interest or principal or interest payments on such obligations deposited with the Trustee, if not then needed for such purpose, shall, to the extent practicable and at the written direction of the Authority, be reinvested in Government Obligations, such written direction to specify which Government Obligations are to be invested in, maturing at times and in amounts, together with the other money and payments with respect to Government Obligations then held by the Trustee pursuant to this Section, sufficient to pay when due the interest on and principal of and redemption premiums, if any, to become due on such Authority Bonds on and prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall, upon receipt by the Trustee of a Written Order so directing, be paid over to the Authority as received by the Trustee free and clear of any trust, lien or pledge.

SECTION 12.03. Money Held for Particular Authority Bonds. Except as otherwise provided in Section 12.02 or 13.06, the amounts held by the Trustee for the payment of the interest on or principal of or the redemption premiums, if any, or the interest due on any date with respect to particular Authority Bonds shall, on and after such date and pending such payment, be set aside on its books and held in trust by it solely for the Owners entitled thereto.

SECTION 12.04. Effect of Defeasance of Authority Bonds. Notwithstanding any other provision hereof, in the event that the Authority Bonds are defeased and the obligations hereunder are discharged pursuant to this Article, the Trustee shall transfer all property and money held by the Trustee (including, without limitation, the Local Obligations), to or upon the written order of the Authority.

ARTICLE XIII

MISCELLANEOUS

SECTION 13.01. Dissolution of Authority. In the event of the dissolution of the Authority, all the agreements, conditions, covenants and terms contained herein by or on behalf

of, or for the benefit of, the Authority shall bind or inure to the benefit of the successors of the Authority from time to time and any officer, board, commission, agency or instrumentality to whom or to which any power or duty of the Authority shall be transferred.

SECTION 13.02. Parties Interested Herein. Except as otherwise specifically provided herein, nothing contained herein, expressed or implied, is intended or shall be construed to confer upon any Person other than the Authority, the Community Facilities District, the Trustee and the Owners any right, remedy or claim under or by reason hereof, this Trust Agreement being intended to be for the sole and exclusive benefit of the Authority, the Community Facilities District, the Trustee and the Owners.

SECTION 13.03. Notice. All written notices to be given hereunder to the Authority or the Community Facilities District or the Trustee shall be given by mail or electronic means to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other parties in writing from time to time, namely:

If to the Authority: Folsom Ranch Financing Authority
50 Natoma Street
Folsom, CA 95630
Attention: Treasurer
Fax: 916-985-0870
Email: financetreasury@folsom.ca.us

If to the Community Facilities District:
City of Folsom
50 Natoma Street
Folsom, CA 95630
Attention: Finance Director
Fax: 916-985-0870
Email: financetreasury@folsom.ca.us

If to the Trustee: U.S. Bank Trust Company, National Association
One California Street, Suite 1000
San Francisco, CA 94111
Attention: Global Corporate Trust
Fax: 415-677-3769
Email: karen.lei@usbank.com

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by electronic communication, upon the sender's receipt of an appropriate answer back or other written acknowledgment or confirmation of receipt of the entire notice, approval, demand, report or other communication, (c) if given by first class mail deposited with the United States mail postage prepaid, seventy-two (72) hours after such notice is deposited with the United States mail, (d) if given by overnight courier, with courier charges prepaid, twenty-four (24) hours after delivery to

said overnight courier, or (e) if given by any other means, upon delivery at the address specified in this Section.

In case, by reason of the suspension of or irregularities in regular mail service, it shall be impractical to mail to the Owners notice of any event when such notice is required to be given pursuant to any provision hereof, then any manner of giving such notice as the Authority shall direct and not objected to by the Trustee shall be deemed to be a sufficient giving of such notice.

The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions (“**Instructions**”) given pursuant to this Trust Agreement and delivered using Electronic Means (“**Electronic Means**” shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the Authority shall provide to the Trustee an incumbency certificate listing officers with the Authority to provide such Instructions and containing specimen signatures of such officers, which incumbency certificate shall be amended by the Authority whenever a person is to be added or deleted from the listing. If the Authority elects to give the Trustee Instructions using Electronic Means and the Trustee in its reasonable judgment elects to act upon such Instructions, the Trustee’s understanding of such Instructions shall be deemed controlling. The Community Facilities District understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall be entitled to conclusively presume without liability that directions that purport to have been sent by an officer listed on the incumbency certificate provided to the Trustee have been sent by such officer. The Authority shall be responsible for ensuring that only officers transmit such Instructions to the Trustee and that the Authority and all officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Authority. The Trustee shall not be liable for any losses, costs claims, or expenses arising directly or indirectly from the Trustee’s reliance upon and compliance with such Instructions notwithstanding the fact that such directions conflict or are inconsistent with a subsequent written instruction. The Authority agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the Authority; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee in writing immediately upon learning of any compromise or unauthorized use of the security procedures.

SECTION 13.04. Holidays. If the date for making any payment or the last date for performance of any act or the exercising of any right, as provided herein, shall not be a Business Day, such payment may be made or act performed or right exercised on the next succeeding Business Day with the same force and effect as if done on the nominal date provided in this Trust Agreement, and no interest shall accrue for the period from and after such nominal date.

SECTION 13.05. Limitation of Liability. The Authority shall not be obligated to make any payments required hereunder or under any Bond, or be deemed to incur any liability hereunder or by reason hereof or arising out of any of the transactions contemplated hereby, payable from any funds or assets other than the Trust Estate as provided herein.

SECTION 13.06. Unclaimed Money. Anything contained herein to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of the interest on or principal of or redemption premiums, if any, on any Bond which remains unclaimed for two (2) years after the date when such amounts have become payable, if such money was held by the Trustee on such date, or for two (2) years after the date of deposit of such money if deposited with the Trustee after the date such amounts have become payable, shall be paid by the Trustee to the Authority as its absolute property free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Owners shall look only to the Authority for the payment of such amounts; provided, that before being required to make any such payment to the Authority, the Trustee shall, at the expense and written direction of the Authority, give notice by first class mail to the Owners that such money remains unclaimed and that after a date named in such notice, which date shall not be less than sixty (60) days after the date of giving such notice, the balance of such money then unclaimed will be returned to the Authority.

SECTION 13.07. Governing Law. This Trust Agreement shall be governed as to validity, construction and performance by the laws of the State.

SECTION 13.08. Severability of Invalid Provisions. If any clause, provision or section hereof is held illegal or invalid by any court, the invalidity of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections hereof, and this Trust Agreement shall be construed and enforced as if such illegal or invalid clause, provision or section had not been contained herein.

SECTION 13.09. Counterparts and Electronic Execution. This Trust Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but all of which such counterparts shall together constitute but one and the same instrument. The exchange of copies of this Trust Agreement and of signature pages by facsimile or PDF transmission shall constitute effective execution and delivery of this Trust Agreement as to the parties hereto and may be used in lieu of the original Trust Agreement and signature pages for all purposes. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Trust Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email electronic signatures.

SECTION 13.10. U.S.A. Patriot Act. The parties hereto acknowledge that in accordance with Section 326 of the U.S.A. Patriot Act, the Trustee, like all financial institutions and in order to help fight the funding of terrorism and money laundering, is required to obtain, verify, and record information that identifies each person or legal entity that establishes a relationship or opens an account with the Trustee. The parties to this Trust Agreement agree that they will provide the Trustee with such information as it may request in order for the Trustee to satisfy the requirements of the U.S.A. Patriot Act.

SECTION 13.11. Force Majeure. In no event shall the Trustee be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including, without limitation, strikes, work stoppages, accidents, acts of war or terrorism, pandemics, epidemics, quarantine restrictions, recognized public emergencies, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services; it being understood that the Trustee shall use reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as practicable under the circumstances.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Authority has caused this Trust Agreement to be executed by the Treasurer, the Community Facilities District has caused this Trust Agreement to be executed in its name by the Finance Director of the City of Folsom, and the Trustee has caused this Trust Agreement to be executed by its authorized signatory, all as of the day and year first above written.

FOLSOM RANCH FINANCING AUTHORITY

By _____
Treasurer

CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)

By _____
Finance Director of the City of Folsom

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By _____
Authorized Signatory

EXHIBIT A

FORM OF AUTHORITY BONDS

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

Unless this Authority Bond (as hereinafter defined) is presented by an authorized representative of The Depository Trust Company, a New York corporation (“DTC”), to the Trustee for registration of transfer, exchange, or payment, and any Authority Bond issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT
NO. 23 (FOLSOM RANCH) IMPROVEMENT AREA NO. 2 SPECIAL TAX REVENUE
BOND, SERIES 2024

No. R- _____ \$ _____

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____ %	September 1, 20__	[Closing Date]	344414[]

Registered Owner: CEDE & CO.

Principal Sum: _____ DOLLARS

The Folsom Ranch Financing Authority, a joint exercise of powers agency established pursuant to the laws of the State of California (the “Authority”), for value received hereby promises to pay to the registered owner specified above, or registered assigns, on the maturity date set forth above (subject to any right of prior redemption hereinafter mentioned) the principal sum set forth above and to pay interest thereon at the interest rate per annum set forth above. The interest on this Authority Bond will be calculated on the basis of a 360-day year consisting of twelve (12) 30-day calendar months and will be payable on March 1 and September 1 in each year (each an “Interest Payment Date”), commencing on September 1, 2024, and is

payable by check, mailed by first class mail, on each Interest Payment Date to the registered owner whose name appears on the bond register maintained by the Corporate Trust Office (as defined in the Trust Agreement hereinafter referred to) of U.S. Bank Trust Company, National Association (together with any successor as Trustee under the Trust Agreement hereinafter mentioned, the "Trustee") as of the close of business on the fifteenth (15th) day of the month preceding such Interest Payment Date (the "Record Date"), except with respect to defaulted interest for which a special record date will be established; provided, that in the case of a registered owner of one million dollars (\$1,000,000) or more in aggregate principal amount of Authority Bonds, upon written request of such registered owner to the Trustee received not later than the Record Date, such interest shall be paid on the Interest Payment Date in immediately available funds by wire transfer to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America. The principal hereof and the redemption premium hereon, if any, are payable upon presentation and surrender hereof at the Corporate Trust Office of the Trustee. Both the interest on and principal of and redemption premium, if any, hereon are payable in lawful money of the United States of America. All capitalized terms used herein but not otherwise defined shall have the meanings contained in the hereinafter mentioned Trust Agreement.

The Authority and the Trustee shall be entitled to conclusively treat the registered owner of this Authority Bond as the absolute owner hereof for the purpose of receiving payment as herein provided and for all other purposes, and the Authority and the Trustee shall not be affected by notice to the contrary.

This Authority Bond is one of a duly authorized issue of bonds of the Authority designated as the "Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024" (the "Authority Bonds") issued in the aggregate principal amount of [] dollars (\$[Par Amount]) pursuant to the provisions relating to the joint exercise of powers found in Chapter 5 of Division 7 of Title 1 of the California Government Code, including the Marks-Roos Local Bond Pooling Act of 1985 (being California Government Code Sections 6584-6594) as amended and supplemented (the "Act"), and pursuant to a trust agreement executed and entered into as of January 1, 2024, by and among the Authority, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "Community Facilities District") and the Trustee (the "Trust Agreement"). The Authority Bonds are issued for the purpose of purchasing Local Obligations, and reference is hereby made to the Trust Agreement (a copy of which is on file at the Corporate Trust Office of the Trustee) and all trust agreements supplemental thereto and to the Act for a description of the purposes thereof, of the rights thereunder of the registered owner, of the nature and extent of the security for the Authority Bonds and of the rights, duties and immunities of the Trustee, of the obligations of the Community Facilities District, and of the rights and obligations of the Authority thereunder, to all the provisions of which Trust Agreement the registered owner of this Authority Bond, by acceptance hereof, assents and agrees.

The Authority Bonds and the interest thereon and any redemption premiums thereon are special, limited obligations of the Authority payable solely from the Trust Estate and are secured by the Trust Estate, including amounts held in the accounts and funds (other than the Rebate Fund) established pursuant to the Trust Agreement (including proceeds of the sale of the Authority Bonds), subject only to the provisions of the Trust Agreement permitting the application

thereof for the purposes and on the terms and conditions set forth in the Trust Agreement. No member or officer of the Authority, nor any person executing this Authority Bond, shall in any event be subject to any personal liability or accountability by reason of the issuance of this Authority Bond.

THE AUTHORITY BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE AUTHORITY, PAYABLE FROM, AND SECURED AS TO THE PAYMENT OF THE PRINCIPAL OF AND ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS IN ACCORDANCE WITH THEIR TERMS AND THE TERMS OF THE TRUST AGREEMENT, SOLELY FROM THE TRUST ESTATE. THE AUTHORITY BONDS DO NOT CONSTITUTE A CHARGE AGAINST THE GENERAL CREDIT OF THE AUTHORITY OR ITS MEMBERS, AND UNDER NO CIRCUMSTANCES SHALL THE AUTHORITY BE OBLIGATED TO PAY PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS EXCEPT FROM THE TRUST ESTATE. NONE OF THE COMMUNITY FACILITIES DISTRICT, THE CITY OF FOLSOM (THE "CITY"), THE STATE OF CALIFORNIA NOR ANY PUBLIC AGENCY (OTHER THAN THE AUTHORITY) NOR ANY MEMBER OF THE COMMUNITY FACILITIES DISTRICT OR THE AUTHORITY IS OBLIGATED TO PAY THE PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMUNITY FACILITIES DISTRICT, THE CITY, THE STATE OF CALIFORNIA OR ANY PUBLIC AGENCY THEREOF OR ANY MEMBER OF THE AUTHORITY (INCLUDING THE CITY) OR THE COMMUNITY FACILITIES DISTRICT IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS, AND NEITHER THE PRINCIPAL OF OR ANY REDEMPTION PREMIUMS ON OR INTEREST ON THE AUTHORITY BONDS CONSTITUTES A DEBT, LIABILITY OR OBLIGATION OF THE COMMUNITY FACILITIES DISTRICT, THE CITY, THE STATE OF CALIFORNIA OR ANY PUBLIC AGENCY (OTHER THAN THE AUTHORITY) OR ANY MEMBER OF THE AUTHORITY.

The Authority Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, upon mailed notice as hereinafter provided, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

The Authority Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after September 1, 20[___], solely from funds derived from extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Authority Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any Interest Payment Date on or after September 1, 20[___] through March 1, 20[___];

102% if redeemed on an Interest Payment Date on September 1, 20[___] and March 1, 20[___];

101% if redeemed on an Interest Payment Date on September 1, 20[___] and March 1, 20[___]; and

100% if redeemed on September 1, 20[___] and any Interest Payment Date thereafter.

The Authority Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the Authority prior to their stated maturity date in part on September 1 of each year on and after September 1, 20[___], to and including September 1, 20[___]; and the Authority Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the Authority prior to their stated maturity date in part on September 1 of each year on and after September 1, 20[___], to and including September 1, 20[___], upon mailed notice as hereinafter provided, from (and in the amount of) the Minimum Sinking Fund Payment due and payable for the Authority Bonds on each such date, at a redemption price equal to the principal amount thereof plus accrued interest thereon to the date of redemption, without premium.

Notice of redemption of any Authority Bonds shall be mailed by first class mail, in a sealed envelope, postage prepaid, at least thirty (30) but not more than sixty (60) days before the date fixed for redemption, to the registered owners of such Authority Bonds (or portions thereof) so called for redemption, at their respective addresses as the same shall last appear on the Bond Register maintained by the Trustee; provided, that neither the failure of a registered owner to receive notice of redemption of Authority Bonds nor any error in such notice shall affect the validity of the proceedings for the redemption of Authority Bonds.

Any notice of optional redemption under the Trust Agreement may be rescinded by written notice given by the Authority to the Trustee no later than three (3) Business Days prior to the date specified for redemption. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given.

The Authority Bonds are issuable as fully registered bonds in denominations of five thousand dollars (\$5,000) or any integral multiple in excess thereof. This Authority Bond may be transferred or exchanged by the registered owner hereof, in person or by an attorney duly authorized in writing, but only in the manner, subject to the limitations and upon payment of the charges, if any, provided in the Trust Agreement, and upon surrender and cancellation of this Authority Bond. Upon such transfer or exchange, a new Authority Bond or Authority Bonds, of authorized denominations, for the same aggregate principal amount, interest rate and maturity will be issued to the transferee in accordance with the provisions of the Trust Agreement. The Trustee is not required to register the transfer of, or to exchange, any Authority Bond during the period established by the Trustee for selection of Authority Bonds for redemption or to register the transfer of, or to exchange, any Authority Bond which has been selected for redemption pursuant to the Trust Agreement.

The Trust Agreement and the rights and obligations of the Authority and of the registered owners of the Authority Bonds may be modified or amended from time to time and at any time (and in certain cases without the consent of such registered owners) in the manner, to the extent and upon the terms provided in the Trust Agreement.

The Trust Agreement contains provisions permitting the Authority to make provisions for the payment of the interest on, and the principal and premium, if any, of, any of the Authority Bonds so that such Authority Bonds shall no longer be deemed to be Outstanding under the terms of the Trust Agreement.

It is hereby certified and recited that any and all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of this Authority Bond do exist, have happened and have been performed in due time, form and manner as required by the Constitution and laws of the State of California, including the Act, and that the amount of this Authority Bond, together with all other indebtedness of the Authority, does not exceed any limit prescribed by the Constitution and laws of the State of California, including the Act, and is not in excess of the amount of Authority Bonds permitted to be issued under the Trust Agreement.

This Authority Bond shall not be entitled to any benefit under the Trust Agreement, or become valid or obligatory for any purpose, until the certificate of authentication hereon endorsed shall have been manually signed by an authorized signatory of the Trustee.

IN WITNESS WHEREOF, the Folsom Ranch Financing Authority has caused this Authority Bond to be executed in its name and on its behalf by the manual or facsimile signature of its Treasurer and attested by the facsimile signature of its Secretary, all as of [Closing Date].

FOLSOM RANCH FINANCING AUTHORITY

By: _____
Treasurer

Attest:

Secretary

FORM OF CERTIFICATE OF AUTHENTICATION

This is one of the Authority Bonds described in the within-mentioned Trust Agreement, which has been authenticated on the date below.

Dated: [Closing Date]

U.S. Bank Trust Company, National Association
as Trustee

By: _____
Authorized Signatory

FORM OF ASSIGNMENT

For value received, the undersigned sells, assigns and transfers unto _____ this registered Authority Bond and irrevocably constitutes and appoints _____ attorney to transfer the same on the books of the Trustee, with full power of substitution in the premises.

Dated: _____

SIGNATURE GUARANTEED BY:

NOTE: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of membership or participation in the Security Transfer Agent Medallion Program ("STAMP") or such other "signature guarantee program" as may be determined in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Social Security Number, Taxpayer Identification Number or other Identifying Number of Assignee: _____

ATTACHMENT 4

CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

as Trustee

INDENTURE

Dated as of January 1, 2024

Relating to the

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Special Tax Bonds

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INDENTURE

This Indenture (the "Indenture"), dated as of January 1, 2024, by and between the City of Folsom Community Facilities District No. 23 (Folsom Ranch), organized and existing under and by virtue of the laws of the State of California (the "Community Facilities District"), and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under and by virtue of the laws of the United States of America and authorized to accept and execute trusts of the character herein set forth, as trustee (the "Trustee");

WITNESSETH:

WHEREAS, the City Council of the City of Folsom (the "City") on May 26, 2020, duly adopted its Resolution No. 10435, establishing the Community Facilities District and designating various improvement areas therein, including Improvement Area No. 2 (the "Improvement Area") for the purpose of providing for the financing of certain public facilities and certain public services in and for such Community Facilities District, and also duly adopted its Resolution No. 11011 on March 28, 2023, whereby the rate and method of apportionment of the Special Tax for the Improvement Area was amended; and

WHEREAS, at an election held in the Community Facilities District on May 26, 2020, the qualified electors within the Improvement Area duly authorized the issuance of thirty-six million dollars (\$36,000,000) principal amount of special tax bonds for the Improvement Area for the purpose of financing such public facilities and services; and

WHEREAS, the qualified electors in the Improvement Area at such election additionally authorized the levy and collection of a special tax to be used for the purpose, among others, of paying the interest on and principal of and redemption premiums, if any, on such special tax bonds; and

WHEREAS, at an election held in the Improvement Area on March 28, 2023, the qualified electors within the Improvement Area duly approved the amendment of the rate and method of apportionment and manner of collection of the Special Tax for the Improvement Area; and

WHEREAS, the Community Facilities District has determined to issue [] dollars (\$[Par Amount]) principal amount of such special tax bonds for the Improvement Area (the "2024 Bonds" and, together with any Additional Bonds (defined herein), the "Bonds") pursuant hereto and to secure the Bonds in the manner provided herein, and for the purpose of paying for such public facilities; and

WHEREAS, the Folsom Ranch Financing Authority (the "Authority") has agreed to purchase the Bonds pursuant to a Local Obligation Purchase Contract between the Authority and the Community Facilities District dated [Sale Date], with a portion of the proceeds of the Authority's City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Authority Bonds"); and

WHEREAS, all things necessary to cause the Bonds, when executed by the Community Facilities District and authenticated by the Trustee and delivered as provided herein,

to be legal and valid special tax obligations of the Community Facilities District enforceable in accordance with their terms, and to constitute the Indenture a valid agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery hereof and the execution and delivery of the Bonds, subject to the terms hereof, have in all respects been duly authorized;

NOW, THEREFORE, THE INDENTURE WITNESSETH, that in order to secure the payment of the interest on and principal of and redemption premiums, if any, on all Bonds at any time issued and Outstanding hereunder according to their tenor, and to secure the observance and performance of all the agreements, conditions, covenants and terms therein and herein set forth, and to declare the conditions and terms upon and subject to which the Bonds are to be issued and received, and in consideration of the premises and of the mutual agreements and covenants contained herein and of the purchase and acceptance of the Bonds by the respective Holders thereof from time to time, and for other valuable consideration, the receipt whereof is hereby acknowledged, the Community Facilities District does hereby agree and covenant with the Trustee, for the benefit of the respective Holders from time to time of the Bonds, as follows:

ARTICLE I

DEFINITIONS: EQUAL SECURITY

Section 1.01. Definitions. Unless the context otherwise requires, all terms defined in this Section shall for all purposes hereof and of any Supplemental Indenture and of the Bonds and of any certificate, opinion, report, request or other document mentioned herein or therein have the meanings defined herein, the following definitions to be equally applicable to both the singular and plural forms of any of the terms defined herein:

2024 Bonds

“2024 Bonds” means the [_____] dollars (\$[Par Amount]) aggregate principal amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024, at any time Outstanding hereunder that are executed, authenticated and delivered in accordance with the provisions hereof.

Accountant’s Report

“Accountant’s Report” means a report signed by an Independent Certified Public Accountant.

Acquisition and Construction Fund

“Acquisition and Construction Fund” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Acquisition and Construction Fund established pursuant to Section 2.15.

Additional Bonds

“Additional Bonds” mean Bonds other than the 2024 Bonds issued hereunder in accordance with the provisions of Sections 2.02 and 2.03.

Annual Debt Service

“Annual Debt Service” means for each Bond Year, the sum of (a) the interest due on the Outstanding Bonds in such Bond Year, assuming that the Bonds are retired as scheduled (including by reason of Minimum Sinking Fund Account Payments), and (b) the principal of the Bonds due in such Bond Year (including by reason of Minimum Sinking Fund Account Payments).

Authority

“Authority” means the Folsom Ranch Financing Authority and its successors and assigns.

Authority Bonds

“Authority Bonds” means the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024.

Authority Trustee

“Authority Trustee” means U.S. Bank Trust Company, National Association, as trustee under the Trust Agreement.

Average Annual Debt Service

“Average Annual Debt Service” means the average Debt Service on the Bonds payable in the current Bond Year and in all future Bond Years during which any Bonds are scheduled to be Outstanding, all as determined by the Community Facilities District under the Code and specified in writing to the Trustee.

Bond Reserve Account

“Bond Reserve Account” means each such account within the Bond Reserve Fund referred to by that name, including the Series 2024 Bond Reserve Account.

Bond Reserve Fund

“Bond Reserve Fund” means the fund within the Special Tax Fund referred to by that name established pursuant to Section 4.02. The Bond Reserve Fund will be made up solely of the Bond Reserve Account(s) established therein.

Bonds, Serial Bonds, Term Bonds

“Bonds” means 2024 Bonds and any Additional Bonds.

“Serial Bonds” means the Bonds for which no Minimum Sinking Fund Account Payments are established.

“Term Bonds” means the Bonds which are redeemable or payable on or before their specified maturity dates from Minimum Sinking Fund Account Payments established for the purpose of redeeming or paying such Bonds on or before their specified maturity dates.

Bond Year

“Bond Year” means the twelve-month period terminating on September 1 of each year; provided, that the first Bond Year shall commence on the date of the execution and initial delivery of the Bonds.

Business Day

“Business Day” means any day other than (i) a Saturday or a Sunday or (ii) a day on which commercial banks in New York, New York, or the city in which the Corporate Trust Office of the Trustee is located, are closed.

Capitalized Interest Account

“Capitalized Interest Account” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Capitalized Interest Account established pursuant to Section 2.14.

Certificate of the City

“Certificate of the City” means an instrument in writing signed by the City Manager or the Finance Director, or by any other officer of the City duly authorized by the City Council for that purpose.

City

“City” means the City of Folsom, a charter city and municipal corporation duly organized and existing under and by virtue of its charter and the Constitution and laws of the State of California.

City Clerk

“City Clerk” means the City Clerk of the City.

City Council

“City Council” means the City Council of the City.

City Manager

“City Manager” means the City Manager of the City.

Code

“Code” means the Internal Revenue Code of 1986 and the regulations issued thereunder from time to time, and in this regard reference to any particular section of the Code shall include reference to any successor to such section of the Code.

Community Facilities District

“Community Facilities District” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch), a community facilities district duly organized and existing in the City under and by virtue of the Law.

Community Facilities Fund

“Community Facilities Fund” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Community Facilities Fund established pursuant to Section 4.02.

Corporate Trust Office

“Corporate Trust Office” means the office of the Trustee in California designated in Section 6.01 at which at any particular time its corporate trust business shall be administered.

Costs of Issuance

“Costs of Issuance” means all costs and expenses payable by or reimbursable to the City or the Community Facilities District that are related to the authorization, sale, execution and initial delivery of the Bonds, including, but not limited to, costs of preparation and reproduction of documents, rating agency fees, filing fees, initial fees and charges of the Trustee (including fees and expenses of its counsel), legal fees and charges and fees and charges of other consultants and professionals, together with all costs for preparation of the Bonds, and any other cost or expense in connection with the authorization, sale, execution and initial delivery of the Bonds.

Costs of Issuance Fund

“Costs of Issuance Fund” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Costs of Issuance Fund established pursuant to Section 2.16.

Debt Service

“Debt Service” means, for any Bond Year, the sum of (1) the interest payable during such Bond Year on all Outstanding Bonds, assuming that all Outstanding Serial Bonds are retired as scheduled and that all Outstanding Term Bonds are redeemed or paid as scheduled at the times of and in amounts equal to the sum of all Minimum Sinking Fund Account Payments, plus (2) the principal amount of all Outstanding Serial Bonds maturing by their terms in such Bond Year, plus (3) the Minimum Sinking Fund Account Payment required to be deposited in the Sinking Fund Subaccount in such Bond Year.

Developed Property

“Developed Property” means all Taxable Property for which a building permit for new construction has been issued as of the date of calculation.

Effective Tax Rate Evaluation Minimum Facilities Revenue

“Effective Tax Rate Evaluation Minimum Facilities Revenue” has the meaning given to such term in the Rate and Method.

Event of Default

“Event of Default” means an event described as such in Section 8.01.

Expenses

“Expenses” means all expenses paid or incurred by the City or the Community Facilities District for the cost of planning and designing the Facilities, including the cost of environmental evaluations of the Facilities and the costs associated with the creation of the Community Facilities District, the designation of the improvement areas therein, the issuance of the Bonds, the determination of the amount of the Special Tax, the collection of the Special Tax and the payment of the Special Tax, or costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District, and any other expenses incidental to the acquisition, construction, completion and inspection of the Facilities; all as determined in accordance with Generally Accepted Accounting Principles.

Facilities

“Facilities” means those certain public facilities authorized to be acquired and constructed in and for the Community Facilities District under and pursuant to the Law at the special election held in the Community Facilities District on May 26, 2020.

Facilities Special Tax

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement in accordance with the Rate and Method (each as defined in the Rate and Method).

Federal Securities

“Federal Securities” means (a) any securities now or hereafter authorized both the interest on and principal of which are guaranteed by the full faith and credit of the United States of America, and (b) any of the following obligations of federal agencies not guaranteed by the United States of America: (1) participation certificates or senior debt obligations of the Federal Home Loan Mortgage Corporation, (2) bonds or debentures of the Federal Home Loan Bank Board established under the Federal Home Loan Bank Act and bonds of any federal home loan bank established under such act, and (3) stocks, bonds, debentures, participations and other obligations of or issued by the Federal National Mortgage Association, the Student Loan Marketing

Association, the Government National Mortgage Association and the Federal Home Loan Mortgage Corporation, as and to the extent that such securities or obligations are eligible for the legal investment of City or Community Facilities District funds.

Finance Director

“Finance Director” means the Finance Director of the City.

Fiscal Year

“Fiscal Year” means the twelve-month period terminating on June 30 of each year, or any other annual accounting period hereafter selected and designated by the Community Facilities District as its Fiscal Year in accordance with applicable law.

Fitch

“Fitch” means Fitch Ratings, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of New York, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, then the term “Fitch” shall be deemed to refer to any other nationally recognized securities rating agency selected by the Community Facilities District.

Generally Accepted Accounting Principles

“Generally Accepted Accounting Principles” means the uniform accounting and reporting procedures set forth in publications of the American Institute of Certified Public Accountants or its successor, or by any other generally accepted authority on such procedures, and includes, as applicable, the standards set forth by the Governmental Accounting Standards Board or its successor.

Holder

“Holder” means any person who shall be the registered owner of any Outstanding Bond, as shown on the registration books maintained by the Trustee pursuant to Section 2.09.

Improvement Area

“Improvement Area” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2, a designated improvement area within the Community Facilities District.

Indenture

“Indenture” means this Indenture and all Supplemental Indentures.

Independent Certified Public Accountant

“Independent Certified Public Accountant” means any certified public accountant or firm of such accountants duly licensed and entitled to practice and practicing as such under the

laws of the State of California, appointed and paid by the Community Facilities District, and who, or each of whom:

- (1) is in fact independent and not under the domination of the Community Facilities District;
- (2) does not have a substantial financial interest, direct or indirect, in the operations of the Community Facilities District; and
- (3) is not connected with the Community Facilities District as an officer or employee of the Community Facilities District, but who may be regularly retained to audit the accounting records of and make reports thereon to the Community Facilities District.

Independent Consultant

“Independent Consultant” means any consultant or firm of consultants selected by the Community Facilities District who, or each of whom, (a) is generally recognized to be qualified in the field of special tax or financial consulting, (b) is in fact independent and not under the control of the Community Facilities District, (c) does not have any substantial interest, direct or indirect, in the Community Facilities District, or any owner of real property in the Community Facilities District, and (d) is not an officer or employee of the Community Facilities District, but who may be regularly retained to make reports to the Community Facilities District.

Law

“Law” means the Mello-Roos Community Facilities Act of 1982, as amended (being Sections 53311 et seq. of the Government Code of the State of California), and all laws amendatory thereof or supplemental thereto.

Lien

“Lien” means the aggregate principal amount of all overlapping debt and bonds (including the Bonds) outstanding that are secured by a special tax levied pursuant to the Law or a special assessment levied on property within the Improvement Area, including any overlapping debt or bonds for community facilities districts or special assessment districts that is reasonably allocated to property within the Improvement Area.

Local Obligation Purchase Contract

“Local Obligation Purchase Contract” means the Local Obligation Purchase Contract between the Community Facilities District and the Authority providing for the sale of the 2024 Bonds.

Mayor

“Mayor” means the Mayor of the City.

Maximum Annual Debt Service

“Maximum Annual Debt Service” means, as of any date of calculation, the largest Debt Service in any Bond Year during the period from the date of such calculation through the final maturity date of any Outstanding Bonds.

Maximum Facilities Special Tax

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C of the Rate and Method, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property (each as defined in the Rate and Method).

Minimum Sinking Fund Account Payments

“Minimum Sinking Fund Account Payments” means the payments required hereunder and under all Supplemental Indentures to be deposited in the Sinking Fund Subaccount for the payment of the Term Bonds.

Moody’s

“Moody’s” means Moody’s Investors Service Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, then the term “Moody’s” shall be deemed to refer to any other nationally recognized securities rating agency selected by the Community Facilities District.

Opinion of Counsel

“Opinion of Counsel” means a written opinion of counsel (including, without limitation, the City Attorney of the City) retained by the Community Facilities District.

Outstanding

“Outstanding,” when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 7.02) all Bonds except:

- (a) Bonds delivered to the Trustee for cancellation and destruction pursuant to Section 10.07;
- (b) Bonds paid or deemed to have been paid pursuant to Section 9.01;
- (c) Bonds in lieu of or in substitution for which other Bonds shall have been executed by the Community Facilities District and authenticated and delivered by the Trustee pursuant to Section 2.10; and
- (d) Bonds paid in accordance with the second to last paragraph Section 2.10.

Permitted Investments

“Permitted Investments” means any of the following investments, as authorized by applicable law at the time of making such investment, namely:

- (1) Federal Securities;
- (2) Participation certificates (excluding stripped mortgage securities which are purchased at prices exceeding their principal amounts) and senior debt obligations of the Federal Home Loan Mortgage Corporation; consolidated system-wide bonds and notes of the Farm Credit System; senior debt obligations and mortgage-backed securities (excluding stripped mortgage-backed securities which are purchased at prices exceeding their principal amounts) of the Federal National Mortgage Association; senior debt obligations (excluding securities that have no fixed par value and/or whose terms do not promise a fixed dollar amount at maturity or call date) of the Student Loan Marketing Association; debt obligations of the Resolution Funding Corp.; and REFCORP STRIPS (stripped by the Federal Reserve Bank of New York) (collectively, the “Agency Obligations”);
- (3) Direct obligations of any state of the United States of America or any subdivision or agency thereof whose long-term unsecured general obligation debt is rated “A3” or better by Moody’s and “A-” or better by Standard & Poor’s or any obligation fully and unconditionally guaranteed by any state or subdivision or agency thereof whose long-term, unsecured general obligation debt is rated “A3” or better by Moody’s and “A-” or better by Standard & Poor’s;
- (4) Commercial paper (that matures in not more than three hundred sixty-five (365) days) rated “Prime-1” or better by Moody’s and “A-1” or better by Standard & Poor’s;
- (5) Deposits, Federal funds or bankers acceptances (that mature in not more than three hundred sixty-five (365) days) of any domestic bank (including a branch office of a foreign bank which branch office is located in the United States of America, if the Trustee shall have received a legal opinion or opinions to the effect that full and timely payment of such deposit or similar obligation is enforceable against the principal office or any branch of such bank), which:
 - (a) has an unsecured, uninsured and unguaranteed obligation rated “Prime-1” or “A3” or better by Moody’s and “A-1” or “A-” or better by Standard & Poor’s, or
 - (b) is the lead bank of a parent bank holding company with an uninsured, unsecured and unguaranteed obligation meeting the rating requirements in paragraph (a) above;
- (6) Deposits in any bank or savings and loan association which has a combined capital, surplus and undivided profits of not less than ten million dollars (\$10,000,000); provided, that if such deposits are fully insured by the Federal Deposit Insurance Corporation, the Banking Insurance Fund or the Savings Association Insurance Fund, or are fully collateralized by Federal Securities;

(7) Investments in a money-market fund rated “Am” or “Am-G” or better by Standard & Poor’s, including any such fund managed, advised or sponsored by the Trustee or any of its affiliates but excluding any such fund with a floating net asset value;

(8) Repurchase agreements with a term of six (6) months or less with any institution having long-term, unsecured debt rated at least “AA” or commercial paper rated “A-1+” by Standard & Poor’s;

(9) Repurchase agreements collateralized by Federal Securities (“Collateral Securities”) with any registered broker-dealer which is under the jurisdiction of the Securities Investors Protection Corporation or any commercial bank, if such broker-dealer or bank has unsecured, unsecured and unguaranteed debt rated “Prime-1” or “A3” or better by Moody’s and “A-1” or “A-” or better by Standard & Poor’s; provided, that:

(a) a master repurchase agreement or other specific written repurchase agreement governs the transaction;

(b) the Collateral Securities are held free and clear of any other lien by the Trustee or an independent third party acting solely as agent for the Trustee, so long as any such third party (A) is (1) a Federal Reserve Bank or (2) a bank which is a member of the Federal Deposit Insurance Corporation and which has combined capital, surplus and undivided profits of not less than twenty-five million dollars (\$25,000,000), and (B) certifies in writing to the Trustee (or delivers to the Trustee a written opinion of counsel to such third party) that such third party holds the Collateral Securities free and clear of any lien, as agent for the Trustee;

(c) a perfected first security interest under the Uniform Commercial Code is created in, or book-entry procedures prescribed at 31 C.F.R. 306.1 et seq. or 31 C.F.R. 350.0 et seq. are followed with respect to, the Collateral Securities for the benefit of the Trustee;

(d) such repurchase agreement has a term of thirty (30) days or less;

(e) such repurchase agreement matures at least ten (10) days (or other appropriate liquidation period) prior to each interest payment date on the Bonds;

(f) the fair market value of the Collateral Securities in relation to the amount of the repurchase obligation, including principal and interest, is equal to at least one hundred three percent (103%); and

(g) the Trustee obtains an opinion of counsel to such broker-dealer or bank (which opinion shall be addressed to the Community Facilities District) to the effect that such repurchase agreement is a legal, valid, binding and enforceable agreement of such broker-dealer or bank (and, in the case of a bank which is a branch of a foreign bank, of such foreign bank) in accordance with its terms;

(10) Shares in the California Asset Management Program (established pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California) that invests exclusively in investments permitted by Section 53635 of the Government Code of the State of California, as now existing and as it may be amended from time to time; and

(11) Investments in the Local Agency Investment Fund maintained by the California State Treasurer, which such investments shall only be invested in the special portion of the Local Agency Investment Fund for bond proceeds that are not subject to arbitrage restrictions.

Priority Administrative Expenses

“Priority Administrative Expenses” means an amount equal to (a) for Fiscal Year 2023-24, \$20,000, and (b) for any subsequent Fiscal Year, the amount resulting from increasing the Priority Administrative Expenses on each July 1, from and including the July 1 immediately following the end of the then current Fiscal Year to and including the July 1 in such Fiscal Year by 2% of the amount in effect for the previous Fiscal Year.

Proceeds Fund

“Proceeds Fund” means the temporary account referred to by that name established pursuant to Section 2.13.

Rate and Method

“Rate and Method” means the amended rate and method of apportionment of special tax for the Improvement Area.

Rebate Fund

“Rebate Fund” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Rebate Fund established pursuant to Section 5.03.

Redemption Account

“Redemption Account” means the account within the Special Tax Fund referred to by that name established pursuant to Section 4.02.

Required Bond Reserve

“Required Bond Reserve” means, for each applicable series of Bonds, as of any date of calculation, the least of: (a) Maximum Annual Debt Service, (b) one hundred twenty-five percent (125%) of the Average Annual Debt Service or (c) ten percent (10%) of the original proceeds of such series of Bonds; provided, that the Required Bond Reserve shall be calculated on the date of issuance of each series of Bonds and shall not increase thereafter; and provided further, that such requirement (or any portion thereof) may be satisfied by the provision of one or more policies of municipal bond insurance or surety bonds issued by a municipal bond insurer or by a letter of credit issued by a bank, the obligations insured by which insurer or issued by which bank,

as the case may be, have ratings at the time of issuance of such policy or surety bond or letter of credit equal to “AA” or higher (without regard to qualifier) assigned by Fitch or “Aa” or higher (without regard to qualifier) assigned by Moody’s or “AA” or higher (without regard to qualifier) assigned by Standard & Poor’s.

Responsible Officer of the Trustee

“Responsible Officer of the Trustee” means any officer within the corporate trust division (or any successor group or department of the Trustee) including any vice president, assistant vice president, assistant secretary or any other officer or assistant officer of the Trustee customarily performing functions similar to those performed by the persons who at the time shall be such officers, respectively, with responsibility for the administration of this Indenture.

Series 2024 Bond Reserve Account

“Series 2024 Bond Reserve Account” means the account within the Bond Reserve Fund referred to by that name established pursuant to Section 2.13(a).

Services

“Services” means the “Authorized Services” pursuant to the Rate and Method.

Services Special Tax

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement (each as defined in the Rate and Method).

Sinking Fund Subaccount

“Sinking Fund Subaccount” means the subaccount in the Redemption Account referred to by that name established pursuant to Section 2.04.

Special Tax

“Special Tax” means the special tax authorized to be levied and collected annually on all Taxable Property in the Improvement Area under and pursuant to the Law at the special election held in the Improvement Area on March 28, 2023, including both the Facilities Special Tax and the Services Special Tax.

Special Tax Fund

“Special Tax Fund” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Fund established pursuant to Section 4.01.

Standard & Poor's

“Standard & Poor's” means S&P Global Ratings, a business of Standard & Poor's Financial Services LLC, and its successors or assigns, except that if such entity shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, then the term “Standard & Poor's” shall be deemed to refer to any other nationally recognized securities rating agency selected by the Community Facilities District.

Supplemental Indenture

“Supplemental Indenture” means any indenture then in full force and effect that has been made and entered into by the Community Facilities District and the Trustee, amendatory of or supplemental hereto; but only to the extent that such Supplemental Indenture is specifically authorized hereunder.

Tax Certificate

“Tax Certificate” means the certificate or certificates delivered upon the issuance of any series of the Bonds relating to Section 148 of the Code, or any functionally similar replacement certificate.

Taxable Property

“Taxable Property” means all property within the Improvement Area taxable under the Law in accordance with the proceedings for the authorization of the issuance of the Bonds and the levy and collection of the Special Tax.

Trust Agreement

“Trust Agreement” means that certain Trust Agreement, dated as of January 1, 2024, among the Folsom Ranch Financing Authority, the Community Facilities District and the Trustee, as Authority Trustee for the Authority Bonds.

Trustee

“Trustee” means U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under and by virtue of the laws of the United States of America and authorized to accept and execute trusts of the character herein set forth, at its Corporate Trust Office, and its successors or assigns, or any other bank or trust company having a designated corporate trust office in California which may at any time be substituted in its place as provided in Section 6.01.

Value

“Value” means the current assessed valuation of the Taxable Property and/or the appraised value of the Taxable Property determined by an MAI appraiser.

Written Request of the Community Facilities District

“Written Request of the Community Facilities District” means an instrument in writing signed by the City Manager or the Finance Director, or by any other officer of the City

duly authorized by the City Council, as legislative body of the Community Facilities District, for that purpose.

Section 1.02. Equal Security. In consideration of the acceptance of the Bonds by the Holders thereof, the Indenture shall be deemed to be and shall constitute a contract between the Community Facilities District and the Holders from time to time to secure the full and final payment of the interest on and principal of and redemption premiums, if any, on all Bonds which may from time to time be authorized, sold, executed, authenticated and delivered hereunder, subject to the agreements, conditions, covenants and terms contained herein; and all agreements, conditions, covenants and terms contained herein required to be observed or performed by or on behalf of the Community Facilities District shall be for the equal and proportionate benefit, security and protection of all Holders without distinction, preference or priority as to security or otherwise of any Bonds over any other Bonds by reason of the number thereof or the time of execution, authentication or delivery thereof or otherwise for any cause whatsoever, except as expressly provided herein or therein.

ARTICLE II

AUTHORIZATION AND ISSUANCE OF BONDS

Section 2.01. Authorization and Purpose of Bonds.

(a) The City Council, as legislative body of the Community Facilities District, has reviewed all proceedings heretofore taken relative to the authorization of the Bonds and has found, as a result of such review, and hereby finds and determines that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of the Bonds do exist, have happened and have been performed in due time, form and manner as required by the Law, and the Community Facilities District is now authorized, pursuant to each and every requirement of the Law and hereof, to issue the Bonds in one or more series as from time to time shall be authorized and established by the Community Facilities District pursuant to the Law and pursuant hereto and pursuant to one or more Supplemental Indentures, which series shall be entitled to the benefit, protection and security of the provisions hereof, shall be designated the "City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds," together with such further appropriate particular designation added to or incorporated in the title of the Bonds of each series as the Community Facilities District may determine or as shall be required by the Law, and each Bond shall bear upon its face the designation so determined for the series to which it belongs. Additionally, the Bonds may contain or have endorsed thereon such descriptive provisions, specifications and words not inconsistent with the provisions hereof as may be desirable or necessary to comply with custom or the rules of any securities exchange or commission or brokerage board or otherwise as may be determined by the Community Facilities District prior to the delivery thereof. An initial series of Bonds shall be issued hereunder to be designated the "City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024."

(b) The purpose for which the Bonds are to be issued is to provide funds to pay costs of the acquisition and construction of the Facilities, including the repayment

of funds advanced by the City for the Community Facilities District and the repayment under any agreement of advances of funds or reimbursement for the lesser of the value or cost of work in-kind provided by any person for the Community Facilities District, and including the payment of costs incidental to or connected with such acquisition and construction.

(c) From and after the issuance of any series of the Bonds, the findings and determinations of the City Council, as legislative body of the Community Facilities District, respecting such series of the Bonds shall be conclusive evidence of the existence of the facts so found and determined in any action or proceeding in which the validity of any Bonds of such series is at issue, and no bona fide purchaser of any of the Bonds of such series shall be required to see to the existence of any fact or to the performance of any condition or to the taking of any proceeding required prior to such issuance or to the application of the purchase price paid for such series of the Bonds. The validity of the issuance of the Bonds of any series shall not be dependent on or affected in any way by (i) any proceedings taken by the City for the acquisition and construction of any Facilities, or (ii) any contracts made by the City or the Community Facilities District in connection therewith, or (iii) the failure to complete the acquisition and construction of any Facilities. The recital contained in the Bonds that the Bonds are issued under and pursuant to the Law and under and pursuant hereto and under and pursuant to a Supplemental Indenture shall be conclusive evidence of their validity and of the regularity of their issuance and all Bonds shall be incontestable from and after their issuance. The Bonds shall be deemed to be issued, within the meaning hereof, whenever the definitive Bonds (or any temporary Bonds exchangeable therefor) have been delivered to the purchaser thereof and the purchase price thereof received.

Section 2.02. Additional Bonds; Subordinate Bonds. The Community Facilities District may at any time issue Additional Bonds payable from the proceeds of the Special Tax net of Priority Administrative Expenses as provided herein on a parity with all other Bonds and Additional Bonds theretofore issued or to be issued hereunder, but only subject to the following conditions, which are hereby made conditions precedent to the issuance of such Additional Bonds:

(a) The issuance of Additional Bonds shall have been authorized pursuant to the Law and pursuant hereto and shall have been provided for by a Supplemental Indenture which shall specify the following:

(i) The purpose for which the Additional Bonds are to be issued; provided, that the proceeds of sale of such Additional Bonds shall be applied solely for the purpose of financing the acquisition and construction of the Facilities, including the repayment of funds advanced by the City for the Community Facilities District and the repayment under any agreement of advances of funds or reimbursements for the lesser of the value or cost of work in-kind provided by any person for the Community Facilities District, and including the payment of costs incidental to or connected with such acquisition, construction and payment, and payment of the Costs of Issuance, or for the refunding of Outstanding Bonds;

(ii) The principal amount and designation of the Additional Bonds and the denomination or denominations of the Additional Bonds;

(iii) The date, the maturity date or dates, the interest payment dates and the dates on which Minimum Sinking Fund Account Payments are due, if any, for such Additional Bonds; provided, that (i) the Serial Bonds of such Additional Bonds shall be payable as to principal on September 1 of each year in which principal of such Additional Bonds falls due, and the Term Bonds of such Additional Bonds shall be subject to mandatory redemption on September 1 of each year in which Minimum Sinking Fund Account Payments for such Additional Bonds are due; (ii) the Additional Bonds shall be payable as to interest semiannually on March 1 and September 1 of each year, except that the first installment of interest may be payable on either March 1 or September 1 and shall be for a period of not longer than twelve (12) months and the interest shall be payable thereafter semiannually on March 1 and September 1, (iii) all the Additional Bonds of a series of like maturity shall be identical in all respects, except as to number or denomination, and (iv) serial maturities of Serial Bonds of such Additional Bonds or Minimum Sinking Fund Account Payments for Term Bonds of such Additional Bonds, or any combination thereof, shall be established to provide for the redemption or payment of the Additional Bonds on or before their respective maturity dates;

(iv) The redemption premiums and redemption terms, if any, for such Additional Bonds;

(v) The form of the Additional Bonds;

(vi) The amount, if any, to be deposited from the proceeds of sale of such Additional Bonds in the Redemption Account, and its use to pay interest on such Additional Bonds;

(vii) The amount to be deposited from the proceeds of sale of such Additional Bonds in the applicable Bond Reserve Account; provided, that the applicable Bond Reserve Account shall equal, at the time that such Additional Bonds become Outstanding, the Required Bond Reserve for such Additional Bonds, and an amount at least equal to the Required Bond Reserve for such Additional Bonds shall thereafter be maintained in the applicable Bond Reserve Account;

(viii) The amounts to be deposited from the proceeds of sale of such Additional Bonds in the separate accounts for each series of Additional Bonds to be established in the Acquisition and Construction Fund and in the Costs of Issuance Fund; and

(ix) Such other provisions that are appropriate or necessary and are not inconsistent with the provisions hereof;

(b) The Community Facilities District shall be in compliance with all agreements, conditions, covenants and terms contained herein and in all Supplemental Indentures required to be observed or performed by it, and no Event of Default hereunder or under any Supplemental Indenture shall have occurred and shall be then continuing; and

(c) In each year until the maturity date for the Additional Bonds, the Maximum Facilities Special Tax for Taxable Property classified as Developed Property, plus the Effective Tax Rate Evaluation Minimum Facilities Revenue for Taxable Property not classified as Developed Property less Priority Administrative Expenses is estimated to equal at least one hundred ten percent (110%) of the sum of the Annual Debt Service for each year on the Bonds, including such Additional Bonds, and the Value of all Taxable Property, in aggregate, is at least three (3) times the aggregate Lien on such Taxable Property.

(d) The Community Facilities District may issue one or more series of Bonds (the "Refunding Bonds") without complying with this Section 2.02(c) if, after the issuance and delivery of such Refunding Bonds, either (i) none of the Bonds theretofore issued hereunder will be Outstanding or (ii) the Debt Service in each Bond Year that begins after the issuance of such Refunding Bonds is not increased by reason of the issuance of such Refunding Bonds.

(e) The Community Facilities District may issue bonds or other obligations payable from the proceeds of the Special Tax on a basis subordinate to the Bonds without complying with this Section 2.02(a), (b) and (c).

Section 2.03. Procedure for the Issuance of Additional Bonds. At any time after the sale of any Additional Bonds in accordance with the Law, the Additional Bonds shall be executed by the Community Facilities District and shall be delivered to the Trustee and thereupon shall be authenticated and delivered by the Trustee, but only upon receipt by the Trustee of the following documents:

(a) An executed copy of the Supplemental Indenture authorizing the issuance of such Additional Bonds;

(b) A Written Request of the Community Facilities District as to the delivery of the Additional Bonds;

(c) One or more Opinions of Counsel to the effect that (i) the Community Facilities District has the right and power under the Law to execute the Indenture and the Supplemental Indenture, and the Indenture and Supplemental Indenture have each been duly and lawfully executed and delivered by the Community Facilities District and are in full force and effect and are valid and binding upon the Community Facilities District and enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, by the application of equitable principles, by the exercise of judicial discretion in appropriate cases and by the limitations on legal remedies against cities in the State of California) and no other authorization for the execution thereof is required; and (ii) the Additional Bonds

are valid and binding special tax obligations of the Community Facilities District payable from the proceeds of the Special Tax net of Priority Administrative Expenses and the other funds provided herein for such payment as provided herein and are enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, by the application of equitable principles, by the exercise of judicial discretion in appropriate cases and by the limitations on legal remedies against cities in the State of California) and the terms of the Law and of the Indenture and the Supplemental Indenture and the Additional Bonds have been duly and validly authorized, sold, executed, authenticated and delivered in accordance with the Law and with the Indenture and the Supplemental Indenture;

(d) A Certificate of an Independent Consultant containing such statements as may be reasonably necessary to show compliance with the requirements of Section 2.02(c);

(e) A Certificate of the Community Facilities District containing such statements as may be reasonably necessary to show compliance with the requirements of Section 2.02; and

(f) The proceeds of the sale of such Additional Bonds.

Section 2.04. Date and Maturity Dates of and Interest Rates on and Minimum Sinking Fund Account Payments for Bonds. The Bonds shall be issued in fully registered form and shall be numbered consecutively from one (1) upward in order of issuance. The dates, maturity dates, interest rates, and Minimum Sinking Fund Account Payments for any Additional Bonds shall be set forth in the Supplemental Indenture relating thereto. The 2024 Bonds shall be dated the date of the delivery thereof, and shall mature on the dates and in the principal amounts and shall bear interest at the rates per annum as set forth in the following schedule:

Principal Payment Date (September 1)	Principal Amount	Interest Rate
	\$	%

* Term Bonds

Minimum Sinking Fund Account Payments are hereby established for the mandatory redemption and payment of the Term Bonds of the 2024 Bonds, which payments shall become due during the years ending on the dates and in the amounts as set forth in the following schedule (except that if any of the Term Bonds of the 2024 Bonds shall have been redeemed pursuant to Section 3.01, the amounts of the Minimum Sinking Fund Account Payments shall be reduced proportionately by the principal amount of all such Term Bonds of the 2024 Bonds so redeemed), namely:

Term Bond Maturing September 1, 20[]

Year Ending September 1	Minimum Sinking Fund Account Payment
	\$

* Maturity.

Term Bond Maturing September 1, 20[]

Year Ending September 1	Minimum Sinking Fund Account Payment
	\$

* Maturity.

All such Minimum Sinking Fund Account Payments shall be deposited in the Sinking Fund Subaccount, which subaccount is hereby established and which subaccount the Community Facilities District hereby agrees and covenants to cause to be maintained by the Trustee so long as any of the Term Bonds are Outstanding. All money in the Sinking Fund Subaccount shall be used and withdrawn by the Trustee (upon receipt of a Written Request of the Community Facilities District) at any time for the purchase of the Term Bonds at public or private sales as and when and at such prices (including brokerage and other charges) as the Community Facilities District may in its discretion determine, but not to exceed the principal amount of such Term Bonds. All money in the Sinking Fund Subaccount on September 1 of each year during the period beginning on September 1, 20[], and ending on September 1, 20[], both dates inclusive, shall be used and withdrawn by the Trustee on such September 1 for the mandatory redemption or payment of the Term Bonds of the 2024 Bonds maturing on September 1, 20[]; and all money in the Sinking Fund Subaccount on September 1 of each year during the period beginning on September 1, 20[], and ending on September 1, 20[], both dates inclusive, shall be used and withdrawn by the Trustee on such September 1 for the mandatory redemption or payment of the Term Bonds of the 2024 Bonds maturing on September 1, 20[], and the Community Facilities District hereby agrees and covenants with the Holders of the Term Bonds to call and redeem in

accordance with Article III or pay the Term Bonds from the Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount pursuant to this paragraph whenever on September 1 of any year there is money in the Sinking Fund Subaccount available for such purpose.

Section 2.05. Interest Payment Dates of Bonds. Interest on the Bonds shall be computed on the basis of a 360-day year of twelve (12) 30-day calendar months, and shall be payable on September 1, 2024, and semiannually thereafter on September 1 and March 1 in each year until the principal sum of the Bonds has been paid. The Bonds shall bear interest from the interest payment date next preceding the date of registration thereof, unless they are registered on a day during the period from the sixteenth (16th) day of the month next preceding an interest payment date to such interest payment date, both inclusive, in which event they shall bear interest from such interest payment date, or unless they are registered on a day on or before the fifteenth (15th) day of the month next preceding the first (1st) interest payment date, in which event they shall bear interest from their dated date; provided, that if at the time of registration of any Bond interest is then in default on the Outstanding Bonds, such Bond shall bear interest from the interest payment date to which interest has previously been paid or made available for payment on the Outstanding Bonds.

Section 2.06. Form of Bonds. The Bonds and the authentication and registration endorsement and assignment to appear thereon shall be substantially in the form appearing in Exhibit A.

Section 2.07. Payment of Bonds. The interest on and principal of and redemption premiums, if any, on the Bonds shall be payable in lawful money of the United States of America at the Corporate Trust Office of the Trustee, and the Community Facilities District and the Trustee shall be entitled to conclusively treat the registered owner of any Bond as the absolute owner of such Bond for all purposes hereof, whether such Bond shall be overdue or not, and neither the Community Facilities District nor the Trustee shall be affected by any notice or knowledge to the contrary. Payment of interest on the Bonds due on or before the maturity or prior redemption thereof shall be made only to the person whose name appears in the registration books required to be kept by the Trustee pursuant to Section 2.09 as the registered owner thereof at the close of business as of the fifteenth (15th) day of the month next preceding each interest payment date, such interest to be paid by check mailed by first class mail on each such interest payment date to such registered owner at his or her address as it appears on such books, except that in the case of a Holder of one million dollars (\$1,000,000) or more in principal amount of Bonds then Outstanding, payment shall be made at such Holder's option by wire transfer on each such interest payment date of immediately available funds to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and is located in the continental United States of America according to written instructions provided by such Holder to the Trustee at least fifteen (15) days before such interest payment date. Payment of the principal of and redemption premiums, if any, on the Bonds shall be made only to the person whose name appears in the registration books required to be kept by the Trustee pursuant to Section 2.09 as the registered owner thereof, such principal and redemption premiums, if any, to be paid only on the surrender of the Bonds at the Corporate Trust Office of the Trustee at maturity or on redemption prior to maturity. All such payments of interest and principal and redemption premiums, if any, on any

Bond shall be valid and effectual to satisfy and discharge the liability on such Bond to the extent of the sum or sums so paid.

Notwithstanding the foregoing, a Holder of any Bond may, in lieu of surrendering the same for a new Bond, endorse on such Bond a record of partial payment of the principal of such Bond in the form set forth below (which shall be typed or printed on such Bond):

PAYMENTS ON ACCOUNT OF PRINCIPAL

Payment Date	Principal Amount Paid	Balance of Principal Amount Unpaid	Signature of Registered Holder

The Trustee shall maintain a record of each such partial payment made in accordance with the foregoing agreement and such record of the Trustee shall be conclusive. Such partial payment shall be valid upon payment of the amount thereof to the Registered Holder of such Bond, and the Community Facilities District and the Trustee shall be fully released and discharged from all liability to the extent of such payment regardless of whether such endorsement shall or shall not have been made upon such Bond by the Holder thereof and regardless of any error or omission in such endorsement.

Section 2.08. Execution of Bonds. The Bonds shall be signed on behalf of the Community Facilities District by the manual or facsimile signature of the Mayor and countersigned by the manual or facsimile signature of the City Clerk, and any Bond may be signed on behalf of the Community Facilities District by any person who, on the actual date of the execution of such Bond, shall be the proper officer of the City and member of the City Council, as legislative body of the Community Facilities District, although on the nominal date of such Bond such person shall not have been such officer of the City. In case any such officer, who shall have signed any of the Bonds, shall cease to be such officer before the Bonds so signed shall have been delivered to the purchaser by the Trustee, such Bonds may nevertheless be delivered and issued and, upon such delivery and issuance, shall be as binding upon the Community Facilities District as though such officer who signed the same had continued to be such officer until such delivery and issuance. Only those Bonds that bear thereon a certificate of authentication executed by the Trustee shall be entitled to any benefit, protection or security hereunder or be valid or obligatory for any purpose, and such certificate of the Trustee shall be conclusive evidence that the Bonds so authenticated have been duly authorized, sold, executed, authenticated and delivered hereunder and are entitled to the benefits hereof.

Section 2.09. Transfer and Exchange of Bonds. The Trustee shall keep at its Corporate Trust Office sufficient books for the transfer and exchange of the Bonds, which books shall at all times during normal business hours with reasonable prior written notice be open to inspection by the Community Facilities District or by any Holder (or his representative authorized in writing). Any Bond may, in accordance with its terms, be transferred or exchanged on such

books by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon payment by the Holder requesting such transfer or exchange of any tax or other governmental charge required to be paid with respect to such transfer or exchange and upon surrender of such Bond for cancellation accompanied by delivery of a duly executed written instrument of transfer or exchange in a form approved by the Trustee. Whenever any Bond or Bonds shall be surrendered for transfer or exchange, the Community Facilities District shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds of the same series and maturity date for the same aggregate principal amount, except that neither the Community Facilities District nor the Trustee shall be required (i) to transfer or exchange any Bonds during the fifteen-day period prior to the selection of any Bonds for redemption under Article III, or (ii) to transfer or exchange any Bond which has been selected for redemption in whole or in part, except the unredeemed portion of such Bond selected for redemption in part, from and after the day that such Bond has been selected for redemption in whole or in part under Article III.

Section 2.10. Mutilated, Destroyed, Stolen or Lost Bonds. In case any Bond shall become mutilated in respect of the body of such Bond or shall be believed by the Community Facilities District to have been destroyed, stolen or lost, upon proof of ownership satisfactory to the Community Facilities District and the Trustee and upon the surrender of such mutilated Bond at the Corporate Trust Office of the Trustee, or upon the receipt of evidence satisfactory to the Community Facilities District and the Trustee of such destruction, theft or loss and upon receipt of indemnity satisfactory to the Community Facilities District and the Trustee, and also upon payment of all expenses incurred by the Community Facilities District and the Trustee in the premises and receipt of each of indemnity satisfactory to them, the Community Facilities District shall execute and the Trustee shall authenticate and deliver at the Corporate Trust Office a new Bond or Bonds of the same series and maturity date for the same aggregate principal amount of like tenor and date and bearing such numbers and notations as shall be appropriate in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for the Bond so destroyed, stolen or lost.

If any such destroyed, stolen or lost Bond shall have matured or shall have been called for redemption, payment of the amount due thereon shall be made by the Trustee, at the written direction of the Community Facilities District, upon receipt of like proof, indemnity and payment of expenses.

Any replacement Bonds issued pursuant to this Section shall be entitled to equal and proportionate benefits with all other Bonds issued hereunder, and the Community Facilities District and the Trustee shall not be required to treat both the original Bond and any replacement Bond as being Outstanding for the purpose of determining the principal amount of Bonds which may be issued hereunder or for the purpose of determining any percentage of Bonds Outstanding hereunder, but both the original and the replacement Bond shall be treated as one and the same.

Section 2.11. Registration of the Bonds. The Bonds shall be registered in the name of the Authority and delivered to the Authority Trustee upon the issuance thereof in accordance with the provisions of the Local Obligation Purchase Contract.

Section 2.12. CUSIP Numbers. The Community Facilities District in issuing the Bonds may, but shall not be required to, use "CUSIP" numbers (if then generally in use), and, if

used, the Trustee shall use "CUSIP" numbers in notices of redemption as a convenience to Holders; provided that the Trustee shall have no liability for any defect in the "CUSIP" numbers as they appear on any Bond, notice or elsewhere, and, provided further that any such notice may state that no representation is made as to the correctness of such numbers either as printed on the Bonds or as contained in any notice of a redemption and that reliance may be placed only on the other identification numbers printed on the Bonds, and any such redemption shall not be affected by any defect in or omission of such numbers. The Community Facilities District shall promptly notify the Trustee in writing of any change in "CUSIP" numbers, if any. The Community Facilities District does not expect to use "CUSIP" numbers for the 2024 Bonds.

Section 2.13. Application of Proceeds of Sale of 2024 Bonds. Upon the receipt of payment of the purchase price of the 2024 Bonds when the 2024 Bonds shall have been duly sold by the Community Facilities District, the Trustee shall deposit such proceeds of sale of the 2024 Bonds into a temporary account called the Proceeds Fund which the Trustee shall establish, maintain and hold in trust, and which shall be disbursed in full on the date of receipt (whereupon said temporary account shall be closed) in the following order:

- (a) The Trustee shall deposit in the Series 2024 Bond Reserve Account the amount of \$[Reserve Fund Deposit], being a sum equal to the Required Bond Reserve, which such account is hereby created in the Bond Reserve Fund;
- (b) The Trustee shall deposit in the Acquisition and Construction Fund the amount of \$[Acquisition Fund Deposit];
- (c) The Trustee shall deposit in the Capitalized Interest Account the amount of \$[Cap I Deposit]; and
- (d) The Trustee shall deposit in the Costs of Issuance Fund the amount of \$[COI Deposit].

Section 2.14. Capitalized Interest Account. There is hereby established a fund to be known as the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Capitalized Interest Account. On each of the following dates, the Trustee shall transfer the respective amounts from the Capitalized Interest Account to the Redemption Account for the payment of interest due on the 2024 Bonds:

<u>Date of Transfer</u>	<u>Amount</u>
March 1, 2024	\$
September 1, 2024	

If at any time the Trustee is required by a Supplemental Indenture to deposit any amount of funds therein, the Trustee shall reestablish and maintain a fund to be known as the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Capitalized Interest Account. On each of the dates set forth in any table set forth in a Supplemental Indenture, the amount set forth shall be transferred from the Capitalized Interest

Account to the Redemption Account for the payment of interest due on the Bonds. The Capitalized Interest Account will be closed following the last date of transfer.

Section 2.15. Acquisition and Construction Fund. There is hereby established a fund to be known as the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Acquisition and Construction Fund, to be held and administered by the Trustee. All money in the Acquisition and Construction Fund shall be used by the Trustee for payment of the costs of the acquisition and construction of the Facilities, including the repayment of funds advanced by the City for the Community Facilities District and the repayment under any agreement of advances of funds or reimbursement for the lesser of the value or cost of work in-kind provided by any person for the Community Facilities District, upon receipt of a Written Request of the Community Facilities District filed with the Trustee, each of which shall be sequentially numbered and shall state the person to whom payment is to be made, the amount to be paid, the purpose for which the obligation was incurred and that such payment is a proper charge against such fund; provided, that any remaining amount therein after the completion of such purpose (as set forth in a Certificate of the Community Facilities District so determining filed with the Trustee) shall be transferred by the Trustee to the Redemption Account. The Acquisition and Construction Fund will be closed following the last date of transfer.

Section 2.16. Costs of Issuance Fund. There is hereby established a fund to be known as the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Costs of Issuance Fund, to be held and administered by the Trustee. All money in the Costs of Issuance Fund shall be used and withdrawn by the Trustee to pay the Costs of Issuance upon receipt of a Written Request of the Community Facilities District filed with the Trustee, each of which shall be sequentially numbered and shall state the person to whom payment is to be made, the amount to be paid, the purpose for which the obligation was incurred and that such payment is a proper charge against such fund; provided, that on [July 24, 2024], or upon a prior determination by the Community Facilities District that all Costs of Issuance have been paid (as set forth in a Certificate of the Community Facilities District so determining filed with the Trustee), any balance of money remaining in the Costs of Issuance Fund shall be withdrawn from the Costs of Issuance Fund by the Trustee and transferred to the Acquisition and Construction Fund. The Costs of Issuance Fund will be closed following the last date of transfer.

ARTICLE III

REDEMPTION OR EXCHANGE OF BONDS

Section 3.01. Redemption Prices and Terms of Bonds. Any Supplemental Indenture may set forth the provisions for redemption of any Additional Bonds.

(a) Mandatory Sinking Fund Account Redemption of the 2024 Bonds. The 2024 Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the Community Facilities District prior to their maturity date in part on September 1 in each of the years 20[___] through 20[___], both years inclusive; and the 2024 Bonds maturing on September 1, 20[___], are subject to mandatory redemption by the Community Facilities District prior to their maturity date in part on September 1 in each of the years 20[___] through 20[___], both years inclusive, in each case solely from Minimum Sinking Fund

Account Payments deposited in the Sinking Fund Subaccount, upon mailed notice as provided herein, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption.

(b) Optional Redemption of the 2024 Bonds. The 2024 Bonds are subject to optional redemption by the Community Facilities District prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from funds derived by the Community Facilities District from any source other than such Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount or such prepayments of the Special Tax, upon mailed notice as provided herein, at the following redemption prices (computed upon the principal amount of the 2024 Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[];

100% if redeemed on September 1, 20[] and any date thereafter.

(c) Extraordinary Redemption of the 2024 Bonds. The 2024 Bonds are subject to extraordinary redemption by the Community Facilities District prior to their respective maturity dates, as a whole or in part on any interest payment date on and after September 1, 20[], from funds derived by the Community Facilities District from prepayments of the Special Tax, upon mailed notice as provided herein, at the following redemption prices (computed upon the principal amount of the 2024 Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on any interest payment date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[];

101% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[]; and

100% if redeemed on September 1, 20[] or any interest payment date thereafter.

Section 3.02. Selection of Bonds for Redemption. If less than all the Outstanding Bonds are to be redeemed as a result of prepayments of the Special Tax at any one time, the Bonds shall be redeemed pro rata by maturity. If less than all the Outstanding Bonds are to be redeemed at the option of the Community Facilities District at any one time, the Bonds of the latest maturity date or dates shall be redeemed prior to or simultaneously with the redemption of the Bonds maturing prior thereto, and if less than all the Outstanding Bonds of any one maturity date are to be redeemed at any one time, the Trustee shall select the Bonds or the portions thereof of such maturity date to be redeemed in integral multiples of five thousand dollars (\$5,000) in a manner that it deems appropriate and fair.

Section 3.03. Notice of Redemption of Bonds. At the Written Request of and at the sole cost and expense of the Community Facilities District, received by the Trustee at least ten (10) days in advance of so sending, such Written Request to contain the information to be contained in the notice of redemption to be sent to Holders, as set forth below, the Trustee shall mail at least twenty (20) and not more than sixty (60) days prior to the date fixed for redemption, notice of redemption pursuant to Section 10.14 to the respective Holders of all Bonds selected for redemption in whole or in part and to all securities depositories and securities information services selected by the Community Facilities District to comply with custom or the rules of any securities exchange or commission or brokerage board or otherwise as may be determined by the Community Facilities District in its sole discretion, but neither failure to receive any such mailed notice nor any immaterial defect contained therein shall affect the sufficiency or the validity of such proceedings for redemption; provided, that no notice of redemption need be given to the Authority for any Bonds for which the Authority is the Holder. Such notice shall state the date of such notice, the Bonds to be redeemed, the date of issue of such Bonds, the redemption date, the redemption price, the place of redemption (including the name and appropriate address of the Trustee), and, if less than all of any such maturity, the numbers of the Bonds of such maturity to be redeemed and, in the case of Bonds to be redeemed in part only, the respective portions of the principal amount thereof to be redeemed, and shall give notice that further interest on such Bonds or the portions thereof to be redeemed will not accrue from and after the redemption date, and shall require that such Bonds be then surrendered for redemption at the address of the Trustee so designated. If any Bond so chosen for redemption shall not be redeemable in whole, such notice shall also state that such Bond is to be redeemed in part only and that upon presentation of such Bond for redemption there will be issued in lieu of the unredeemed portion of principal thereof a new Bond or Bonds of the same series and maturity date equal in aggregate principal amount to such unredeemed portion.

In the event of an optional redemption of Bonds, the Trustee shall mail a notice of redemption, in the same manner as aforesaid, only after receipt of a Written Request of the Community Facilities District at least 10 days prior to the date on which the Trustee must send notice to the Holders of the Bonds; provided, however, if sufficient monies for the payment of the redemption price of all Bonds to be redeemed are not then on deposit with the Trustee, such notice shall state that such redemption shall be conditioned upon the timely deposit of sufficient funds therefor with the Trustee.

Any notice of optional redemption may be rescinded by written notice given by the Community Facilities District to the Trustee no later than three (3) Business Days prior to the date specified for redemption. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as

soon as practicable to the same parties and in the same manner as the notice of redemption was given pursuant to this Section.

Section 3.04. Partial Redemption of Bonds. Upon surrender of any Bond redeemed in part only, the Community Facilities District shall execute and the Trustee shall authenticate and deliver to the registered owner thereof at the expense of the Community Facilities District a new Bond or Bonds of the same series and maturity date equal in aggregate principal amount to the unredeemed portion of the Bond surrendered.

Section 3.05. Effect of Redemption of Bonds. If notice of redemption has been duly given and not rescinded as aforesaid and money sufficient for the payment of the principal of and redemption premiums, if any, on, together with interest to the redemption date on, the Bonds or portions thereof so called for redemption has been irrevocably deposited with the Trustee, then on the redemption date designated in such notice such Bonds or such portions thereof shall become irrevocably due and payable, and from and after the date so designated interest on the Bonds or such portions thereof so called for redemption shall cease to accrue and the Holders of such Bonds shall have no rights in respect thereof except to receive payment of the principal of such Bonds or such portions thereof and the redemption premiums, if any, thereon and the interest accrued thereon to the redemption date; provided, that redemption of Bonds other than from Minimum Sinking Fund Account Payments shall be made only from and to the extent of funds on deposit with the Trustee and available for such purpose on the date of redemption.

ARTICLE IV

SPECIAL TAX

Section 4.01. Deposit of Proceeds of the Special Tax in the Community Facilities Fund and Transfer to the Special Tax Fund. The Community Facilities District agrees and covenants that it will deposit the Special Tax proceeds in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Community Facilities Fund (the "Community Facilities Fund"), which fund is hereby established in the treasury of the City, for and on behalf of the Community Facilities District, and which fund the Community Facilities District hereby agrees and covenants to maintain so long as any Bonds are Outstanding hereunder. All money in the Community Facilities Fund shall be used and withdrawn by the Community Facilities District solely for the benefit of the Community Facilities District in accordance with the Law, including payment of Expenses and Services. The Community Facilities District agrees and covenants that, after payment of its Priority Administrative Expenses, it will transfer to the Trustee from the Community Facilities Fund amounts sufficient and in sufficient time for the Trustee to make the transfers required by Section 4.02 (less any amounts to be transferred pursuant to Section 2.14), and the Trustee shall deposit such proceeds as and when received in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Fund, which fund the Trustee shall establish and maintain so long as Bonds remain Outstanding hereunder, and all money in such fund shall be held by the Trustee in trust hereunder and shall be disbursed, allocated and applied solely to the uses and purposes hereinafter set forth in this Article.

Section 4.02. Allocation of Money in the Special Tax Fund. All money in the Special Tax Fund shall be set aside by the Trustee in the following respective special accounts and

fund within the Special Tax Fund (each of which accounts and fund is hereby created) in the following order of priority, and all money in each of such accounts and fund shall be applied, used and withdrawn only for the purposes hereinafter authorized in this Section, namely:

- (1) Redemption Account; and
- (2) Bond Reserve Fund.

(a) Redemption Account. On or before September 1 and March 1 in each year, beginning on September 1, 2024, the Trustee shall, from the money in the Special Tax Fund, transfer to and deposit in the Redemption Account an amount of money equal to the aggregate amount of interest becoming due and payable on all Outstanding Bonds on such March 1 or September 1, as the case may be, and on or before September 1 in each year, beginning on September 1, 2024, the Trustee shall, from the then remaining money in the Special Tax Fund, transfer to and deposit in the Redemption Account an amount of money equal to the aggregate amount of principal becoming due and payable on all Outstanding Serial Bonds on such September 1 plus all Minimum Sinking Fund Account Payments required to be made on such September 1 into the Sinking Fund Subaccount; provided, that all of the aforesaid payments shall be made without priority of any payment over any other payment, and in the event that money in the Special Tax Fund on any March 1 or September 1 is not equal to the amount of interest becoming due on all Bonds on such date, or in the event that the money in the Special Tax Fund on any September 1 is not equal to the amount of principal of the Bonds becoming due on such date, as the case may be, then such money shall be applied pro rata in such proportion as such interest and principal and Minimum Sinking Fund Account Payments bear to each other.

No deposit need be made into the Redemption Account if the amount of money contained therein is at least equal to the amount required by the terms of the preceding paragraph to be deposited therein at the times and in the amounts herein provided.

All money in the Redemption Account shall be used and withdrawn by the Trustee to pay the interest on the Bonds as it shall become due and payable (including accrued interest on any Bonds purchased or redeemed prior to maturity) plus the principal of and redemption premiums, if any, on the Bonds as they shall mature or upon the prior redemption thereof, except that any money in the Sinking Fund Subaccount shall be used only to purchase or redeem or retire the Term Bonds as provided herein.

(b) Bond Reserve Fund. On or before March 1 and September 1 in each year, beginning on [March 1, 2024], the Trustee shall, from the then remaining money in the Special Tax Fund, transfer to and deposit in each Bond Reserve Account within the Bond Reserve Fund such amount of money as shall be required to restore each such Bond Reserve Account to a sum equal to the Required Bond Reserve for the applicable series of Bonds, *pro rata*, to the extent that amounts are available in the Special Tax Fund for such purpose; and for this purpose all investments in each Bond Reserve Account shall (beginning on [March 1, 2024]) be valued on March 1 and September 1 of each year at the face value thereof if such investments mature within twelve (12) months from the date of

valuation, or if such investments mature more than twelve (12) months after the date of valuation, at the price at which such investments are redeemable by the Holder at his or her option, if so redeemable, or if not so redeemable, at the lesser of (i) the cost of such investments plus the amortization of any premium or minus the amortization of any discount, or (ii) the market value of such investments. For purposes of allocating remaining money in the Special Tax Fund between more than one Bond Reserve Account, any such transfers to and deposits in each Bond Reserve Account shall be made equally and ratably in proportion to the Required Bond Reserve for each series of Bonds.

No deposit need be made into a Bond Reserve Account if the value of the investments contained therein is at least equal to the Required Bond Reserve for the applicable series of Bonds.

All money in each Bond Reserve Account shall be used and withdrawn by the Trustee solely for the purpose of paying the interest on or principal of the corresponding series of Bonds in the event there is insufficient money in the Redemption Account available for this purpose; provided, that if as a result of any of the foregoing valuations or as a result of any property owner prepayment it is determined that the amount of money in a Bond Reserve Account exceeds or will exceed the Required Bond Reserve for the applicable series of Bonds, the Trustee shall withdraw the amount of money representing such excess from such fund and shall deposit such amount of money in the Redemption Account as provided in the last paragraph of Section 10.05. For the avoidance of doubt, amounts in a Bond Reserve Account are not available to make up a deficiency for the payment of principal and interest on any Bonds other than the specific series of Bonds to which the Bond Reserve Account relates.

(c) Surplus Amounts. On or before March 1 and September 1 in each year, beginning on [March 1, 2024], the Trustee shall, from the then remaining money in the Special Tax Fund, transfer all amounts remaining in the Special Tax Fund after the transfers specified in subsections (a) and (b) above to the City for deposit in the Community Facilities Fund.

ARTICLE V

COVENANTS OF THE COMMUNITY FACILITIES DISTRICT

Section 5.01. Punctual Payment and Performance. The Community Facilities District will punctually pay the interest on and principal of and redemption premium, if any, to become due on every Bond issued hereunder in strict conformity with the terms of the Law and hereof and of the Bonds, and will faithfully observe and perform all the agreements, conditions, covenants and terms contained herein and in the Bonds required to be observed and performed by it.

Section 5.02. Against Indebtedness and Encumbrances. The Community Facilities District will not issue any evidences of indebtedness payable from the proceeds of the Special Tax except as provided herein, and will not create, nor permit the creation of, any pledge, lien, charge or other encumbrance upon any money in the Special Tax Fund other than as provided

herein; provided, that the Community Facilities District may at any time, or from time to time, issue evidences of indebtedness for any lawful purpose of the Community Facilities District which are payable from any money in the Community Facilities Fund as may from time to time be deposited therein so long as any payments due thereunder shall be subordinate in all respects to the use of the proceeds of the Special Tax as provided herein.

Section 5.03. Against Federal Income Taxation.

(a) To the extent a series of Bonds (the "Tax-Exempt Bonds") are acquired by the Authority using the proceeds of a series of Authority Bonds for which the Authority has obtained an opinion of Bond Counsel that interest on such Authority Bonds is excluded from gross income for federal income tax purposes (the "Tax-Exempt Authority Bonds"), the Community Facilities District will not take any action, or fail to take any action, if such action or failure to take such action would adversely affect the exclusion from gross income of the interest on the Tax-Exempt Authority Bonds pursuant to Section 103 of the Code, and specifically the Community Facilities District will not directly or indirectly use or make any use of the proceeds of the Tax-Exempt Bonds or any other funds of the Community Facilities District or take or omit to take any action that would cause the Tax-Exempt Authority Bonds to be "arbitrage bonds" subject to federal income taxation by reason of Section 148 of the Code or "private activity bonds" subject to federal income taxation by reason of Section 141(a) of the Code or obligations subject to federal income taxation because they are "federally guaranteed" as provided in Section 149(b) of the Code; and to that end the Community Facilities District, with respect to the proceeds of the Tax-Exempt Bonds and such other funds, will comply with all requirements of such sections of the Code and all regulations of the United States Department of the Treasury issued thereunder to the extent that such regulations are, at the time, applicable and in effect; provided, that if the Community Facilities District shall obtain an opinion of nationally recognized bond counsel to the effect that any action required under the provisions of the Indenture described in this subsection is no longer required, or to the effect that some further action is required, to maintain the exclusion from gross income of the interest on the Tax-Exempt Authority Bonds pursuant to Section 103 of the Code, the Community Facilities District may rely conclusively on such opinion in complying with the provisions of the Indenture. In the event that at any time the Community Facilities District is of the opinion that for purposes of the provisions of the Indenture described in this subsection it is necessary to restrict or limit the yield on the investment of any money held by the Finance Director, for and on behalf of the Community Facilities District, under the Indenture or otherwise, the Community Facilities District shall so instruct the Finance Director or the Trustee, as the case may be, in writing, and the Finance Director or the Trustee, as the case may be, shall take such action as may be necessary in accordance with such instructions.

(b) Without limiting the generality of the foregoing, the Community Facilities District will pay from time to time all amounts required to be rebated to the United States of America pursuant to Section 148(f) of the Code and all regulations of the United States Department of the Treasury issued thereunder to the extent that such regulations are, at the time, applicable and in effect, which obligation shall survive payment in full or defeasance of the Bonds, and to that end, there is hereby established in the treasury

of the City, for and on behalf of the Community Facilities District, a fund to be known as the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds Rebate Fund to be held in trust and administered by the Finance Director for and on behalf of the Community Facilities District. The Community Facilities District will comply with the provisions of the Tax Certificate with respect to making deposits in the Rebate Fund, and all money held in the Rebate Fund is pledged to provide payments to the United States of America as provided herein and in the Tax Certificate and no other person shall have claim to such money except as provided in the Tax Certificate.

Section 5.04. Payment of Claims. The Community Facilities District will pay and discharge any and all lawful claims which, if unpaid, might become payable from the proceeds of the Special Tax or any part thereof or upon any funds in the hands of the Community Facilities District or the Trustee allocated to the payment of the interest on or principal of or redemption premiums, if any, on the Bonds, or which might impair the security of the Bonds.

Section 5.05. Expense and Services Budgets. The City Council, as legislative body of the Community Facilities District, will, on or before July 1 in each year, adopt a budget setting forth the costs of the estimated Expenses and Services for the period from such July 1 through the next succeeding June 30; provided, that any budget adopted in accordance with this Section may be amended by the City Council at any time.

Section 5.06. Accounting Records; Financial Statements and Other Reports.

(a) The Community Facilities District will keep, or in the case of transactions made by the Trustee it will cause the Trustee to keep, appropriate accounting records in which complete and correct entries shall be made of all transactions relating to the receipt, investment, disbursement, allocation and application of the proceeds of the Special Tax and of the proceeds of the Bonds, which accounting records shall at all times during business hours with reasonable prior written notice be subject to the inspection of any Holder (or his or her representative authorized in writing). The Trustee shall furnish the Community Facilities District periodic cash transaction statements which include detail for all investment transactions effected by the Trustee or brokers selected by the Community Facilities District. Upon the Community Facilities District's election, such statements will be delivered via the Trustee's online service and upon electing such service, paper statements will be provided only upon request. The Community Facilities District waives the right to receive brokerage confirmations of security transactions effected by the Trustee as they occur, to the extent permitted by law. The Community Facilities District further understands that trade confirmations for securities transactions effected by the Trustee will be available upon written request and at no additional cost and other trade confirmations may be obtained from the applicable broker.

(b) The Community Facilities District will prepare annually not more than two hundred seventy (270) days after the close of each Fiscal Year (commencing with the Fiscal Year ending June 30, 2024) a summary report showing in reasonable detail the proceeds of the Special Tax levied and collected and the costs of the Expenses and Services for the preceding Fiscal Year and containing a general statement of the physical condition

of the Facilities. The Community Facilities District will furnish a copy of such summary report without charge to any Holder (or his or her representative authorized in writing) and to any investment banker, security dealer or other person interested in the Bonds requesting a copy thereof.

(c) The Community Facilities District will prepare annually not later than October 30 of each year (beginning in 2024) and file with the California Debt and Investment Advisory Commission by mail, postage prepaid, all necessary information required to be filed under the Law, including:

- (1) The principal amount of the Bonds Outstanding;
- (2) The balance in each Bond Reserve Account;
- (3) The balance in the Redemption Account constituting capitalized interest, if any;
- (4) The number of parcels securing the Bonds which are delinquent with respect to their Special Tax payments, the amount that each delinquent parcel is delinquent, the length of time that each delinquent parcel has been delinquent and when foreclosure was commenced for each delinquent parcel; and
- (5) The assessed value of all parcels subject to the levy of the Special Tax to repay the Bonds, as shown on the most equalized assessment roll of the County of Sacramento.

Additionally, the Community Facilities District will notify the California Debt and Investment Advisory Commission by mail, postage prepaid, within ten (10) days if the Community Facilities District or the Trustee fails to pay any interest on or principal of any of the Bonds on any scheduled payment date, or if funds are withdrawn from a Bond Reserve Account to pay any interest on or principal of a series of the Bonds.

Section 5.07. Protection of Security and Rights of Holders. The Community Facilities District will preserve and protect the security of the Bonds and the rights of the Holders and will warrant and defend their rights against all claims and demands of all persons.

Section 5.08. Payment of Governmental Charges and Compliance with Governmental Regulations. The Community Facilities District will pay and discharge all taxes or payments in lieu of taxes, assessments and other governmental charges or liens that may be levied, assessed or charged upon the Facilities or any part thereof promptly as and when the same shall become due and payable, except that the Community Facilities District shall not be required to pay any such governmental charges so long as the application or validity thereof shall be contested in good faith and the Community Facilities District shall have set aside reserves to cover such charges. The Community Facilities District will duly observe and conform with all valid regulations and requirements of any governmental authority relative to the operation of the Facilities or any part thereof, except that the Community Facilities District shall not be required to comply with any such regulations or requirements so long as the application or validity thereof shall be contested in good faith.

Section 5.09. Levy and Collection of the Special Tax. The Community Facilities District, so long as any Bonds are Outstanding, will annually levy the Special Tax against all Taxable Property in the Improvement Area and make provision for the collection of the Special Tax in amounts which will be sufficient, together with the money then on deposit in the Redemption Account, after making reasonable allowances for contingencies and errors in the estimates, to yield proceeds equal to the amounts required for compliance with the agreements, conditions, covenants and terms contained herein, and which in any event will be sufficient to pay the interest on and principal of and Minimum Sinking Fund Account Payments for and redemption premiums, if any, on the Bonds as they become due and payable and to replenish each Bond Reserve Account and to pay all current Expenses and Services as they become due and payable in accordance with the provisions and terms hereof. The Special Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and, except as otherwise provided in Section 5.10 or by the Law, shall be subject to the same penalties and the same collection procedure, sale, and lien priority in case of delinquency as is provided for ad valorem property taxes.

Section 5.10. Foreclosure of Special Tax Liens. The Community Facilities District shall annually on or before September 1 of each year review the public records of the County of Sacramento relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if the Community Facilities District determines on the basis of such review that the amount so collected is deficient by more than five percent (5%) of the total amount of the Special Tax levied in such Fiscal Year, it will within sixty (60) days thereafter institute foreclosure proceedings as authorized by the Law in order to enforce the lien of the delinquent installments of the Special Tax against each lot or parcel of land in the Improvement Area, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; provided, that irrespective of the foregoing if the Community Facilities District determines on the basis of such review that property owned by any single property owner in the Improvement Area is delinquent by four missed payments with respect to the Special Tax due and payable by such property owner by such delinquency date, then the Community Facilities District will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against such property owner; provided further, that any actions taken to enforce delinquent Special Tax liens shall be taken only consistent with Sections 53356.1 through 53356.7, both inclusive, of the Government Code of the State of California; and provided further, that the Community Facilities District shall not be obligated to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the Community Facilities District shall have received one hundred percent (100%) of the amount of such installment from the County of Sacramento pursuant to the so-called "Teeter Plan."

Section 5.11. Further Assurances. The Community Facilities District will adopt, deliver, execute, make and file any and all further assurances, instruments and resolutions as may be reasonably necessary or proper to carry out the intention or to facilitate the performance hereof and for the better assuring and confirming unto the Holders of the rights and benefits provided herein, including without limitation the filing of all financing statements, agreements, instruments or other documents in the forms and in the locations necessary to perfect and protect, and to continue the perfection of, the pledge of the Special Taxes provided herein to the fullest extent possible under applicable law of the State of California. Further, the Community Facilities District covenants to not approve any amendments, changes or modifications relating to development of

the property within the Improvement Area that would reduce the amount of the Maximum Facilities Special Tax less Priority Administrative Expenses to equal less than one hundred ten percent (110%) of the sum of the Annual Debt Service on the Bonds in any year until the maturity date for the Bonds.

ARTICLE VI

THE TRUSTEE

Section 6.01. The Trustee. U.S. Bank Trust Company, National Association at its Corporate Trust Office in San Francisco, California, is hereby appointed Trustee for the purpose of receiving all money which the Community Facilities District is required to transfer to it hereunder and for applying and using such money as provided herein for the purpose of paying the interest on and principal of and redemption premiums, if any, on the Bonds. The Community Facilities District agrees that it will at all times maintain a Trustee having a designated corporate trust office in Los Angeles or San Francisco, California.

The Trustee and the Community Facilities District shall, prior to an Event of Default, and after the curing or waiver of all Events of Default which may have occurred, perform such duties and only such duties as are specifically set forth in this Indenture. The Trustee shall, during the existence of any Event of Default (which has not been cured or waived), exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs.

The Community Facilities District may remove the Trustee initially appointed and any successor thereto and may appoint a successor or successors thereto by an instrument in writing; provided, that any such successor shall be a bank or trust company doing business and having a designated corporate trust office in Los Angeles or San Francisco, California, having a combined capital (exclusive of borrowed capital) and surplus of at least one hundred million dollars (\$100,000,000) and subject to supervision or examination by a federal or state banking authority. If such bank or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purpose of this Section the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. The Trustee may at any time resign by giving written notice of such resignation to the Community Facilities District and by giving notice of such resignation by mail pursuant to Section 10.14 to the Holders, and upon receiving such notice of resignation, the Community Facilities District shall promptly appoint a successor Trustee by an instrument in writing having the qualifications required hereby. Any resignation or removal of a Trustee and appointment of a successor Trustee shall become effective only upon the acceptance of appointment by the successor Trustee. If within thirty (30) days after notice of the removal or resignation of the Trustee no successor Trustee shall have been appointed by the Community Facilities District and shall have accepted such appointment, the removed or resigning Trustee may petition, at the expense of the Community Facilities District, any court of competent jurisdiction for the appointment of a successor Trustee, which court may thereupon, after such notice, if any, as it may

deem proper and prescribe and as may be required by law, appoint a successor Trustee having the qualifications required hereby.

Any company into which the Trustee shall be merged or converted or with which it may be consolidated or any company resulting from any merger, conversation or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, so long as such company shall meet the requirements set forth in this Section, shall be the successor to the Trustee and shall be vested with all of the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

Section 6.02. Liability of the Trustee. The recitals of facts, agreements and covenants contained herein and in the Bonds shall be taken as statements, agreements and covenants of the Community Facilities District, and the Trustee shall not assume any responsibility for the correctness of the same and does not make any representation as to the sufficiency or validity hereof or of the Bonds or of the Special Tax, or as to the financial or technical feasibility of the acquisition and construction of any of the Facilities, and shall not incur any responsibility in respect thereof other than in connection with the rights and obligations expressly assigned to or imposed upon it herein or in the Bonds, and shall not be liable in connection with the performance of its duties hereunder except for its own negligence or willful misconduct. The Trustee shall not be liable for any error of judgment made in good faith, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts, and no provision hereof shall require the Trustee to expend or risk its own funds or otherwise incur any liability for the performance of its duties hereunder, or in the exercise of any of its rights or powers hereunder.

The Trustee shall not be liable for any error of judgment made in good faith by a Responsible Officer unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts, and the Trustee shall be entitled to advice of counsel of its selection concerning all matters of trust and its duties hereunder and the advice of such counsel or any Opinion of Counsel shall be full and complete authorization and protection in respect of any action taken, suffered or omitted by it hereunder in good faith and in reliance thereon. The Trustee may execute any of the trusts or powers set forth herein and perform the duties required of it hereunder by or through attorneys, agents or attorneys, and the Trustee shall not be liable for the negligence or misconduct of any agent, attorney or certified public accountant selected by it with due care.

The Trustee shall, at all times, perform such duties and only such duties as are specifically set forth herein, and no implied duties or obligations shall be read herein against the Trustee. At no time shall the Trustee be a fiduciary or have fiduciary duties hereunder.

The Trustee shall not be bound to recognize any person as the Holder of a Bond unless and until such Bond is submitted for inspection, if required, and such Holder's title thereto is certified to the Trustee in a written instrument, upon which the Trustee shall be entitled to conclusively rely.

The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with the direction of the Holders of not less than a majority

in aggregate principal amount of the Bonds exercising any trust or power conferred upon the Trustee hereunder.

The Trustee has no obligation to the Holders and shall incur no liability for the payment of the interest on, principal of or redemption premiums, if any, with respect to the Bonds from its own funds. The duties and obligations of the Trustee shall be determined solely by the express provisions of this Indenture, and the Trustee shall perform such duties and obligations as are specifically set forth in this Indenture and shall not be liable except for its negligence or willful misconduct, and no implied covenants or obligations shall be read into this Indenture against the Trustee.

The Trustee shall not be deemed to have knowledge of any Event of Default hereunder unless and until a Responsible Officer at the Trustee's Corporate Trust Office responsible for the administration of the Trustee's duties and obligations hereunder shall have actual knowledge thereof or the Trustee shall have received written notice thereof at its Corporate Trust Office. The Trustee shall not be bound to ascertain or to inquire as to the performance or observance of any of the agreements, conditions, covenants or terms herein or of any of the documents executed in connection with the Bonds, or as to the existence of an Event of Default hereunder.

No provision hereof shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance or exercise of any of its duties hereunder, or in the exercise of its rights or powers. The Trustee shall be entitled to interest on all amounts advanced to it hereunder at its prime rate plus two percent (2%), but not greater than twelve percent (12%) per annum.

The Trustee shall have no responsibility, opinion or liability with respect to any information, statement or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of the Bonds.

All rights, privileges, immunities, indemnifications and releases from liability granted herein to the Trustee shall extend to the directors, employees, officers and agents thereof.

In no event shall the Trustee be responsible or liable for special, indirect, punitive or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

Section 6.03. Compensation and Indemnification of the Trustee. The Community Facilities District agrees to pay to the Trustee from time to time, and the Trustee shall receive compensation for all services rendered by it in the exercise and performance of any of the duties and obligations of the Trustee hereunder, as mutually and previously agreed upon in writing, and the Community Facilities District will pay or reimburse the Trustee upon its request for all expenses, disbursements and advances incurred or made by the Trustee and its affiliates, directors, employees or agents in accordance with any of the provisions hereof (including the reasonable compensation and the expenses and disbursements of its counsel and of all persons not regularly in its employ) except any such expense, disbursement or advance as may arise from its negligence

or willful misconduct. The Community Facilities District, to the extent permitted by law, agrees to indemnify, defend and hold harmless the Trustee against any and all loss, damages, claims, liability or expense incurred without negligence or willful misconduct on the part of the Trustee arising out of or in connection with (i) the exercise or performance of any of its duties or obligations hereunder, or (ii) any untrue statement or alleged untrue statement of any material fact or omission or alleged omission to state a material fact necessary to make the statements made, in the light of the circumstances under which they were made, not misleading in any official statement or other offering circular utilized in connection with the sale of any of the Bonds, including costs and expenses (including attorneys' fees and expenses) of defending itself against any claim or liability in connection with the exercise or performance of any of its duties and obligations hereunder. The rights of the Trustee and the obligations of the Community Facilities District under this Section shall survive the discharge of the Bonds and the resignation or removal of the Trustee.

Section 6.04. Notice to the Trustee. The Trustee shall be protected in acting upon any Bond, certificate, consent, notice, opinion, report, request, resolution or other document or paper believed by it to be genuine and to have been signed or presented by the proper party or parties. The Trustee may consult with counsel of its selection, including, without limitation, counsel to the Community Facilities District, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection with respect to any action taken or suffered hereunder in good faith and in accordance therewith.

Whenever in the administration of its rights and obligations hereunder the Trustee shall deem it necessary or desirable that a matter be established or proved prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of negligence or willful misconduct on the part of the Trustee, be deemed to be conclusively established or proved by a Certificate of the Community Facilities District or an Accountant's Report, which shall be full warrant to the Trustee for any action taken or suffered under the provisions hereof upon the faith thereof, and on which the Trustee may conclusively rely, but in its reasonable judgment the Trustee may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as it may deem reasonable.

ARTICLE VII

AMENDMENT OF OR SUPPLEMENT TO THE INDENTURE

Section 7.01. Procedure for Amendment of or Supplement to the Indenture.

(a) Amendment or Supplement With Consent of Holders. The Indenture and the rights and obligations of the Community Facilities District and of the Holders may be amended or supplemented at any time by the execution and delivery of a Supplemental Indenture by the Community Facilities District and the Trustee, which Supplemental Indenture shall become binding when the written consents of the Holders of sixty percent (60%) or more in aggregate principal amount of the Bonds then Outstanding, exclusive of Bonds disqualified as provided in Section 7.02, shall have been filed with the Trustee; provided, that no such amendment or supplement shall (1) extend the maturity of

or reduce the interest rate on or otherwise alter or impair the obligation of the Community Facilities District to pay the interest on or principal of or Minimum Sinking Fund Account Payment for or redemption premium, if any, on any Bond at the time and place and at the rate and in the currency and from the funds provided herein without the express written consent of the Holder of such Bond, or (2) permit the issuance by the Community Facilities District of any obligations payable from the proceeds of the Special Tax other than the Bonds as provided herein, or jeopardize the ability of the Community Facilities District to levy and collect the Special Tax, or (3) reduce the percentage of Bonds required for the written consent to any such amendment or supplement, or (4) modify any rights or obligations of the Trustee without its prior written assent thereto.

(b) Amendment or Supplement Without Consent of Holders. The Indenture and the rights and obligations of the Community Facilities District and of the Holders may also be amended or supplemented at any time by the execution and delivery of a Supplemental Indenture by the Community Facilities District and the Trustee, which Supplemental Indenture shall become binding upon execution without the prior written consent of any Holders, but only to the extent permitted by law and after receiving an Opinion of Counsel, stating that the Supplemental Indenture is the valid and binding obligation of the Community Facilities District, and only for any one or more of the following purposes:

(i) To add to the agreements and covenants required herein to be performed by the Community Facilities District other agreements and covenants thereafter to be performed by the Community Facilities District which shall not (in the opinion of the Community Facilities District) adversely affect the interests of the Holders, or to surrender any right or power reserved herein to or conferred herein upon the Community Facilities District which shall not (in the opinion of the Community Facilities District) adversely affect the interests of the Holders;

(ii) To make such provisions for the purpose of curing any ambiguity or of curing, correcting or supplementing any defective provision contained herein or in regard to questions arising hereunder which the Community Facilities District may deem desirable or necessary and not inconsistent herewith and which shall not (in the opinion of the Community Facilities District) adversely affect the interests of the Holders;

(iii) To authorize the issuance of Additional Bonds and to provide the conditions and terms under which the Additional Bonds may be issued;

(iv) To authorize the issuance under and subject to the Law of any refunding bonds for any of the Bonds and to provide the conditions and terms under which such refunding bonds may be issued;

(v) To make such additions, deletions or modifications as may be necessary or appropriate to ensure compliance with Section 148(f) of the

Code relating to the required rebate of excess investment earnings to the United States of America, or otherwise as may be necessary to ensure the exclusion from gross income for purposes of federal income taxation of the interest on the Bonds or the exemption of such interest from State of California personal income taxes; or

(vi) To make such additions, deletions or modifications as may be necessary or appropriate to maintain any then current rating on the Bonds.

Section 7.02. Disqualified Bonds. Bonds owned or held for the account of the Community Facilities District shall not be deemed Outstanding for the purpose of any consent or other action or any calculation of Outstanding Bonds provided for in this Article or in Article VIII, and shall not be entitled to consent to or take any other action provided for in this Article or in Article VIII.

Section 7.03. Endorsement or Replacement of Bonds After Amendment or Supplement. After the effective date of any action taken as hereinabove provided, the Community Facilities District may determine that the Bonds may bear a notation by endorsement in form approved by it as to such action, and in that case upon demand of the Holder of any Bond Outstanding on such effective date and presentation of his or her Bond for such purpose at the Corporate Trust Office of the Trustee a suitable notation as to such action shall be made on such Bond. If the Community Facilities District shall so determine, new Bonds so modified as, in the opinion of the Community Facilities District, shall be necessary to conform to such action shall be prepared and executed, and in that case upon demand of the Holder of any Bond Outstanding on such effective date such new Bonds shall, upon surrender of such Outstanding Bonds, be exchanged at the Corporate Trust Office of the Trustee, without cost to each Holder, for Bonds then Outstanding.

Section 7.04. Amendment or Supplement by Mutual Consent. The provisions of this Article shall not prevent any Holder from accepting any amendment or supplement as to any particular Bonds held by him or her; provided, that due notation thereof is made on such Bonds.

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES OF HOLDERS

Section 8.01. Events of Default and Remedies of Holders. If one or more of the following events (herein "Events of Default") shall happen, that is to say:

(a) if default shall be made by the Community Facilities District in the due and punctual payment of any interest on or principal of or Minimum Sinking Fund Account Payment for any of the Bonds when and as the same shall become due and payable;

(b) if default shall be made by the Community Facilities District in the observance or performance of any of the other agreements or covenants contained herein required to be observed or performed by it, and such default shall have continued for a

period of thirty (30) days after the Community Facilities District shall have been given notice in writing of such default by the Trustee;

(c) if default shall be made by the Community Facilities District in the due and punctual payment of any indebtedness on a parity with or senior to the Bonds; or

(d) if the Community Facilities District shall file a petition or answer seeking arrangement or reorganization under the federal bankruptcy laws or any other applicable law of the United States of America or any state therein, or if a court of competent jurisdiction shall approve a petition filed with or without the consent of the Community Facilities District seeking arrangement or reorganization under the federal bankruptcy laws or any other applicable law of the United States of America or any state therein, or if under the provisions of any other law for the relief or aid of debtors any court of competent jurisdiction shall assume custody or control of the Community Facilities District or of the whole or any substantial part of its property;

then in each and every such case during the continuance of such Event of Default any Holder shall have the right for the equal benefit and protection of all Holders similarly situated:

(a) by mandamus or other suit or proceeding at law or in equity to enforce his rights against the City Council or the Community Facilities District or any of the officers or employees of the Community Facilities District, and to compel the City Council or the Community Facilities District or any such officers or employees to perform and carry out their duties under the Law and the agreements and covenants with the Holders contained herein;

(b) by suit in equity to enjoin any acts or things which are unlawful or violate the rights of the Holders; or

(c) by suit in equity upon the nonpayment of the Bonds to require the City Council or the Community Facilities District or its officers and employees to account as the trustee of an express trust.

Section 8.02. Non-Waiver. Nothing in this Article or in any other provision herein or in the Bonds shall affect or impair the obligation of the Community Facilities District, which is absolute and unconditional, to pay the interest on and principal of and redemption premiums, if any, on the Bonds to the respective Holders of the Bonds at the respective dates of maturity or upon redemption prior to maturity as provided herein from the proceeds of the Special Tax and the other funds as provided herein, or shall affect or impair the right of such Holders, which is also absolute and unconditional, to institute suit to enforce such payment by virtue of the contract embodied herein and in the Bonds.

A waiver of any Event of Default or breach of duty or contract by any Holder shall not affect any subsequent Event of Default or breach of duty or contract and shall not impair any rights or remedies on any such subsequent Event of Default or breach of duty or contract. No delay or omission by any Holder to exercise any right or remedy accruing upon any Event of Default or breach of duty or contract shall impair any such right or remedy or shall be construed to be a waiver of any such Event of Default or breach of duty or contract or an acquiescence

therein, and every right and remedy conferred upon the Holders by the Law or hereby may be enforced and exercised from time to time and as often as shall be deemed expedient by the Holders.

If any action, proceeding or suit to enforce any right or exercise any remedy is abandoned or determined adversely to any Holder, the Community Facilities District and such Holder shall be restored to their former positions, rights and remedies as if such action, proceeding or suit had not been brought or taken.

Section 8.03. Remedies Not Exclusive. No remedy herein conferred upon or reserved to the Holders is intended to be exclusive of any other remedy, and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise, and may be exercised without exhausting and without regard to any other remedy conferred by the Law or any other law.

ARTICLE IX

DEFEASANCE

Section 9.01. Discharge of the Bonds.

(a) If the Community Facilities District shall pay or cause to be paid or there shall otherwise be paid to the Holders of all Outstanding Bonds the interest thereon and the principal thereof and the redemption premiums, if any, thereon at the times and in the manner stipulated therein and herein, then all agreements, covenants and other obligations of the Community Facilities District to the Holders of such Bonds hereunder shall thereupon cease, terminate and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the Community Facilities District all such instruments as may be necessary or desirable to evidence such discharge and satisfaction, and the Trustee shall pay over or deliver to the Community Facilities District for deposit in the Community Facilities Fund all money or securities held by it pursuant hereto which are not required for the payment of the interest on and principal of and redemption premiums, if any, on such Bonds.

(b) Any Outstanding Bonds shall on the maturity date or redemption date thereof be deemed to have been paid within the meaning of and with the effect expressed in subsection (a) of this Section if there shall have been irrevocably deposited with the Trustee money which is sufficient to pay the interest due on such Bonds on such date and the principal and redemption premiums, if any, due on such Bonds on such date.

(c) Any Outstanding Bonds shall prior to the maturity date or redemption date thereof be deemed to have been paid within the meaning and with the effect expressed in subsection (a) of this Section if (1) in case any of such Bonds are to be redeemed on any date prior to their maturity date, the Community Facilities District shall have agreed to mail a notice of redemption pursuant to Section 10.14 to the respective Holders of all such Outstanding Bonds and to the securities depositories or securities information services selected by it pursuant to Section 3.03, (2) there shall have been filed with the Community Facilities District and the Trustee an Opinion of Counsel to the effect

that the payment of such Bonds has been provided for in the manner set forth herein and that all obligations of the Community Facilities District with respect to such Bonds have been discharged and satisfied and there shall have been deposited with an escrow agent meeting the requirements of a successor trustee set forth in Section 6.01 or the Trustee either (i) money in an amount which shall be sufficient to pay when due the interest on and principal of and redemption premiums, if any, due and to become due on such Bonds on and prior to the date scheduled for redemption or maturity date thereof, as the case may be and/or (ii) Federal Securities which are not subject to redemption except by the holder thereof prior to maturity (including any Federal Securities issued or held in book-entry form on the books of the Department of the Treasury of the United States of America), the interest on and principal of which when paid will provide money which, together with the money, if any, deposited with such escrow agent meeting the requirements of a successor trustee set forth in Section 6.01 or the Trustee at the same time, shall be sufficient to pay when due the interest on and principal of and redemption premiums, if any, due and to become due on such Bonds on and prior to the date scheduled for redemption or maturity date thereof, as the case may be, as evidenced by an Accountant's Report on file with the Community Facilities District and the Trustee, and (3) in the event such Bonds are not by their terms subject to redemption within the next succeeding sixty (60) days, the Community Facilities District shall have agreed to mail pursuant to Section 10.14 a notice to the Holders of such Bonds and to the securities depositories and securities information services selected by it pursuant to Section 3.03 that the deposit required by clause (2) above has been made with such escrow agent meeting the requirements of a successor trustee set forth in Section 6.01 or the Trustee and that such Bonds are deemed to have been paid in accordance with this Section and stating the maturity dates or redemption dates, as the case may be, upon which money will be available for the payment of the principal of and redemption premiums, if any, on such Bonds.

Section 9.02. Unclaimed Money. Anything contained herein to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of any of the Bonds or any interest thereon which remains unclaimed for two (2) years after the date when such Bonds or interest thereon have become due and payable, either at their stated maturity dates or by call for redemption prior to maturity, if such money was held by the Trustee on such date, or for two (2) years after the date of deposit of such money if deposited with the Trustee after the date when such Bonds or interest thereon became due and payable, shall be repaid by the Trustee to the Community Facilities District as its absolute property free from trust for deposit in the Community Facilities Fund and for use in accordance with the Law, and the Trustee shall thereupon be released and discharged with respect thereto and the Holders shall look only to the Community Facilities District for the payment of such Bonds and interest thereon; provided, that before the Trustee shall be required to make any such repayment the Community Facilities District shall mail pursuant to Section 10.14 a notice to the Holders of all Outstanding Bonds and to such securities depositories and securities information services selected by it pursuant to Section 3.03 that such money remains unclaimed and that after a date named in such notice, which date shall not be less than thirty (30) days after the date of the mailing of such notice, the balance of such money then unclaimed will be returned to the Community Facilities District for deposit in the Community Facilities Fund.

ARTICLE X

MISCELLANEOUS

Section 10.01. Liability of Community Facilities District Limited to Proceeds of the Special Tax and Certain Other Funds. Notwithstanding anything contained herein, the Community Facilities District shall not be required to advance any money derived from any source of income other than the proceeds of the Special Tax net of Priority Administrative Expenses and the other funds provided herein for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds.

The Bonds are special tax obligations of the Community Facilities District and the interest on and principal of and redemption premiums, if any, on the Bonds are payable solely from the proceeds of the Special Tax (including any prepayments thereof and proceeds from the sale of property collected pursuant to the foreclosure provisions of the Indenture for the delinquency of the Special Tax), net of Priority Administrative Expenses, and amounts in certain funds and accounts established in the Indenture, and the Community Facilities District is not obligated to pay the Bonds except from such funds. The General Fund of the City and the funds of the Community Facilities District are not liable, and neither the full faith and credit of the Community Facilities District nor the City are pledged for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds, and no tax or assessment other than the Special Tax shall ever be levied or collected to pay the interest on or principal of or redemption premiums, if any, on the Bonds. The Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the Community Facilities District or any of its income or receipts except the proceeds of the Special Tax (including any prepayments thereof and proceeds from the sale of property collected pursuant to the foreclosure provisions of the Indenture for the delinquency of the Special Tax), net of Priority Administrative Expenses, and amounts in certain funds and accounts established in the Indenture, and neither the payment of the interest on or principal of or redemption premiums, if any, on the Bonds is a general debt, liability or obligation of the Community Facilities District. The Bonds do not constitute an indebtedness of the Community Facilities District within the meaning of any constitutional or statutory debt limitation or restriction, and neither the City Council nor the Community Facilities District nor any officer or employee thereof shall be liable for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds otherwise than from the proceeds of the Special Tax, net of Priority Administrative Expenses, and such other funds as provided in the Indenture.

Section 10.02. Benefits of the Indenture Limited to Certain Parties. Nothing contained herein, express or implied, is intended to give to any entity or person other than the City Council, the Community Facilities District, the Trustee, and the Holders any right, remedy or claim under or by reason hereof, and any agreement or covenant required herein to be performed by or on behalf of the City Council or the Community Facilities District or any officer or employee thereof shall be for the sole and exclusive benefit of the Trustee and the Holders.

Section 10.03. Successor Is Deemed Included in All References to Predecessor. Whenever either the City Council or the Community Facilities District or any officer or employee thereof or of the City is named or referred to herein, such reference shall be deemed to include the successor to the powers, duties and functions with respect to the administration, control and

management of the Community Facilities District that are presently vested in the City Council or the Community Facilities District or such officer or employee, and all agreements and covenants required herein to be performed by or on behalf of the City Council or the Community Facilities District or any officer or employee thereof shall bind and inure to the benefit of the respective successors thereof whether so expressed or not.

Section 10.04. Execution of Documents by Holders. Any declaration, request or other instrument which is permitted or required herein to be executed by Holders may be in one or more instruments of similar tenor, and may be executed by Holders in person or by their attorneys duly authorized in writing. The fact and date of the execution by any Holder or his attorney of any declaration, request or other instrument or of any writing appointing such attorney may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state or territory in which he or she purports to act that the person signing such declaration, request or other instrument or writing acknowledged to him or her the execution thereof, or by an affidavit of a witness to such execution duly sworn to before such notary public or other officer. The ownership of Bonds and the amount, maturity, number and date of holding the same shall be provided by the registration books required to be kept by the Trustee pursuant to Section 2.09.

Any declaration, request or other instrument or writing of the Holder of any Bond shall bind all future Holders of such Bond with respect to anything done or suffered to be done by the Community Facilities District in good faith and in accordance therewith.

Section 10.05. Deposit and Investment of Money in Accounts and Funds. All money held by the Trustee in any accounts and funds established herein shall be deposited in time or demand deposits in any state or nationally chartered bank or trust company, including the Trustee, or any state or federal savings and loan association, and shall be secured at all times by such obligations as are required by law and to the fullest extent required by law, except such money that is at the time invested in accordance with this Section. Any money in the Acquisition and Construction Fund and in the Special Tax Fund and in the Redemption Account shall be invested by the Trustee pursuant to a Written Request of the Community Facilities District received by the Trustee at least three (3) days before making any such investment in those Permitted Investments specified in such Written Request of the Community Facilities District that mature not later than the date on which it is estimated that such money will be required to be paid out hereunder, and any money in a Bond Reserve Account shall be invested by the Trustee pursuant to a Written Request of the Community Facilities District received by the Trustee at least three (3) days before making any such investment in those Permitted Investments specified in such Written Request of the Community Facilities District that mature not more than five (5) years from the date of purchase by the Trustee, or the final maturity date of any Outstanding Bonds, whichever is earlier; and the Trustee may conclusively rely and determine that any investment specified in any such Written Request of the Community Facilities District is a Permitted Investment or a Federal Security, as the case may be, hereunder; provided, that in the absence of written instructions from the Community Facilities District regarding such investments, such money shall be held uninvested. The Trustee (or any affiliate thereof) may act as principal or agent in the making of any investment hereunder and may impose its customary charges therefor, and shall not be responsible for any losses, taxes, fees or other charge suffered in connection with any investment, reinvestment or liquidation of investments made in accordance herewith. Notwithstanding

anything in the Indenture to the contrary, for purposes of any time limitation on the maturity of an investment of moneys in the funds and accounts held thereunder, such investment shall be deemed to satisfy such time limitation if, by its terms and within such time limitation, the Community Facilities District or the Trustee has the right, for any purpose permitted or required under the Indenture, to demand the repurchase, redemption, withdrawal or termination of such investment and to receive at least the outstanding par amount thereof plus accrued interest, without penalty.

All interest received on any such money so deposited or invested which exceeds the requirements of the account or fund from which such money was deposited or invested shall (as specified in a Written Request of the Community Facilities District filed with the Trustee) (subject to the requirements of Section 5.03) be deposited in the Redemption Account, and all losses on any such money so deposited or invested shall be borne by the account or fund from which the deposit or investment was made.

Section 10.06. Waiver of Personal Liability. No member of the City Council or officer or employee of the City, acting for and on behalf of the Community Facilities District, shall be individually or personally liable for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds, but nothing herein contained shall relieve any member of the City Council or officer or employee of the City from the performance of any official duty provided hereby or by the Law or by any other applicable provisions of law.

Section 10.07. Acquisition of Bonds by Community Facilities District. All Bonds acquired by the Community Facilities District, whether by purchase or gift or otherwise, shall be surrendered to the Trustee for cancellation and destruction by it, and the Trustee shall send the Community Facilities District a certificate of such destruction.

Section 10.08. Content of Certificates and Reports. Every certificate or report with respect to compliance with an agreement, condition, covenant or term provided herein shall include (a) a statement that the person or persons making or giving such certificate or report have read such agreement, condition, covenant or term and the definitions herein relating thereto; (b) a brief statement as to the nature and scope of the examination or investigation upon which the opinion contained in such certificate or report is based; (c) a statement that, in the opinion of the signers, they have made or caused to be made such examination or investigation as is necessary to enable them to express an informed opinion as to whether or not such agreement, condition, covenant or term has been complied with; and (d) a statement as to whether, in the opinion of the signers, such agreement, condition, covenant or term has been complied with.

Any such certificate made or given by an officer of the City, for and on behalf of the Community Facilities District, may be based, insofar as it relates to legal matters, upon a representation made in an Opinion of Counsel unless such officer knows that the representation with respect to the matters upon which his certificate may be based, as aforesaid, is erroneous, or in the exercise of reasonable care should have known that the same was erroneous. Any such Opinion of Counsel may be based, insofar as it relates to factual matters information with respect to which is in the possession of the Community Facilities District, upon a representation by an officer or officers of the City unless the counsel giving such Opinion of Counsel knows that the representation with respect to the matters upon which his representation may be based, as

aforesaid, is erroneous, or in the exercise of reasonable care should have known that the same was erroneous.

Section 10.09. Maintenance of Accounts and Funds. Any account or fund required herein to be established and maintained by the Trustee may be maintained by the Trustee in its accounting records in its customary manner either as an account or a fund, and may, for the purposes of such accounting records, any audits thereof and any financial reports or statements with respect thereto, be treated either as an account or as a fund; but all such accounting records with respect to all such accounts and funds shall at all times be maintained by the Trustee in accordance with trust industry standards.

Section 10.10. Article and Section Headings, Gender and References. The headings or titles of the several articles and sections hereof and the table of contents appended hereto shall be solely for convenience of reference and shall not affect the construction, effect or meaning hereof, and words of any gender shall be deemed and construed to include all genders. All references herein to "Articles," "Sections" and other subdivisions are to the corresponding articles, sections or subdivisions hereof; and the words "hereby," "herein," "hereof," "hereto," "herewith" and "hereunder" and other words of similar import refer to the Indenture as a whole and not to any particular article, section or subdivision hereof.

Section 10.11. Partial Invalidity. If any one or more of the agreements, conditions, covenants or terms or portions thereof required hereby to be observed or performed by the Community Facilities District or the Trustee should be contrary to law, then such agreement or agreements, such condition or conditions, such covenant or covenants or such term or terms or such portions thereof shall be null and void and shall be deemed separable from the remaining agreements, conditions, covenants or terms or portions thereof and shall in no way affect the validity hereof or of the Bonds; and the Holders shall retain all the rights and benefits accorded to them under the Law or any other applicable provisions of law. The Community Facilities District hereby declares that it would have executed the Indenture and each and every other article, section, paragraph, subdivision, sentence, clause and phrase hereof and would have authorized the issuance of the Bonds pursuant hereto irrespective of the fact that any one or more of the articles, sections, paragraphs, subdivisions, sentences, clauses or phrases hereof or the application thereof to any person or circumstance may be held to be unconstitutional, unenforceable or invalid.

Section 10.12. Execution in Counterparts and Electronic Execution. The Indenture may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument. The exchange of copies of the Indenture and of signature pages by facsimile or PDF transmission shall constitute effective execution and delivery of the Indenture as to the parties hereto and may be used in lieu of the original Indenture and signature pages for all purposes. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Indenture are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email electronic signatures.

Section 10.13. Governing Law. The Indenture shall be governed by and construed and interpreted in accordance with the laws of the State of California.

Section 10.14. Notices. All written notices to be given hereunder shall be given by mail or electronic means to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other parties in writing from time to time, namely:

If to the Community Facilities District:

City of Folsom
50 Natoma Street
Folsom, California 95630
Attention: Finance Director
Fax: 916-985-0870
Email: financetreasury@folsom.ca.us

If to the Trustee:

U.S. Bank Trust Company, National Association
One California Street, Suite 1000
San Francisco, CA 94111
Attention: Global Corporate Trust
Fax: (415) 677-3596
Email: karen.lei@usbank.com

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by electronic communication, upon the sender's receipt of an appropriate answer back or other written acknowledgment or confirmation of receipt of the entire notice, approval, demand, report or other communication, (c) if given by first class mail deposited with the United States mail postage prepaid, seventy-two (72) hours after such notice is deposited with the United States mail, (d) if given by overnight courier, with courier charges prepaid, twenty-four (24) hours after delivery to said overnight courier, or (e) if given by any other means, upon delivery at the address specified in this Section.

The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("**Instructions**") given pursuant to this Indenture and delivered using Electronic Means ("**Electronic Means**" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the Community Facilities District shall provide to the Trustee an incumbency certificate listing officers with the Community Facilities District to provide such Instructions and containing specimen signatures of such officers, which incumbency certificate shall be amended by the Community Facilities District whenever a person is to be added or deleted from the listing.

If the Community Facilities District elects to give the Trustee Instructions using Electronic Means and the Trustee in its reasonable judgment elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The Community Facilities District understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall be entitled to conclusively presume without liability that directions that purport to have been sent by an officer listed on the incumbency certificate provided to the Trustee have been sent by such officer. The Community Facilities District shall be responsible for ensuring that only officers transmit such Instructions to the Trustee and that the Community Facilities District and all officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the Community Facilities District. The Trustee shall not be liable for any losses, costs claims, or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding the fact that such directions conflict or are inconsistent with a subsequent written instruction. The Community Facilities District agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the Community Facilities District; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee in writing immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 10.15. U.S.A. Patriot Act. The parties hereto acknowledge that in accordance with Section 326 of the U.S.A. Patriot Act, the Trustee, like all financial institutions and in order to help fight the funding of terrorism and money laundering, is required to obtain, verify, and record information that identifies each person or legal entity that establishes a relationship or opens an account with the Trustee. The parties to this Indenture agree that they will provide the Trustee with such information as it may request in order for the Trustee to satisfy the requirements of the U.S.A. Patriot Act.

Section 10.16. Force Majeure. In no event shall the Trustee be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including, without limitation, strikes, work stoppages, accidents, acts of war or terrorism, pandemics, epidemics, quarantine restrictions, recognized public emergencies, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services; it being understood that the Trustee shall use reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as practicable under the circumstances.

Section 10.17. Effective Date of the Indenture. The Indenture shall take effect from and after its execution and delivery.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) has caused the Indenture to be signed in its name by the Finance Director of the City of Folsom and U.S. Bank Trust Company, National Association, as Trustee, in token of its acceptance of the trusts created hereunder, has caused the Indenture to be signed in its corporate name by its officer thereunto duly authorized, all as of the date and year first above written.

CITY OF FOLSOM COMMUNITY FACILITIES
DISTRICT NO. 23 (FOLSOM RANCH)

By _____
Finance Director of the City of Folsom

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION,
as Trustee

By _____
Authorized Officer

EXHIBIT A
[FORM OF BONDS]

No. _____ \$ _____

UNITED STATES OF AMERICA

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX BOND, SERIES 2024

<u>Interest</u> <u>Rate</u>	<u>Maturity</u> <u>Date</u>	<u>Bond</u> <u>Date</u>
_____ %	September 1, _____	[Closing Date]

REGISTERED OWNER: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE FOLSOM RANCH FINANCING AUTHORITY

PRINCIPAL AMOUNT: _____ DOLLARS

The City of Folsom Community Facilities District No. 23 (Folsom Ranch), organized and existing under and pursuant to the laws of the State of California (the "Community Facilities District"), for value received hereby promises to pay (but only out of the proceeds of the Special Tax hereinafter referred to, net of Priority Administrative Expenses (as defined in the Indenture hereinafter referred to), and certain other funds as described herein) to the registered owner set forth above on the maturity date set forth above (subject to any right of prior redemption hereinafter provided for) the principal amount set forth above, together with interest thereon computed on the basis of a 360-day year of twelve (12) 30-day calendar months from the interest payment date next preceding the date of registration of this Bond (unless this Bond is registered on a day during the period from the sixteenth (16th) day of the month next preceding an interest payment date to such interest payment date, both inclusive, in which event it shall bear interest from such interest payment date, or unless this Bond is registered on a day on or before the fifteenth (15th) day of the month next preceding the first interest payment date, in which event it shall bear interest from its dated date) until the principal hereof shall have been paid, at the interest rate per annum set forth above, payable on September 1, 2024, and semiannually thereafter on September 1 and March 1 in each year. The interest on and principal of and redemption premium,

if any, on this Bond are payable in lawful money of the United States of America at the Corporate Trust Office (as that term is defined in the Indenture hereinafter referred to, and herein the "Corporate Trust Office") of U.S. Bank Trust Company, National Association, or any other bank or trust company at its Corporate Trust Office, which may at any time be substituted in its place as provided in the Indenture hereinafter described, the Trustee of the Community Facilities District for the Bonds (the "Trustee"). The interest on this Bond due on or before the maturity or prior redemption hereof shall be payable only to the person whose name appears in the registration books required to be kept by the Trustee as the registered owner hereof at the close of business as of the fifteenth (15th) day of the month next preceding each interest payment date, such interest to be paid by check mailed by first class mail on each such interest payment date to such registered owner at his or her address as it appears on such books, except that in the case of a registered owner of one million dollars (\$1,000,000) or more in principal amount of Bonds then Outstanding, payment shall be made at such owner's option by wire transfer on each such interest payment date of immediately available funds to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America according to written instructions provided by such owner to the Trustee at least fifteen (15) days before such interest payment date. The principal of and redemption premium, if any, on this Bond shall be payable only to the person whose name appears in such registration books as the registered owner hereof, such principal and redemption premium, if any, to be paid only on the surrender of this Bond at the Corporate Trust Office of the Trustee at maturity or on redemption prior to maturity.

Notwithstanding the foregoing, the Trustee may agree with the Holder of this Bond that such Holder may, in lieu of surrendering the same for a new Bond, endorse on this Bond a record of partial payment of the principal of this Bond as follows:

PAYMENTS ON ACCOUNT OF PRINCIPAL

Payment Date	Principal Amount Paid	Balance of Principal Amount Unpaid	Signature of Holder

This Bond is one of a duly authorized issue of Bonds in the aggregate principal amount of [] dollars (\$[Par Amount]) issued by the Community Facilities District located in the City of Folsom (the "City"), designated the "City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024" (the "Bonds"), which Bonds are issued under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (being Sections 53311 et seq. of the Government Code of the State of California), and all laws amendatory thereof or supplemental thereto (the "Law") and under and

pursuant to the provisions of an Indenture dated as of January 1, 2024 (the "Indenture") between the Community Facilities District and U.S. Bank Trust Company, National Association, as Trustee, all of like tenor and date (except for such variations, if any, as may be required to designate varying numbers, maturities, interest rates or redemption provisions), and all capitalized terms used herein not otherwise defined shall have the meanings contained in the Indenture. All the Bonds are equally and ratably secured in accordance with the terms and conditions of the Indenture (copies of which are on file at the office of the City Clerk of the City and at the Corporate Trust Office of the Trustee), and reference is hereby made to the Law and to the Indenture and any and all amendments thereof and supplements thereto for a description of the terms on which the Bonds are issued and for the rights of the registered owners of the Bonds; and all the terms of the Law and the Indenture are hereby incorporated herein and constitute a contract between the Community Facilities District and the registered owner from time to time of this Bond, to all the provisions of which the registered owner of this Bond, by his or her acceptance hereof, agrees and consents; and each taker and subsequent registered owner hereof shall have recourse to all the provisions of the Law and the Indenture and shall be bound by all the terms and conditions thereof.

The Bonds are issued to provide funds to pay costs of the acquisition and construction of the Facilities. The Bonds are special tax obligations of the Community Facilities District and the interest on and principal of and redemption premiums, if any, on the Bonds are payable solely from the proceeds of the Special Tax, net of Priority Administrative Expenses, and certain other funds, as provided in the Indenture, and the Community Facilities District is not obligated to pay them except from the proceeds of the Special Tax, net of Priority Administrative Expenses, and such other funds. The General Fund of the City and the funds of the Community Facilities District are not liable and neither the full faith and credit of the Community Facilities District nor the City are pledged for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds, and no tax or assessment other than the Special Tax shall ever be levied or collected to pay the interest on or principal of or redemption premiums, if any, on the Bonds. The Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the Community Facilities District or any of its income or receipts except the proceeds of the Special Tax, net of Priority Administrative Expenses, and such other funds, and neither the payment of the interest on or principal of or redemption premiums, if any, on the Bonds is a general debt, liability or obligation of the Community Facilities District.

The Bonds maturing on September 1, 20[], are subject to mandatory redemption by the Community Facilities District prior to their maturity date in part on September 1 in each of the years 20[] through 20[], both years inclusive; and the Bonds maturing on September 1, 20[], are subject to mandatory redemption by the Community Facilities District prior to their maturity date in part on September 1 in each of the years 20[] through 20[], both years inclusive, in each case solely from Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount, upon mailed notice as hereinafter provided, at a redemption price of one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date of redemption.

The Bonds are subject to optional redemption by the Community Facilities District prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from funds derived by the Community Facilities District from any source other than such Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount or such

prepayments of the Special Tax, upon mailed notice as hereinafter provided, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

The Bonds are subject to extraordinary redemption by the Community Facilities District prior to their respective maturity dates, as a whole or in part on any interest payment date on and after September 1, 20[], from funds derived by the Community Facilities District from prepayments of the Special Tax, upon mailed notice as hereinafter provided, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on any interest payment date on or after September 1, 20[] through March 1, 20[];

102% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[];

101% if redeemed on an interest payment date on September 1, 20[] or March 1, 20[]; and

100% if redeemed on September 1, 20[] or any interest payment date thereafter.

If less than all the Outstanding Bonds are to be redeemed as a result of prepayments of the Special Tax at any one time, the Bonds shall be redeemed pro rata by maturity. If less than all the Outstanding Bonds are to be redeemed at the option of the Community Facilities District at any one time, the Bonds of the latest maturity date or dates shall be redeemed prior to or simultaneously with the redemption of the Bonds maturing prior thereto, and if less than all the Outstanding Bonds of any one maturity date are to be redeemed at any one time, the Trustee shall select the Bonds or the portions thereof of such maturity date to be redeemed in integral multiples of five thousand dollars (\$5,000) in a manner that it deems appropriate and fair.

Notice of redemption of this Bond or any portion hereof shall be mailed by the Trustee to the registered owner hereof and to those securities depositories and securities information services selected by the Community Facilities District in accordance with the Indenture, but neither failure to receive any such mailed notice nor any immaterial defect contained therein shall affect the sufficiency or validity of such proceedings for redemption. Any notice of

optional redemption may be rescinded by written notice given by the Community Facilities District to the Trustee no later than three (3) Business Days prior to the date specified for redemption. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given pursuant to the Indenture.

If notice of redemption has been duly given and not rescinded as aforesaid and money sufficient for the payment of the principal of and redemption premiums, if any, on, together with interest to the redemption date on, this Bond or portion thereof so called for redemption has been irrevocably deposited with the Trustee, then this Bond or the portion thereof to be redeemed shall, on the redemption date designated in such notice, become due and payable at the above-described redemption price; and from and after the date so designated interest on this Bond or the portion thereof to be redeemed shall cease to accrue and the registered owner of this Bond shall have no rights in respect hereof except to receive payment of the redemption price of this Bond or the portion thereof to be redeemed, and upon surrender of this Bond if redeemed in part only, the Community Facilities District shall execute and the Trustee shall authenticate and deliver to the registered owner hereof at the expense of the Community Facilities District a new Bond or Bonds equal in aggregate principal amount to the unredeemed portion of this Bond so surrendered.

The Community Facilities District has covenanted that, so long as any Bonds are Outstanding, it will annually levy the Special Tax against all Taxable Property in the Improvement Area and make provision for the collection of the Special Tax in amounts which will be sufficient, together with the money then on deposit in the Redemption Account, after making reasonable allowances for contingencies and errors in the estimates, to yield proceeds equal to the amounts required for compliance with the agreements, conditions, covenants and terms contained in the Indenture, and which in any event will be sufficient to pay the interest on and principal of and Minimum Sinking Fund Account Payments for and redemption premiums, if any, on the Bonds as they become due and payable and to replenish each Bond Reserve Account established under the Indenture and to pay all current Expenses and Services as they become due and payable in accordance with the provisions and terms of the Indenture.

The Bonds are issuable in the form of fully registered bonds. The registered owner of any Bond or Bonds may surrender the same (together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or his or her duly authorized attorney) in exchange for an equal aggregate principal amount of Bonds of the same series and maturity date in the manner, subject to the conditions and upon payment of the charges provided in the Indenture.

The registration of this Bond is transferable on the registration books kept by the Trustee by the registered owner hereof or by his or her duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or his or her duly authorized attorney, and thereupon a new Bond or Bonds of the same series and maturity date in the same aggregate principal amount will be issued to the transferee in exchange therefor in the manner, subject to the conditions and terms and upon payment of the charges provided in the Indenture. The Community Facilities District and the Trustee shall be entitled to conclusively treat the person in whose name this Bond is registered as

the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and redemption premium, if any, hereon and for all other purposes.

The rights and obligations of the Community Facilities District and of the registered owners of the Bonds may be amended at any time in the manner, to the extent and upon the terms provided in the Indenture, and in certain circumstances without the consent of such registered owners, but no such amendment shall (1) extend the maturity of this Bond or reduce the interest rate hereon or otherwise alter or impair the obligation of the Community Facilities District to pay the interest hereon or principal hereof or Minimum Sinking Fund Account Payment herefor or redemption premium, if any, hereon at the time and place and at the rate and in the currency and from the funds provided herein without the express written consent of the registered owner of this Bond, or (2) permit the issuance by the Community Facilities District of any obligations payable from the proceeds of the Special Tax other than as provided in the Indenture, or jeopardize the ability of the Community Facilities District to levy and collect the Special Tax, or (3) reduce the percentage of Bonds required for the written consent to an amendment of the Indenture, or (4) modify any rights or obligations of the Trustee without its prior written assent thereto; all as more fully set forth in the Indenture.

The Bonds do not constitute an indebtedness of the Community Facilities District within the meaning of any constitutional or statutory debt limitation or restriction, and neither the City Council of the City nor the Community Facilities District nor any officer or employee thereof or of the City shall be liable for the payment of the interest on or principal of or redemption premiums, if any, on the Bonds otherwise than from the proceeds of the Special Tax, net of Priority Administrative Expenses, and such other funds, as provided in the Indenture.

This Bond shall not be entitled to any benefits under the Indenture or become valid or obligatory for any purpose until the certificate of authentication and registration hereon endorsed shall have been manually signed by an authorized signatory of the Trustee.

It is hereby certified that all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law and that the amount of this Bond, together with all other obligations of the Community Facilities District, does not exceed any limit prescribed by the laws of the State of California and is not in excess of the principal amount of the Bonds permitted to be issued under the Indenture.

IN WITNESS WHEREOF, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) has caused this Bond to be executed in its name and on its behalf by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Clerk of the City, and has caused this Bond to be dated [Closing Date].

CITY OF FOLSOM COMMUNITY FACILITIES
DISTRICT NO. 23 (FOLSOM RANCH)

By _____
Mayor of the City of Folsom

Countersigned:

City Clerk of the City of Folsom

[FORM OF TRUSTEE'S CERTIFICATE OF AUTHENTICATION TO APPEAR ON BONDS]

This is one of the Bonds described in the within-mentioned Indenture which has been authenticated on [Closing Date].

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By _____ Authorized Signatory

[FORM OF ASSIGNMENT TO APPEAR ON BONDS]

For value received the undersigned do(es) hereby sell, assign and transfer unto _____ the within Bond and do(es) hereby irrevocably constitute and appoint _____ attorney to transfer the same on the bond register of the Trustee, with full power of substitution in the premises.

Dated: _____

SIGNATURE GUARANTEED BY:

Note: Signatures must be guaranteed by an "eligible guarantor institution" meeting the requirements of membership or participation in the Security Transfer Agent Medallion Program ("STAMP") or such other "signature guarantee program" as may be determined in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

Social Security Number, Taxpayer Identification Number or other identifying number of Assignee: _____

ATTACHMENT 5

PRELIMINARY OFFICIAL STATEMENT DATED | _____ |, 2023

NEW ISSUE-BOOK-ENTRY ONLY

NOT RATED

In the opinion of Orrick, Herrington & Sutcliffe LLP, Bond Counsel to the Authority, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from State of California personal income taxes. In the further opinion of Bond Counsel, interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel observes that interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Bonds. See "TAX MATTERS."

\$10,250,000*
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

Dated: Date of Delivery

Due: September 1, as shown on inside front cover

The Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Bonds") are being issued by the Folsom Ranch Financing Authority (the "Authority") to provide funds to finance the purchase of limited obligation special tax bonds (the "Local Obligations"), issued by the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District"). The purchase price of the Local Obligations will be used to finance the acquisition of certain public facilities, fund a debt service reserve account, fund capitalized interest on a portion of the Bonds through September 1, 2024, and pay certain costs of issuance of the Local Obligations and Bonds.

The Bonds are being issued by the Authority pursuant to a Trust Agreement (the "Trust Agreement") among the District, the Authority, and U.S. Bank Trust Company, National Association, as trustee (the "Trustee") and will be secured by a pledge of the Trust Estate, as defined herein. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

The Bonds are special, limited obligations of the Authority. The Bonds are payable solely from and secured by the Trust Estate of the Authority pledged under the Trust Agreement, consisting primarily of payments received by the Authority from the District under the Local Obligations, which payments are secured by a lien of the Special Taxes (defined herein) levied upon property within Improvement Area No. 2 of the District (the "Improvement Area"), as more fully described herein. Payments under the Local Obligations are calculated to be sufficient to permit the Authority to pay the principal of, and interest on, the Bonds when due.

The Local Obligations Indenture (defined herein) for the Local Obligations establishes a debt service reserve fund (the "Local Obligations Reserve Fund") with a debt service reserve account therein for the Local Obligations (the "Local Obligations Reserve Account"). Pursuant to the Local Obligations Indenture, a deposit is being made to the Local Obligations Reserve Account for the Local Obligations. **Amounts available from the Local Obligations Reserve Account are not available to make up a deficiency for the payment of principal of and interest on the Bonds.** See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—Local Obligations Reserve Account."

The Bonds are being issued only as fully registered bonds registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC") and interest thereon is payable on March 1 and September 1 of each year, commencing September 1, 2024, by the Trustee to DTC. DTC will in turn remit principal or redemption price and interest to the DTC participants, which will in turn remit such principal or redemption price and interest to the Beneficial Owners of the Bonds, as described herein. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry only form in the principal amount of \$5,000 or integral multiple thereof. Purchasers of the Bonds will not receive instruments representing their interest in the Bonds purchased. See APPENDIX F—"DTC AND THE BOOK-ENTRY ONLY SYSTEM."

The Bonds are subject to optional, extraordinary and mandatory redemption as described herein.* See "THE BONDS—Redemption Provisions."

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY OF FOLSOM (THE "CITY"), THE AUTHORITY, THE STATE OF CALIFORNIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE AUTHORITY HAS NO TAXING POWER. EXCEPT FOR THE TRUST ESTATE, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE

* Preliminary, subject to change.

NOT GENERAL OBLIGATIONS OF THE AUTHORITY, THE DISTRICT OR THE CITY, BUT ARE LIMITED TO THE LOCAL OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE TRUST ESTATE, DERIVED PRIMARILY FROM PAYMENT ON THE LOCAL OBLIGATIONS FROM THE PAYMENT OF THE SPECIAL TAXES LEVIED WITHIN THE IMPROVEMENT AREA AS MORE FULLY DESCRIBED HEREIN.

The Bonds are not rated by any rating agency. Investment in the Bonds involves a substantial degree of risk that may not be appropriate for some investors. See "CERTAIN RISKS TO BONDHOLDERS" for a discussion of special risk factors that should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Bonds.

This cover page contains information for general reference only and it is *not* a complete summary of the Bonds. Investors should read the entire Official Statement to obtain information essential to the making of an informed investment decision.

Maturity Schedule, Interest Rates, Prices and CUSIPS
(See inside front cover)

The Bonds are offered when, as and if issued, subject to the approval as to their legality by Orrick, Herrington & Sutcliffe LLP, Bond Counsel to the Authority, and certain other conditions. Certain legal matters will be passed on for the Authority and the District by the City Attorney. Certain legal matters will be passed upon for the Underwriter by Stradling, Yocca, Carlson & Rauth, a Professional Corporation. It is anticipated that the Bonds in book-entry form will be available for delivery through the facilities of The Depository Trust Company in New York, New York on or about [_____], 2024.

Piper Sandler & Co.

The date of this Official Statement is _____, 2024.

\$10,250,000*
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

MATURITY SCHEDULE, INTEREST RATES, PRICES AND CUSIPS

Maturity (September 1)	Principal Amount	Interest Rate	Price	CUSIP No. [†] (344414)
	\$	%		

\$ _____ % Term Bond maturing _____ 1, 20__ Price ____% (CUSIP No.[†] 344414 __)
 \$ _____ % Term Bond maturing _____ 1, 20__ Price ____% (CUSIP No.[†] 344414 __)

* Preliminary, subject to change.

† CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright© 2023 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP numbers are provided for convenience of reference only. The Authority, the District, the Underwriter, and the City take no responsibility for the accuracy of such numbers.

No dealer, broker, salesperson or other person has been authorized by the Authority, the District or the Underwriter to give any information or to make any representations other than as contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person, in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The information set forth herein has been obtained from sources which are believed to be reliable, but such information is neither guaranteed as to accuracy or completeness, nor is it to be construed as a representation of such by the Authority, the District or the Underwriter. The information and expressions of opinion stated herein are subject to change without notice; and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the District or the property owners in the Improvement Area, or in the condition of the property in the Improvement Area, since the date hereof.

The summaries and references to the Trust Agreement, the Mello-Roos Act, the Local Obligations Indenture and to other statutes and documents referred to herein do not purport to be comprehensive or definitive and are qualified in their entirety by reference to each such statute and document. This Official Statement including any amendment or supplement hereto is intended to be deposited with one or more depositories.

The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME. THE UNDERWRITER MAY OFFER AND SELL THE BONDS TO CERTAIN DEALERS AND OTHERS AT PRICES LOWER THAN THE PUBLIC OFFERING PRICES SET FORTH ON THE INSIDE FRONT COVER PAGE HEREOF AND SUCH PUBLIC OFFERING PRICES MAY BE CHANGED FROM TIME TO TIME BY THE UNDERWRITER.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS CONTAINED IN SUCH ACT. THE BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

Certain statements included or incorporated by reference in this Official Statement constitute forward-looking statements. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "budget" or similar words. The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

[INSERT REGIONAL AND CITY CONTEXT MAPS]

**CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 2**

[Insert aerial photos]

Photos taken [_____], 2023. The approximate boundaries of the Improvement Area have been outlined.

AUTHORITY GOVERNING BOARD/CITY COUNCIL

Rosario Rodriguez, *Chair / Mayor*
YK Chalamcherla, *Vice Chair / Vice Mayor*
Sarah Aquino, *Member / Councilmember*
Mike Kozlowski, *Member / Councilmember*
Anna Rohrbough, *Member / Councilmember*

AUTHORITY/CITY STAFF

Elaine Andersen, *Executive Director / City Manager*
Stacey Tamagni, *Treasurer / Finance Director*
Steven Wang, Esq., *General Counsel / City Attorney*
Christa Freemantle, *Secretary / City Clerk*

SPECIAL SERVICES

BOND AND DISCLOSURE COUNSEL

Orrick, Herrington & Sutcliffe LLP

MUNICIPAL ADVISOR

Fieldman, Rolapp & Associates, Inc.

TRUSTEE

U.S. Bank Trust Company, National Association

SPECIAL TAX CONSULTANT

NBS

APPRAISER

Integra Realty Resources

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\$10,250,000*
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

INTRODUCTION

The description and summaries of various documents hereinafter set forth do not purport to be comprehensive or definitive, and reference is made to each document for the complete details of all terms and conditions. All statements herein are qualified in their entirety by reference to each document. All capitalized terms used in this Official Statement and not otherwise defined herein have the same meaning as in the Trust Agreement (defined below) or the Local Obligations Indenture (defined below), as applicable.

General

This Official Statement, including the cover page, the inside cover page and the Appendices hereto, is provided to furnish certain information in connection with the issuance and sale by the Folsom Ranch Financing Authority (the "Authority") of \$10,250,000* aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Bonds").

Authority for Issuance

The Bonds will be issued pursuant to the provisions of the Trust Agreement (the "Trust Agreement") among the Authority, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District"), and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), as authorized pursuant to a resolution of the Authority. The Bonds will be issued pursuant to the Marks-Roos Local Bond Pooling Act of 1985, as amended, constituting Article 4 of Chapter 5, Division 7, Title 1 of the Government Code of the State of California. The Bonds will be issued as fully registered bonds in book-entry form, in denominations of \$5,000 each or any integral multiple thereof and will be dated the date of delivery thereof and bear interest at the rates set forth on the inside front cover page hereof. See "THE BONDS—Description of the Bonds."

Purpose

The Bonds are being issued to finance the purchase of the limited obligation special tax bonds (the "Local Obligations"), issued by the District pursuant to an Indenture (the "Local Obligations Indenture") between the District and U.S. Bank Trust Company, National Association, as trustee (the "Local Obligations Trustee"). The purchase price of the Local Obligations will be used to finance the acquisition of certain public facilities, fund a debt service reserve account, fund capitalized interest on a portion of the Bonds through September 1, 2024, and pay certain costs of issuance of the Local Obligations and Bonds. See "PLAN OF FINANCE" and "THE IMPROVEMENT AREA."

* Preliminary, subject to change.

The Local Obligations are authorized pursuant to (i) the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311, *et seq.* of the California Government Code (the “Mello-Roos Act”), (ii) a resolution of the City Council of the City of Folsom (the “City”) as legislative body of the District adopted on December 12, 2023, and (iii) the Local Obligations Indenture. The Local Obligations are payable from the special taxes authorized to be levied and collected annually upon taxable real property within Improvement Area No. 2 of the District (the “Improvement Area”). See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—General.”

Security for the Bonds

The Bonds are special, limited obligations of the Authority, payable from and secured by the Trust Estate (as defined herein) received by the Authority consisting primarily of payments received from the District as debt service payments on the Local Obligations.

The Local Obligations will be issued with an annual scheduled debt service that results in at least 110% annual debt service coverage for the Local Obligations from Effective Tax Rate Evaluation Maximum Facilities Special Tax revenues for Developed Property as of October 19, 2023, and Effective Tax Rate Evaluation Minimum Facilities Revenues for the remaining Taxable Property expected to be generated in the Improvement Area, net of Priority Administrative Expenses (each as defined below). Although the scheduled payments under the Local Obligations are sufficient, in the aggregate, to provide the Authority with moneys to pay the principal of, premium, if any, and interest on the Bonds when due (see “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS”), investment in the Bonds involves a substantial degree of risk that may not be appropriate for some investors. See “CERTAIN RISKS TO BONDHOLDERS” below.

The Local Obligations are secured by a pledge of special taxes (including both the Facilities Special Tax and the Services Special Tax for the Improvement Area, each as defined herein) received by the District (the “Special Tax” or the “Special Taxes,” as the context requires) (including any prepayment thereof and proceeds from foreclosure sales pursuant to the Local Obligations Indenture), net of Priority Administrative Expenses, and the Local Obligations Reserve Account established for the Local Obligations under the Local Obligations Indenture. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.” The Special Taxes are included on the regular property tax bill sent to the record owners of taxable properties within the Improvement Area. The District has covenanted in the Local Obligations Indenture to commence judicial foreclosure proceedings against property with delinquent Special Taxes and to diligently pursue such proceedings to completion; provided, however, that the District is not obligated under the Local Obligations Indenture to commence such judicial foreclosure proceedings on any delinquent installment of the Special Tax for any Fiscal Year in which the District has received one hundred percent (100%) of the amount of such installment from the County of Sacramento (the “County”) pursuant to the Teeter Plan (described below). See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Payment of the Local Obligations,” “—Special Tax Authorization,” “—Covenant for Foreclosure” and “—The Teeter Plan.”

The Special Taxes secure only the Local Obligations. For this reason, a delinquency or default in the payment of Special Taxes could cause a default in the payments of principal and interest on the Bonds if moneys in the Local Obligations Reserve Account are insufficient to make up the deficit in debt service for the Local Obligations caused by such delinquency or nonpayment.

NEITHER THE FULL FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE DISTRICT, THE AUTHORITY, THE STATE OF CALIFORNIA (THE “STATE”) OR ANY OTHER POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE AUTHORITY HAS NO TAXING POWER. EXCEPT FOR THE TRUST ESTATE, NO

OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE AUTHORITY, THE DISTRICT OR THE CITY, BUT ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE TRUST ESTATE, DERIVED PRIMARILY FROM DEBT SERVICE PAYMENTS ON THE LOCAL OBLIGATIONS FROM THE PAYMENT OF THE SPECIAL TAXES LEVIED WITHIN THE IMPROVEMENT AREA AS MORE FULLY DESCRIBED HEREIN.

The Improvement Area

General. The Improvement Area is located in the southern portion of the City, east of East Bidwell Street, north of Mangini Parkway and south of U.S. Highway 50 and consists of over 49 total gross acres, of which approximately 31 acres are subject to the Special Tax. Presently, the Improvement Area includes properties in varying stages of development, including finished lots, homes under construction, and completed homes. Collectively, these properties are planned to include 291 single family homes. The Improvement Area also includes approximately 5.8 acres that are expected to be developed into a 152-unit affordable housing site that will receive a welfare exemption and be exempt from the Special Tax.

Formation Proceedings. The District was formed by the City pursuant to the Mello-Roos Act. The Mello-Roos Act was enacted by the California legislature to provide an alternative method of financing certain public capital facilities and services, especially in developing areas of the State. Any local agency (as defined in the Mello-Roos Act) may establish a community facilities district to provide for and finance the cost of eligible public facilities, development-related fees, and services. Subject to approval by two-thirds of the votes cast at an election and compliance with the other provisions of the Mello-Roos Act, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

Pursuant to the Mello-Roos Act, the City Council undertook proceedings to form the District, initially designating six separate improvement areas therein, including the Improvement Area, and called an election to authorize the incurring of bonded indebtedness and authorize the levy of special taxes within the District. On May 26, 2020, elections were held within the District for each improvement area therein at which the eligible voters in each improvement area approved the levy of special taxes in accordance with the respective Rate and Method of Apportionment of Special Tax for such improvement area. In addition, the eligible voters in the Improvement Area authorized the issuance of bonds in an amount not to exceed \$36,000,000 for the Improvement Area. In December 2021, a seventh improvement area was designated within the District, and in March 2023 change proceedings for the Improvement Area were held, whereby the eligible voters in the Improvement Area approved an Amended Rate and Method of Apportionment for City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 (the "Amended Rate and Method of Apportionment"). The Amended Rate and Method of Apportionment is included as APPENDIX A hereto and summarized herein under "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Analysis."

Property Ownership and Development Status

The property within the Improvement Area is under development, with homes completed and sold to individual homeowners, homes under construction and being marketed to individual homeowners, and finished lots. As of October 19, 2023, the Taxable Property within the Improvement Area was owned by Tri Pointe Homes Holdings, Inc., a Delaware corporation ("Tri Pointe"); AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership (the "Landbank"), as land bank for Lennar Homes of California, LLC, a California limited liability company ("Lennar Homes" and, together with Tri Pointe, the "Homebuilders" and each a "Homebuilder"); and individual homeowners. See "PROPOSED

PROPERTY DEVELOPMENT—Property Ownership.” At full buildout, the Improvement Area is expected to include 291 single family homes. To date, final maps have been approved and recorded for all Taxable Property within the Improvement Area. Also, Arcadian Improvement Company, LLC (the “Original Developer”) has nearly completed all of the infrastructure development for the Improvement Area required for the construction and sale of all expected 291 homes within the Improvement Area. The only remaining required infrastructure is the completion of a traffic signal at the intersection of Mangini Parkway and Savannah Parkway, which is required to be fully constructed prior to the first home occupancy in Village 4 within the Improvement Area. The Original Developer has commenced construction on this traffic signal and expects to have it fully constructed and operational by March 2024.

The Improvement Area is being developed in 4 separate villages (each a “Village”). Villages 1, 2, and 3 include the lots that are owned and being developed by Tri Pointe. Village 4 includes the lots that are owned by the Landbank and that expected to be developed by Lennar Homes. Tri Pointe’s lots in the Improvement Area are being developed and sold across two separate product lines known as Canterly at Folsom Ranch (Village 1) and Lariat at Folsom Ranch (Villages 2 and 3). Lennar Homes’ lots in the Improvement Area are being developed and sold across a single product line known as Rockcress II at Folsom Ranch.

The Canterly at Folsom Ranch product line is being developed on lots of approximately 3,000 square feet and includes four separate floor plans for two-story homes ranging in size from 1,705 square feet to 2,239 square feet, each with 3-4 bedrooms and 2.5-3 bathrooms. The Lariat at Folsom Ranch product line is being developed on lots of approximately 3,400 or 4,000 square feet and includes three separate floor plans for two-story homes ranging in size from 1,822 square feet to 2,220 square feet, each with 3-4 bedrooms and 2.5-3 bathrooms. The Rockcress II at Folsom Ranch product line is being developed on lots of approximately 3,015 square feet and includes 4 separate floor plans for two-story homes ranging in size from 1,632 square feet to 2,024 square feet, with 3 to 4 bedrooms and 2.5 to 3 bathrooms.

As of October 19, 2023 (the date of value of the Appraisal), the Improvement Area included 41 completed homes that had closed escrow to individual homeowners, an additional 8 completed homes that had not yet closed escrow to individual homeowners, 63 homes under construction (including 4 model homes being constructed by Lennar Homes), and 179 finished lots without vertical home construction. Homes under contract may not result in closed escrows as sales contracts are subject to cancellation.

Property Values

An appraisal of the Taxable Property (as defined in the Local Obligations Indenture) within the Improvement Area dated November 20, 2023 (the “Appraisal”) was prepared by Integra Realty Resources, Sacramento, California (the “Appraiser”). The purpose of the appraisal was to estimate the aggregate value of the fee simple interest, subject to the special tax and based upon a hypothetical condition, for all of the Taxable Property within the Improvement Area. Subject to the assumptions, hypothetical condition and limiting conditions contained in the Appraisal, the Appraiser estimated that the Taxable Property within the Improvement Area had an estimated aggregate value of \$84,653,000 as of October 19, 2023. See “THE IMPROVEMENT AREA—Property Values.”

Bondholders Risks

Investment in the Bonds involves a substantial degree of risk that may not be appropriate for some investors. For a discussion of certain considerations relevant to an investment in the Bonds, in addition to the other matters set forth herein, see “CERTAIN RISKS TO BONDHOLDERS.” Investors

should read the entire Official Statement to obtain information essential to the making of an informed investment decision.

Continuing Disclosure

The District will agree to provide certain annual financial information and operating data by not later than April 1 in each year, commencing April 1, 2024 (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report and notices will be filed with the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access database (“EMMA”). The specific nature of the information to be contained in the Annual Report or the notices of enumerated events is set forth in APPENDIX D—“FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS.” These covenants have been made in order to assist the Underwriter in complying with S.E.C. Rule 15c2-12.

Tri Pointe and Lennar Homes will each covenant for the benefit of the Bondholders to provide certain information relating to it and its development within the Improvement Area no later than March 31 and September 30 in each year, commencing March 31, 2024 (collectively, the “Disclosure Reports”), and to provide notices of the occurrence of certain enumerated events. The Disclosure Reports and notices will be filed with EMMA. The specific nature of the information to be contained in the Disclosure Reports or the notices of enumerated events is set forth in APPENDIX D—“FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS.” The obligations of Tri Pointe and Lennar Homes will terminate upon the occurrence of certain events as set forth in the applicable Continuing Disclosure Certificate, including at such time as Tri Pointe and Lennar Homes (and each of their Affiliates (as defined in the applicable Continuing Disclosure Agreement)) own or have the option to acquire less than 54 of the residential lots within the Improvement Area.

Summaries Not Definitive

Brief descriptions of the Bonds; the Local Obligations; the security for the Bonds; the City, the District, the Improvement Area; and the status of development within the Improvement Area are included in this Official Statement together with summaries of certain provisions of the Bonds, the Trust Agreement, and the Local Obligations Indenture. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Trust Agreement and the Local Obligations Indenture are qualified in their entirety by reference to such documents, copies of which are available for inspection at the office of Trustee.

FOLSOM PLAN AREA

General Folsom Plan Area Plan of Finance

In 2001, the City commenced plans to expand its sphere of influence area to include an area south of US Route 50. The area, known as the Folsom Plan Area is bordered to the west by Prairie City Road, the east by the Sacramento/El Dorado County boundary line, the north by US Route 50, and the south by White Rock Road. In November 2004, the citizens of the City adopted Measure W (“Measure W”), which specified certain requirements for annexing the Folsom Plan Area into the City. In June 2011, the City adopted its Folsom Plan Area Specific Plan (the “Specific Plan”). The Local Agency Formation Commission approved the City’s plan to annex the Folsom Plan Area on January 18, 2012.

As described below, the Folsom Plan Area is an area of approximately 3,500 acres in the southern portion of the City that has been approved for development of approximately 11,461 units of residential development, plus 274.5 acres of commercial/industrial development (including mixed use development).

Over the build out of the property, the City has used and anticipates continuing to use community facilities districts under the Mello-Roos Act to finance a large portion of the public infrastructure required for the development, plus certain maintenance obligations of public improvements and facilities.

Two community facilities districts formed by the City to finance public infrastructure, maintenance and services benefiting the Folsom Plan Area include Community Facilities District No. 17 (Willow Hill Pipeline) (“CFD 17”) and Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services) (“CFD 18”). CFD 17 encompasses nearly all of the property within the Folsom Plan Area, excluding approximately 190 acres bordering El Dorado County in the eastern portion of the City south of US Route 50. CFD 18 encompasses all of the property within the Folsom Plan Area, overlapping all of CFD 17 and the additional 190 acres bordering El Dorado County. The City has issued bonds for CFD 17 in the principal amount of \$6,675,000, of which \$[5,575,000] are currently outstanding. CFD 18 is authorized to issue up to \$200,000,000 in bonds. The timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area. The City currently anticipates that an initial series of CFD 18 bonds will be issued in the second quarter of 2024 to help finance the Phase 2A Water Facilities (as defined herein). See “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—*Water Supply Infrastructure*.” The Improvement Area represents approximately 1.50% by acres of CFD 17 and approximately 1.58% by acres of CFD 18. The allocable portion of bonds previously issued for CFD 17 and any bonds to be issued for CFD 18 constitute overlapping debt. See “THE IMPROVEMENT AREA—Overlapping Debt.”

Public Facilities Financing Plan

Measure W, adopted by City of Folsom residents in November 2004, required, among other things, that residents north of US Route 50 not bear the cost for infrastructure and public facilities serving the Folsom Plan Area. The City adopted a Public Facilities Financing Plan (“PFFP”) for the Folsom Plan Area on January 14, 2014. The PFFP provides an overview of how the infrastructure required for the development of the Folsom Plan Area will be financed and constructed and how various public facilities will be financed and maintained to ensure that public facilities and infrastructure will be available for the orderly development of the Folsom Plan Area without cost to the residents of the City north of US Route 50 and without an adverse impact on the service levels provided to future residents of the Folsom Plan Area.

The PFFP contemplates that the primary sources of funding for the construction of the public infrastructure and facilities in the Folsom Plan Area are community facilities districts, development impact fees collected upon permit issuance (including development impact fees of the Folsom Cordova Unified School District), direct developer financing, and matching state school grants and other school funding (including the school facilities improvement district described under “THE IMPROVEMENT AREA—Overlapping Debt”). Subdivision improvements are not included as part of the PFFP.

On September 8, 2015, the City approved Resolution No. 9641, in which the City Council adopted a Nexus Study to collect certain impact fees for the Specific Plan to be collected in accordance with City Ordinance No. 1234. In addition, on the same date, the City approved Resolution No. 9642, in which the City Council adopted a Nexus Study for the Specific Plan Infrastructure Fees (the “SPIF”) to be collected for the Specific Plan and in accordance with Ordinance No. 1235 and Chapter 3.130 of the Folsom Municipal Code. Most recently, on January 9, 2018, the City of Folsom approved Resolution No. 10040, amending Resolution No. 9641, to adjust the initial Folsom Plan Area Development Impact Fees. On the same date, the City approved Resolution No. 10059, adopting the Nexus Study Fiscal Year 2017-18 Update for the SPIF, and setting the updated infrastructure fees. On July 28, 2020, the City approved Resolution No. 10491, in which the City adopted the Nexus Study Fiscal Year 2020-21 Update for the Folsom Plan Area SPIF. On this date, the City also introduced and had the first reading for City

Ordinance No. 1307, in which the City amended sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code pertaining to the SPIF Set-Aside Component of the SPIF. The SPIF Set-Aside was amended to include a new SPIF Off-Site Water Set-Aside Component to repay the City for water treatment plant costs the City had previously incurred. On August 25, 2020, the City conducted the second reading and approved Ordinance No. 1307.

The estimated remaining cost of the backbone infrastructure and public facilities for the Folsom Plan Area at build-out is \$403,482,461 (in 2020 dollars), of which the City anticipates that a portion will be financed through the Folsom Plan Area SPIF and the issuance of bonds for CFD 18, the Improvement Area or other community facilities districts and improvement areas. This estimate is subject to a variety of construction and market risks. The City and the District can provide no assurances that the overall costs will not increase, even significantly, in the future.

Phasing of Development. For purposes of setting the PFFP costs, the City projected single family units would be sold and occupied within 13 years, multi-family low density units within 15 years, and multi-family medium and high density units within 18 years.

Backbone Infrastructure. The PFFP provides for the financing or collection of impact fees for and the construction of the backbone infrastructure required before construction in the Folsom Plan Area can proceed. Specifically, the PFFP recognizes the need for roadway improvements, on-site water system improvements, off-site water system improvements, recycled water system improvements, sanitary sewer system improvements, storm drainage system improvements, habitat mitigation, and construction of two freeway interchanges and improvements to an existing freeway interchange.

Public Facilities – the Folsom Plan Area. The PFFP describes plans for the financing of public schools, parks, transit services, trails, police and fire facilities and equipment, municipal service center, a corporation yard, solid waste facilities, a library, general capital improvements, transportation, and a community and aquatic center. The PFFP anticipates that the land for the public facilities will be dedicated to the City without cost to the City.

The Folsom Plan Area is currently being served by the existing fire resources of the City as well as other Sacramento County, El Dorado County and Placer County fire agencies through mutual aid agreements with the City. As noted in the PFFP, the City's goal is to maintain a level of service that represents a rate of 1 station per 12,000 population. The City commenced construction on the first fire station servicing the Folsom Plan Area during September 2022. The City currently expects construction of this first fire station to be completed during the third quarter of 2024.

Development within the Folsom Plan Area, including within the Improvement Area, is dependent upon completion of certain of the above described infrastructure. For more information on status of construction of improvements and development necessary for development to occur within the Improvement Area, see "PROPOSED PROPERTY DEVELOPMENT." See also "THE IMPROVEMENT AREA—Overlapping Debt."

Folsom Plan Area Development

The Folsom Plan Area is comprised of approximately 3,500 acres zoned for 11,460 residential units and 2.8 million square feet of commercial, office and industrial space. Through multiple acquisitions beginning in 2012, affiliates of WestLand Capital Partners, L.P. ("WestLand") acquired nearly 2,400 acres within the Folsom Plan Area, including approximately 8,350 dwelling units, 1.2 million square feet of commercial, office and industrial space, as well as several sites for elementary, middle and high schools.

Since development began in May 2017, WestLand affiliates have invested more than \$250 million into backbone infrastructure and subdivision improvements to support the development of nearly 3,000 single-family dwelling units, as well as three separate sites for multifamily development. Many of the region's largest public and private homebuilders have been actively building in the Folsom Plan Area, including Tri Pointe, Lennar Homes, Toll Brothers West, Taylor Morrison, KB HOME Sacramento, Beazer Homes Holdings, Meritage Homes, Richmond American, The New Home Company, Signature Homes, Van Daele Homes, A.G. Spanos Company, and St. Anton Communities.

Other community developments in the Folsom Plan Area include, but are not limited to, Russell Ranch and White Rock Springs Ranch, which consist of an additional 1,500 units of single-family housing. Infrastructure investment in these two communities, as of April 2022, was estimated by East Carpenter Improvement Company ("ECIC"), one of the master developers responsible for the initial improvement of a portion of the District, to have exceeded \$200 million since development began in 2017.

Affiliates of Pacific Coast Capital Partners ("PCCP"), known as the Eagle group of companies ("Eagle"), own a majority of the non-residential land uses in the Folsom Plan Area. In two separate transactions, Eagle sold 40-acre development parcels to Dignity Health and UC Davis Health, two of the region's major healthcare providers, for hospital and medical campus facilities. Development for the Dignity Health campus began in 2021, and significant investments in land development have been made there. The UC Davis Health property commenced development in August 2023.

WestLand affiliates' remaining land holdings include nearly 3,500 dwelling units and 1.2 million square feet of commercial and office uses. Lennar Homes, PCCP, UC Davis Health, Dignity Health, Elliott Homes and other landowners control an additional 2,500 residential lots and 1.5 million square feet of commercial development space. Infrastructure planning, design and engineering is underway to support the development of these remaining properties and, as of April 2022, was anticipated by ECIC to exceed \$200 million over the next three to five years.

The Folsom Plan Area, including Folsom Ranch and Russell Ranch, is widely considered to be the premier master-planned community in the Sacramento region. In 2022 alone, over 780 building permits were issued in the Folsom Plan Area, and homebuilders have enjoyed sustained demand and pricing power as they continue to build out some of the most attractive housing in Northern California.

PLAN OF FINANCE

Facilities to be Financed

The Bonds are issued for the purpose of providing funds to purchase the Local Obligations. The Local Obligations are being issued to finance the acquisition of certain public capital improvements more particularly described in the Resolution of Formation adopted by the City Council of the City on May 26, 2020. The City and Arcadian Improvement Company, LLC (the "Original Developer") have entered into an acquisition and shortfall agreement (the "Acquisition Agreement") wherein the City has agreed to use a portion of the proceeds of the Local Obligations to finance the acquisition from the Original Developer of those facilities set forth in the Acquisition Agreement. Such facilities are expected to consist of certain transportation improvements, water system improvements, recycled water system improvements, drainage system improvements, wastewater system improvements, park, parkway and open space improvements, Specific Plan Infrastructure Fee program improvements and certain Specific Plan Infrastructure Fee obligations (collectively, the "Facilities"). Construction of the Facilities is required for development within the Improvement Area and the District to be completed.

Proceeds from the Local Obligations are expected to finance some, but not all, of the Facilities eligible to be financed within the District, and the District expects to issue one or more series of bonds to finance the acquisition of additional facilities in the future. See “PROPOSED PROPERTY DEVELOPMENT—Development Plan and Status of Development—Status of Development.”

THE BONDS

General

The Bonds are secured by a pledge of amounts paid with respect to the Local Obligations. The Local Obligations are secured by a pledge of Special Taxes (including both the Facilities Special Tax and the Services Special Tax, each as defined herein), levied against Taxable Property within the Improvement Area, net of Priority Administrative Expenses. See “DEBT SERVICE SCHEDULE” and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.” The Local Obligations are secured by a pledge of Special Taxes (net of Priority Administrative Expenses) on parity with any Additional Local Obligations (defined below).

The Local Obligations Indenture establishes a Local Obligation Reserve Fund and a Local Obligations Reserve Account therein with respect to the Local Obligations. Amounts available from the Local Obligations Reserve Account are available to pay debt service on the Local Obligations. The Local Obligations Indenture requires the funding of separate debt service reserve accounts for the Local Obligations and any Additional Local Obligations, each of which may be used only to pay the principal of and interest on the related series of special tax bonds issued under the Local Obligations Indenture. There is no reserve fund with respect to the Bonds. Amounts available from the Local Obligations Reserve Account are not available to cure a deficiency generally in the Trust Estate to make debt service payments on the Bonds.

Description of the Bonds

General. The Bonds will be dated their date of delivery and mature on September 1, as set forth on the inside front cover page hereof (each, a “Principal Payment Date”). Interest is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2024 (each, an “Interest Payment Date”).

The Bonds will be issued as fully registered bonds, without coupons, in denominations of \$5,000, or any integral multiple thereof. The Bonds will be issued in book-entry only form and will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository for the Bonds. So long as the Bonds are in book-entry only form, principal of and redemption premium, if any, on the Bonds will be payable to DTC or its nominee, who will in turn remit such payments to DTC Participants for subsequent disbursement to the Beneficial Owners. See APPENDIX F—“DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

Principal of, and redemption premium, if any, on the Bonds is payable at the corporate trust office of the Trustee. Interest on the Bonds will be paid only to the registered owners as shown on the Trustee’s books as of the fifteenth day of the calendar month next preceding each Interest Payment Date (the “Record Date”), except that in the case of an owner of \$1,000,000 or more in aggregate principal amount of Bonds outstanding, payment will be made at the owner’s option by wire transfer of immediately available funds to an account in a bank or trust company or savings bank that is a member of the Federal Reserve System and that is located in the continental United States of America according to instructions provided by such owner to the Trustee and received no later than the Record Date for such Interest Payment Date.

The Bonds are special, limited obligations of the Authority. The Bonds are payable solely from and secured by the Trust Estate of the Authority pledged under the Trust Agreement, consisting primarily of payments received by the Authority from the District under the Local Obligations, which payments are secured by a lien of the Special Taxes (defined herein) (net of Priority Administrative Expenses) levied upon property within the Improvement Area, as more fully described herein. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

Payments under the Local Obligations are calculated to be sufficient to permit the Authority to pay the principal of, and interest on, the Bonds when due. Pursuant to the Local Obligations Indenture, a Local Obligations Reserve Account is established for the Local Obligations. Amounts available from the Local Obligations Reserve Account are *not* available to cure a deficiency in the Trust Estate available to pay debt service of the Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—*Local Obligations Reserve Account*."

No Additional Bonds under the Trust Agreement. The Trust Agreement does not permit the Authority to issue any additional bonds on parity with the Bonds. However, subject to certain conditions contained in the Local Obligations Indenture, the District may at any time issue bonds (the "Additional Local Obligations") payable from the net proceeds of the Special Tax (after payment of Priority Administrative Expenses) on parity with the Local Obligations. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—*Additional Local Obligations*."

Redemption Provisions*

Optional Redemption. The Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after _____, 20__ , from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after _____, 20__ through _____, 20__ ;

102% if redeemed on any date from _____, 20__ through _____, 20__ ;

101% if redeemed on any date from _____, 20__ through _____, 20__ ; and

100% if redeemed on _____, 20__ and any date thereafter.

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* Preliminary, subject to change.

Extraordinary Redemption from Prepayment of Special Taxes. The Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after _____, 20__, solely from funds derived from the extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any Interest Payment Date on or after _____, 20__ through _____, 20__;

102% if redeemed on an Interest Payment Date on _____, 20__ and _____, 20__;

101% if redeemed on an Interest Payment Date on _____, 20__ and _____, 20__; and

100% if redeemed on _____, 20__ and any Interest Payment Date thereafter.

Prepayments from prepaid Special Taxes could be made by any of the owners of any of the property within the Improvement Area, including the Homebuilders and the Landbank, any other developers or homebuilders owning Taxable Property in the Improvement Area or any individual owner; and they could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. The resulting redemption of Bonds that were purchased at a price greater than the applicable redemption price could reduce the otherwise expected yield on such Bonds. See "CERTAIN RISKS TO BONDHOLDERS—Potential Early Redemption of Bonds from Prepaid Special Taxes."

Mandatory Sinking Fund Redemption of Bonds. The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

Minimum Sinking Fund Payment Date (September 1)	Bonds Minimum Sinking Fund Payment
_____	_____ \$

† Maturity.

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The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

Minimum Sinking Fund Payment Date (September 1)	Bonds Minimum Sinking Fund Payment
	\$

† Maturity.

If the Bonds subject to mandatory redemption are redeemed in part prior to their stated maturity date other than from Minimum Sinking Fund Payments, the Minimum Sinking Fund Payments for such Bonds shall be reduced proportionately by the principal amount of such Bonds so redeemed.

Redemption Instructions. Upon any prepayment of a Local Obligation, the Authority shall deliver to the Trustee a Written Order of the Authority designating the amounts and maturities of the Bonds to be redeemed, which shall be in the manner necessary to enable the Authority to deliver a Cash Flow Certificate satisfying the requirements described below. In the event only a portion of the Outstanding Bonds of any maturity are to be redeemed at any one time, the Trustee shall select the particular Bonds of each maturity date to be redeemed in accordance with DTC procedures (which, at the time of the issuance of the Bonds, would be a redemption by lot) or, if the Bonds are not then in book-entry, in a manner that it deems appropriate and fair. The Trustee shall redeem Bonds in Authorized Denominations.

Upon any redemption of a portion but not all of the Outstanding Bonds, the Authority shall deliver to the Trustee a Cash Flow Certificate to the effect that, assuming all payments are made with respect to the Local Obligations, (i) the Revenues, together with moneys on deposit in other funds and accounts held under the Trust Agreement, will be sufficient to pay all Principal Installments, Minimum Sinking Fund Payments and interest payments on the Bonds when due; and (ii) the redemption premiums, if any, on the Local Obligations, together with other Revenues available to the Trustee for such purpose, are sufficient to offset any difference between the interest to accrue on the Bonds to be paid or redeemed with the proceeds of prepayment of such Local Obligations (plus any redemption premium payable upon redemption of such Bonds) and the income to be earned on any investment of such proceeds (assured as of the date of payment thereof), in each case until the date of payment or redemption of Bonds, such that in no event will the prepayment of Local Obligations cause the Trustee to have insufficient funds to pay debt service on the Bonds when due.

In no event shall Bonds be redeemed if upon such redemption the principal amount of the Local Obligations remaining outstanding will be less than the total principal amount of Outstanding Bonds. Such Written Order of the Authority may specify that optional redemption of the Bonds will be conditioned upon receipt of funds or other events.

Notice of Redemption. Subject to receipt of the Written Order of the Authority described under “—Redemption Instructions,” the Trustee shall give notice of redemption; provided, that Bonds, identified by CUSIP numbers, serial numbers and maturity date, have been called for redemption and, in the case of Bonds to be redeemed in part only, the portion of the principal amount thereof that has been called for redemption (or if all the Outstanding Bonds are to be redeemed, so stating, in which event such serial numbers may be omitted), that they will be due and payable on the date fixed for redemption (specifying such date) upon surrender thereof to the Trustee at its Corporate Trust Office, subject to any conditions to such redemption specified in the Written Order of the Authority, at the redemption price (specifying such price), together with any accrued interest to such date, and that all interest on the Bonds (or portions thereof) so to be redeemed will cease to accrue on and after such date and that from and after such date such Bond (or such portion thereof) shall no longer be entitled to any lien, benefit or security under the Trust Agreement, and the Owner thereof shall have no rights in respect of such redeemed Bond or such portion except to receive payment from such money of such redemption price plus accrued interest to the date fixed for redemption. If sufficient monies for the payment of the redemption price of all Bonds to be redeemed are not then on deposit with the Trustee, such notice shall also state that redemption is conditioned upon the timely deposit of sufficient funds therefor with the Trustee.

Such notice shall be mailed by first class mail, in a sealed envelope, postage prepaid, at least thirty (30) but not more than sixty (60) days before the date fixed for redemption, to the Owners of such Bonds (or portions thereof) so called for redemption, at their respective addresses as the same shall last appear on the Bond Register; provided, that neither the failure of an Owner to receive notice of redemption of Bonds nor any error in such notice shall affect the validity of the proceedings for the redemption of Bonds.

Any notice of optional redemption may be rescinded by written notice given by the Authority to the Trustee no later than three Business Days prior to the date specified for redemption. The Trustee shall give notice of rescission of the notice of optional redemption or non-satisfaction of any conditions specified in the notice of optional redemption as soon as practicable to the same parties and in the same manner as the notice of redemption was given.

So long as the Bonds are in book-entry only form, notices of redemption will be given directly by the Trustee to DTC and not to the Beneficial Owners of the Bonds. See APPENDIX F—“DTC AND THE BOOK-ENTRY ONLY SYSTEM.”

Purchase in Lieu of Redemption. In lieu of redemption of any Bond, amounts on deposit in the Proceeds Fund, the Principal Fund or in the Redemption Fund may be used and withdrawn by the Trustee at any time prior to a notice of redemption having been delivered, upon a Written Order for the purchase of such Bonds at public or private sale as and when and at such prices as the Authority may in its discretion determine, but not in excess of the lower of the highest or then current redemption price thereof plus accrued interest to the purchase date; and all Bonds so purchased shall be delivered to the Trustee for cancellation.

Payment of Redeemed Bonds. If notice of redemption has been given and not rescinded and if the conditions to such redemption specified therein, if any, have been satisfied, each as provided in the Trust Agreement, the Bonds or portions thereof called for redemption will become irrevocably due and payable on the date fixed for redemption at the redemption price thereof, together with accrued interest to the date fixed for redemption, upon presentation and surrender of the Bonds to be redeemed at the office specified in the notice of redemption. If less than the full principal amount of a Bond is called for redemption, the Authority is required to execute and deliver and the Trustee is required to authenticate, upon surrender of such Bond, and without charge to the Owner thereof, Bonds of like interest rate and maturity in an

aggregate principal amount equal to the unredeemed portion of the principal amount of the Bonds so surrendered in such Authorized Denominations as specified by the Owner.

If any Bond or any portion thereof has been duly called for redemption and payment of the redemption price, together with unpaid interest accrued to the date fixed for redemption, has been made or provided for by the Authority, then interest on such Bond or such portion will cease to accrue from such date, and from and after such date such Bond or such portion will no longer be entitled to any lien, benefit or security under the Trust Agreement, and the Owner thereof will have no rights in respect of such Bond or such portion except to receive payment of such redemption price, and unpaid interest accrued to the date fixed for redemption.

ESTIMATED SOURCES AND USES OF FUNDS

The proceeds from the sale of the Bonds will be used to purchase the Local Obligations. The proceeds of the Local Obligations in turn will be used to finance construction and acquisition of the Facilities and pay costs of issuance of the Local Obligations and Bonds. The following table sets forth the sources and uses of the funds as allocated to the Bonds:

Sources of Funds	
Principal Amount	\$
<i>[Plus/Less]:</i> [Net] Original Issue [Premium/Discount]	_____
Total Sources	\$
 Uses of Funds	
Acquisition and Construction Fund	\$
Underwriter's Discount	
Deposit to Local Obligations Reserve Account ⁽¹⁾	
Deposit to Local Obligations Capitalized Interest Account ⁽²⁾	
Deposit to Costs of Issuance Fund ⁽³⁾	_____
Total Uses	\$

- ⁽¹⁾ A portion of the purchase price of the Local Obligations will be deposited into the Local Obligations Reserve Account for the Local Obligations. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."
- ⁽²⁾ To pay interest on a portion of the Local Obligations and, in turn, a portion of the Bonds, through September 1, 2024.
- ⁽³⁾ A portion of the purchase price of the Local Obligations will be used to pay costs of issuance including fees of Bond Counsel and the Municipal Advisor, the initial fees of the Trustee, noncontingent fees of the Appraiser, printing costs and other miscellaneous expenses.

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DEBT SERVICE SCHEDULE

The annual scheduled debt service for the Bonds, assuming no early redemption other than from mandatory sinking fund installments, is set forth in Table 1 below. The Local Obligations are sized to provide 100% of the debt service on the Bonds when due and have the same principal amortization as the Bonds. The Local Obligations will be issued with an annual scheduled debt service that results in at least 110% annual debt service coverage from the revenues of the Effective Tax Rate Evaluation Maximum Facilities Special Tax (as defined herein) for Developed Property as of October 19, 2023, and the Effective Tax Rate Evaluation Minimum Facilities Revenues for the remaining Taxable Property expected to be generated in the Improvement Area, net of Priority Administrative Expenses (defined below). The District expects that Additional Local Obligations will be issued on parity with the Local Obligations as the Improvement Area develops. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—*Additional Local Obligations.*"

Table 1
Folsom Ranch Financing Authority
City of Folsom Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Special Tax Revenue Bonds, Series 2024
Debt Service Schedule⁽¹⁾

Period Ending (September 1)	Principal	Interest	Total Debt Service
2024 ⁽²⁾	\$	\$	\$
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
TOTAL	\$	\$	\$

⁽¹⁾ Amounts rounded to the nearest dollar.

⁽²⁾ Debt service on a portion of the Local Obligations capitalized through September 1, 2024.

Source: Piper Sandler & Co.

The following table shows the expected debt service coverage for the Local Obligations for calendar year 2025, taking into account the debt service on the Local Obligations for that year, based on the projected Fiscal Year 2024-25 revenues from the Maximum Facilities Special Tax for all Taxable Property in the Improvement Area, net of Priority Administrative Expenses in the amount of \$20,400.

Table 2
City of Folsom Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Fiscal Year 2024-25
Debt Service and Debt Service Coverage – Local Obligations

Fiscal Year	Maximum Facilities Special Tax Revenue ⁽¹⁾	Priority Administrative Expense ⁽²⁾	Net Maximum Facilities Special Tax Revenue	Local Obligations Debt Service	CFD Debt Service Coverage
2024-25	\$658,221	\$20,400	\$637,821	\$576,800	110.6%

⁽¹⁾ The Maximum Facilities Special Tax Rates escalate annually at 2%. Based on the development status of the Taxable Property as of October 19, 2023.

⁽²⁾ The Priority Administrative Expense amount was established at \$20,000 for Fiscal Year 2023-24 and escalates annually at 2%.

Source: Piper Sandler & Co. for Local Obligations debt service figures; NBS for all other amounts.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

The Bonds are secured by a lien on and pledge of the Trust Estate, consisting primarily of payments received by the Authority from the District under the Local Obligations, which payments are secured by Special Taxes (net of Priority Administrative Expenses) levied upon property within the Improvement Area and received by the District.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE DISTRICT, THE AUTHORITY, THE STATE OF CALIFORNIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE AUTHORITY HAS NO TAXING POWER. EXCEPT FOR THE TRUST ESTATE, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OBLIGATIONS OF THE AUTHORITY, THE DISTRICT OR CITY, BUT ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE TRUST ESTATE, DERIVED PRIMARILY FROM PAYMENTS ON THE LOCAL OBLIGATIONS FROM THE PAYMENT OF THE SPECIAL TAXES LEVIED WITHIN THE IMPROVEMENT AREA AS MORE FULLY DESCRIBED HEREIN.

The Trust Agreement does not permit the Authority to issue any additional bonds on parity with the Bonds. However, subject to certain conditions contained in the Local Obligations Indenture, the District may at any time issue Additional Local Obligations payable from the net proceeds of the Special Tax (after payment of Priority Administrative Expenses) on parity with the Local Obligations. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations—*Additional Local Obligations.*”

General

The Trust Estate consists of the Revenues, the amounts in certain of the funds established and held under the Trust Agreement, and the Local Obligations. The Revenues consist of amounts received by the Trustee as the payment of interest on, or the equivalent thereof, and the payment or return of principal of, or redemption premiums, if any, on, or the equivalent thereof, the Local Obligations, whether as a result of scheduled payments, or redemption premiums, Special Tax Prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any money held in the Funds held under the Trust Agreement (except the Rebate Fund).

The principal of and the interest on the Local Obligations are payable from the annual Special Taxes levied and to be collected on all real property within the Improvement Area subject to the Special Taxes and the proceeds, if any, from the sale of such property for delinquency of such Special Taxes, after payment of Priority Administrative Expenses. The Special Taxes securing the Local Obligations include both the Facilities Special Tax and the Services Special Tax (each as defined herein) levied within the Improvement Area. The Local Obligations are secured by a pledge on the Special Taxes (net of Priority Administrative Expenses) on parity with the pledge of such Special Taxes for any Additional Local Obligations issued under the Local Obligations Indenture. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Payment of the Local Obligations" and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Terms of the Local Obligations."

The District may not issue indebtedness payable from the Special Taxes except as provided in the Local Obligations Indenture. See APPENDIX C—"SUMMARY OF PRINCIPAL DOCUMENTS—SUMMARY OF THE LOCAL OBLIGATIONS INDENTURE—Authorization and Issuance of Bonds—Additional Bonds; Subordinate Bonds." The City has, however, formed CFD 17, which has issued bonds secured by special taxes with a co-equal lien on property within the Improvement Area and has formed CFD 18, which is authorized to issue bonds secured by special taxes with a co-equal lien on property within the Improvement Area. See "FOLSOM PLAN AREA." The Authority, the District and the City have no control over the amount of additional debt payable from taxes or assessments on all or any portion of the property within the Improvement Area that may be issued in the future by other governmental entities or districts having jurisdiction over all or a portion of the land within the Improvement Area. To the extent such debt is payable from other assessments or special taxes levied pursuant to the applicable law, such assessments or special taxes may have a lien on the property within the Improvement Area on parity with the lien of the Special Taxes.

Flow of Funds

Receipt and Deposit of Revenues. As noted above, Revenues consist of amounts received by the Trustee as the payment of interest on, or the equivalent thereof, and the payment or return of principal of, or redemption premiums, if any, on, or the equivalent thereof, all Local Obligations, whether as a result of scheduled payments, or redemption premiums, Special Tax Prepayments or remedial proceedings taken in the event of a default thereon, and all investment earnings on any money held under the Trust Agreement (except the Rebate Fund). All Revenues, other than Revenues derived from the early redemption of Local Obligations from Special Tax Prepayments received by the Trustee from the Authority, will be deposited into the Revenue Fund. On each Interest Payment Date and each Principal Payment Date, the Trustee will transfer Revenues from the Revenue Fund, in the amounts required in the order of priority as set forth below, with the requirements of each fund being fully satisfied, leaving no deficiencies therein, prior to any deposit into any fund later in priority:

- First:* To the Interest Fund, an amount of Revenues which together with amounts on deposit therein, is equal to the interest due and payable on the Bonds due on such Interest Payment Date;
- Second:* To the Principal Fund (i) on each Principal Payment Date from the Revenue Fund an amount of Revenues which, together with any amounts then on deposit in the Principal Fund (other than amounts previously deposited on account of any Bonds which have matured but which have not been presented for payment) is sufficient to pay the Principal Installments on the Bonds due on such Principal Payment Date and (ii) on each September 1 on which a Minimum Sinking Fund Payment is required to be made (for deposit in the Sinking Fund Account) from the Revenue Fund an amount of Revenues which is equal to the Minimum Sinking Fund Payment due and payable on such date. On each Principal Payment Date, the Trustee shall pay the principal or redemption price due and payable on the Bonds on such date from the Principal Fund.

Following such deposits, any remaining money in the Revenue Fund is required to be transferred to the Local Obligations Trustee for application under the Local Obligations Indenture. For additional information regarding the Flow of Funds, see "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Local Obligations Flow of Funds."

Revenues Derived from Special Tax Prepayments. All Revenues derived from early redemption of Local Obligations from Special Tax Prepayments received by the Trustee will be immediately deposited into the Redemption Fund to be applied to the extraordinary redemption of Bonds. See "THE BONDS—Redemption Provisions—*Extraordinary Redemption from Prepayment of Special Taxes.*"

Description of Local Obligations

The District will issue the Local Obligations in the principal amount of \$10,250,000.* The Local Obligations are secured solely by the Special Taxes (net of Priority Administrative Expenses) levied upon certain real property within the Improvement Area and proceeds of foreclosure sales in the Improvement Area.

The pledge of Special Taxes (net of Priority Administrative Expenses) levied within the Improvement Area is on parity with the pledge thereof securing any Additional Local Obligations issued under the Local Obligations Indenture. The District may issue Additional Local Obligations secured on parity with the pledge of the Special Taxes (net of Priority Administrative Expenses) within the Improvement Area only in accordance with the Local Obligations Indenture. See APPENDIX C— "SUMMARY OF PRINCIPAL DOCUMENTS—SUMMARY OF THE LOCAL OBLIGATIONS INDENTURE—Authorization and Issuance of Bonds—*Additional Bonds; Subordinate Bonds.*"

A description of the Improvement Area is set forth under the caption, "THE IMPROVEMENT AREA."

Issuance of Local Obligations

The Local Obligations are authorized pursuant to the Mello-Roos Act and are issued under a resolution of the City Council of the City, as legislative body of the District and the Local Obligations Indenture. The Mello-Roos Act was enacted by the State Legislature to provide an alternate method of financing certain essential public capital facilities and services, especially in developing areas of the State.

* Preliminary, subject to change.

Subject to approval by a two-thirds vote of qualified electors and compliance with the provisions of the Mello-Roos Act, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

The Local Obligations constitute special tax obligations of the District payable as to both principal and interest from the annual Special Tax (after payment of the District's Priority Administrative Expenses) to be levied by the District on land within the Improvement Area, including proceeds from the sale of property within the Improvement Area collected as a result of foreclosure of the lien of the Special Taxes and certain funds and accounts held under the Local Obligations Indenture. The District's sole recourse in the event of a delinquency or failure to pay Special Taxes on a particular parcel is to institute foreclosure proceedings with respect to that parcel. However, the District is not obligated under the Local Obligations Indenture to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the District has received one hundred percent (100%) of the amount of such installment from the County pursuant to the Teeter Plan. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Covenant for Foreclosure" and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—The Teeter Plan" herein.

Payment of the Local Obligations

The Local Obligations constitute the limited obligations of the District payable as to both principal and interest from the annual Special Tax (net of Priority Administrative Expenses) levied by the District on Taxable Property within the Improvement Area, including proceeds from the sale of property within the Improvement Area collected as a result of foreclosure of the lien on the Special Taxes and certain funds and accounts held under the Local Obligations Indenture. The District's sole recourse in the event of a delinquency or failure to pay Special Taxes on a particular parcel is to institute foreclosure proceedings with respect to that parcel.

The term "Priority Administrative Expenses" means an amount equal to (a) for Fiscal Year 2023-24, \$20,000, and (b) for any subsequent Fiscal Year, the amount resulting from increasing the Priority Administrative Expenses on each July 1, from and including the July 1 immediately following the end of the then current Fiscal Year to and including the July 1 in such Fiscal Year by 2% of the amount in effect for the previous Fiscal Year.

THE LOCAL OBLIGATIONS ARE SPECIAL TAX OBLIGATIONS OF THE DISTRICT, AND THE INTEREST ON AND PRINCIPAL OF AND REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS ARE PAYABLE SOLELY FROM THE PROCEEDS OF THE SPECIAL TAX (INCLUDING ANY PREPAYMENTS THEREOF AND PROCEEDS FROM THE SALE OF PROPERTY COLLECTED PURSUANT TO THE FORECLOSURE PROVISIONS OF THE LOCAL OBLIGATIONS INDENTURE FOR THE DELINQUENCY OF THE SPECIAL TAX), NET OF PRIORITY ADMINISTRATIVE EXPENSES, AND AMOUNTS IN CERTAIN FUNDS AND ACCOUNTS ESTABLISHED IN THE LOCAL OBLIGATIONS INDENTURE, AND THE DISTRICT IS NOT OBLIGATED TO PAY THE LOCAL OBLIGATIONS EXCEPT FROM SUCH FUNDS. THE GENERAL FUND OF THE CITY AND THE FUNDS OF THE DISTRICT ARE NOT LIABLE, AND NEITHER THE FULL FAITH AND CREDIT OF THE DISTRICT NOR THE CITY ARE PLEDGED FOR THE PAYMENT OF THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS. NO TAX OR ASSESSMENT OTHER THAN THE SPECIAL TAX SHALL EVER BE LEVIED OR COLLECTED TO PAY THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS. THE LOCAL OBLIGATIONS ARE NOT SECURED BY A LEGAL OR EQUITABLE PLEDGE OF OR CHARGE, LIEN OR ENCUMBRANCE UPON ANY PROPERTY OF THE DISTRICT OR ANY OF ITS INCOME OR RECEIPTS EXCEPT THE PROCEEDS OF THE SPECIAL TAX (INCLUDING

ANY PREPAYMENTS THEREOF AND PROCEEDS FROM THE SALE OF PROPERTY COLLECTED PURSUANT TO THE FORECLOSURE PROVISIONS OF THE LOCAL OBLIGATIONS INDENTURE FOR THE DELINQUENCY OF THE SPECIAL TAX), NET OF PRIORITY ADMINISTRATIVE EXPENSES, AND AMOUNTS IN CERTAIN FUNDS AND ACCOUNTS ESTABLISHED IN THE LOCAL OBLIGATIONS INDENTURE, AND NEITHER THE PAYMENT OF THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS IS A GENERAL DEBT, LIABILITY OR OBLIGATION OF THE CITY OR THE DISTRICT. THE LOCAL OBLIGATIONS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY OR THE DISTRICT WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY DEBT LIMITATION OR RESTRICTION, AND NEITHER THE CITY COUNCIL NOR THE DISTRICT NOR ANY OFFICER OR EMPLOYEE THEREOF SHALL BE LIABLE FOR THE PAYMENT OF THE INTEREST ON OR PRINCIPAL OF OR REDEMPTION PREMIUMS, IF ANY, ON THE LOCAL OBLIGATIONS OTHERWISE THAN FROM THE PROCEEDS OF THE SPECIAL TAX (INCLUDING ANY PREPAYMENTS THEREOF AND PROCEEDS FROM THE SALE OF PROPERTY COLLECTED PURSUANT TO THE FORECLOSURE PROVISIONS OF THE LOCAL OBLIGATIONS INDENTURE FOR THE DELINQUENCY OF THE SPECIAL TAX), NET OF PRIORITY ADMINISTRATIVE EXPENSES, AND AMOUNTS IN CERTAIN FUNDS AND ACCOUNTS ESTABLISHED IN THE LOCAL OBLIGATIONS INDENTURE.

Although the Special Tax will constitute a lien on property subject to taxation in the Improvement Area, it will not constitute a personal indebtedness of the owners of such property. There is no assurance that the owners will be financially able to pay the annual Special Tax or that they will pay such tax even if financially able to do so. The risk of nonpayment by property owners is more fully described in "CERTAIN RISKS TO BONDHOLDERS—Collection of Special Tax."

Local Obligations Flow of Funds

Application of Special Tax Fund. Pursuant to the Local Obligations Indenture, the District agrees and covenants that it will deposit the Special Tax proceeds in the Community Facilities Fund, which fund is established in the treasury of the City. All money in the Community Facilities Fund shall be used and withdrawn by the District solely for the benefit of the District in accordance with the Mello-Roos Act, including payment of Expenses and Services. Pursuant to the Local Obligations Indenture, the District further agrees and covenants that, after payment of Priority Administrative Expenses, it will transfer to the Local Obligations Trustee from the Community Facilities Fund amounts sufficient and in sufficient time for the Local Obligations Trustee to make the transfers required by it, and the Local Obligations Trustee shall deposit such proceeds as and when received in the Special Tax Fund. All money in the Special Tax Fund is required to be set aside by the Local Obligations Trustee in the following respective special account and fund within the Special Tax Fund in the following order of priority, and all money in each such account and fund shall be applied, used and withdrawn only for the purposes specified in the Local Obligations Indenture:

- (1) Redemption Account; and
- (2) Local Obligations Reserve Fund.

Redemption Account. On or before March 1 and September 1 in each year, the Local Obligations Trustee shall, from the money in the Special Tax Fund, transfer to and deposit in the Redemption Account an amount of money equal to the aggregate amount of interest becoming due and payable on all Outstanding Local Obligations and any Additional Local Obligations on such March 1 or September 1, as the case may be, and on or before September 1 in each year, the Local Obligations Trustee shall, from the

then remaining money in the Special Tax Fund, transfer to and deposit in the Redemption Account an amount of money equal to the aggregate amount of principal becoming due and payable on all Outstanding serial Local Obligations and any Additional Local Obligations on such September 1 plus all Minimum Sinking Fund Account Payments required to be made on such September 1 into the Sinking Fund Subaccount; provided, that all of the aforesaid payments shall be made without priority of any payment over any other payment, and in the event that money in the Special Tax Fund on any March 1 or September 1 is not equal to the amount of interest becoming due on all Local Obligations and any Additional Local Obligations on such date, or in the event that the money in the Special Tax Fund on any September 1 is not equal to the amount of principal of the Local Obligations and Additional Local Obligations becoming due on such date, as the case may be, then such money shall be applied pro rata in such proportion as such interest and principal and Minimum Sinking Fund Account Payments bear to each other.

No deposit need be made into the Redemption Account if the amount of money contained therein is at least equal to the amount required by the terms of the preceding paragraph to be deposited therein at the times and in the amounts provided in the Local Obligations Indenture.

All money in the Redemption Account shall be used and withdrawn by the Local Obligations Trustee to pay the interest on the Local Obligations and any Additional Local Obligations as it shall become due and payable (including accrued interest on any Local Obligations or any Additional Local Obligations purchased or redeemed prior to maturity) plus the principal of and redemption premiums, if any, on the Local Obligations and any Additional Local Obligations as they shall mature or upon the prior redemption thereof, except that any money in the Sinking Fund Subaccount shall be used only to purchase or redeem or retire the term Local Obligations and any Additional Local Obligations as provided in the Local Obligations Indenture.

Local Obligations Reserve Fund. On or before March 1 and September 1 in each year, the Local Obligations Trustee shall, from the then remaining money in the Special Tax Fund, transfer to and deposit in each Local Obligations Reserve Account within the Local Obligations Reserve Fund such amount of money as shall be required to restore each such Local Obligations Reserve Account to a sum equal to the Required Bond Reserve (as defined herein) for the applicable series of Local Obligations or Additional Local Obligations, *pro rata*, to the extent that amounts are available in the Special Tax Fund for such purpose; and for this purpose all investments in each Local Obligations Reserve Account shall be valued on March 1 and September 1 of each year at the face value thereof if such investments mature within twelve (12) months from the date of valuation, or if such investments mature more than twelve (12) months after the date of valuation, at the price at which such investments are redeemable by the holder at his option, if so redeemable, or if not so redeemable, at the lesser of (i) the cost of such investments plus the amortization of any premium or minus the amortization of any discount, or (ii) the market value of such investments. For purposes of allocating remaining money in the Special Tax Fund between more than one Local Obligations Reserve Account, any such transfers to and deposits in each Local Obligations Reserve Account shall be made equally and ratably.

No deposit need be made into a Local Obligations Reserve Account if the value of the investments contained therein is at least equal to the Required Bond Reserve for the applicable series of Local Obligations or Additional Local Obligations.

All money in each Local Obligations Reserve Account shall be used and withdrawn by the Local Obligations Trustee solely for the purpose of paying the interest on or principal of the corresponding series of Local Obligations or Additional Local Obligations in the event there is insufficient money in the Redemption Account available for this purpose; provided, that if as a result of any of the foregoing valuations or due to redemption as a result of property owner prepayments it is determined that the

amount of money in a Local Obligations Reserve Account exceeds or will exceed the Required Bond Reserve for the applicable series of Local Obligations or Additional Local Obligations, the Local Obligations Trustee shall withdraw the amount of money representing such excess from such fund and shall deposit such amount of money in the Redemption Account. For the avoidance of doubt, amounts in a Local Obligations Reserve Account are not available to make up a deficiency for the payment of principal and interest on any series of Local Obligations or Additional Local Obligations, other than the specific series of Local Obligations or Additional Local Obligations to which that Local Obligations Reserve Account relates.

Surplus Amounts. On or before March 1 and September 1 in each year, the Local Obligations Trustee shall, from the then remaining money in the Special Tax Fund, transfer all amounts remaining in the Special Tax Fund after the transfers specified in the immediately preceding paragraphs to the City for deposit in the Community Facilities Fund.

Special Tax Authorization

The Special Tax is to be levied and collected against all Taxable Property within the Improvement Area in accordance with the Amended Rate and Method of Apportionment. See APPENDIX A—“AMENDED RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX.” The Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected, and, except as otherwise provided in the covenant for foreclosure and in the Mello-Roos Act, is to be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for *ad valorem* property taxes. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Covenant for Foreclosure” and “CERTAIN RISKS TO BONDHOLDERS—Collection of Special Tax.”

The Amended Rate and Method of Apportionment of the Special Tax, subject to the maximum rates set forth therein, apportions the total debt service requirement (principal, interest, and mandatory sinking fund payments), restoration of the Required Bond Reserve, current annual expenses, pay as you go improvement costs and other costs each year among the Taxable Property in the Improvement Area. See APPENDIX A—“AMENDED RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX.”

Pursuant to the Local Obligations Indenture, so long as any Local Obligations or Additional Local Obligations are Outstanding, the District is required annually to levy the Special Tax against all Taxable Property in the Improvement Area and make provision for the collection of such Special Tax in amounts which will be sufficient, after making reasonable allowances for contingencies and errors in the estimates, to yield proceeds equal to the amounts required for compliance with the agreements, conditions, covenants and terms contained in the Local Obligations Indenture, and which in any event will be sufficient to pay the interest on and principal of and Minimum Sinking Fund Account Payments for and redemption premiums, if any, on the Local Obligations and any Additional Local Obligations as they become due and payable, to replenish each reserve account within the Local Obligations Reserve Fund to the Required Bond Reserve and to pay all current Expenses as they become due and payable.

Under the Amended Rate and Method of Apportionment, the Facilities Special Tax (as defined herein) levied in any fiscal year against any Assessor’s Parcel (as defined in the Amended Rate and Method of Apportionment) of Developed Property classified as Residential Property may not be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Improvement Area by more than 10% above the amount that would have been levied against such Assessor’s Parcel in that fiscal year had there never been any such delinquencies or defaults. Pursuant to the Amended Rate and Method of Apportionment, property is considered “Residential Property” once a

building permit could be issued for the purposes of constructing one or more Residential Units, including either single family detached homes or multi-family attached properties, such as apartments, and property is considered "Developed Property" if a building permit for new construction was issued prior to June 30 of the previous fiscal year. See "CERTAIN RISKS TO BONDHOLDERS—Maximum Special Tax."

Covenant for Foreclosure

The Local Obligations Indenture provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described below and in the Mello-Roos Act, is subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for *ad valorem* property taxes.

Pursuant to Section 53356.1 of the Mello-Roos Act, in the event of any delinquency in the payment of the Special Tax, the District may order the institution of a Superior Court action to foreclose the lien therefor within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at a judicial foreclosure sale. Such judicial foreclosure action is not mandatory. However, the District has covenanted in the Local Obligations Indenture that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if it determines on the basis of such review that the amount so collected is deficient by more than five percent (5%) of the total amount of the Special Tax levied in such Fiscal Year within the Improvement Area, it will within sixty (60) days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installments of the Special Tax against each lot or parcel of land in the Improvement Area, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; provided, that irrespective of the foregoing if the District determines on the basis of such review that property owned by any single property owner in the Improvement Area is delinquent by four missed payments with respect to the Special Tax due and payable by such property owner by such delinquency date, then the District will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided in the Local Obligations Indenture against such property owner; provided further, that any actions taken to enforce delinquent Special Tax liens shall be taken only consistent with Sections 53356.1 through 53356.7, both inclusive, of the Government Code of the State of California; and provided further, that the District is not obligated under the Local Obligations Indenture to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the District has received one hundred percent (100%) of the amount of such installment from the County pursuant to the Teeter Plan (described herein).

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds (if the Local Obligations Reserve Account has been depleted) pending such sales or the prosecution of such foreclosure proceedings and receipt by the District of the proceeds of sale. However, within the limits of the Special Tax, the District may adjust the Special Tax levied on Taxable Property in the Improvement Area (subject to the limitation on the Maximum Facilities Special Tax, defined herein), to provide an amount required to pay interest on and principal of the Local Obligations and any additional obligations payable from the Special Tax, and the amount, if any, necessary to replenish each subaccount of the Local Obligations Reserve Fund to an amount equal to the Required Bond Reserve and to pay all current Expenses for the Improvement Area. There is, however, no assurance that the total amount of the Special Tax that could be levied and collected against Taxable Property (as defined in the Amended Rate and Method of Apportionment) in the Improvement Area will be at all times sufficient to pay the amounts required to be paid by the Local Obligations Indenture, even if the Special Tax is levied at the Maximum Facilities Special Tax rates. See "CERTAIN RISKS TO BONDHOLDERS—Maximum Special Tax."

No assurance can be given that the real property subject to sale or foreclosure will be sold, or if sold, that the proceeds of sale will be sufficient to pay any delinquent installments of the Special Tax. The Mello-Roos Act does not require the District to purchase or otherwise acquire any lot or parcel of property to be sold if there is no other purchaser at such sale. The Mello-Roos Act and the Local Obligations Indenture do specify that the Special Tax will have the same lien priority as for *ad valorem* property taxes in the case of delinquency. Section 53356.6 of the Mello-Roos Act requires that property within the Improvement Area that is sold pursuant to foreclosure under the Mello-Roos Act be sold for not less than the amount of judgment in the foreclosure action, plus post judgment interest and authorized costs, unless the consent of the owners of at least 75% of the Local Obligations and any Additional Local Obligations issued under the Local Obligations Indenture is obtained.

No Required Advances from Available Surplus Funds

Neither the City nor the District is obligated to advance available surplus funds available from the City treasury to pay debt service on the Local Obligations or to replenish the Local Obligations Reserve Account; provided, that nothing shall affect the right of the District under the Mello-Roos Act to make advances to cure any deficiencies.

Terms of the Local Obligations

General. The City Council of the City established the District and designated the Improvement Area therein on May 26, 2020. On that same date, the eligible voters of the District in the Improvement Area authorized the issuance of bonds in an amount not to exceed \$36,000,000 for the Improvement Area.

The Local Obligations will be the first issuance of bonds for the Improvement Area. The Local Obligations will be issued in the aggregate principal amount of \$10,250,000* pursuant to the Mello-Roos Act and the Local Obligations Indenture. The Local Obligations will be dated the date of delivery of the Bonds. The Local Obligations are secured by a pledge of the Special Taxes (net of Priority Administrative Expenses) levied within the Improvement Area. The District may issue Additional Local Obligations on parity with the Local Obligations in accordance with the Local Obligations Indenture. Based on the expected Special Tax revenues at build-out, the District expects that, following the issuance of the Local Obligations, Additional Local Obligations will be issued to finance the Facilities in the Improvement Area in a total amount of approximately \$1,100,000.* This amount may vary depending on the timing of the issuance of the Additional Local Obligations, the size of the homes built and resulting Special Tax revenues, and the applicable interest rates at the time of any such issuance.

Local Obligations Reserve Account. The Local Obligations Indenture establishes, for this series of the Local Obligations specifically, a Local Obligations Reserve Account within the Local Obligations Reserve Fund to be held by the Local Obligations Trustee. The Local Obligations Indenture requires that there be maintained in the Local Obligations Reserve Account an amount equal to the Required Bond Reserve. "Required Bond Reserve" is defined to mean, for the Local Obligations specifically, as of any date of calculation, the least of: (a) the Maximum Annual Debt Service, (b) one hundred twenty-five percent (125%) of the Average Annual Debt Service or (c) ten (10%) percent of the original proceeds of the Local Obligations; provided that the Required Bond Reserve shall be calculated on the date of issuance of the Local Obligations issued under the Local Obligations Indenture and shall not increase thereafter; and provided further that such requirement (or any portion thereof) may be satisfied by the provision of one or more policies of municipal bond insurance or surety bonds issued by a municipal bond insurer or by a letter of credit issued by a bank, the obligations insured by which insurer or issued by which bank, as the case may be, have ratings at the time of issuance of such policy or surety bond or letter

* Preliminary, subject to change.

of credit equal to “AA” or higher (without regard to qualifier) assigned by Fitch or “Aa” or higher (without regard to qualifier) assigned by Moody’s or “AA” or higher (without regard to qualifier) assigned by S&P.

The Local Obligations Reserve Account is established specifically for the Local Obligations, and amounts in the Local Obligations Reserve Account are not available to make up a deficiency for the payment of principal and interest on any Additional Local Obligations. Pursuant to the Local Obligations Indenture, each reserve account within the Local Obligations Reserve Fund is only available for paying the interest on or principal of the corresponding series of Local Obligations or any Additional Local Obligations for which it was created.

The Required Bond Reserve with respect to the Local Obligations upon their date of issuance will be \$ _____.

All money in the Local Obligations Reserve Account will be used and withdrawn by the Local Obligations Trustee solely for the purpose of paying the interest on and principal of the Local Obligations in the event there is insufficient money available for the purpose; provided, that if as a result of any of the valuation of a Required Bond Reserve or as a result of any property owner prepayment it is determined that the amount of money in the Local Obligations Reserve Account exceeds the Required Bond Reserve, the Local Obligations Trustee shall withdraw the amount of money representing such excess from such fund and shall deposit such amount of money in the Redemption Account. Amounts on deposit in the Local Obligations Reserve Account are not available to cure a deficiency in Revenues available to pay debt service on the Bonds.

Additional Local Obligations. The District may at any time, by a supplement to the Local Obligations Indenture, issue Additional Local Obligations that are payable from the proceeds of the Special Tax (after payment of Priority Administrative Expenses) on parity with the Local Obligations, subject to the following conditions, which conditions are precedent to the issuance of such Additional Local Obligations:

(i) The District shall be in compliance with all agreements, conditions, covenants and terms contained in the Local Obligations Indenture and in all Supplemental Indentures required to be observed or performed by it, and no Event of Default under the Local Obligations Indenture or under any Supplemental Indenture shall have occurred and shall be then continuing;

(ii) The District shall establish a separate subaccount of the Local Obligations Reserve Fund for the payment of such Additional Local Obligations in an amount equal to the Required Bond Reserve; and

(iii) (a) In each year until the maturity date for the Additional Local Obligations, the Maximum Facilities Special Tax for Taxable Property classified as Developed Property, plus the Effective Tax Rate Evaluation Minimum Facilities Revenue (as defined in the Amended Rate and Method of Apportionment) for Taxable Property not classified as Developed Property less Priority Administrative Expenses is estimated to cover at least one hundred ten percent (110%) of the sum of the Annual Debt Service for each year on the Local Obligations and all Additional Local Obligations, including such Additional Local Obligations to be issued, and (b) the Value of all Taxable Property, in aggregate, is at least three (3) times the aggregate Lien on such Taxable Property.

“Facilities Special Tax” is the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement in accordance with

the Amended Rate and Method of Apportionment (each as defined in the Amended Rate and Method of Apportionment).

“Developed Property” means, for purposes of the requirement described above relating to the issuance of Additional Local Obligations, Taxable Property for which a building permit for new construction has been issued as of the date of calculation.

“Maximum Facilities Special Tax” is the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C of the Amended Rate and Method of Apportionment, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property (each as defined in the Amended Rate and Method of Apportionment).

“Value” is defined as the current assessed valuation of the Taxable Property and/or the appraised value of the Taxable Property determined by a MAI appraiser. “Lien” is defined in the Local Obligations Indenture as the aggregate principal amount of all overlapping debt and bonds (including the Local Obligations and any Additional Local Obligations) outstanding that are secured by a special tax levied pursuant to the Mello-Roos Act or a special assessment levied on property within the Improvement Area, including any overlapping debt or bonds for community facilities districts or special assessment districts that is reasonably allocated to property within the Improvement Area.

Notwithstanding the foregoing, the District may issue one or more series of Additional Local Obligations (the “Refunding Local Obligations”) without meeting the requirements summarized in paragraph (iii) above if, after the issuance and delivery of such Refunding Local Obligations, either (i) none of the Local Obligations and Additional Local Obligations theretofore issued under the Local Obligations Indenture will be Outstanding or (ii) the Debt Service in each Bond Year that begins after the issuance of such Refunding Local Obligations is not increased by reason of the issuance of such Refunding Local Obligations.

Redemption of the Local Obligations. The Local Obligations are subject to extraordinary redemption by the District from funds derived by the District from prepayments of the Special Tax. The Local Obligations are also subject to optional and mandatory redemption by the District. A description of the redemption prices and terms of the Local Obligations is set forth under APPENDIX C—“SUMMARY OF PRINCIPAL DOCUMENTS—SUMMARY OF THE LOCAL OBLIGATIONS INDENTURE—Redemption of Bonds.”

Selection of Local Obligations for Redemption. If less than all the outstanding Local Obligations and any Additional Local Obligations are to be redeemed as a result of prepayments of the Special Tax at any one time, the Local Obligations and any Additional Local Obligations shall be redeemed pro rata by maturity. If less than all the outstanding Local Obligations and any Additional Local Obligations are to be redeemed at the option of the District at any one time, the Local Obligations and any Additional Local Obligations of the latest maturity date or dates shall be redeemed prior to or simultaneously with the redemption of the Local Obligations and any Additional Local Obligations maturing prior thereto, and if less than all the outstanding Local Obligations and any Additional Local Obligations of any one maturity date are to be redeemed at any one time, the Trustee shall select the Local Obligations and any Additional Local Obligations or the portions thereof of such maturity date to be redeemed in integral multiples of five thousand dollars (\$5,000) in a manner that it deems appropriate and fair.

Special Tax Analysis

The following is a synopsis of the provisions of the Amended Rate and Method of Apportionment, which should be read in conjunction with the complete text of the Amended Rate and

Method of Apportionment which is attached as APPENDIX A. The definitions of the capitalized terms used under this caption “—Special Tax Analysis” are as set forth in APPENDIX A. This section provides only a summary of the Amended Rate and Method of Apportionment, and is qualified by more complete and detailed information contained in the entire Amended Rate and Method of Apportionment attached as APPENDIX A.

The Special Tax is to be levied and collected against all Taxable Property within the Improvement Area in accordance with the Amended Rate and Method of Apportionment approved by the landowner electors of the Improvement Area. The total annual levy of the Special Tax is calculated to satisfy the annual debt service during the ensuing Fiscal Year, to replenish the reserve fund for the Local Obligations, the allocable portion of administrative expenses, the amount necessary to cure any delinquencies or to fund any deficiency of the amount to be available for the payment of principal or interest on bonds which are expected to occur in the ensuing Fiscal Year, to fund authorized facilities funded on a pay-as-you-go basis, to fund authorized services expenses and to pay amounts required to establish or replenish certain funds related to authorized services, less any available capitalized interest and earnings on the funds that may be used to fund the aforementioned costs.

Assignment to Land Use Categories. Each Fiscal Year, all Assessor’s Parcels within the Improvement Area will be classified as either Taxable Property or Exempt Property. Taxable Property will be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax.

“*Developed Property*” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“*Small Lot Final Map Property*” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“*Permit Ready Multi-Family/Non-Residential Property*” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“*Large Lot Property*” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“*Small Lot Final Map Remainder Property*” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property or Large Lot Property.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

Maximum Special Tax. The Amended Rate and Method of Apportionment is used to allocate the amount of the Special Tax required among the Taxable Property, based upon land use categories, subject to the Maximum Facilities Special Tax rate that may be levied against each land use category.

The following table shows the Effective Tax Rate Evaluation Minimum Facilities Special Tax rates and the Maximum Special Tax rates (for both the Facilities Special Tax and the Services Special Tax) within the Improvement Area for all anticipated allocable land use categories in Fiscal Year 2024-25. The Effective Tax Rate Evaluation Minimum Facilities Special Tax rates are the minimum rates for the Effective Tax Rate Evaluation Maximum Facilities Special Tax.

Table 3
City of Folsom
Communities Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Maximum Special Tax Rate Categories
Fiscal Year 2024-25

Tax Category	Residential Floor Area	Effective Tax Rate Evaluation Minimum Facilities Special Tax Rate ⁽¹⁾	Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾	Maximum Services Special Tax Rate ⁽²⁾	Maximum Annual Special Tax ⁽³⁾
Developed Property (\$ amounts per residential unit)					
Detached Residential:					
Single-Family Detached Property - SF/SFHD Zoning	≥ 3,600	\$2,663	\$2,663	\$225	\$2,888
Single-Family Detached Property - SF/SFHD Zoning	3,200 - 3,599	2,663	2,663	225	2,888
Single-Family Detached Property - SF/SFHD Zoning	2,800 - 3,199	2,663	2,663	225	2,888
Single-Family Detached Property - SF/SFHD Zoning	2,400 - 2,799	2,663	2,663	225	2,888
Single-Family Detached Property - SF/SFHD Zoning	2,000 - 2,399	2,663	2,663	225	2,888
Single-Family Detached Property - SF/SFHD Zoning	< 2,000	2,663	2,663	225	2,888
Single-Family Detached Property - MLD Zoning	≥ 3,600	2,210	2,663	116	2,779
Single-Family Detached Property - MLD Zoning	3,200 - 3,599	2,210	2,663	116	2,779
Single-Family Detached Property - MLD Zoning	2,800 - 3,199	2,210	2,663	116	2,779
Single-Family Detached Property - MLD Zoning	2,400 - 2,799	2,210	2,663	116	2,779
Single-Family Detached Property - MLD Zoning	2,000 - 2,399	2,210	2,455	116	2,571
Single-Family Detached Property - MLD Zoning	< 2,000	2,210	2,210	116	2,326
Developed Property (\$ amounts per acre)					
MMD Multi-Family Attached Property	N/A	\$32,473	\$32,473	\$563	\$33,036
MHD Multi-Family Attached Property	N/A	12,664	12,664	1,126	13,790
Non-Residential Property	N/A	12,664	12,664	1,126	13,790
Small Lot Final Map Property (\$ amounts per residential lot)					
Single-Family Detached Property - SF/SFHD Zoning	N/A	N/A	\$2,663	\$225	\$2,888
Single-Family Detached Property - MLD Zoning	N/A	N/A	2,210	116	2,326
Permit Ready Multi-Family/Non-Residential Property (\$ amounts per acre)					
	N/A	N/A	\$12,664	\$1,126	\$13,790
Large Lot Property (\$ amounts per acre)					
	N/A	N/A	\$31,391	\$1,126	\$32,516
Undeveloped Property (\$ amounts per acre)					
	N/A	N/A	\$31,391	\$1,126	\$32,516

(1) Increases by 2% each Fiscal Year.

(2) Increases by the annual June consumer price index change for the San Francisco-Oakland-San Jose area, not to exceed 4% each Fiscal Year. Available to pay debt service on the Local Obligations and any Additional Local Obligations in the event of a shortfall in the Facilities Special Tax (as defined in the Local Obligations Indenture). Estimated to increase by 2% for Fiscal Year 2024-25.

(3) The sum of the Effective Tax Rate Evaluation Maximum Facilities Special Tax and the Maximum Services Special Tax.

Source: NBS and the District.

The total Special Tax generated by the Improvement Area may change from time to time if there are amendments or modifications to the development plan. The District covenants in the Local Obligations Indenture to not approve any amendments, changes or modifications relating to development of the property within the Improvement Area that would reduce the amount of the Maximum Facilities Special Tax less Priority Administrative Expenses to equal less than one hundred ten percent (110%) of the sum of the Annual Debt Service on the Local Obligations and any Additional Local Obligations in any year until the maturity date for the Local Obligations and any Additional Local Obligations.

Tables 4 and 5 under “—Special Tax Calculation” collectively show the estimated maximum and projected actual amounts of Special Tax revenue for Fiscal Year 2024-25 using the development status of the properties as of October 19, 2023 (unless otherwise noted). Table 4 shows the Fiscal Year 2024-25 estimated Effective Tax Rate Evaluation Maximum Facilities Special Tax revenues, based on the development status of the properties as of October 19, 2023 (unless otherwise noted). If changes are made to development plans for the Improvement Area, the projected Effective Tax Rate Evaluation Maximum Facilities Special Tax revenues may decrease from the amounts shown in that table, but in no event will the Effective Tax Rate Evaluation Maximum Facilities Special Tax revenues decrease below the Effective Tax Rate Evaluation Minimum Facilities Revenue. Table 5 shows the estimated total Special Tax levy for Fiscal Year 2024-25 based on the properties’ development status as of October 19, 2023 (unless otherwise noted), including both the estimated Facilities Special Tax levy and the estimated Services Special Tax levy for Fiscal Year 2024-25, and the percentage of the estimated Special Tax levy allocable to each of the projected property owners.

Included below are additional relevant defined terms used in the Amended Rate and Method of Apportionment.

“*Effective Tax Rate Evaluation Minimum Facilities Revenue*” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA2 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K of the Amended Rate and Method of Apportionment. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of the Amended Rate and Method of Apportionment.

“*Effective Tax Rate Evaluation Maximum Facilities Special Tax*” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“*Effective Tax Rate Evaluation*” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“*Total Effective Tax Rate*” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“*Total Estimated Tax Burden*” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall

reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

Future Assessor's Parcel Changes – After an Effective Tax Rate Evaluation. The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor's Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor's Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue amount described in the Amended Rate and Method of Apportionment.

Method of Apportionment – Facilities Special Tax – After an Effective Tax Rate Evaluation. The CFD No. 23 IA2 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

- First:* The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.
- Second:* If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.
- Third:* If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.
- Fourth:* If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.
- Fifth:* If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Method of Apportionment – Services Special Tax. The CFD No. 23 IA2 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Taxes equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

- First:* The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.
- Second:* If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.
- Third:* If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.
- Fourth:* If additional monies are needed to satisfy the Services Special Tax Requirement after the first three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

“*Special Tax*” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“*Facilities Special Tax Requirement*” means that amount of Special Tax revenue required in any Fiscal Year for the Improvement Area to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Local Obligations Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA2 Administrator pursuant to the Local Obligations Indenture.

“*Authorized Services*” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by the Improvement Area.

“*Services Special Tax*” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“*Services Special Tax Requirement*” means the amount of Services Special Tax revenue required in any Fiscal Year for the Improvement Area to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the Facilities Special Tax Requirement in that Fiscal Year (Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs), and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA2 Administrator.

In accordance with the flow of Special Tax proceeds under the Local Obligations Indenture, in the event of a shortfall in the Facilities Special Tax to pay the Facilities Special Tax Requirement, the proceeds of the Services Special Tax will be applied to help cover the Facilities Special Tax shortfall before being applied to fund Authorized Services. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Local Obligations Flow of Funds.”

Residential Property Limitation. Under no circumstances will the Facilities Special Tax levied in any fiscal year against any Assessor’s Parcel of Developed Property classified as Residential Property be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Improvement Area by more than 10% above the amount that would have been levied against such Assessor’s Parcel in that fiscal year had there never been any such delinquencies or defaults. Pursuant to the Amended Rate and Method of Apportionment, property is considered “Residential Property” once a building permit could be issued for the purposes of constructing one or more Residential Units, including either single family detached homes or multi-family attached properties, such as apartments, and property is considered “Developed Property” if a building permit for new construction was issued prior to June 30 of the previous fiscal year. See “CERTAIN RISKS TO BONDHOLDERS—Maximum Special Tax.”

Special Tax Calculation

The following tables reflect the estimated Effective Tax Rate Evaluation Maximum Facilities Special Tax revenues for Fiscal Year 2024-25 (Table 4) and the estimated total Special Tax levy for Fiscal Year 2024-25 (Table 5), each based on the development status of the properties as of October 19, 2023 (unless otherwise noted). The following tables do not necessarily reflect the Special Tax that will be actually levied in any year.

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**Table 4
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Estimated 2024-25 Effective Tax Rate Evaluation Maximum Facilities Revenue
Development Status as of October 19, 2023 (unless otherwise noted)
Fiscal Year 2024-25**

<u>Property</u>	<u>Planned Units</u>	<u>Appraised Value⁽¹⁾</u>	<u>Estimated 2024-25 Effective Tax Rate Evaluation Maximum Facilities Revenue⁽²⁾⁽³⁾</u>	<u>Percentage of Estimated 2024-25 Effective Tax Rate Evaluation Maximum Facilities Revenue⁽⁴⁾</u>
Developed Property:				
Single-Family Detached Property - MLD Zoning	83	\$ 24,513,294	\$ 193,942	29%
Developed Property Total:	83	\$ 24,513,294	\$ 193,942	29%
Small Lot Final Map Property:				
Single-Family Detached Property - MLD Zoning	167	\$ 36,869,706	\$ 369,024	56%
Small Lot Final Map Property Total:	167	\$ 36,869,706	\$ 369,024	56%
Individual Homeowners:				
Single-Family Detached Property - MLD Zoning	41	\$ 23,270,000	\$ 95,254	14%
Individual Homeowners Total:	41	\$ 23,270,000	\$ 95,254	14%
Totals:	291	\$ 84,653,000	\$ 658,221	100%

⁽¹⁾ Appraised value amounts provided by the Appraiser.

⁽²⁾ Increases by 2% each Fiscal Year.

⁽³⁾ The 2024-25 Effective Tax Rate Evaluation Minimum Facilities Revenue amount is \$707,619. This includes \$64,589 of Effective Tax Rate Evaluation Minimum Facilities Revenue associated with property that is welfare exempt and not subject to the Special Tax. The Effective Tax Rate Evaluation Minimum Facilities Revenue for the taxable 291 single family units is \$643,030.

⁽⁴⁾ Totals may not sum due to rounding.

Source: NBS.

Table 5
City of Folsom Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Estimated 2024-25 Special Tax Levy
Development Status as of October 19, 2023 (unless otherwise noted)

<u>Property Owner</u>	<u>Development Status</u>	<u>Planned Units</u>	<u>Estimated 2024-25 Facilities Special Tax Levy⁽¹⁾</u>	<u>Estimated 2024-25 Services Special Tax Levy</u>	<u>Estimated 2024-25 Total Special Tax Levy</u>	<u>Percent of Estimated Total Special Tax Levy⁽³⁾</u>
Lennar Homes ⁽²⁾	Developed Property	4	\$ 9,084	\$ 464	\$ 9,548	2%
Lennar Homes ⁽²⁾	Small Lot Final Map Property	111	203,716	12,870	216,586	34%
Total for Lennar Homes⁽²⁾:		115	\$ 212,800	\$ 13,334	\$ 226,133	36%
Tri Pointe	Developed Property	79	\$ 184,859	\$ 9,160	\$ 194,018	31%
Tri Pointe	Small Lot Final Map Property	56	102,775	6,493	109,268	17%
Total for Tri Pointe:		135	\$ 287,634	\$ 15,653	\$ 303,287	48%
Individual Homeowners	Developed Property	41	\$ 95,254	\$ 4,754	\$ 100,008	16%
Totals:		291	\$ 595,688	\$ 33,740	\$ 629,427	100%

(1) Based on estimated debt service requirements for the Bonds plus Priority Administrative Expenses of \$20,400. The estimated levy amount does not reflect the capitalized interest on a portion of the Local Obligations and, in turn, a portion of the Bonds, through September 1, 2024.

(2) Includes lots owned by the Landbank.

(3) Totals may not sum due to rounding.

Source: NBS.

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The Teeter Plan

In 1949, the State Legislature enacted an alternative method for the distribution of secured property taxes to local agencies. This method, known as the Teeter Plan, is now set forth in Sections 4701-4717 of the California Revenue and Taxation Code. Upon adoption and implementation of the Teeter Plan by a county board of supervisors, local agencies for which the county acts as "bank" and certain other public agencies and taxing areas located in the county receive annually the full amount of their share of property taxes on the secured roll, including delinquent property taxes which have yet to be collected. While a county benefits from the penalties associated with these delinquent taxes when they are paid, the Teeter Plan provides participating local agencies with stable cash flow and the elimination of collection risk.

To implement a Teeter Plan, the board of supervisors of a county generally must elect to do so by July 15 of the fiscal year in which it is to apply. The Sacramento County Board of Supervisors has adopted the Teeter Plan. Once adopted, a county's Teeter Plan will remain in effect in perpetuity unless the board of supervisors orders its discontinuance or unless prior to the commencement of a fiscal year a petition for discontinuance is received and joined in by resolutions of the governing bodies of not less than two-thirds of the participating districts in the county. An electing county may, however, opt to discontinue the Teeter Plan with respect to any levying agency in the county if the board of supervisors, by action taken not later than July 15 of a fiscal year, elects to discontinue the procedure with respect to such levying agency and the rate of secured tax delinquencies in that agency in any year exceeds 3% of the total of all taxes and assessments levied on the secured roll by that agency. See "CERTAIN RISKS TO BONDHOLDERS—Teeter Plan Termination."

Upon making a Teeter Plan election, a county must initially provide a participating local agency with 95% of the estimated amount of the then accumulated tax delinquencies (excluding penalties) for that agency. In the case of the initial year distribution of special taxes and assessments (if a county has elected to include assessments), 100% of the special tax delinquencies (excluding penalties) are to be apportioned to the participating local agency which levied the special tax. After the initial distribution, each participating local agency receives annually 100% of the secured property tax levies to which it is otherwise entitled, regardless of whether the county has actually collected the levies.

If any tax or assessment which was distributed to a Teeter Plan participant is subsequently changed by correction, cancellation or refund, a pro rata adjustment for the amount of the change is made on the records of the treasurer and auditor of the county. Such adjustment for a decrease in the tax or assessment is treated by the County as an interest-free offset against future advances of tax levies under the Teeter Plan.

The Special Tax for the District will be submitted to the County for direct levy. By submitting the Special Tax to the County, the District has agreed to allow the District to participate in the County's Teeter Plan. The County annually determines whether to include a particular direct levy and may make that determination on a district by district basis or a parcel by parcel basis. In addition, the County may not decide to include a particular parcel or district that had been included in its Teeter Plan in the previous year. The District can provide no assurance that the County will continue to include the District or any improvement area therein, including the Improvement Area, in the Teeter Plan.

To the extent that the County's Teeter Plan continues in existence and is carried out as adopted, the County's Teeter Plan may help protect the Owners of the Bonds from the risk of delinquencies in Special Taxes.

THE AUTHORITY

The Authority was created by a Joint Exercise of Powers Agreement, effective April 20, 2015 (the "JPA Agreement"), between the City and the City of Folsom South of 50 Parking Authority. The JPA Agreement was entered into pursuant to the Joint Exercise of Powers Act, Chapter 5 of Division 7 of Title 1 of the Government Code of the State. The Authority was created for the purpose of facilitating financing of public improvement facilities within the City south of US Route 50.

THE CITY

The Improvement Area is located in the City, which is located in the easterly section of the Sacramento metropolitan area approximately 22 miles east of the central business district of the City of Sacramento.

Certain economic and demographic information with respect to the City is contained in APPENDIX B. This information is presented solely as background information. The Local Obligations are not general obligations of the City but, rather, are special tax obligations of the District secured solely by the Special Taxes to be paid by the owners of property in the Improvement Area and funds held pursuant to the Local Obligations Indenture.

THE IMPROVEMENT AREA

General Description and Location

The District is a community facilities district organized by the City Council as the legislative body of the District under the Mello-Roos Act for the purpose of providing for the acquisition and construction of certain public improvements and the financing of certain services to serve property within the District. The City established the District on May 26, 2020, and designated six separate improvement areas therein, including the Improvement Area. On May 26, 2020, elections were held within the District for each improvement area therein at which the eligible voters in each improvement area approved the levy of special taxes in accordance with the respective Rate and Method of Apportionment of Special Tax for such improvement area. In addition, the eligible voters in the Improvement Area authorized the issuance of bonds in an amount not to exceed \$36,000,000 for the Improvement Area. In December 2021, a seventh improvement area was designated within the District, and in March 2023 change proceedings for the Improvement Area were held, whereby the eligible voters in the Improvement Area approved the Amended Rate and Method of Apportionment.

The District expects that such bonds and any bonds issued for the other improvement areas within the District from time to time will be issued to finance the authorized public facilities for the benefit of the District. With respect to the Improvement Area, such bonds will be issued only in accordance with the provisions of the Local Obligations Indenture. The total bonded indebtedness authorized in the Improvement Area will be limited by the requirements of the Local Obligations Indenture, including the following requirements relating to any Additional Local Obligations: a 3:1 overlapping value to lien ratio on all land projected to be subject to the levy of the Special Tax and 110% annual coverage from the Maximum Facilities Special Tax for Taxable Property classified as Developed Property (as defined in the Local Obligations Indenture), plus the Effective Tax Rate Evaluation Minimum Facilities Revenue for Taxable Property not classified as Developed Property (as defined in the Local Obligations Indenture) less Priority Administrative Expenses. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS— Terms of the Local Obligations—*Additional Local Obligations.*"

The Improvement Area is located in the southern portion of the City, east of East Bidwell Street, north of Mangini Parkway and south of U.S. Highway 50 and consists of over 49 total gross acres, of which approximately 31 acres are subject to the Special Tax. The maps appearing on the inside cover pages show the general location of the District and the Improvement Area.

Presently, the Improvement Area includes properties in varying stages of development, including finished lots, homes under construction, and completed homes. Collectively, these properties are planned to include 291 single family homes that are in the process of being constructed and sold by the Homebuilders. The Improvement Area also includes approximately 5.8 acres that are expected to be developed into a 152-unit affordable housing site that will receive a welfare exemption and be exempt from the Special Tax. Construction of the public improvements and backbone infrastructure in the Improvement Area is nearly complete, as more particularly described “PROPOSED PROPERTY DEVELOPMENT—Development Plans of Finance.” The only remaining infrastructure required in connection with the construction and sale of all expected 291 homes within the Improvement Area is the completion of a traffic signal at the intersection of Mangini Parkway and Savannah Parkway, which is required to be fully constructed prior to the first home occupancy in Village 4 within the Improvement Area. The Original Developer has commenced construction on this traffic signal and expects to have it fully constructed and operational by March 2024.

The Improvement Area is located southwest of a residential community under current development known as Russell Ranch that is expected to include over 1,000 single family dwellings at full build-out, is immediately east of Mangini Ranch, a partially developed residential community that is also expected to include over 1,000 single family dwelling units at full build-out, and is west of an additional residential community known as White Rock Springs that is also under development and expected to include over 420 single family dwellings.

Property Values

An appraisal of the Taxable Property within the Improvement Area has been prepared by the Appraiser in connection with the issuance of the Bonds. The appraisal estimates the property value as of October 19, 2023 (the “Appraisal”). The Appraisal is attached to this Official Statement as APPENDIX G.

As of the date of inspection, the Appraiser notes that development of the property is underway. The subject property was valued based on the hypothetical conditions that proceeds from the Bonds will be used to reimburse infrastructure improvements completed and/or fees. The Appraisal is based on property values at the time of inspection.

Subject to the assumptions, hypothetical condition and limiting conditions, the Appraiser estimated that the value of the Taxable Property within the Improvement Area, as of October 19, 2023, in aggregate, is \$84,653,000. See “PROPOSED PROPERTY DEVELOPMENT—Development Plan and Status of Development” below and APPENDIX G – “APPRAISAL.”

Value-to-Lien Analysis

The following table sets forth the ratios of the appraised property values of the Taxable Property to the total liens on the property in the Improvement Area based on the development status of the property as of October 19, 2023. The following table shows the value-to-lien ratios for the Improvement Area based on the development status of the Taxable Property as of October 19, 2023, for (i) Developed parcels and Small Lot Final Map parcels, (ii) the four villages within the Improvement Area (Village 1, Village 2, Village 3, and Village 4), and (iii) the owners of the Taxable Property (which in some cases reflects the expected future owner). See “PROPOSED PROPERTY DEVELOPMENT—Development

Entitlements.” The following table also shows the estimated Facilities Special Tax levy for Fiscal Year 2024-25 based on the properties’ current map status as Developed Property and Small Lot Final Map Property. The value-to-lien ratio for the Improvement Area based solely on the Local Obligations and the appraised value of the land within the Improvement Area is 8.3*:1.0. The overall value to overlapping debt ratio, including certain overlapping general obligation tax and assessment debt and CFD 17 special tax debt, is 7.2*:1.0 (see “—Overlapping Debt”). Any bonds secured by special assessments or special taxes issued from time to time may have the effect of reducing the value to lien ratio on property within the Improvement Area.

Table 6
City of Folsom Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Appraised Value-to-Lien Ratios
Development Status as of October 19, 2023

	Planned Units	Estimated 2024-25 Maximum Facilities Revenue ⁽¹⁾	Estimated 2024-25 Facilities Special Tax Levy ⁽²⁾	Appraised Value ⁽³⁾	Share of Local Obligations ⁽⁴⁾ *	Overlapping Debt	Local Obligations Value to Lien ⁽⁵⁾ *	Overall Value to Lien ⁽⁵⁾ *
By Development Status:								
Developed	124	\$289,196	\$289,196	\$47,783,294	\$4,976,203	\$ 684,850	9.6	8.4
Small Lot Final Map	167	369,024	306,491	36,869,706	5,273,797	852,640	7.0	6.0
Total	291	\$658,221	\$595,688	\$84,653,000	\$10,250,000	\$1,537,491	8.3	7.2
By Village and Developer:								
Village 1 – Tri Pointe	100	\$225,628	\$211,399	\$31,680,000	\$3,637,538	\$ 512,387	8.7	7.6
Village 2 – Tri Pointe	41	96,969	95,097	18,012,000	1,636,329	236,681	11.0	9.6
Village 3 – Tri Pointe	35	81,260	76,393	8,902,000	1,314,489	168,719	6.8	6.0
Village 4 – Lennar Homes	115	254,364	212,800	26,059,000	3,661,645	619,704	7.1	6.1
Total	291	\$658,221	\$595,688	\$84,653,000	\$10,250,000	\$1,537,491	8.3	7.2
By Ownership Group:								
Lennar Homes ⁽⁶⁾	115	\$254,364	\$212,800	\$26,059,000	\$3,661,645	\$ 619,704	7.1	6.1
Tri Pointe	135	308,603	287,634	35,324,000	4,949,321	716,994	7.1	6.2
Individual Homeowners	41	95,254	95,254	23,270,000	1,639,034	200,792	14.2	12.6
Total	291	\$658,221	\$595,688	\$84,653,000	\$10,250,000	\$1,537,491	8.3	7.2

* Preliminary, subject to change.

(1) Increases by 2% each Fiscal Year. The 2024-25 Effective Tax Rate Evaluation Minimum Facilities Revenue amount is \$707,619. This includes \$64,589 of Effective Tax Rate Evaluation Minimum Facilities Revenue associated with property that is welfare exempt and not subject to the Special Tax. The Effective Tax Rate Evaluation Minimum Facilities Revenue for the taxable 291 single family units is \$643,030.

(2) Based on estimated debt service requirements for the Bonds plus Priority Administrative Expenses of \$20,400. The estimated levy amount does not reflect the capitalized interest on a portion of the Local Obligations and, in turn, a portion of the Bonds, through September 1, 2024.

(3) Appraised value amounts provided by the Appraiser. See “—Property Values.”

(4) Allocated based on the projected Fiscal Year 2024-25 Facilities Special Tax levy.

(5) Value to lien ratio is for the Local Obligations. Local Obligations are issued in the same principal amount of the Bonds.

(6) Reflects lots for which Lennar Homes has an option to purchase.

Source: Except as otherwise noted, NBS.

* Preliminary, subject to change.

Estimated Tax Burden on Single Family Home

The following table sets forth the estimated total tax burden on multi-family low density residential property (MLD) within the Improvement Area, presented as an estimate of the majority of proposed homes to be constructed in the Improvement Area, based on estimated tax rates for Fiscal Year 2023-24.

Table 7
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Single Family Residential Property Sample Property Tax Bill
Estimated Charges for Fiscal Year 2023-24

	<u>MLD</u>
Assessed Value⁽¹⁾	\$ 550,000
Less: Homeowner Exemption	(7,000)
Net Assessed Value	\$ 543,000
Ad Valorem⁽²⁾	Tax Rate
General Purpose Ad Valorem Tax (Proposition 13)	1.0000% \$ 5,430.00
Los Rios College General Obligation	0.0192% 104.26
Folsom-Cordova Unified School District Improvement Dist. 2	0.0206% 111.86
Folsom-Cordova Unified School District Improvement Dist. 3	0.2063% 1,120.21
Total Ad Valorem Taxes	1.2461% \$ 6,766.32
Special/Direct Assessments and Taxes	
Folsom Community Facilities District No. 23 (Folsom Ranch) – Imp. Area No. 2 ⁽³⁾	\$ 2,406.60
Folsom Community Facilities District No. 23 (Folsom Ranch) – Imp. Area No. 2 ⁽⁴⁾	113.67
Folsom Community Facilities District No. 17 (Willow Hill Pipeline) ⁽⁵⁾	48.67
Folsom Community Facilities District No. 18 (Folsom Plan Area) ⁽⁶⁾	794.11
Sacramento Area Flood Control ⁽⁷⁾	1.50
Total Special/Direct Assessments and Taxes	\$ 3,364.55
Total Estimated Annual Property Taxes	\$10,130.87
Effective Tax Rate⁽⁸⁾	1.8420%

⁽¹⁾ Estimated based upon appraised value amount provided by the Appraiser, for a sample residential unit.

⁽²⁾ Based upon FY 2023-24 Sacramento County ad valorem property tax rates for TRA 04-035.

⁽³⁾ Fiscal Year 2023-24 Effective Tax Rate Evaluation Maximum Annual Facilities Special Tax for a multi-family low density unit with residential floor area between 2,000 and 2,399 square feet. The Effective Tax Rate Evaluation Maximum Annual Facilities Special Tax escalates annually at 2%.

⁽⁴⁾ Fiscal Year 2023-24 Maximum Annual Services Special Tax for a multi-family low density unit with residential floor area between 2,000 and 2,399 square feet. The Maximum Annual Services Special Tax escalates annually based upon the annual June CPI Change, for the San Francisco-Oakland-San Jose are, not to exceed 4%.

⁽⁵⁾ Fiscal Year 2023-24 Maximum Annual Special Tax. The Maximum Annual Special Tax escalates annually at 2%.

⁽⁶⁾ Fiscal Year 2023-24 Maximum Annual Special Tax. The Maximum Annual Special Tax excludes the Willow Hill Pipeline Special Tax, which is currently reflected under Folsom Community Facilities District No. 17 (Willow Hill Pipeline). The Area-Wide Special Tax escalates annually at 2% and the Maintenance Special Tax and TDM Services Special Tax escalate annually based upon the annual June CPI Change, for the San Francisco-Oakland-San Jose are, not to exceed 4%.

⁽⁷⁾ Approximate assessment for residential lots. Based upon lot size.

⁽⁸⁾ Estimate of annual property taxes does not include any new special financing district fees, assessments, and/or special taxes imposed by the state, county, or local agencies that are yet to be established or any future annexation into existing special financing districts required by conditions for approval of development or any other imposed requirement. Information contained within is based upon records and official documents provided by various governmental agencies and third-party sources.

Overlapping Debt

Set forth below is an overlapping debt table showing the existing authorized indebtedness payable with respect to property within the Improvement Area. Additional indebtedness could be authorized by other public agencies at any time. Further, a portion of the overlapping debt shown in the table below is based on the assessed value of the underlying property, which can be expected to increase over time as development occurs and the assessed value grows. This table has been prepared by California Municipal Statistics, Inc. as of November 1, 2023, and is included for general information purposes only. Other than with respect to CFD 17, the table below allocates overlapping debt based on the assessed value of property and not on taxes paid. The District and the Authority have not reviewed the data for completeness or accuracy and make no representations in connection therewith.

The City authorized the issuance of up to \$8,000,000 of bonds for CFD 17, of which \$6,675,000 has been issued. Further, the City authorized the issuance of up to \$200,000,000 in bonds for CFD 18. The timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area. The City currently anticipates that an initial series of CFD 18 bonds will be issued to finance the Phase 2A Water Facilities (as defined herein), although the timing and amount of any CFD 18 bond issuance is not yet known. A portion of any bonds issued for CFD 18 will constitute overlapping debt. Other community facilities districts formed in the Folsom Ranch area will overlap CFD 18 and potentially CFD 17 but are not expected to overlap the Improvement Area. The lien of the Special Taxes for the Improvement Area is on parity with the lien of the special taxes for CFD 17 and CFD 18.

Direct assessments and levies payable with respect to property within the Improvement Area could potentially include up to \$750 million of general obligation bonds for the School Facilities Improvement District No. 3 of the Folsom Cordova Unified School District (“SFID 3”), approved by voters on March 27, 2007. SFID 3 encompasses approximately 52.6 square miles of land including the District and additional territory outside of the District, including territory in the City of Rancho Cordova and unincorporated Sacramento County. As of November 13, 2023, general obligation bonds in the aggregate principal amount of approximately \$195.6 million had been issued and approximately \$182.2 million were outstanding for SFID 3. At the time of the election approving the SFID 3 general obligation bonds, the ballot summary indicated the average tax rate per \$100,000 assessed valuation would be \$73.61. For 2023-24, the actual SFID 3 tax rate per \$100,000 was approximately \$206.30. The following table sets forth the ad valorem tax rates for SFID 3 over the past five years. The future tax levy per property owner in SFID 3 may vary depending on future bond issuance and/or changes in assessed value.

**Table 8
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
SFID 3 Ad Valorem Rates**

Year	Rate⁽¹⁾
2023-24	0.2063%
2022-23	0.2758%
2021-22	0.3881%
2020-21	0.2065%
2019-20	0.1366%
2018-19	0.1451%
2017-18	0.1878%

⁽¹⁾ TRA 04-035
Source: NBS.

**Table 9
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Overlapping Debt**

2023-24 Local Secured Assessed Valuation: \$35,094,315 (Land and Improvements)

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt 11/1/23</u>
Los Rios Community College District	0.013%	\$ 52,756
Folsom-Cordova Unified School District School Facilities Improvement District No. 2	0.185	18,688
Folsom-Cordova Unified School District School Facilities Improvement District No. 3	0.758	1,381,620
City of Folsom Community Facilities District No. 17	1.514	84,427
City of Folsom Community Facilities District No. 23, I.A. 2	100.	<u>0⁽¹⁾</u>
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$1,537,491
 <u>OVERLAPPING GENERAL FUND DEBT:</u>		
Sacramento County General Fund Obligations	0.016%	\$ 16,784
Sacramento County Pension Obligation Bonds	0.016	68,628
Sacramento County Board of Education Certificates of Participation	0.016	341
City of Folsom General Fund Obligations	0.180	<u>1,118</u>
TOTAL GROSS OVERLAPPING GENERAL FUND DEBT		\$ 86,871
Less: Sacramento County supported obligations		<u>1,752</u>
TOTAL NET OVERLAPPING GENERAL FUND DEBT		\$ 85,119
 GROSS COMBINED TOTAL DEBT		 \$1,624,362 ⁽²⁾
NET COMBINED TOTAL DEBT		\$1,622,610

(1) Excludes Mello-Roos Bonds to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2023-24 Local Secured Assessed Valuation:

Direct Debt (\$0)	0.00%
Total Direct and Overlapping Tax and Assessment Debt.....	4.38%
GROSS Combined Total Debt	4.63%
Net Combined Total Debt	4.62%

Source: California Municipal Statistics, Inc.

Historical Special Tax Levy

The Special Tax (including both the Facilities Special Tax and the Services Special Tax) was first levied in the Improvement Area for Fiscal Year 2022-23 in the total amount of \$11,911.44. The Fiscal Year 2022-23 Special Tax was levied upon six parcels. As of November 1, 2023, no parcels in the Improvement Area were currently delinquent. For Fiscal Year 2023-24, the Special Tax (including both the Facilities Special Tax and the Services Special Tax) will be levied on all 291 lots comprising the Taxable Property in the aggregate amount of \$202,515.50.

PROPOSED PROPERTY DEVELOPMENT

Development Entitlements

Specific Plan. On June 28, 2011, the City Council approved the Specific Plan for the development of 10,210 residential homes along with commercial, industrial/office park, open space, public schools, parks, infrastructure and other land uses on the 3,513.4 acre site of the Folsom Plan Area.

At build out, projected to occur over a 20-year time frame, the Folsom Plan Area is projected to have a population of approximately 24,362 persons. Along with the 1,455.6 acres of residential development, the adopted Specific Plan called for 511.3 acres of commercial, office/industrial and mixed-use, 309.5 acres of public and quasi-public use (public and private schools, parks and infrastructure); 173.6 acres of major roads and 1,063 acres of open space.

Various property owners have submitted and received approvals of Specific Plan Amendments (“SPA’s”) since the 2011 City Council adoption. These approved SPA’s have resulted in various land use changes compared to the Specific Plan that was originally approved in 2011, including an increase in the total entitled unit count to 11,461 dwelling units and reduction to approximately 2.8 million square feet of commercial, office/industrial and mixed use.

The Specific Plan is designed to guide and regulate the development for the area within the City south of US Route 50.

Final Mapping. To date, final maps have been approved and recorded for all Taxable Property within the Improvement Area. Development within the Improvement Area is entitled for 291 single family homes. [Design review approval, which provides for City review of the home plans, architecture and conformance to certain development standards, has been completed for all 291 units.]

Based on the final subdivision maps and zoning entitlements, the property within the Improvement Area is entitled to be developed into 291 multi-family low density units, which the Homebuilders expect to construct as detached single-family homes. Multi-family low density zoned properties, including the Taxable Property in the Improvement Area, can include 7 to 12 dwelling units per gross acre.

Site Access. External access to the project site will be provided via Savannah Parkway to the east and Mangini Parkway to the north. Pedestrian circulation is provided by a combination of street-separated sidewalks, open space trails, park trails and pathway connections. Proposed on-site improvements include: underground utilities, drainage improvements, retaining walls, driveways, on-street parking, curbs/gutters, sidewalks, pathways, trails, fencing, site lighting, site landscaping, and park enhancements.

Design Guidelines. The Folsom Ranch Central District Design Guidelines (of which the Improvement Area is a part) were approved by the City concurrent with the Tentative Map approvals on June 23, 2015. The design guidelines provide for the orderly development of the proposed single family residential subdivision. The primary purpose of these design guidelines is to articulate the general architectural and design expectations for the proposed residential neighborhood, the landscapes, hardscapes, open spaces, fencing, entry features and site lighting. The goal of the design guidelines is to establish a regulatory framework for the design of individual homes on the residential lots. The final design details of the homes are subject to review and approval by the City’s Planning Commission as part of a future Design Review application.

Development Conditions/Building Permit Limitations. Certain provisions of the PFFP for the Folsom Plan Area, as implemented through the tentative subdivision map conditions, place limits on the number of building permits that can be issued before certain facilities and/or backbone infrastructure is in place. These provisions/conditions could, but are not expected to, affect build-out of the Improvement Area.

For example, tentative map conditions require a fire station to be operational prior to the occupancy of the 1,500th home in the Folsom Plan Area. See “FOLSOM PLAN AREA—Public Facilities

Financing Plan—*Public Facilities - the Folsom Plan Area*” for details on the City’s plans for construction of the fire station. The City is responsible for building and operating this fire station and would expect to waive or modify this condition as it deems necessary to balance development within the Folsom Plan Area and the increasing fire service needs of the Folsom Plan Area as development progresses. The City commenced construction on the first fire station servicing the Folsom Plan Area during September 2022. The City currently expects construction of this first fire station to be completed during the third quarter of 2024.

Phase 2 Water Infrastructure. The City estimates the Phase 1 Water Facilities (as defined herein) have a sustained maximum day demand of up to 2 million gallons. A study prepared by Peterson Brustad, Inc. in April 2019 then estimated that water usage would equal or exceed a sustained maximum day demand of up to 2 million gallons when approximately 2,800 to 3,300 dwelling units within the Folsom Plan Area had been occupied. Certain water backbone facilities are required to be constructed to provide expanded water transmission conveyance capabilities to deliver water from the water treatment plant to the Folsom Plan Area (collectively, the “Phase 2 Water Facilities”). These water backbone facilities include a water pipeline (the “Phase 2A Water Facilities”) along with water tanks and a booster pump station (the “Remaining Phase 2 Water Facilities”) that will also be needed following the completion of the Phase 2A Water Facilities to allow for full buildout of the Folsom Plan Area.

See “PROPOSED PROPERTY DEVELOPMENT – Development Entitlements – Water Supply Infrastructure” below for a more detailed discussion of the Phase 2 Water Facilities and their expected timing and cost.

Developers within the Folsom Plan Area have requested that the Phase 2 Water Facilities be funded in whole or in part through bonds issued for CFD 18 and certain pay-go proceeds from CFD 17 and CFD 18 special taxes. See “FOLSOM PLAN AREA—Folsom Plan Area Development” for a discussion of certain development and investment that has already occurred within the Folsom Plan Area and additional future development and investment that is anticipated as the Folsom Plan Area continues to be developed. The timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area and there can be no assurance that bond proceeds will be available when needed to construct the Phase 2 Water Facilities or to reimburse the developers for costs expended therefor.

Based on the current stage of planning for the Phase 2A Water Facilities, the Homebuilders and the District do not believe that these conditions will materially impede development of the Improvement Area as currently planned. However, multiple other development projects are underway in the Folsom Plan Area, and if there were an unforeseen and significant delay in construction in the Improvement Area it is possible that other development within the Folsom Plan Area will overtake development of the Improvement Area, resulting in the need for completion of the Phase 2A Water Facilities before all development could be completed within the Improvement Area.

Army Corps of Engineers Wetland Permitting, Biological Opinion, Streambed Alteration Agreements and Section 106 Compliance. On May 22, 2014, the U.S. Army Corps of Engineers (the “USACOE”) issued a Record of Decision (“ROD”) for the Folsom South of U.S. Highway 50 Specific Plan Project - City of Folsom Backbone Infrastructure. This wetland permit covered the wetland permitting requirements for the entire backbone infrastructure necessary to serve the Folsom Plan Area. To the extent backbone infrastructure was required within a property owner’s land, the backbone wetland permit authorized the filling of waters of the U.S. necessary for such construction. Each landowner thereafter is required to obtain their own wetland permit for the fill of jurisdictional wetlands not included in the footprint of the backbone wetland permit. As discussed in greater detail below, the Folsom Plan Area has received all required environmental permits.

Development Agreement. Through City Ordinance No. 1149, the City approved a Tier 1 Development Agreement between the City and the property owners within the Folsom Plan Area on July 12, 2011. The effective date of the ordinance was August 11, 2011. The Tier 1 Development Agreement vests certain rights of the property owners and of the City and commits each party to the agreements to subsequent actions before development may proceed within the Folsom Plan Area. Separate First Amended and Restated Tier 1 Development Agreements (the “ARDAs”) were entered into among certain property owners and the City for their applicable properties, as approved by the City through City Ordinance No. 1211. The ARDAs for the property owners comprising the property within the Improvement Area were recorded in the official records of the County of Sacramento in July 2014. The City entered into Amendment No. 1 to the ARDA with Carpenter East, which was recorded in the official records of the County of Sacramento in January 2016. The City also entered into Amendment Nos. 1 and 2 to the ARDA with Folsom Real Estate South, which were each recorded in the official records of the County of Sacramento in January 2016. See “PROPOSED PROPERTY DEVELOPMENT—Property Ownership.”

Article 2.5 (commencing with Section 65864), of Chapter 4, Division 1, Title 7 of the State Government Code, pertaining to development agreements, has the general effect of authorizing development to continue in accordance with then existing General Plan, Specific Plan, zoning and subdivision regulations notwithstanding any subsequently enacted conflicting regulations, except for regulations the failure of which to enact would place the residents in a condition which is dangerous to their health or safety or both.

Environmental Permits and Approvals. The California Environmental Quality Act (“CEQA”), constituting Division 13 of the State Public Resources Code (commencing with Section 21000) requires that an Environmental Impact Report (an “EIR”), detailing the significant environmental effects of the project and proposed mitigation measures, be prepared, considered and certified as complete by a public agency prior to its taking discretionary action on any project which may have a significant effect on the environment.

In June 2011, after statutorily required public notice, hearing and comment, the City Council certified as adequate and complete a final EIR/EIS for the Specific Plan for the development of the Folsom Plan Area. The EIR/EIS satisfied both CEQA and the National Environmental Policy Act for the entirety of the Folsom Plan Area. In February 2015, the City Council of the City adopted the South of Highway 50 Backbone Infrastructure Project Initial Study/Mitigated Negative Declaration (Backbone Infrastructure MND), dated December 9, 2014. This CEQA project level document satisfied the required environmental review for the construction of backbone infrastructure for the entire Folsom Plan Area, including the Improvement Area.

The Folsom Plan Area has received all required environmental permits, including a Section 404 Permit for the entire Folsom Plan Area pursuant to Section 404 of the federal Clean Water Act. This permit allows for any necessary fill of jurisdictional wetlands and streambed alterations for the construction of backbone infrastructure to serve the entire Folsom Plan Area at build-out. In addition, a Biological Opinion has been obtained from the US Fish and Wildlife Service for the entire Folsom Plan Area, together with a California Department of Fish and Wildlife Master Streambed Alteration Permit with conditions for the whole of the Folsom Plan Area. All of the property in the Improvement Area subject to the Special Tax has received its Section 404 Permit and a subnotification approval from the California Department of Fish and Wildlife.

Water Supply. The City entered into an agreement (the “Water Supply Agreement”) with the property owners in the Folsom Plan Area providing for a water supply for new development south of US Route 50. The Water Supply Agreement was supported by an addendum to the EIR. The Water

Supply Agreement provides adequate water supply for full build out of the Improvement Area and the rest of the Folsom Plan Area (except the portion of the Folsom Plan Area serviced by the El Dorado Irrigation District). The amount of water provided in the Water Supply Agreement to meet the build-out demands of the Folsom Plan Area project is projected to be 5,600 acre-feet annually.

Water Supply in Folsom Generally. The primary water supply source for the City of Folsom is Folsom Reservoir, which provides the water supply for all of the City south of the American River. The City has water rights and contracts for up to 34,000 acre-feet annually (“afa”) through three different contracts with the United States Bureau of Reclamation (“Reclamation”). The surface water supplies were developed through different circumstances and, as such, are subject to unique conditions and limitations. These attributes and issues affect the volume of water available under certain conditions. Surface water supply for the portions of the City north of the American River is obtained through a contract with the San Juan Water District, and therefore is not a directly owned City supply. The surface water supplies for the City’s water service area are listed below.

- A pre-1914 appropriative water right for 22,000 acre-feet per year (Agreement with Reclamation)
- A pre-1914 appropriative water right for 5,000 acre-feet per year (Co-Tenancy agreement with Golden State Water Company)
- A Central Valley Project (“CVP”) repayment contract for 7,000 acre-feet per year

The City’s 22,000 acre-foot entitlement is based on a pre-1914 appropriative right from the South Fork of the American River established by the Natoma Water Company (“Natoma”) in 1851. Natoma’s original pre-1914 water right established a maximum diversion rate “to fill a Canal Eight feet wide and Four feet deep with a current running Ten miles per hour.” This correlates to a diversion rate of 60 cubic feet per second and a maximum allocation of 32,000 afa. This right is held with Golden State Water Company pursuant to a co-tenancy agreement. The City’s 5,000 acre-foot entitlement is also based on Natoma’s pre-1914 appropriative right from the South Fork of the American River. In November 1994, the City executed a contract with Southern California Water Company-Folsom Division (“SCWC”) under which the City acquired the right to lease 5,000 afa (of SCWC’s remaining 10,000 afa under the original Natoma purchase) for an indefinite period. This right is held with Golden State Water Company pursuant to a co-tenancy agreement. This water right was also formally recognized in the settlement agreement between Reclamation and the City. As authorized by Public Law No. 101-514, the City was a subcontractor under Sacramento County Water Agency’s (SCWA) CVP water-service contract for 7,000 afa. In 2016, the United States, the City and SCWA completed an assignment of this portion of SCWA’s CVP water-service contract from SCWA to the City. In February 2020, the City and Reclamation executed a contract that converted the CVP water-service contract into a CVP repayment contract as authorized under the Water Infrastructure Improvements for the Nation Act.

Under the agreements with Reclamation for 22,000 afa and 5,000 afa, Reclamation delivers this entire water supply without reduction on a permanent basis. Under the agreement with Reclamation for 7,000 afa of CVP water, this water supply faces possible reductions pursuant to Reclamation’s Municipal and Industrial Water Shortage Policy. In 1994, the City entered into an agreement with Golden State Water Company (f/k/a Southern California Water Company, herein “GSWC”) to acquire the right to divert up to 5,000 acre feet of pre-1914 water rights annually (the “GSWC Agreement”), subject to the terms and conditions of that agreement. Under the GSWC Agreement, the City is required to pay for the entire 5,000 acre-feet annual water supply regardless of whether the City is able to divert and use that quantity of water. The City uses the supplies provided in the GSWC Agreement to serve the Folsom Plan

Area. The cost of water under the GSWC Agreement is paid for by Folsom Plan Area landowners and water customers.

Source of Water for the Folsom Plan Area. The City has determined that its Water Systems Optimization Review Program and implementation of metered rates will provide additional water supplies in an estimated amount of 6,450 acre-feet per year, which is in addition to the present and forecasted demands of the City's existing water users. The City intends to use a portion of this 6,450 acre-feet per year of available water to meet present and future water demand in the East Area in order to make the 5,000 acre-feet per year of GSWC Agreement water supply available for use in the Folsom Plan Area, on the terms and conditions of that Agreement. To meet this intent, the City converted the East Area water supply from the GSWC Agreement to the less expensive CVP repayment contract. The City would meet the additional build-out water demand of the Folsom Plan Area with approximately 600 acre-feet per year of water produced by the Water Systems Optimization Review Program that is in excess of the water demand in the East Area. The water made available under the GSWC Agreement and Water Systems Optimization Review Program will be sufficient to supply the projected water demand in the Folsom Plan Area. Pursuant to the provisions of Sections 860 *et seq.* of the State Code of Civil Procedure and Government Code Sections 53511 and 53589.5, the City filed a complaint in the Superior Court of the State for the County of Sacramento to validate the agreement. The Superior Court determined that the agreement: (a) is lawful, valid, enforceable and in the best interests of the City and all persons in any way interested therein and (b) is consistent with all applicable laws and obligations, including the Measure W water supply requirement.

The City's Community Facilities District No. 2013-1 (Water Facilities and Supply) (the "Water CFD") was formed by the City in 2014. The cost of the GSWC Agreement water will initially be paid for by the Folsom Plan Area through special taxes collected for the Water CFD on certain property in the Folsom Plan Area, including the Improvement Area. When a building permit has been issued and a customer billing account has been established, the developed parcel is no longer subject to the levy of the special tax for the Water CFD and thereafter pays for water through water rates.

Water Conservation. The City adopted Ordinance 1118, Chapter 13.26 of the Folsom Municipal Code ("FMC"), Water Conservation. Chapter 13.26 establishes a five stage water conservation program with conservation goals and water use restrictions. The City Manager is authorized to implement and enforce whatever conservation measures are deemed necessary to achieve the water reduction requirements of the declared conservation stage.

Water Supply Infrastructure. Existing water infrastructure and pipelines run to the north side of US Route 50. For the first phase of infrastructure, the developers of the Folsom Plan Area constructed improvements to connect this water supply and extend water infrastructure pipelines to serve the initial phases of development in the Folsom Plan Area (the "Phase 1 Water Facilities"). In the next phase, the Phase 2 Water Facilities will be constructed to provide expanded water transmission conveyance capabilities to deliver water from the water treatment plant to the Folsom Plan Area. In order for each individual parcel to access that water supply, the developers of those parcels will need to extend infrastructure to their sites.

The Phase 1 Water Facilities were completed in August 2018. The City estimates the Phase 1 Water Facilities (as defined herein) have a sustained maximum day demand of up to 2 million gallons. A study prepared by Peterson Brustad, Inc. in April 2019 then estimated that water usage would equal or exceed a sustained maximum day demand of up to 2 million gallons when approximately 2,800 to 3,300 dwelling units within the Folsom Plan Area had been occupied. During summer 2021 as a result of high levels of construction activity, the maximum day water demand exceeded 2 million gallons for several days with no service interruption to the water system.

The Phase 2 Water Facilities are required to be constructed to provide expanded water transmission conveyance capabilities to deliver water from the water treatment plant to the Folsom Plan Area. The Phase 2 Water Facilities include the Phase 2A Water Facilities (consisting of a water pipeline) and the Remaining Phase 2 Water Facilities (consisting of water tanks and a booster pump station). Based on a preliminary analysis conducted by certain developers within the Folsom Plan Area and reviewed by the City, the Phase 2A Water Facilities are expected to cost approximately \$23 million and take 18 months to construct. The City expects to solicit bids for the construction of the Phase 2A Water Facilities in late 2023 and enter into one or more contracts for the construction of the Phase 2A Water Facilities in the first quarter of 2024. The City expects construction to commence in the second quarter of 2024 and for construction to last approximately 18 months. The actual cost of, and the timing for, the construction of the Phase 2A Water Facilities may vary significantly from these estimates based on a variety of factors.

As of October 31, 2023, final maps had been approved and recorded for 4,451 dwelling units. Also as of October 31, 2023, building permits for 3,318 units and 2,639 certificates of occupancy had been issued in the Folsom Plan Area for projects underway, which include, but are not limited to, the City of Folsom Community Facilities District No. 19 (Mangini Ranch) (“CFD 19”), the City of Folsom Community Facilities District No. 20 (Russell Ranch) (“CFD 20”), the City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) (“CFD 21”), the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (“CFD 23 IA1”), the Improvement Area, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (“CFD 23 IA3”), and the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (“CFD 23 IA4”). Collectively, CFD 19, CFD 20, CFD 21, CFD 23 IA1, the Improvement Area, CFD 23 IA3, and CFD IA4 are expected to include 4,961 dwelling units, approximately 3,339 of which had been issued building permits and approximately 4,259 of which had received final map approval as of October 31, 2023.

Following the completion of the Phase 2A Water Facilities, the City expects that the water facilities servicing the Folsom Plan Area will have a maximum day demand of up to 3.0 million gallons. The City estimates that water usage within the Folsom Plan Area would equal or exceed the increased maximum day demand of up to 3.0 million gallons when approximately 4,200 to 4,900 dwelling units within the Folsom Plan Area had been occupied.

The timing by which the Remaining Phase 2 Water Facilities will be needed will depend on a variety of factors, including water demand amounts within the Folsom Plan Area, the amount of additional water transmission conveyance capability generated by the Phase 2A Water Facilities, any events impacting the capacity of the existing water infrastructure, and any other factors that increase water demand or decrease water transmission capacity. As a result, the City cannot yet predict by when the Remaining Phase 2 Water Facilities will be needed. The City expects to use the proceeds of CFD 18 bonds to finance the Remaining Phase 2 Water Facilities. However, the timing of issuance of bonds for CFD 18 is dependent upon market conditions and development within the Folsom Plan Area and there can be no assurance that bond proceeds will be available when needed to timely construct the Remaining Phase 2 Water Facilities. The City continues to evaluate water usage and needs within the Folsom Plan Area. See “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—Water Supply Infrastructure” below for details on the status of the Phase 2A Water Facilities and the current plan for their construction and financing.

Based on current development plans and discussions with the developers within the Folsom Plan Area, and subject to variations due to water usage for construction within the Folsom Plan Area, the City estimates that the Phase 1 Water Facilities will reach their maximum day capacity in the summer of 2024. An increase in residential water demand, an event impacting the capacity of the Phase 1 Water Facilities,

or other factors that increase water demand or decrease capacity could cause the City to reevaluate this estimated date and could adversely impact the development of property within the Folsom Plan Area if water demand is expected to exceed capacity before the Phase 2 Water Facilities are complete.

The City continues to evaluate water usage and needs within the Folsom Plan Area but there can be no assurance that the construction of the Phase 2A Water Facilities will be completed in time to prevent delays to residential and commercial development in the Folsom Plan Area. In the event that the Phase 2A Water Facilities are not constructed in a timely manner, future development in the Folsom Plan Area may be stopped or the City may take other remedial actions, such as implementing water conservation measures, halting discretionary approvals, or taking other actions. If the Phase 2A Water Facilities are not constructed in a timely manner, water pressure to the Folsom Plan Area could be impacted for existing development in the Folsom Plan Area, which could have a negative impact on property values, including within the Improvement Area. Additionally, increased residential or construction water usage approaching the maximum capacity of the current water facilities (including if exacerbated by the Phase 2A Water Facilities not being constructed in a timely fashion) or a reduction in the capacity of the current water facilities could cause the City to consider restricting the continued development of the Folsom Plan Area, including within the Improvement Area. See “CERTAIN RISKS TO BONDHOLDERS—Failure to Develop.”

In addition to the Phase 2 Water Facilities, the City anticipates that an additional water tank and pump station improvement (the “Zone 4 Water Facilities”) will need to be built to provide water to zones 4, 5 and 6 of the Folsom Plan Area (“Zones 4, 5 and 6”) when there are approximately [1,600] occupied dwelling units in Zones 4, 5 and 6. These zones are east of East Bidwell Street and generally constitute the areas covered by a portion of CFD 19, CFD 20, the Broadstone Estates, CFD 21, a portion of CFD 23 IA1, the Improvement Area, and property expected to be developed by Dignity Health. Zones 4, 5 and 6 are currently planned to include a total of approximately [2,950] dwelling units. Accordingly, homes within the Improvement Area would be included within the estimated number of dwelling units that would require completion of the Zone 4 Water Facilities to accommodate the increased development. [As of September 30, 2022, for Zones 4, 5 and 6, final maps had been approved and recorded for 2,121 dwelling units, and 1,326 building permits and 960 certificates of occupancy had been issued.] As of October 31, 2023, for Zones 4, 5 and 6, final maps had been approved and recorded for [] dwelling units, and [] building permits and [] certificates of occupancy had been issued. Also, within Zones 4, 5 and 6, the City has approved the plans for [152] Mangini Place apartments and [265] Alder Creek apartments, [which are currently under development but have not yet been issued building permits]. [The City also expects Zones 4, 5 and 6 to eventually include approximately 530,000 square feet of office and medical space for Dignity Health, but site plans for these facilities have not yet been submitted to the City]. Accordingly, the City anticipates additional development to occur within the area to be served by the Zone 4 Water Facilities.

The Zone 4 Water Facilities and the Phase 2 Water Facilities are separate water improvements, and, if needed, the Phase 2 Water Facilities can be constructed and completed separately from the Zone 4 Water Facilities, thereby allowing development to continue in the Folsom Plan Area generally, including within the Improvement Area. The City has engaged Peterson Brustad, Inc. to evaluate the most efficient timing and phasing of construction of the Phase 2 Water Facilities and the Zone 4 Water Facilities to allow development to continue while maintaining the City’s standards for delivery of water to its customers. The City continues to evaluate water usage and needs within the Folsom Plan Area but there can be no assurance that the construction of the Phase 2 Water Facilities or the Zone 4 Water Facilities will be completed in time to prevent delays to residential and commercial development in the Folsom Plan Area.

Wastewater Treatment. The Sacramento Regional County Sanitation District has an existing wastewater treatment plant with its ongoing and permitted improvement projects projected to accommodate all wastewater from development in the Folsom Plan Area. Existing sewer transmission mains are capable of conveying wastewater from the Folsom Plan Area and initial development sites (including the Improvement Area) to the existing treatment plant.

Flood Zones. According to the Federal Emergency Management Agency flood map, the Improvement Area is in Zone X, which consists of areas determined to be outside of the 500-year flood plain.

Fire Zones. The Improvement Area is located within an area identified as a moderate fire hazard severity zone. More information regarding Fire Hazard Severity Zones can be found at the California Department of Forestry and Fire Protection website at <https://frap.fire.ca.gov>, though such website is not incorporated herein by reference. The development within the Improvement Area is subject to mitigation measures set forth in a fuel modification plan approved by the City Fire Department. The mitigation measures include, among others, limitations on the type of vegetation that may be planted within fuel modification zones established in open space areas along certain portions of the perimeter of the Improvement Area, minimum setback of structures and irrigation requirements of the fuel modification zones. Maintenance of such zones is expected to initially be the responsibility of the property owners but upon build-out of the Improvement Area and dedication of the open space to the City will be maintained by the City from funds provided through CFD 18. Homeowner's insurance is expected to be available to property owners within the Improvement Area, and the coverage provided by such insurance typically insures against fire damage, although there is no assurance that homeowners within the Improvement Area will purchase or maintain such insurance.

Drought Conditions and Construction Water Usage. In response to drought conditions in 2021, the City imposed a mandatory 20% reduction in water use on its water customers. In addition, use of City water for construction purposes required City approval. At the time, the City allowed construction within the Folsom Plan Area to proceed, including the use of City water. However, prolonged drought conditions in 2023 or 2024 could result in mandatory reductions in water usage that may adversely impact the ability of the Homebuilders within the Improvement Area to develop the Improvement Area in the timeline described in this Official Statement.

To help alleviate the demand on the current water facilities, certain developers within the Folsom Plan Area have made arrangements to obtain construction water from the El Dorado Irrigation District ("EID"), an alternative water provider that has existing facilities adjacent to the Folsom Plan Area. For instance, Lennar Homes has previously received construction water from EID for its Russell Ranch project in CFD 20. Such arrangements augment, but do not replace, the need for and the use of City water, which is currently provided through the Phase 1 Water Facilities. Due to such alternative arrangements for construction water and the amount of development that has already occurred in the Folsom Plan Area, the City anticipates that the demand for construction water will likely be lower in summer 2022 than it has been in some of the recent past years.

Affordable Housing. The City and the Original Developer entered into an Inclusionary Housing Agreement for the Improvement Area, which is recorded in the official records of the County of Sacramento and provides for the Original Developer's compliance with the City's inclusionary housing requirement by payment of an in-lieu fee to the City. The Homebuilders are satisfying the City's inclusionary housing requirement for its properties within the Improvement Area by payment of an in-lieu fee to the City concurrent with their pulling of building permits.

Utilities. All typical urban utility services for finished lots will be extended to the lots. These utilities include electric power, natural gas, telephone, cable television, water, refuse, and sanitary sewer and storm water facilities. The City provides water, sewer, refuse and storm water facilities, and police and fire services. Pacific Gas & Electric provides natural gas and the Sacramento Municipal Utility District (SMUD) provides electric service. Comcast provides cable service.

Specific Plan Infrastructure Fee Credits and Improvements. The SPIF is administered by the City for the purposes of collecting impact fees for plan area wide improvements for the construction of roadways, water, sewer, drainage, dry utilities, recycled water and habitat mitigation in the Folsom Plan Area. The purpose of the SPIF is to require each landowner to pay its fair share of Folsom Plan Area area-wide improvements and to be reimbursed for any amount expended in excess of a landowner's fair share requirement. Under the terms of the SPIF Ordinance adopted by the City, property owners in the Folsom Plan Area will be eligible to enter into an agreement with the City and receive future reimbursements (that are convertible to fee credits for use within the owner's property) in exchange for the construction of eligible SPIF improvements. Based on the amount of improvements eligible for SPIF reimbursement, all of the properties within the Improvement Area are anticipated to fully cover their SPIF obligations through the conversion of these SPIF reimbursements to SPIF fee credits. After applying the SPIF reimbursements as SPIF fee credits to all properties in the Improvement Area, all amounts expended in excess of the project's SPIF obligation are expected to be reimbursed from the City as other SPIF fees are collected in the Folsom Plan Area.

Within the Folsom Plan Area, initial development will be required to pay a "SPIF Set-Aside" component to address initial water and sewer facility costs. This is a loan of SPIF collections to help the cash flow for the initial water and sewer costs. It will be repaid or equalized to all properties through the SPIF program as well as through CFD 18. The SPIF Set-Aside will apply to the first 2,500 Folsom Plan Area dwelling units that would be subject to the SPIF. A portion of the SPIF will be required to be paid regardless of whether a developer/property owner has advance-funded eligible SPIF infrastructure and has executed a Fee Reimbursement Agreement through the City. An exception to this rule is that a property owner who constructs certain water or sewer infrastructure for which the SPIF Set-Aside is being collected may take a credit against the SPIF Set-Aside.

In addition, in August 2020, the City approved an ordinance amending certain provisions of the SPIF ordinance to include a new SPIF – Offsite Water Set-Aside. This new SPIF – Offsite Water Set-Aside will be payable at the building permit stage and will not be eligible to be offset by fee credits.

Property Ownership

The information in this section has been provided by Tri Pointe, Lennar Homes, the Landbank, the Appraisal, or other sources that the District believes to be reliable. The District and the Underwriter believe this information to be reliable, but can give no assurances that it is accurate or complete. There may be material adverse changes in this information after the date of this Official Statement.

Information in this section is included because it may be considered relevant to some investors to an informed evaluation and analysis of the taxable property within the Improvement Area and any existing or future improvements thereon as security for the Bonds. The information contained in this section does not guarantee that property ownership will not change or that the current or any subsequent property owners will pay the Special Tax when due. In fact, as described herein, ownership of much of the Taxable Property in the Improvement Area will change prior to, or in connection with, development thereof. The Special Tax will constitute a lien on parcels subject to taxation within the Improvement Area and not a personal indebtedness of the

owners of property within the Improvement Area. There is no assurance that the present property owners or any subsequent owners will have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay the Special Taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the District nor any Bond Owner will have the ability at any time to seek payment directly from the owners of property within the Improvement Area of the Special Tax or the principal or interest on the Local Obligations, or the ability to control who becomes a subsequent owner of any property within the Improvement Area.

As of October 19, 2023, the Taxable Property within the Improvement Area was owned by Tri Pointe, the Landbank, and individual homeowners. At full buildout, the Improvement Area is expected to include 291 single family homes. Lennar Homes is utilizing a land bank for its properties within the Improvement Area, as discussed below.

Tri Pointe. As of October 19, 2023, Tri Pointe owned 135 lots within the Improvement Area. Tri Pointe is in the process of constructing and selling homes located in Village 1, Village 2, and Village 3 of the Improvement Area to homebuyers. Tri Pointe's Canterly at Folsom Ranch homes are being constructed and sold within Village 1, and Tri Pointe's Lariat at Folsom Ranch homes are being constructed and sold within Villages 2 and 3.

Tri Pointe is Tri Pointe Homes Holdings, Inc., a Delaware corporation, which is a wholly-owned subsidiary of Tri Pointe Homes, Inc., a Delaware corporation ("Tri Pointe Homes"), a publicly traded company whose common stock is listed on the New York Stock Exchange under the ticker symbol "TPH". Tri Pointe Homes is engaged in the design, construction and sale of innovative single-family attached and detached homes in 15 markets across ten states and the District of Columbia.

Tri Pointe Homes is subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act") and, in accordance therewith, files reports, proxy statements, and other information, including financial statements, with the Securities and Exchange Commission (the "SEC"). Such filings, set forth, among other things, certain data relative to the consolidated results of operations and financial position of Tri Pointe Homes and its consolidated subsidiaries, including Tri Pointe, as of such dates (e.g., see Tri Pointe Homes' Annual Report on Form 10-K for the fiscal year ended December 31, 2022, as filed with the SEC on February 21, 2023, and Tri Pointe Homes' Quarterly Report on Form 10-Q for the quarter ended September 30, 2023, as filed with the SEC on October 26, 2023).

The SEC maintains an Internet web site that contains reports, proxy and information statements and other information regarding registrants that file electronically with the SEC, including Tri Pointe Homes. The address of such Internet web site is www.sec.gov. All documents filed by Tri Pointe Homes pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes. Copies of Tri Pointe Homes' most recent Annual Report on Form 10-K and each of its other quarterly and current reports, including any amendments, are available in the "investors" portion of its website at www.tripointehomes.com.

The foregoing website addresses and references to filings with the SEC are given for reference and convenience only, and the information on such websites and on file with the SEC does not form a part of this Official Statement and is not incorporated by reference herein. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such websites. Tri Pointe Homes and Tri Pointe are not obligated to advance funds for construction or development or to pay ad valorem property taxes or the Special Tax, and investors should not rely on the information and financial statements contained on such websites in evaluating whether to buy, hold or sell the Bonds. The

information contained on such websites may be incomplete or inaccurate and has not been reviewed by the District or the Underwriter.

Lennar Homes. As of October 19, 2023, the Landbank owned all lots in Village 4, and Lennar Homes has an option to acquire these lots over time pursuant to a takedown schedule. Lennar Homes is in the process of constructing and selling homes located in Village 4 of the Improvement Area to homebuyers.

General. Lennar Homes is based in Irvine, California and has been in the business of developing residential real estate communities in California since 1996. Lennar Homes is wholly-owned by U.S. Home, LLC, a Delaware limited liability company ("U.S. Home"). U.S. Home is wholly-owned by Lennar Corporation, which is based in Miami, Florida ("Lennar Corporation"). Founded in 1954, Lennar Corporation completed its initial public offering in 1971 and listed its common stock on the New York Stock Exchange in 1972. Lennar Corporation's Class A and Class B common stock are listed on the New York Stock Exchange under the symbols "LEN" and "LEN.B." respectively. Lennar Corporation is one of the largest homebuilders in the United States based on home sales revenues and net earnings, and operates under a number of brand names, including Lennar Homes and U.S. Home. Lennar Homes primarily develops residential communities both within the Lennar Corporation family of builders and through consolidated and unconsolidated partnerships in which Lennar Homes maintains an interest.

Lennar Corporation is subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and, in accordance therewith, files reports, proxy statements, and other information, including financial statements, with the SEC. Such filings, particularly the Annual Report on Form 10-K and its most recent Quarterly Report on Form 10-Q, set forth, among other things, certain data relative to the consolidated results of operations and financial position of Lennar Corporation and its consolidated subsidiaries, including Lennar Homes, as of such dates.

The SEC maintains a website that contains reports, proxy and other information statements and other information regarding registrants that file electronically with the SEC, including Lennar Corporation. The address of such website is www.sec.gov. All documents filed by Lennar Corporation pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes.

Copies of Lennar Corporation's Annual Report and related financial statements, prepared in accordance with generally accepted accounting standards, are available from Lennar Corporation's website at www.lennar.com.

The foregoing website addresses and references to filings with the SEC are given for reference and convenience only, and the information on such websites and on file with the SEC does not form a part of this Official Statement and is not incorporated by reference herein. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such websites. Lennar Corporation and Lennar Homes are not obligated to advance funds for construction or development or to pay ad valorem property taxes or the Special Tax, and investors should not rely on the information and financial statements contained on such websites in evaluating whether to buy, hold or sell the Bonds. The information contained on such websites may be incomplete or inaccurate and has not been reviewed by the District or the Underwriter.

The Landbank Structure. In connection with a land banking transaction, Lennar Homes transferred all of its 115 lots within the District to the Landbank in July 2023 (the "Landbank Lots"). In connection therewith, Lennar Homes and the Landbank entered into that certain Option Agreement, dated July 18, 2023 (the "Lennar Option Agreement") whereby Lennar Homes has the option, but not the

obligation, to purchase the Landbank Lots from the Landbank pursuant to a takedown schedule agreed upon between Lennar Homes and the Landbank.

The Landbank is an affiliate of, and managed by, Angelo Gordon & Co., L.P. ("Angelo Gordon"). Angelo Gordon is a privately-held alternative investment firm founded in 1988 and headquartered in New York, with associated offices across the United States, Europe and Asia. Angelo Gordon manages approximately \$52 billion across a broad range of credit and real estate strategies. Affiliates of the Landbank have entered into landbanking arrangements with Lennar Corporation and its affiliated entities on more than 200 residential development projects as of September 30, 2022.

Lennar Homes' option to acquire the Landbank Lots is memorialized by that certain Memorandum of Option Agreement recorded in the Official Records of Sacramento County on July 18, 2023, as Instrument No. 202307180926.

Lennar Homes' planned development of the Landbank Lots includes the construction of 115 single family residential homes and the sale of such homes to individual homebuyers. During the term of the Lennar Option Agreement, Lennar Homes is obligated to pay all taxes on the Landbank Lots, including the Special Tax.

Under the Lennar Option Agreement, the Landbank Lots are anticipated to be acquired pursuant to the following schedule:

**Takedown Schedule
Under Lennar Option Agreement -- For Landbank Lots**

<u>Scheduled Acquisition Date</u>	<u>Number of Lots</u>
February 10, 2024	4
March 10, 2024	4
April 10, 2024	4
May 10, 2024	4
June 10, 2024	4
July 10, 2024	4
August 10, 2024	4
September 10, 2024	4
October 10, 2024	4
November 10, 2024	4
December 10, 2024	4
January 10, 2025	4
February 10, 2025	4
March 10, 2025	4
April 10, 2025	4
May 10, 2025	4
June 10, 2025	4
July 10, 2025	4
August 10, 2025	4
September 10, 2025	4
October 10, 2025	4
November 10, 2025	4
December 10, 2025	4
January 10, 2026	4
February 10, 2026	4
March 10, 2026	4
April 10, 2026	4
May 10, 2026	4
June 10, 2026	3
Total:	115

Source: Lennar Homes.

In the event that Lennar Homes does not exercise its option on the Landbank Lots or the right to purchase the Landbank Lots expires or is terminated, the Landbank, being an investor only and not a homebuilder, would likely attempt to sell such Landbank Lots to another merchant builder.

Development Plan and Status of Development

Unless otherwise indicated, the information provided in this section has been provided by the Homebuilders and has been included because it may be considered relevant to an informed evaluation and analysis of the Bonds and the Improvement Area. No assurance can be given, however, that the proposed development of the property within the Improvement Area will occur in a timely manner or in the configuration or to the density described herein, or that the Homebuilders, any owners or affiliates thereof, or any other current or subsequent property owners, will or will not retain ownership of its respective property within the Improvement Area. The City, the District and the Underwriter can provide no assurances as to the accuracy of the

information in this section. There may be material adverse changes in this information after the date of this Official Statement.

Development Plan – Tri Pointe.

The Improvement Area is being developed in 4 separate Villages. Villages 1, 2, and 3 include the lots owned and being developed by Tri Pointe. To date, final maps have been approved and recorded for all of the Taxable Property being developed by Tri Pointe within the Improvement Area. Development within Villages 1, 2, and 3 is entitled for a total of 176 single family homes at full buildout.

Tri Pointe's lots in the Improvement Area are being developed and sold across two separate product lines known as Canterly at Folsom Ranch (Village 1) and Lariat at Folsom Ranch (Villages 2 and 3). The Canterly at Folsom Ranch product line is being developed on lots of approximately 3,000 square feet and includes four separate floor plans for two-story homes ranging in size from 1,705 square feet to 2,239 square feet, each with 3-4 bedrooms and 2.5-3 bathrooms. The Lariat at Folsom Ranch product line is being developed on lots of approximately 3,400 or 4,000 square feet and includes three separate floor plans for two-story homes ranging in size from 1,822 square feet to 2,220 square feet, each with 3-4 bedrooms and 2.5-3 bathrooms. The following table is a summary of product types within the projects being developed by Tri Pointe within the Improvement Area.

Table 10
City of Folsom
Communities Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 3
Summary of Product Types – Tri Pointe

Product Line	Plan	Living Area (square feet)	Stories	Bedrooms	Bathrooms	Garage Size	Estimated Base Price ⁽¹⁾	Expected Units
Canterly at Folsom Ranch	1	1,705	2	3	2.5	2	\$558,404	26
	2	1,941	2	3-4	2.5	2	\$583,427	22
	3	1,990	2	3-4	2.5-3	2	\$589,658	26
	4	2,239	2	4	3		\$624,400	26
Lariat at Folsom Ranch	1	1,822	2	3	2.5	2	\$598,065	21
	2	2,033	2	3-4	2.5	2	\$656,622	26
	3	2,220	2	4	3	2	\$701,079	29
Total								176

⁽¹⁾ Base sales prices are as of October 19, 2023, and are subject to change at any time by Tri Pointe. Base sales prices are exclusive of any premiums, options, upgrades, incentives, and any selling concessions or price reductions currently being offered.

Source: Tri Pointe.

Tri Pointe is actively marketing the homes within Villages 1, 2, and 3 of the Improvement Area to individual homeowners and, as of October 19, 2023, Tri Pointe had sold and closed 41 homes and had completed (but not yet closed) an additional 8 homes. Below is a summary of Tri Pointe's anticipated timing for their sale and delivery of finished homes.

Table 11
City of Folsom
Communities Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Expected Delivery of Finished Homes by Sales Year – Tri Pointe

Developer	Product Line	2023	2024	2025
Tri Pointe	Canterly at Folsom Ranch	33	48	19
Tri Pointe	Lariat at Folsom Ranch	29	47	--
TOTAL		62	95	19

Source: Tri Pointe.

No assurance can be given that home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. See "CERTAIN RISKS TO BONDHOLDERS – Failure to Develop," "– Current Challenges to the Homebuilding Industry" and "– Increasing Mortgage Interest Rates."

Development Plan – Lennar Homes.

Village 4 within the Improvement Area includes the lots owned by the Landbank and expected to be developed by Lennar Homes. To date, final maps have been approved and recorded for all of the Taxable Property being developed by Lennar Homes within the Improvement Area. Development within Village 4 is entitled for a total of 115 single family homes at full buildout.

Lennar Homes' lots in the Improvement Area are being developed and sold across a single product line known as Rockcress II at Folsom Ranch. The Rockcress II at Folsom Ranch product line is being developed on lots of approximately 3,015 square feet and includes 4 separate floor plans for two-story homes ranging in size from 1,632 square feet to 2,024 square feet, with 3 to 4 bedrooms and 2.5 to 3 bathrooms. The following table is a summary of product types within the projects being developed by Lennar Homes within the Improvement Area.

Table 12
City of Folsom
Communities Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 3
Summary of Product Types – Lennar Homes

Product Line	Plan	Living Area (square feet)	Stories	Bedrooms	Bathrooms	Garage Size	Estimated Base Price⁽¹⁾	Expected Units
Rockcress II at Folsom Ranch	1	1,632	2	3	2.5	2	\$621,990	28
	2	1,821	2	3	2.5	2	\$660,990	29
	3	1,935	2	4	2.5	2	\$674,990	29
	4	2,024	2	4	3	2	\$707,990	29
							Total	115

⁽¹⁾ Base sales prices are as of November 20, 2023, and are subject to change at any time by Lennar Homes. Base sales prices are exclusive of any premiums, options, upgrades, incentives, and any selling concessions or price reductions currently being offered.

Source: Lennar Homes.

Lennar Homes is actively marketing the homes within Village 4 of the Improvement Area to individual homeowners. As of October 19, 2023, Lennar Homes had not yet sold and closed any homes within Village 4 but had commenced construction on its first 4 homes in Village 4. Below is a summary of Lennar Homes' anticipated timing for their sale and delivery of finished homes.

Table 13
City of Folsom
Communities Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Expected Delivery of Finished Homes by Sales Year – Lennar Homes

Developer	Product Line	2023	2024	2025	2026
Lennar Homes	Rockcross II at Folsom Ranch	0	36	48	31
TOTAL		0	36	48	31

Source: Lennar Homes.

No assurance can be given that home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. See "CERTAIN RISKS TO BONDHOLDERS – Failure to Develop," "– Current Challenges to the Homebuilding Industry" and "– Increasing Mortgage Interest Rates."

Status of Development:

The property within the Improvement Area is under development, with homes completed and sold to individual homeowners, homes under construction and being marketed to individual homeowners, and finished lots. As of October 19, 2023, 41 homes within the Improvement Area had sold and closed to individual homebuyers. Also as of that date, Tri Pointe had completed (but not closed) an additional 8 homes to individual homebuyers. Homes under contract may not result in closed escrows as sales contracts are subject to cancellation.

As of October 19, 2023 (the date of value of the Appraisal), as summarized in the table immediately below, the Improvement Area included 41 completed homes that had closed escrow to individual homeowners, an additional 8 completed homes that had not yet closed escrow to individual homeowners, 63 homes under construction (including 4 model homes being constructed by Lennar Homes), and 179 finished lots without vertical home construction. Homes under contract may not result in closed escrows as sales contracts are subject to cancellation.

The following table summarizes, as of October 19, 2023, the development status of the residential lots and homes proposed to be constructed within the Improvement Area.

**Table 14
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Development Status as of October 19, 2023**

Developer	Product Line	Homes Under Construction	Homes Completed But Not Closed⁽¹⁾	Homes Under Contract⁽²⁾	Homes Closed	Building Permits Issued	Finished Lots⁽³⁾	Partially Improved Lots	Undeveloped Lots	Total Proposed Units⁽⁴⁾
Tri Pointe	Canterly at Folsom Ranch	31	4	27	23	62	42	0	0	100
Tri Pointe	Lariat at Folsom Ranch	28	4	16	18	54	26	0	0	76
Lennar Homes ⁽⁵⁾	Rockcross II at Folsom Ranch	4	0	0	0	8	111	0	0	115
TOTAL		63	8	43	41	124	179	0	0	291

⁽¹⁾ Includes model homes that have not been released for sale.

⁽²⁾ Homes under contract may not result in closed escrows as sales contracts are subject to cancellation by the homebuyers.

⁽³⁾ Reflects lots for which all conditions to issuance of a building permit have been completed, consisting generally of paved lots with streets installed and paved with all utilities and utilities stubbed to the pad.

⁽⁴⁾ Amounts equal to the total from the following columns: (i) "Homes Under Construction," (ii) "Homes Completed But Not Closed," (iii) "Homes Closed," (iv) "Finished Lots," (v) "Partially Improved Lots" and (vi) "Undeveloped Lots."

⁽⁵⁾ Includes lots owned by the Landbank.

Source: The Homebuilders and the Appraisal.

Backbone and Offsite Infrastructure and Subdivision Improvements. The Original Developer has nearly completed all required backbone infrastructure, offsite improvements, and subdivision improvements serving the Improvement Area. As of October 17, 2023, the Original Developer had expended approximately \$31.8 million for the various site development costs within the Improvement Area. The only remaining infrastructure required in connection with the construction and sale of all expected 291 homes within the Improvement Area is the completion of a traffic signal at the intersection of Mangini Parkway and Savannah Parkway, which is required to be fully constructed prior to the first home occupancy in Village 4 within the Improvement Area. The Original Developer has commenced construction on this traffic signal and expects to have it fully constructed and operational by March 2024. As of October 17, 2023, the Original Developer anticipated that it would spend an additional \$2.5 million to complete its development within the Improvement Area, which includes approximately \$600,000 to complete the traffic signal at the intersection of Mangini Parkway and Savannah Parkway and approximately \$1.9 million for various miscellaneous costs and punch-list items.

The infrastructure and subdivision improvements completed by the Original Developer, and for which the Original Developer anticipates seeking reimbursement from the proceeds of the sale of the Local Obligations, general includes roadway improvements designed to meet the needs of development within the District. [Specifically, the Original Developer anticipates these Facilities to include: (i) a portion of Savanna Parkway (north and south of Mangini Parkway), (ii) a portion of Mangini Parkway, (iii) various internal subdivision streets and related underground utilities, and (iv) the traffic signal at the intersection of Mangini Parkway and Savannah Parkway. Other than the traffic signal, the Facilities for which the Original Developer anticipates seeking reimbursement from the proceeds of the sale of the Local Obligations have all been completed and accepted by the City.]

Development Plan of Finance

Tri Pointe: To date, Tri Pointe has financed its land acquisition and various site development and home construction costs related to its property in the Improvement Area through internally generated funds (which may include home sales revenues and funding from its parent company Tri Pointe Homes). As of October 19, 2023, Tri Pointe had expended approximately \$52 million on land acquisition, land development, homebuilding, marketing and sales costs within the Improvement Area. As of such date, Tri Pointe expected to incur approximately \$34 million on remaining homebuilding, marketing, and sales costs for its property in the Improvement Area.

Tri Pointe expects to use internally generated funding (which may include home sales revenues and funding from its parent company Tri Pointe Homes) to complete its development in the Improvement Area. Tri Pointe believes that it will have sufficient funds available to complete its planned development in the Improvement Area in accordance with the development schedule described in this Official Statement.

Notwithstanding the belief of Tri Pointe that it will have sufficient funds to complete its planned land acquisition and development in the Improvement Area, no assurance can be given that sources of financing available to Tri Pointe will be sufficient to complete the development and home construction as currently anticipated. While Tri Pointe has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither Tri Pointe nor any of its affiliates has any legal obligation of any kind to make any such funds available or to obtain loans. Other than pointing out the willingness of Tri Pointe to provide internal financing in the past, Tri Pointe has not represented in any way that it will do so in the future.

If and to the extent that internal financing and home sales revenues are inadequate to pay the costs to complete Tri Pointe's planned development and home construction in the Improvement Area as

currently anticipated and other financing by Tri Pointe is not put into place, there could be a shortfall in the funds required to complete the proposed land acquisition, development and home construction by Tri Pointe and portions of the project may not be developed.

Lennar Homes: To date, Lennar Homes has financed its land acquisition and various site development and homebuilding costs related to its property in the Improvement Area through internally generated funds. Lennar Homes expects to use home sales revenues and internal funding to complete its development within the Improvement Area and believes that it will have sufficient funds available to complete its planned development as described in this Official Statement.

Although Lennar Homes expects to have sufficient funds available to complete its development in the Improvement Area as described in this Official Statement, there can be no assurance that amounts necessary to finance the development costs will be available from Lennar Homes, Lennar Corporation or any other source when needed. Neither Lennar Corporation, nor any of its subsidiaries or related entities are under any legal obligation of any kind to expend funds for the development of and construction of homes on its property in the Improvement Area. Any contributions by Lennar Homes or Lennar Corporation to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues, are inadequate to pay the costs to complete the planned development by Lennar Homes within the Improvement Area and other financing is not put into place, there could be a shortfall in the funds required to complete the planned development by Lennar Homes in the Improvement Area.

CERTAIN RISKS TO BONDHOLDERS

This section provides a general overview of certain risk factors which should be considered, in addition to the other matters set forth in this Official Statement, in evaluating an investment in the Bonds. This section is not meant to be a comprehensive or definitive discussion of the risks associated with an investment in the Bonds, and the order in which this information is presented does not necessarily reflect the relative importance of various risks. Potential investors in the Bonds are advised to consider the following factors, among others, and to review this entire Official Statement to obtain information essential to the making of an informed investment decision. Any one or more of the risk factors discussed below, among others, could lead to a decrease in the market value and/or in the marketability of the Bonds. There can be no assurance that other risk factors not discussed herein will not become material in the future.

Levy of the Special Tax

The principal source of payment of debt service on the Local Obligations, from which funds for the payment of the Bonds are derived, is the proceeds of the annual levy and collection of the Special Tax against property in the Improvement Area. The annual levy of the Special Tax is subject to the Maximum Facilities Special Tax rates authorized within the Improvement Area. The levies cannot be made at higher rates even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available moneys, will not be sufficient to pay debt service on the Local Obligations. Other funds which might be available include funds derived from the payment of delinquent Special Tax and funds derived from the tax sale or foreclosure and sale of related Taxable Property on which levies of the Special Tax are delinquent.

The levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular Taxable Property and the amount of the levy of the Special Tax against such parcels. Thus,

there will rarely, if ever, be a uniform relationship between the value of such parcels and the proportionate share of debt service on the Local Obligations, and certainly not a direct relationship.

The Special Tax levied in any particular tax year on a Taxable Property is based upon the revenue needs and application of the Amended Rate and Method of Apportionment. Application of the Amended Rate and Method of Apportionment will, in turn, be dependent upon certain development factors with respect to each Taxable Property by comparison with similar development factors with respect to the other Taxable Property in the Improvement Area. Thus, in addition to annual variations of the revenue needs from the Special Tax, the following are some of the factors which might cause the levy of the Special Tax on any particular Taxable Property to vary from the Special Tax that might otherwise be expected:

- Reduction in the amount of Taxable Property for such reasons as acquisition of Taxable Property by the federal government or an agency thereof, asserting immunity (however, see “Exempt Properties” below) from taxation, thereby resulting in an increased tax burden on the remaining Taxable Property.
- Failure of the related owners of Taxable Property to pay the Special Tax and delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, thereby resulting in an increased tax burden on the remaining parcels, subject to the related Maximum Facilities Special Tax.

Collection of Special Tax

In order for the District to pay debt service on the Local Obligations, from which funds for the payment of the Bonds are derived, it is necessary that the Special Tax levied against land in the Improvement Area be paid in a timely manner. The District has established the Local Obligations Reserve Account under the Local Obligations Indenture in the amount of the Required Bond Reserve to pay debt service on the Local Obligations, in the event that a portion of the Special Taxes for the Local Obligations are not paid on time.

The Local Obligations Indenture provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described below and in the Mello-Roos Act, is to be subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for *ad valorem* property taxes. Pursuant to these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

Pursuant to the Mello-Roos Act, in the event of any delinquency in the payment of the Special Tax, the District may order the institution of a Superior Court action to foreclose the lien therefor within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at judicial foreclosure sale. Such judicial foreclosure action is not mandatory. However, the District has covenanted that it will annually on or before September 1 of each year review the public records of the County of Sacramento relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if it determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in such Fiscal Year, it will within 60 days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installments of the Special Tax against each lot or parcel of land in the Improvement Area, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; provided, that irrespective of the foregoing if the District determines on the basis of such review that property owned by any single property owner in the Improvement Area is

delinquent by four missed payments with respect to the Special Tax due and payable by such property owner by such delinquency date, then the District will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against such property owner; provided further, that any actions taken to enforce delinquent Special Tax liens shall be taken only consistent with Sections 53356.1 through 53356.7, both inclusive, of the Mello-Roos Act; and provided further that the District is not obligated under the Local Obligations Indenture to enforce the lien of any delinquent installment of the Special Tax for any Fiscal Year in which the District has received one hundred percent (100%) of the amount of such installment from the County pursuant to the Teeter Plan.

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the District of the proceeds of sale if the Local Obligations Reserve Account with respect to the Local Obligations is depleted. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Covenant for Foreclosure."

The District may be unable to make full or timely payment of debt service on the Local Obligations if property owners in the Improvement Area fail to pay installments of the Special Tax when due, if the Local Obligations Reserve Account is depleted, or if the District is unable to sell related foreclosed parcels for amounts sufficient to cover the delinquent installments of the Special Tax.

Concentration of Ownership

Currently, a large portion of the Taxable Property in the Improvement Area is owned by the Homebuilders (including the Landbank), and consequently, a large portion of the Special Tax within the Improvement Area will be paid by the Homebuilders until the homes are completed and sold. See "PROPOSED PROPERTY DEVELOPMENT—Property Ownership."

The Homebuilders are each in the process of building and selling completed homes to individual homeowners. No assurance can be given that the property sales will close when anticipated. See "PROPOSED PROPERTY DEVELOPMENT—Property Ownership." Generally, the risk of delinquency or nonpayment of Special Taxes at levels which do not permit the timely payment of principal of and interest on the Bonds is inversely correlated to the diversity of ownership of Taxable Property within the Improvement Area. The fact that a substantial portion of the property providing the ultimate security for the payment of Local Obligations is controlled by only a few owners means that timely payment of the respective Special Tax and, therefore, the Bonds, will depend initially upon the willingness and ability of these few owners to pay the Special Tax when due. The only assets of the Homebuilders that constitute security for the Local Obligations are their real property holdings located within the Improvement Area.

There can be no assurance that the remaining partially developed property within the Improvement Area will be fully developed and that property ownership will be further diversified as a result. See "CERTAIN RISKS TO BONDHOLDERS—Failure to Develop."

Payment of the Special Tax is Not a Personal Obligation of a Property Owner

A PROPERTY OWNER IS NOT PERSONALLY OBLIGATED TO PAY THE SPECIAL TAX. RATHER, THE SPECIAL TAXES ARE OBLIGATIONS ONLY AGAINST THE PROPERTY. IF THE VALUE OF THE PARCELS OF PROPERTY IS NOT SUFFICIENT, TAKING INTO ACCOUNT OTHER OBLIGATIONS ALSO PAYABLE THEREBY, TO FULLY DISCHARGE THE SPECIAL TAX, THE DISTRICT WILL HAVE NO RECOURSE AGAINST THE PROPERTY OWNER.

Potential Early Redemption of Bonds from Prepaid Special Taxes

Property owners within the Improvement Area are permitted to prepay their Special Taxes at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. Such payments will result in a redemption of the Bonds on the Interest Payment Date for which timely notice may be given under the Trust Agreement following the receipt of the prepayment. The resulting redemption of Bonds purchased at a price greater than par could reduce the otherwise expected yield on such Bonds. See “THE BONDS—Redemption Provisions—*Extraordinary Redemption from Prepayment of Special Taxes.*”

Special Tax Delinquencies

The Special Taxes are billed to the properties within the Improvement Area on the *ad valorem* property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do *ad valorem* property tax installments. In each year the County includes the Improvement Area in the Teeter Plan, the County will be obligated to pay the District 100% of the amount of the Special Taxes actually levied in the Improvement Area, regardless of any delinquencies. However, the County is required to terminate the Teeter Plan if two-thirds of the participants so petition the Board of Supervisors and may discontinue the Teeter Plan as to the Improvement Area if the delinquency rate in the Improvement Area exceeds 3%. Moreover, the County determines annually whether to include a particular district in the Teeter Plan. See “—Teeter Plan Termination” and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—The Teeter Plan.” Significant delinquencies in the payment of annual Special Tax installments, or delays in the prosecution of foreclosure proceedings to collect such Special Taxes, could result in a default in the payment of the debt service on the Bonds. See “—Bankruptcy” and “—FDIC/Federal Government Interests in Properties” below, for a discussion of the limitations on the District’s ability to foreclose on the lien of the Special Taxes in certain circumstances and the policy of the Federal Deposit Insurance Corporation regarding the payment of special taxes.

Teeter Plan Termination

The County has implemented its Teeter Plan as an alternate procedure for the distribution of certain property tax and assessment levies on the secured roll. The County determines annually which special taxes and assessment levies to include in the Teeter Plan. Pursuant to its Teeter Plan, once the County determines to include special taxes and assessment levies in the Teeter Plan, the County provides the local agency and taxing area with full tax and assessment levies instead of actual tax and assessment collections. In return, the County is entitled to retain all delinquent tax and assessment payments, penalties and interest. Thus, the County’s Teeter Plan may help protect Owners from the risk of delinquencies in the payment of Special Taxes. However, the County is entitled, and under certain circumstances could be required, to terminate its Teeter Plan with respect to all or part of the local agencies and taxing areas covered thereby. In addition, the County may decide not to include certain special taxes and assessment levies, including the Improvement Area, in the Teeter Plan in any fiscal year. Any termination of the Teeter Plan with respect to the Improvement Area would eliminate such protection from delinquent Special Taxes. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—The Teeter Plan.”

Land Values

If a property owner defaults in the payment of the Special Tax, from which funds for the payment of the Bonds are derived, the District’s only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. The value of taxable property in

the Improvement Area is therefore an important consideration in evaluating the security for the Bonds. Land values could be adversely affected by economic factors beyond the District's control, such as relocation of employers out of the area, stricter land use regulations, the absence of water, or destruction of property caused by, among other eventualities, earthquake, flood or other natural disaster, or by environmental pollution or contamination.

Appraisal Risks

The Appraiser has estimated the market value of the property in the Improvement Area on the basis of certain assumptions which the Appraiser believes to be reasonable under the circumstances. See the Appraisal included in APPENDIX G hereto. However, certain of the assumptions made by the Appraiser may prove to be untrue.

Although the District believes that the Appraiser's methodology and assumptions are reasonable under the circumstances, the Appraiser's aggregate value conclusions are expressions of professional opinion only. No assurance can be given that the aggregate values of property in the Improvement Area are equal to or greater than the Appraiser's estimated values, nor can any assurance be given that such aggregate values will not decline during the period of time the Bonds are Outstanding. The values of the property in the Improvement Area can be adversely affected by a variety of factors, including, but not limited to, the occurrence of one or more of the special risk events discussed herein. A decline in the value of a parcel in the Improvement Area could lower the ability or willingness of the owner of such parcel to pay Special Taxes when due and would decrease the amount recoverable at a foreclosure sale of such parcel.

See "THE IMPROVEMENT AREA—Property Values" for a further discussion of estimated property values in the Improvement Area.

Exempt Properties

Certain properties within the Improvement Area are or may become exempt from the Special Tax in accordance with the Amended Rate and Method of Apportionment. In addition, the Mello-Roos Act provides that properties or entities of the state, federal or local government are exempt from Special Tax; provided, however, that property acquired by a public entity through a negotiated transaction or by gift or devise, which is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax. In addition, the Mello-Roos Act provides that if property subject to Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay Special Tax with respect to that property is to be treated as if it were a special assessment. Further, properties receiving a welfare exemption under subsection (g) of Section 214 of the California Revenue and Taxation Code are exempt from the Special Tax unless debt is outstanding and the property was subject to the Special Tax prior to receiving the exemption. Currently, the Improvement Area includes approximately 5.8 acres that are expected to be developed into a 152-unit affordable housing site that will receive a welfare exemption and be exempt from the Special Tax. The constitutionality and operation of these provisions of the Mello-Roos Act have not been tested.

In particular, insofar as the Mello-Roos Act requires payment of a special tax by a federal entity acquiring property within the community facilities district, it may be unconstitutional. If for any reason property within the Improvement Area becomes exempt from taxation, then, subject to the Amended Rate and Method of Apportionment, including the limitation on the maximum special tax rates set out in the Amended Rate and Method of Apportionment, the special tax will be reallocated to the remaining taxable properties within the Improvement Area. This would result in the owners of such property paying a greater amount of the Special Tax and could have an adverse impact upon the timely payment of the

Special Tax. Moreover, if a substantial portion of land within the Improvement Area becomes exempt from the Special Tax because of public ownership, or otherwise, the maximum rate that could be levied upon the remaining property might not be sufficient to pay principal of and interest on the related Local Obligations and could adversely affect the ability of the District to pay principal of and interest on the Bonds when due.

Maximum Special Tax

Within the limits of the Special Tax, the District may adjust the Special Tax on all property in the Improvement Area to provide an amount required to pay interest on, principal of, Minimum Sinking Fund Payments for and redemption premiums, if any, on the Local Obligations, and the amount, if any, necessary to cure delinquencies and replenish the Local Obligations Reserve Account to an amount equal to the Required Bond Reserve, and to pay all current Expenses.

Although the Maximum Facilities Special Tax is designed to provide Special Tax revenues on an annual basis, there is no assurance that the Maximum Facilities Special Tax on the property in the Improvement Area will be sufficient to pay the amounts required to be paid by the Local Obligations Indenture at all times, from which funds for the payment of the Bonds are derived. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Special Tax Authorization” and APPENDIX A—“AMENDED RATE, METHOD OF APPORTIONMENT AND MANNER OF COLLECTION OF SPECIAL TAX.”

Under the Amended Rate and Method of Apportionment, the Facilities Special Tax levied in any fiscal year against any Assessor’s Parcel (as defined in the Amended Rate and Method of Apportionment) of Developed Property classified as Residential Property may not be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Improvement Area by more than 10% above the amount that would have been levied against such Assessor’s Parcel in that fiscal year had there never been any such delinquencies or defaults. Pursuant to the Amended Rate and Method of Apportionment, property is considered “Residential Property” once a building permit could be issued for the purposes of constructing one or more Residential Units, including either single family detached homes or multi-family attached properties, such as apartments, and property is considered “Developed Property” if a building permit for new construction was issued prior to June 30 of the previous fiscal year.

No Acceleration Provision

The Local Obligations Indenture does not contain a provision allowing for the acceleration of the Bonds in the event of a payment default or other default under the terms thereof.

Loss of Tax Exemption

As discussed under “TAX MATTERS,” interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of issuance, as a result of acts or omissions of the District subsequent to the issuance of the Bonds in violation of the District’s covenants with respect to the Bonds. Should interest become includable in gross income, the Bonds are not subject to redemption by reason thereof and will remain outstanding until maturity or unless earlier redeemed pursuant to optional or mandatory redemption.

Parity Taxes and Special Assessments

The ability or willingness of a property owner in the Improvement Area to pay the Special Tax, from which funds for the payment of the Bonds are derived, could be affected by the existence of other taxes and assessments imposed upon the property either currently existing or imposed in the future. The assessments and any penalties thereon constitute a lien against the lots and parcels of land on which they have been levied until they are paid. Such lien is on parity with all special taxes and special assessments levied by other agencies and is co-equal to and independent of the lien for general property taxes and other special assessments regardless of when they are imposed upon the same property. The Special Tax has priority over all existing and future private liens imposed on the property. In addition, other public agencies whose boundaries overlap those of the Improvement Area could, with or in some circumstances without the consent of the owners of the land in the Improvement Area, impose additional taxes or assessment liens on the property in the Improvement Area in order to finance public improvements to be located inside or outside of the Improvement Area.

Although the District has covenanted not to impose additional special taxes or assessments on property within the Improvement Area except in accordance with the Local Obligations Indenture, the Authority and the District have no control over the ability of other entities and districts to issue indebtedness secured by special taxes or assessments payable from all or a portion of the property in the Improvement Area. The imposition of additional liens on parity with the assessments could reduce the ability or willingness of the owners of parcels in the Improvement Area to pay the Special Tax and increases the possibility that foreclosure proceeds will not be adequate to pay delinquent Special Taxes or the principal of and interest on the Local Obligations when due. As described under “FOLSOM PLAN AREA—Public Facilities Financing Plan,” and “THE IMPROVEMENT AREA—Overlapping Debt” the City plans to issue additional obligations secured by special taxes from time to time to finance backbone infrastructure and public improvements within the Folsom Plan Area and the boundaries of the Improvement Area. For example, CFD 18 authorized the issuance of up to \$200,000,000 in obligations. The special taxes securing such additional obligations would be payable on parity with the Special Taxes, and the City currently anticipates that an initial series of CFD 18 bonds will be issued to finance a portion of the Phase 2A Water Facilities, although the timing and amount of any CFD 18 bond issuance is not yet known. In addition, property owners may choose to participate in a residential PACE program (a mechanism for financing energy efficiency and renewable energy improvements on private property), consenting to assessments on their parcels that would be on a parity with the Special Taxes.

Future Private Indebtedness

At the present time, the Improvement Area includes properties that are undergoing development or are developed. In order to develop any improvements on that undeveloped land, the property owners will need to construct private improvements, the cost of which may increase the private debt for which the land in the Improvement Area or other land or collateral owned by the property owners is security over that contemplated by the Local Obligations, and such increased debt could reduce the ability or desire of the property owners to pay the Special Tax secured by the land in the Improvement Area. It should be noted however, that the lien of any private financing secured by the land within the Improvement Area would be subordinate to the lien of the Special Tax.

Disclosures to Future Purchasers

The District has recorded notice of the Special Tax Lien in the Office of the County Recorder of the County of Sacramento. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of a parcel of land, a home or a commercial or

industrial facility in the Improvement Area or the lending of money thereon. The Mello-Roos Act requires the subdivider (or its agent or representative) of a subdivision to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a Mello-Roos special tax of the existence and maximum amount of such special tax using a statutorily prescribed form. State Civil Code Section 1102.6b requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with the above requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax, from which funds for the payment of the Bonds are derived, when due.

Bankruptcy

The payment of the Special Tax and the ability of the District to foreclose the lien of a delinquent unpaid tax, as discussed in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. In addition, the prosecution of a foreclosure action could be delayed due to crowded local court calendars or delays in the legal process. The various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the lien of the Special Tax to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court foreclosure proceedings. The federal bankruptcy laws provide for an automatic stay of foreclosure and sale of tax sale proceedings, thereby delaying such proceedings perhaps for an extended period. Any such delays would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds and the possibility of delinquent tax installments not being paid in full. To the extent that property in the Improvement Area continues to be owned by a limited number of property owners, the chances are increased that the Local Obligations Reserve Fund could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Local Obligations Reserve Account to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the Local Obligations on a timely basis. The payment of the Special Tax and the ability of the District to foreclose the lien of a delinquent unpaid tax could be delayed by bankruptcy, reorganization, insolvency, moratorium or other similar laws affecting rights of creditors generally or by the laws of the State relating to judicial foreclosure. Further, should remedies be exercised under the federal bankruptcy laws against parcels in the Improvement Area, payment of the Special Tax may be subordinated to bankruptcy law priorities. Thus, certain claims may have priority over the Special Tax in a bankruptcy proceeding even though they would not outside of a bankruptcy proceeding.

FDIC/Federal Government Interests in Properties

The ability of the District to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance Corporation (the "FDIC"), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Under the Supremacy Clause of the United States Constitution, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the

Improvement Area but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments. Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson*, 597 F.2d 174 (1979), the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("FNMA") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

Neither the Authority nor the District have undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes within the Improvement Area, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the Bonds are outstanding.

In the event that any financial institution making any loan which is secured by real property within the Improvement Area is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, then the ability of the Authority to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited.

The FDIC's policy statement regarding the payment of state and local real property taxes (the "Policy Statement") provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property's value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-ad *valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Mello-Roos Act and a special tax formula which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit has issued a ruling on August 28, 2001, in which it determined that the FDIC, as a federal agency, is exempt from Mello-Roos special taxes. According to information available from the Sacramento County assessment roll, the FDIC does not currently own any of the property in the Improvement Area.

The Authority and the District are unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the Improvement Area in which the FDIC has or obtains an interest, although prohibiting the lien of the FDIC to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at foreclosure sale. Such an outcome could cause a draw on the reserve account for the Local Obligations and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the Local Obligations and the Bonds.

Zoning and Land Use Decisions

The Special Taxes, from which funds for the payment of the Bonds are derived, are to be levied annually based upon the land use categories in effect for the property. Decisions made by the City Council, which has control over zoning and land use decisions for property in the City, will affect the prospective use of the property and, therefore, the tax base for the Special Tax. The Amended Rate and Method of Apportionment does not permit land use changes to reduce the tax base to below the Special Tax Requirement.

Ballot Initiatives and Measures

From time to time constitutional initiatives or other initiative measures may be adopted by State voters or voters of the City. For example, Measure W, adopted by City residents in November 2004, required, among other things, that residents north of State Highway 50 not bear the cost for infrastructure and public facilities serving the Folsom Plan Area. The adoption of any such initiative in the future might place limitations on the ability of the State or any political subdivisions thereof, including the Authority or the City, to increase revenues or to increase appropriations, the ability of the landowners to complete their developments, or the ability of the District to collect the Special Tax.

Shapiro v. San Diego

On August 1, 2014, the California Court of Appeal, Fourth Appellate District, Division One, issued its opinion in *Shapiro v. San Diego City Council*, 117 Cal. Rptr. 2d 631, 96 Cal. App. 4th 904 (2002). The case involved a Convention Center Facilities District (the "CCFD") established by the City of San Diego, much like a community facilities district established under the provisions of the Mello-Roos Act. The CCFD is comprised of all of the real property in all of the City of San Diego. However, the special tax to be levied within the CCFD was to be levied only on hotel properties.

At the election to authorize such special tax, the electorate was limited to owners of hotel properties and lessees of certain of such hotel properties. Thus, the election was a landowner election limited to owners and lessees of properties on which the special tax would be levied, and not a registered voter election. Such approach to determining who would constitute the qualified electors of the CCFD was based on Section 53326(c) of the Mello-Roos Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed district whose property would be subject to the special tax. The Court held that the CCFD special tax election was invalid under the California Constitution because Article XIII A, Section 4 thereof and Article XIII C, Section 2 thereof require that the electors in such an election be the registered voters within the district.

In the case of the CCFD, at the time of the election there were many, many registered voters within the CCFD (viz., all of the registered voters in the City of San Diego). There were no registered voters within the Improvement Area at the time of the election to authorize the Special Tax. In City of San Diego, the Court expressly stated that it was not addressing the validity of landowner voting to

impose special taxes pursuant to the Mello-Roos Act in situations where there are fewer than 12 registered voters. Thus, by its terms, the Court's holding does not apply to the Special Tax election in the Improvement Area. Moreover, Section 53341 of the Mello-Roos Act provides that any "action or proceeding to attack, review, set aside, void or annul the levy of a special tax...shall be commenced within 30 days after the special tax is approved by the voters." The Special Tax with respect to the Improvement Area was approved by the voters on May 26, 2020. Based on Section 53341 of the Mello-Roos Act and its analysis of existing laws, regulations, rulings and court decisions, the District does not believe that a challenge to the Special Tax may now be brought.

Recent Changes to Federal Income Tax Law

H.R. 1 of the 115th U.S. Congress was enacted into law on December 22, 2017 (the "Tax Act"). The Tax Act makes significant changes to many aspects of the Code. The District, the City, the Authority and the Homebuilders cannot predict the effect that the Tax Act may have on the cost of home ownership, the price of homes in the Improvement Area, the rate at which homes in the Improvement Area are sold to individual homeowners by the Homebuilders, the ability or willingness of homeowners to pay Special Tax or property taxes on Taxable Property within the Improvement Area, or the values contained in this Official Statement or in the Appraisal.

Risks of Real Estate Secured Investments Generally

The owners of the Bonds will be subject to the risks generally incident to an investment secured by real estate, including, without limitation, (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of Improvement Area, the supply of or demand for competitive properties in such area, and the market value of residential property or buildings and/or sites in the event of sale or foreclosure, including as a result of tax reform; (ii) changes in real estate tax rates and other operating expenses, governmental rules (including, without limitation, zoning laws and laws relating to endangered species and hazardous materials) and fiscal policies; (iii) increased construction costs, workforce shortages, supply chain disruptions or other similar factors affecting the development, financing or marketing capabilities of the Developer; (iv) federal, state and local regulations, including environmental, land use, zoning and building requirements; and (v) natural disasters (including, without limitation, earthquakes, fires and floods), which may result in uninsured losses. There can be no assurance that land development operations within the Improvement Area will not be adversely affected by these risks.

No assurance can be given that the Homebuilders or any other current or future homeowners within the Improvement Area will pay the Special Tax in the future or that they will be able to pay such Special Tax on a timely basis. See "—Bankruptcy" below, for a discussion of certain limitations on the District's ability to pursue judicial proceedings with respect to delinquent parcels. Further, many homes within the Improvement Area will have a higher-than-average price point as compared to other homes in the region, which may impact the absorption of the residential units within the Improvement Area.

Current Challenges to the Homebuilding Industry

The pace of homebuilding in the Improvement Area may be adversely affected by a variety of factors, including changes in economic conditions, interest rates, water shortages, and other similar factors, and recently including workforce shortages and supply chain disruptions. For example, obtaining garage doors and windows have recently been challenging for home builders generally. Additionally, some California municipalities have been experiencing supply chain disruptions for the electrical transformers and water meters needed for new development, having been advised in some cases of up to a 2-year delay for new electrical transformer orders. [The lots in Villages 1, 2, and 4 are fully energized,

and Tri Pointe anticipates that the remaining lots in Village 3 will be energized during December 2023.] The Homebuilders are not currently aware of any anticipated supply chain disruptions for the development within the Improvement Area. Additionally, the City has taken steps to prevent a water meter supply chain disruption. The City has made arrangements with a supplier to have approximately [1,000] new water meters set aside for its future use. Also, City staff have obtained authorization from the City's City Council to purchase additional new water meters as needed for new development in the City so that such purchases can be made expeditiously and without the need for further City Council action. However, no assurance can be given that supply chain disruptions for the materials needed to complete development within the Improvement Area will not occur.

Increasing Mortgage Interest Rates and Banking Uncertainty

Most of the purchasers of the Homebuilders' homes finance their acquisitions with mortgage financing. As such, rising interest rates, decreased availability of mortgage financing or of certain mortgage programs, higher down payment requirements, or increased monthly mortgage costs could have a negative impact on the estimated absorption rates of the Homebuilders' planned for-sale homes in the Improvement Area. Further, a combination of higher mortgage rates, delays in construction stemming from delays in the supply chain, homebuyers' inability to sell their existing homes and adverse changes in local, regional or national economic conditions, among other factors, could contribute to an increase in the rate of home order cancellations for the Homebuilders. An increase in the level of such cancellations could similarly have a negative impact on the estimated absorption rates of the Homebuilders' planned for-sale homes in the Improvement Area.

Failure to Develop

Land development operations are subject to comprehensive federal, State and local regulations. Approval is required from various agencies in connection with the layout and design of developments, the nature and extent of improvements, construction activity, land use, zoning, school and health requirements, as well as numerous other matters. It is possible that the approvals necessary to complete development of all taxable property within the Improvement Area are not obtained on a timely basis or that litigation could be filed regarding approvals. Failure to obtain any such agency approval or satisfy any such government requirement or any litigation concerning such agency approval or government requirement could adversely affect land development operations. In addition, current and future governmental restrictions, including, but not limited to, governmental policies restricting or controlling development within the Improvement Area, could be enacted, and future land use initiatives approved by the voters in the City could add more restrictions and requirements on development within the Improvement Area, which restrictions may increase the cost to develop the Improvement Area. One such governmental restriction is the requirement to install rooftop photovoltaic solar systems for residential buildings under three stories constructed starting in 2020. Costs associated with the installation of solar to the homebuilders may reduce the willingness of homebuilders to construct homes and increased costs of those homes may decrease the willingness of homeowners to buy such homes.

Moreover, there can be no assurance that the means and incentive to conduct land development operations within the Improvement Area will not be adversely affected by a deterioration of the real estate market or economic conditions generally, future local, State and federal governmental policies relating to real estate development, the income tax treatment of real property ownership, acts of war or terrorism, or other factors.

A portion of the Taxable Property in the Improvement Area is presently being developed. Undeveloped property is less valuable per acre than developed property, especially if there are no plans to develop such property or if there are severe restrictions on the development of such property, and

therefore provides less security to the owners of the Bonds should it be necessary for the District to foreclose due to the nonpayment of the Special Taxes. Delays in any property owner's ability to obtain discretionary approvals (including any delays caused by litigation) would in turn delay the construction of improvements and development of the Taxable Property within the Improvement Area. Furthermore, an inability to develop the land within the Improvement Area as currently proposed would result in slower rates of diversification of property ownership within the Improvement Area. Concentration of ownership increases the risk of a failure to collect sufficient Special Taxes to pay debt service on the Bonds, all other things being equal. The timely payment of Special Taxes levied on undeveloped property depends primarily upon the ability and willingness of owners of such property to pay such taxes when due. Certain infrastructure improvements are required before development in the Improvement Area is complete. Also, the Phase 2 Water Facilities described under the heading "PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—*Water Supply*" are expected to be needed before the full development of the Folsom Plan Area. A slowdown in or cessation of the development of land within the Improvement Area could reduce the ability and willingness of such owners to make Special Tax payments, and could greatly reduce the value of such property in the event it has to be foreclosed upon to collect delinquent special taxes. See "—Bankruptcy" above for a discussion of certain limitations on the ability of the District to pursue judicial foreclosure proceedings with respect to taxpayers with delinquent Special Taxes.

No Independent Review of Valuation or Viability of Completed Projects

Property within the Improvement Area is comprised of separate and distinct projects as described above. Payment of Special Taxes are inherently dependent upon the development within the Improvement Area, and, with respect to residential properties, the ability of the buyers of completed homes to pay. The Authority, the District, and the Underwriter have not reviewed any business plan for continued ownership, development and/or operation of the property within the Improvement Area. Similarly, the Authority, the District and the Underwriter have not conducted any independent evaluation of the existing or projected economic viability or profitability of any of the plans for development, including review and/or evaluation of financial statements of any owner or developer of any parcel subject to the Special Tax. The information contained herein regarding the proposed development and the owners of the parcels within the Improvement Area has been supplied by such owners and the Underwriter has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of such information.

In the event an owner or developer experiences financial difficulties, including difficulties resulting from construction or operation of the development within the Improvement Area, the value of the affected parcel within the Improvement Area may decline and/or such owner or developer may elect to refrain from payment of future Special Taxes for such parcel. See also "—Failure to Develop."

Potential Impact of Global Health Crises or Concerns

The ability or willingness of property owners to develop property in the Improvement Area, the speed at which property owners develop property in the Improvement Area, the ability or willingness of property owners to sell property in the Improvement Area, the speed at which property owners are able sell property in the Improvement Area, the ability or willingness of property owners to pay the Special Tax on property in the Improvement Area when due, the value of the property in the Improvement Area, or the ability of the District to collect delinquent Special Taxes through judicial foreclosure could be adversely affected by a global, national or localized outbreak of an infectious disease, such as COVID-19, or by the fear of such an outbreak. The construction industry in the United States relies heavily on international trade for myriad construction materials. A global, national or localized outbreak could impact the availability of workers in countries producing construction materials, potentially resulting in

supply chain shutdowns, which may result in substantial construction delays and project cost overruns. Further, the spread of COVID-19 and the response to its spread has altered the behavior of businesses and people in a manner that has had a lasting, negative impact on global and local economies. These events and other factors resulting from such an outbreak in the future, and the lingering effects from the COVID-19 outbreak, particularly if prolonged, could result in, or increase the likelihood of, the occurrence of certain of the other potential adverse effects described in this Official Statement, including those relating to declines in the value of property, the failure to complete the development of property, the inability to sell property, the inability or unwillingness to pay the Special Tax, and delays in (or insufficient funds received from) the collection of delinquent Special Taxes through judicial foreclosure. A future outbreak of COVID-19 or another infectious disease or the fear of any such outbreak could have similar or additional adverse effects. The Authority cannot predict the ultimate effects of the COVID-19 outbreak or any future outbreak or potential future outbreak of an infectious disease, or whether any such effects would have a material adverse effect on the ability to develop the Improvement Area as planned, the ability or willingness of property owners to pay Special Taxes when due, or the ability of the Authority to pay debt service on the Bonds when due.

Cybersecurity

The City, like other public and private entities, relies on a large and complex technology environment to conduct its operations, and consequently faces the threat of cybersecurity incidents. The City and its departments could face cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on computers and other sensitive digital networks and systems. Such cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the City's information technology systems to misappropriate assets and/or information or to cause operational disruption and damage. The City maintains insurance to cover cybersecurity incidents, has cybersecurity risk management policies and procedures and periodically trains its employees on cybersecurity risks. The City, in addition to conducting regular internal reviews, also hires external auditors to perform quarterly and annual reviews of its cybersecurity program.

While the City conducts periodic tests and reviews of its networks, no assurances can be given that such security and operational control measures will be successful in guarding against all cyber threats and attacks. New technical cyber vulnerabilities are frequently discovered in the United States. In addition, cyber attacks have become more sophisticated and increasingly are capable of impacting municipal control systems and components. The techniques used to obtain unauthorized access to, or to disable or degrade, electronic networks, computers, systems and solutions are rapidly evolving and have become increasingly complex and sophisticated. The results of any attack on the computer and information technology systems could have a material adverse impact on the operations of the City and damage the digital networks and systems. The City cannot predict the outcome of any such attack, nor the effect on the operations and finances of the City.

Geologic, Topographic and Climatic Conditions

The value of the property in the Improvement Area in the future can be adversely affected by a variety of additional factors, particularly those which may affect infrastructure and other public improvements and private improvements on property and the continued habitability and enjoyment of such private improvements. Such additional factors include, without limitation, geologic conditions such as earthquakes, topographic conditions such as earth movements, landslides and floods and climatic conditions such as droughts and wildfire.

The occurrence of seismic activity in the Improvement Area could result in substantial damage to properties in the Improvement Area which, in turn, could substantially reduce the value of such properties and could affect the ability or willingness of the property owners to pay the Special Tax on their property. The Improvement Area is not located in any existing special study zone delineated by the Chief of the Division of Mines and Geology of the State of California as an area of known active faults and is not otherwise known to be located within an area of any significant seismic activity. However, it may be expected that one or more of such conditions may occur and may result in damage to improvements of varying seriousness, that the damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances, the value of the property may decline.

In recent years, wildfires have caused extensive damage throughout the State. In some instances, entire neighborhoods have been destroyed. Several of the fires that occurred in recent years damaged or destroyed property in areas that were not previously considered to be at risk from such events. Some commentators believe that climate change will lead to even more frequent and more damaging wildfires in the future. In general, property damage due to wildfire could result in a significant decrease in the market value of property in the Improvement Area and in the ability or willingness of property owners to pay Special Taxes.

The Improvement Area is located within an area identified as a moderate fire hazard severity zone. More information regarding Fire Hazard Severity Zones can be found at the California Department of Forestry and Fire Protection website at <https://frap.fire.ca.gov>, though such website is not incorporated herein by reference. The development within the Improvement Area is subject to mitigation measures set forth in a fuel modification plan approved by the City Fire Department. The mitigation measures include, among others, limitations on the type of vegetation that may be planted within fuel modification zones established in open space areas along certain portions of the perimeter of the Improvement Area, minimum setback of structures and irrigation requirements of the fuel modification zones. Maintenance of such zones is expected to initially be the responsibility of the property owners but upon build-out of the Improvement Area and dedication of the open space to the City will be maintained by the City from funds provided through CFD 18. Homeowner's insurance is expected to be available to property owners within the Improvement Area, and the coverage provided by such insurance typically insures against fire damage, although there is no assurance that homeowners within the Improvement Area will purchase or maintain such insurance.

In the event of a wildfire, flood or other natural disaster, there may be significant damage to both property and infrastructure in the Improvement Area. As a result, a substantial portion of the property owners may be unable or unwilling to pay the Special Taxes when due. In addition, the value of land in the Improvement Area could be diminished in the aftermath of such a natural disaster, reducing the resulting proceeds of foreclosure sales in the event of delinquencies in the payment of the Special Taxes.

Folsom Dam, located on the American River within the jurisdictional boundaries of the City, was built in 1955 by the United States Army Corps of Engineers and is owned by the United States Bureau of Reclamation. An auxiliary spillway to enable the dam to more easily release water as it nears capacity was completed by the Army Corps of Engineers in October 2017. The City, together with the County and other local agencies, have established a hazard mitigation plan in the event of a dam failure. Geologic, topographic and climatic conditions, if severe, could result in damage to the dam which could further cause damage to the surrounding region and may limit water supply for the City and the Improvement Area.

Endangered Species

During recent years, there has been an increase in activity at the State of California and federal level related to the possible listing of certain plant and animal species found in California as endangered species. An increase in the number of endangered species is expected to curtail development in a number of areas. The property within the Improvement Area contains protected habitat and species, including but not limited to Swainson's hawk and tri-colored blackbird foraging habitats and wetlands regulated by state and federal agencies. Foraging habitat mitigation credits have been satisfied by the Original Developer for all backbone projects and all Improvement Area project phases. At present, the property within the Improvement Area is not known to be inhabited by any other plant or animal species listed as threatened or endangered under either the State or federal endangered species acts or which either the California Fish and Game Commission or the United States Fish and Wildlife Service has proposed for addition to the respective endangered species list. Notwithstanding this fact, new species are proposed to be added to the State and federal protected lists on a regular basis. Any action by the State or federal governments to protect species located on or adjacent to undeveloped property could negatively affect the developer's ability to complete development as planned. This, in turn, could reduce the likelihood of timely payment of the Special Tax, from which funds for the payment of the Bonds is derived, and would likely reduce the value of the land and the potential revenues available at a foreclosure sale for delinquent Special Taxes. See "CERTAIN RISKS TO BONDHOLDERS—Land Values."

Hazardous Substances

While governmental taxes, assessments, and charges are a common claim against the value of a parcel, other less common claims may be relevant. One of the most serious in terms of the potential reduction in the value of a parcel in the Improvement Area is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws, but laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of property whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels in the Improvement Area be affected by a hazardous substance is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the financial and legal liability of a property owner to develop the affected parcel or other parcels, as well as the value of the property that is realizable upon a delinquency and foreclosure.

The appraised value of property in the Improvement Area does not take into account the possible reduction in marketability and value of any of the parcels by reason of the possible liability of the owner (or operator) for the remedy of a hazardous substance condition of the parcel. While the District is not aware that the owner (or operator) of any of parcels has such a current liability with respect to any of the parcels, it is possible that such liabilities do currently exist and that the District is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the parcels resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the

existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of a parcel within the Improvement Area that is realizable upon a delinquency.

Naturally Occurring Asbestos

California Air Resource Board (“CARB”) adopted the Airborne Toxic Control Measure (“ATCM”) for Construction, Grading, Quarrying and Surface Mining Operations. This statewide regulation is applicable to grading or any other projects disturbing soil in areas of California where asbestos may exist, as determined by the California Geological Survey (“CGS”). The ATCM applies to any size construction project although there are additional notification requirements for projects that exceed one acre. Areas and parcels moderately likely to contain naturally occurring asbestos are located in the eastern parts of Sacramento County, including in the City.

Natural weathering or human disturbance can break the asbestiform minerals down to microscopic fibers, which are easily suspended in air. There is no health threat if asbestos fibers in soil remain undisturbed and do not become airborne. When inhaled, these thin fibers irritate tissues and resist the body’s natural defenses. Asbestos causes cancers of the lung (such as mesothelioma) and the lining of internal organs, asbestosis, and other diseases that inhibit lung function. Scientists consider certain types of asbestos fibers (i.e., tremolite fibers and similarly structured amphibole asbestos particles) that are frequently identified in the City to be more potent than other types in causing mesothelioma.

The EIR for the Folsom Plan Area required all new development to undertake a site investigation to determine the presence of naturally occurring asbestos and, if necessary, prepare and implement an asbestos dust control plan. The Original Developer has undertaken an asbestos dust control plan with respect to development within the Improvement Area.

The health concerns associated with the presence of naturally occurring asbestos in the Improvement Area may adversely affect the marketability of property in the area.

LEGAL MATTERS

The validity of the Bonds, the Local Obligations and certain other legal matters are subject to the approving legal opinion of Orrick, Herrington & Sutcliffe LLP, Bond Counsel to the Authority (“Bond Counsel”). Bond Counsel has not undertaken any responsibility for the accuracy, completeness or fairness of this Official Statement and expresses no opinion as to the matters set forth herein. Certain legal matters will be passed upon for the District and the Authority by the City Attorney. Certain legal matters relating to the Local Obligations will be passed upon by Orrick, Herrington & Sutcliffe LLP, as bond counsel to the District. Certain legal matters will be passed upon for the Underwriter by its counsel, Stradling, Yocca, Carlson & Rauth, a Professional Corporation. The fees of Bond Counsel, Disclosure Counsel, and counsel to the Underwriter are contingent upon the issuance of the Bonds.

TAX MATTERS

In the opinion of Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”) and is exempt from State of California personal income taxes. Bond Counsel is of the further opinion that interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel observes that interest on the Bonds included in adjusted financial statement income of

certain corporations is not excluded from the federal corporate alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the amount, accrual, or receipt of interest on, the Bonds. A complete copy of the proposed form of opinion of Bond Counsel is set forth as APPENDIX E hereto.

To the extent the issue price of any maturity of the Bonds is less than the amount to be paid at maturity of such Bonds (excluding amounts stated to be interest and payable at least annually over the term of such Bonds), the difference constitutes "original issue discount," the accrual of which, to the extent properly allocable to each Beneficial Owner thereof, is treated as interest on the Bonds which is excluded from gross income for federal income tax purposes and exempt from State of California personal income taxes. For this purpose, the issue price of a particular maturity of the Bonds is the first price at which a substantial amount of such maturity of the Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). The accruing original issue discount is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. Beneficial Owners of the Bonds should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of Beneficial Owners who do not purchase such Bonds in the original offering to the public at the first price at which a substantial amount of such Bonds is sold to the public.

Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) ("Premium Bonds") will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, the amount of tax-exempt interest received, and a Beneficial Owner's basis in a Premium Bond, will be reduced by the amount of amortizable bond premium properly allocable to such Beneficial Owner. Beneficial Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

The Code imposes various restrictions, conditions and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. The Authority, the City and the District have made certain representations and covenanted to comply with certain restrictions, conditions and requirements designed to ensure that interest on the Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the Bonds. The opinion of Bond Counsel assumes the accuracy of these representations and compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken), or events occurring (or not occurring), or any other matters coming to Bond Counsel's attention after the date of issuance of the Bonds may adversely affect the value of, or the tax status of interest on, the Bonds. Accordingly, the opinion of Bond Counsel is not intended to, and may not, be relied upon in connection with any such actions, events or matters.

Although Bond Counsel is of the opinion that interest on the Bonds is excluded from gross income for federal income tax purposes and is exempt from State of California personal income taxes, the ownership or disposition of, or the accrual or receipt of amounts treated as interest on, the Bonds may otherwise affect a Beneficial Owner's federal, state or local tax liability. The nature and extent of these

other tax consequences depends upon the particular tax status of the Beneficial Owner or the Beneficial Owner's other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, in whole or in part, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals or clarification of the Code or court decisions may also affect, perhaps significantly, the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding the potential impact of any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of the Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service ("IRS") or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the Authority, the City or the District, or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The Authority, the City and the District have covenanted, however, to comply with the requirements of the Code.

Bond Counsel's engagement with respect to the Bonds ends with the issuance of the Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Authority, the City, the District or the Beneficial Owners regarding the tax-exempt status of the Bonds in the event of an audit examination by the IRS. Under current procedures, Beneficial Owners would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the Authority, the City or the District legitimately disagrees, may not be practicable. Any action of the IRS, including but not limited to selection of the Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the Bonds, and may cause the Authority, the City, the District or the Beneficial Owners to incur significant expense.

Payments on the Bonds generally will be subject to U.S. information reporting and possibly to "backup withholding." Under Section 3406 of the Code and applicable U.S. Treasury Regulations issued thereunder, a non-corporate Beneficial Owner of Bonds may be subject to backup withholding with respect to "reportable payments," which include interest paid on the Bonds and the gross proceeds of a sale, exchange, redemption, retirement or other disposition of the Bonds. The payor will be required to deduct and withhold the prescribed amounts if (i) the payee fails to furnish a U.S. taxpayer identification number ("TIN") to the payor in the manner required, (ii) the IRS notifies the payor that the TIN furnished by the payee is incorrect, (iii) there has been a "notified payee underreporting" described in Section 3406(c) of the Code or (iv) the payee fails to certify under penalty of perjury that the payee is not subject to withholding under Section 3406(a)(1)(C) of the Code. Amounts withheld under the backup withholding rules may be refunded or credited against a Beneficial Owner's federal income tax liability, if any, provided that the required information is timely furnished to the IRS. Certain Beneficial Owners (including among others, corporations and certain tax-exempt organizations) are not subject to backup withholding. The failure to comply with the backup withholding rules may result in the imposition of penalties by the IRS.

NO LITIGATION

At the time of delivery of and payment for the Bonds and the Local Obligations, the Authority and/or the District, as applicable, will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court or regulatory agency, public board or body pending or threatened against the Authority or the District affecting their existence, or the titles of their respective officers, or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds or the Local Obligations, the application of the proceeds thereof in accordance with the Trust Agreement, or the collection or levy of the Special Taxes to pay the principal of and interest on the Local Obligations, or in any way contesting or affecting the validity or enforceability of the Local Obligations and the Bonds, the Trust Agreement, the Local Obligations Indenture, the Bond Purchase Contract entered into among the Authority, the District and the Underwriter or any other applicable agreements or any action of the Authority or the District contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the Authority or the District or their authority with respect to the Bonds or the Local Obligations or any action of the Authority or the District contemplated by any of said documents, nor, to the knowledge of the Authority, is there any basis therefor.

NO RATING

The Authority has not made, and does not contemplate making, application to any rating agency for the assignment of a rating to the Bonds. The absence of a rating may significantly adversely affect the ability of the owner of Bonds to sell such Bonds.

MUNICIPAL ADVISOR

Fieldman, Rolapp & Associates, Inc. has acted as Municipal Advisor (the "Municipal Advisor") to the District in conjunction with the issuance of the Bonds. The Municipal Advisor has assisted in matters related to the planning, structuring, execution, and delivery of the Bonds. The Municipal Advisor will receive compensation contingent upon the sale and delivery of the Bonds. The Municipal Advisor has not audited, authenticated, or otherwise independently verified the information set forth in this Official Statement, or any other related information available, with respect to accuracy and completeness of disclosure of such information. Because of this limited participation, the Municipal Advisor makes no guaranty, warranty, or other representation with respect to the accuracy or completeness of this Official Statement, or any other matter related to this Official Statement.

UNDERWRITING

The Bonds are being purchased by Piper Sandler & Co. (the "Underwriter") pursuant to a Bond Purchase Contract (the "Purchase Contract"), by and among the Authority, the District and the Underwriter. Pursuant to the Purchase Contract, the Underwriter has agreed to purchase all of the Bonds from the Authority at a purchase price of \$ _____, being the aggregate principal amount of the Bonds of \$ _____, [plus/less] a [net] original issue [premium/discount] of \$ _____ and less an Underwriter's discount of \$ _____. The Underwriter may offer and sell the Bonds to certain dealers and others at prices lower than the public offering prices set forth on the inside front cover page hereof.

CONTINUING DISCLOSURE

The District

The District has covenanted for the benefit of the Owners to provide certain financial information and operating data relating to the Bonds by not later than nine months following the end of the District's fiscal year (which fiscal year currently ends June 30) commencing with the report for the 2022-23 Fiscal Year (the "Annual Report"), which is due April 1, 2024, and to provide notices of the occurrence of certain enumerated events. The Annual Report and the notices of enumerated events will be filed with EMMA, and the first Annual Report may include the filing of or reference to this Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of enumerated events is contained within APPENDIX D—"FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS." These covenants have been made in order to assist the Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

The District is committed to complete and accurate continuing disclosure in accordance with its continuing disclosure obligations under the federal securities laws, including rules and regulations promulgated by the SEC and the MSRB, as those rules may be amended from time to time. Further, the City has policies and procedures in place in order to achieve compliance with its continuing disclosure undertakings and those of its related entities. Within the last five years, the City and its related entities (including the District) have complied in all material respects with their respective continuing disclosure obligations under S.E.C. Rule 15c2-12(b)(5).

The Homebuilders

Pursuant to Continuing Disclosure Certificates to be executed by each of the Homebuilders in connection with the issuance of the Bonds, the Homebuilders will each covenant for the benefit of the Bondholders to provide certain information relating to it and its development within the Improvement Area no later than March 31 and September 30 in each year, commencing March 31, 2024 (the "Disclosure Reports"), and to provide notices of the occurrence of certain enumerated events until the obligation to so provide such information, data and notices is otherwise terminated in accordance with the provisions of such Continuing Disclosure Certificate. A form of the Continuing Disclosure Certificate for the Homebuilders is included in APPENDIX D—"FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS." The Disclosure Reports are to be filed with EMMA.

The Authority and the District have not considered, or reached any conclusion as to, whether or not either Homebuilder is an obligated person under the Rule. The Authority takes no responsibility for the form or content or for the adequacy of the applicable Continuing Disclosure Certificate for each Homebuilder for its intended purpose.

The obligations of the Homebuilders will terminate upon the occurrence of certain events as set forth in each Homebuilder's Continuing Disclosure Certificate, including at such time as such Homebuilder and its Affiliates (as defined in the Continuing Disclosure Agreement), in the aggregate, own or has the option to purchase less than 54 of the residential lots within the Improvement Area subject to the Special Tax.

Prior Continuing Disclosure Compliance – Tri Pointe. Tri Pointe represents that, to its actual knowledge, Tri Pointe has not failed in any material respect to comply with any previous undertaking by it to provide periodic continuing disclosure reports or notices of material events with respect to community facilities districts or assessment districts in northern California within the past five years.

Prior Continuing Disclosure Compliance – Lennar Homes. To the actual knowledge of Lennar Homes, other than as disclosed in this paragraph, in the last five years, Lennar Homes has not failed to comply in any material respect with its previous continuing disclosure undertakings, specifically regarding its requirement to provide developer periodic reports or to provide notice of occurrence of enumerated events with respect to community facilities districts or assessment districts in California. However, (i) in connection with the \$16,780,000 California Municipal Finance Authority Special Tax Revenue Bonds BOLD Program Series 2020B, Lennar Homes inadvertently failed to file the initial Semi-Annual Report by the due date of May 1, 2021, but filed a curative report on May 21, 2021; and (ii) in connection with the \$5,795,000 City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B, Lennar Homes inadvertently failed to file the initial annual report by the due date of April 1, 2022, but filed a curative report on September 21, 2022.

MISCELLANEOUS

This Official Statement is not to be construed as a contract or agreement among the Authority, the District and the purchasers of the Bonds. Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. The information and expressions of opinion herein are subject to change without notice and neither the delivery of the Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Authority, the City or the District since the date hereof.

References are made herein to certain documents and reports which are brief summaries thereof which do not purport to be complete or definitive and reference is made to such documents and reports for full and complete statements of the contents thereof. Copies of such documents and reports are available for inspection at the office of the Finance Director, City of Folsom, City Hall, 50 Natoma Street, Folsom, California 95630.

The execution and delivery of the Official Statement by the Authority and the District has been duly authorized by the Board of Directors of the Authority and the City Council, respectively.

FOLSOM RANCH FINANCING AUTHORITY

By: _____
Treasurer

CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)

By: _____
City of Folsom Finance Director

APPENDIX A

**AMENDED RATE, METHOD OF APPORTIONMENT AND MANNER OF
COLLECTION OF SPECIAL TAX**

APPENDIX B

ECONOMIC AND DEMOGRAPHIC INFORMATION RELATING TO THE CITY OF FOLSOM

This Appendix contains certain economic and demographic information relating to the City. Neither the faith and credit nor the taxing power of the City, the Authority, the State of California or any political subdivision thereof is pledged to the payment of the Bonds. Except for the Trust Estate, no other revenues or taxes are pledged to the payment of the Bonds. The Bonds are not general obligations of the Authority, the District or the City but are limited obligations of the Authority payable solely from the Trust Estate, derived primarily from payments on the Local Obligations from the payment of the Special Taxes levied within the District, as more fully described in the Official Statement to which this Appendix is appended. The information set forth herein that has been obtained from sources other than the City is believed to be reliable, but such information is not guaranteed as to accuracy or completeness. Statements contained herein that involve estimates, forecasts, or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of facts. Information contained in this Appendix B is presented as general background data. The taxing power of the City, the State of California, or any political subdivision thereof is not pledged to the payment of the Bonds.

General

The City is located in the eastern portion of Sacramento County (the "County"), approximately 110 miles northeast of San Francisco and 20 miles east of Sacramento. The City is located along the eastern end of the Highway 50 corridor in an area of the Sacramento Valley that has experienced considerable growth over the past 30 years.

City Government

The City was incorporated in 1946 and chartered in 1990. The City's primary governing body is the City Council, composed of five members who are elected at large and who serve four-year terms. The council members choose a mayor and vice mayor from among their members. Current City Council members are:

Member	Term Expires
Rosario Rodriguez (Mayor)	11/2024
YK Chalamcherla (Vice Mayor)	11/2024
Sarah Aquino	11/2026
Mike Kozlowski	11/2026
Anna Rohrbough	11/2026

The City operates under a Council-Manager form of government. The City Manager is responsible for daily administration of City affairs. Elaine Andersen has served as City Manager since 2018. The City Manager is appointed by and serves at the will of the City Council. The City Manager is responsible for implementation of City Council policy, enforcement of City laws and ordinances, appointment and discipline of City officers and employees, oversight of City departments, preparation and submission of the City budget to the City Council, and other related functions.

City Budget Process

The City's annual budget is adopted by the City Council on or before the last working day of June. If the City Council fails to adopt a budget by such date, the budget proposed by the City Manager shall be deemed adopted. The City Manager may transfer moneys between departments and divisions, and programs and accounts within departments and divisions, but only the City Council may by resolution transfer moneys between funds and from un-appropriated balances or fund balances to any fund or appropriation account. The City Council adopted the Fiscal Year 2023-24 budget on June 8, 2023.

Budget information is adopted on an annual basis for the General Fund, special revenue funds and debt service funds. The budget is adopted on a project length basis for capital projects funds. The following procedures are followed in establishing the budgetary data reflected in the financial statements:

- A. Department heads prepare a budget request based upon the previous year's expenditures.
- B. Meetings are held between the department heads, the Chief Financial Officer and City Manager for the purpose of reviewing and prioritizing budget requests.
- C. The City Manager submits the proposed city budget to the City Council, who makes decisions regarding department budgets.
- D. Transfers between funds and changes in the total budget must be approved by the City Council.

Budget information is presented for the General Fund, Successor to the Redevelopment Agency, Special Revenue Funds, Capital Projects Funds, Proprietary Funds and Internal Service Fund as required supplementary information. The budget information is presented on a basis consistent with generally accepted accounting principles. Appropriations, except open project appropriations and unexpended grant appropriations, lapse at the end of each fiscal year.

Revenues and expenditures relating to the City's general governmental operations are budgeted and accounted for in the City's General Fund, including public safety, highways and streets, and culture and recreation. General taxes and fees support most of these activities. The City's Fiscal Year 2023-24 adopted budget includes over \$246.2 million in expenditures across all funds. Of this amount, approximately \$108.5 million was allocated to the General Fund of the City.

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Population

The historic population of the City, the County and the State is shown in the following table.

**City of Folsom, Sacramento County and State of California
Population Estimates
(As of January 1)**

<u>Year</u>	<u>City of Folsom</u>	<u>Sacramento County</u>	<u>State of California</u>
1990 ⁽¹⁾	29,798	1,066,789	29,811,427
2000 ⁽¹⁾	51,884	1,223,499	33,871,648
2010 ⁽¹⁾	72,203	1,418,788	37,253,956
2016	76,260	1,495,620	39,103,587
2017	77,050	1,511,390	39,352,398
2018	77,598	1,525,099	39,519,535
2019	78,666	1,538,054	39,605,361
2020	82,943	1,585,055	39,538,223
2021	83,008	1,579,186	39,286,510
2022	84,438	1,573,366	39,078,674
2023	85,498	1,572,453	38,940,231

⁽¹⁾ Based on United States Census Bureau data as of April 1 in such year.

Source: State of California, Department of Finance, *E-4 Population Estimates for Cities, Counties and the State*, Sacramento, California, May 2023.

Building Activity

Residential building activity for the past five calendar years for the City is shown in the following table.

**BUILDING PERMITS AND VALUATIONS
City of Folsom
[2017-2021]**

<u>Permit Valuation</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
New Single-Family	\$49,876,243	\$133,853,629	\$168,004,023	\$181,531,127	\$351,482,252
New Multi-Family	44,567,106	18,535,990	15,533,653	11,039,625	6,621,585
Res. Alterations/Additions	9,213,460	8,634,352	10,055,289	11,214,031	13,200,936
Res. Other	21,854,701	24,467,871	26,537,274	34,630,673	43,832,114
Total Residential ⁽¹⁾	\$125,511,510	\$185,491,842	\$220,130,239	\$238,415,456	\$415,136,887
New Commercial	\$1,440,277	\$735,936	\$1,384,871	\$230,698	\$570,954
New Industrial	3,374,395	--	--	--	--
Comm./Ind.	21,432,333	19,013,485	26,361,400	10,117,261	11,622,910
Alterations/Additions				2,011,887	9,611,894
Other Comm./Ind.	14,023,780	9,171,404	14,185,636	\$12,359,846	\$21,805,758
Total Non-Residential ⁽¹⁾	\$40,270,785	\$28,920,825	\$41,931,907	\$12,359,846	\$21,805,758

⁽¹⁾ Totals may not add to sum because of rounding.

Source: City of Folsom.

Employment

The table below reflects recent employment information for the City’s largest employers for the fiscal year ended June 30, 2023.

**PRINCIPAL EMPLOYERS
City of Folsom
Fiscal Year 2022-23**

<u>Business Name</u>	<u>Number of Employees</u>	<u>Percent of Total Employment</u>
Intel Corporation	4,476	11.16%
California State Prison	1,514	3.78
Folsom Cordova Unified School District ⁽¹⁾	1,117	2.79
Folsom State Prison	935	2.33
Mercy Hospital of Folsom	812	2.02
California Independent System Operator	683	1.70
City of Folsom	463	1.15
SAFE Credit Union ⁽²⁾	390	0.97
Costco Wholesale	361	0.90
Folsom Lake College	260	0.65
Total Top Employers	11,011	27.46%
Total Labor Force ⁽³⁾	40,100	100.00%

⁽¹⁾ Includes both certified and classified employees in Folsom only.
⁽²⁾ Includes both the corporate and Folsom branch.
⁽³⁾ Total Folsom labor force provided by EDD Labor Force Data.
 Source: MuniServices, LLC/ Avenu Insights & Analytics

The unemployment rate in the Sacramento—Roseville—Arden-Arcade, CA Metropolitan Statistical Area (“Sacramento MSA”), which includes Sacramento, Placer, El Dorado, and Yolo Counties, was approximately 3.7% in 2022, down from the 2021 estimate of approximately 6.2%. This compares with an unadjusted unemployment rate of 4.2% for California and 3.6% for the nation during the same period. The unemployment rate was 3.4% in El Dorado County, 3.1% in Placer County, 3.9% in Sacramento County, and 4.0% in Yolo County for 2022.

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The table below provides information about employment rates and employment by industry type for the Sacramento MSA for calendar years 2018 through 2022.

**Sacramento—Roseville—Arden-Arcade, CA Metropolitan Statistical Area
Labor Force, Employment and Unemployment Yearly Average⁽¹⁾**

	2018	2019	2020	2021	2022
Civilian Labor Force ⁽²⁾	1,088,300	1,100,800	1,091,700	1,107,800	1,124,500
Employment	1,046,900	1,060,300	994,000	1,036,700	1,082,500
Unemployment	41,500	40,500	97,700	71,100	42,000
Unemployment Rate	3.8%	3.7%	9.0%	6.4%	3.7%
<u>Wage and Salary Employment</u> ⁽³⁾					
Total Farm	9,100	8,700	8,300	9,000	8,600
Mining and Logging	500	500	600	700	500
Construction	64,500	69,400	70,200	74,100	76,800
Manufacturing	36,000	36,800	36,100	37,500	40,300
Wholesale Trade	28,400	28,600	26,500	26,400	28,300
Retail Trade	102,000	100,500	95,200	101,100	100,800
Transportation, Warehousing and Utilities	29,500	32,200	34,300	37,100	40,500
Information	12,400	11,900	10,200	10,000	10,500
Finance and Insurance	36,700	35,200	34,800	34,300	33,200
Real Estate and Rental and Leasing	16,800	17,300	16,900	17,400	19,100
Professional and Business Services	136,000	137,200	132,500	136,700	147,500
Educational and Health Services	159,800	166,600	164,000	168,400	175,400
Leisure and Hospitality	106,200	109,600	83,900	92,800	108,700
Other Services	34,200	35,400	31,000	32,600	36,100
Federal Government	14,100	14,200	14,800	14,500	14,300
State Government	120,400	121,900	121,700	126,800	128,700
Local Government	103,500	105,300	98,900	98,000	102,900
Total, All Industries ⁽⁴⁾	1,009,900	1,031,300	979,700	1,017,200	1,072,300

(1) Data not adjusted for seasonality.

(2) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(3) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(4) Data may not add due to rounding.

Source: State of California Employment Development Department.

Retirement Programs

General. The City contributes to two plans in the California Public Employees' Retirement System ("CalPERS"). The safety plan covers all of the City's full-time sworn uniformed fire employees, sworn uniformed police employees, and all chiefs in both departments. The miscellaneous plan covers all remaining eligible employees.

As of June 30, 2022, the date of the most recent actuarial study report, the safety plan and the miscellaneous plan were 61.3% funded and 63.6% funded, respectively. For the safety plan, the actuarial accrued liability was approximately \$258 million and the market value of assets was approximately \$158 million, resulting in an unfunded actuarial accrued liability ("UAAL") of \$100 million. For the miscellaneous plan, the actuarial accrued liability was approximately \$286 million and the market value of assets was approximately \$182 million, resulting in a UAAL of approximately \$104 million.

For the year ended June 30, 2023, the City’s unaudited annual pension cost of \$9,789,430 for the safety plan and \$10,886,274 for the miscellaneous plan were equal to the City’s required contributions. The three-year trend information for the safety and miscellaneous plans combined is as follows:

<u>Fiscal Year Ended</u>	<u>Annual Pension Cost (“APC”)</u>	<u>Percentage of APC Contributed</u>	<u>Net Pension Obligation</u>
6/30/2021	\$18,281,774	100%	—
6/30/2022	18,902,039	100%	—
6/30/2023	20,675,705	100%	—

Other Post-Employment Benefits. In 2004, the Government Accounting Standards Board (“GASB”) issued Statement No. 45, Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions (“GASB 45”). GASB 45 requires governmental agencies to change their accounting for Other Post-Employment Benefits (“OPEB”) from a pay-as-you-go to an accrual basis. The City has implemented the requirements of GASB 45, including financial statement reporting and disclosure requirements. Among other things, employers that participate in single-employer or agent multiple-employer defined benefit OPEB plans are required to measure and disclose an amount for annual OPEB cost on the accrual basis of accounting. Annual OPEB cost is equal to the employer’s annual required contribution to the plan, with certain adjustments. The annual required contribution represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed 30 years. An employer’s net OPEB obligation is defined as the cumulative difference between annual OPEB cost and the employer’s contributions to a plan.

The City sponsors and administers a single-employer defined benefit post-employment healthcare plan (the “Healthcare Plan”) to provide healthcare insurance benefits to eligible retired employees and their dependents. The City pre-funds the Healthcare Plan through a Futuris Public Entity Investment Trust and a Retirement Board of Authority made up of the Mayor, one at large City Council member, the City Manager, the Finance Director, and the Human Resources Director. The Retirement Board of Authority delegated authority of the trust to the Benefit Trust Company. The required contribution is based on projected pay-as-you-go financing requirements, with an additional amount to prefund benefits as determined annually by the City Council. For Fiscal Year 2023, the City contributed \$500,000 to the plan for current premiums. For Fiscal Year 2024, the City has budgeted to contribute another \$500,000 to the plan.

For more information regarding the City’s OPEB liabilities, see note 12 to the City’s Annual Comprehensive Financial Report for the fiscal year ended June 30, 2022.

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Capital Improvement Program

The City's Capital Improvement Program ("CIP") is a multi-year plan that forecasts spending for all anticipated capital projects and is considered to be the link between the City's development and financing planning process. CIP funding comes mainly from impact fees and a number of other special revenue funds, as well as grants and loans. Within each program category, the City identifies resources that it will commit to priority capital projects. CIP costs include both one-time expenses and recurring expenses related to capital rehabilitation. The City's CIP for Fiscal Year 2024 is approved at \$70.0 million, which is approximately 10.0% more than the City's approved CIP for Fiscal Year 2023 of \$63.6 million.

Investment Policy

The City's Investment Policy is codified in Section 3.30.030 of the City of Folsom Municipal Code and is set forth below:

It is the primary duty of the city officers having responsibility for investing city moneys to protect, preserve and maintain cash and investments placed in their trust on behalf of the citizens of the city. To that end, those investment officers shall comply with the following guidelines and procedures:

- A. Interest yield on investments shall be secondary to the basic requirements of safety and liquidity of moneys.
- B. The city investment portfolio shall be designed to equal or exceed the rate of return of the state's local agency investment fund (LAIF) throughout budgetary and economic cycles, taking into account the city's risk constraints, cash flow characteristics of the investment portfolio, this chapter, this code and state law.
- C. The city investment portfolio shall be diversified to minimize risks regarding specific security types or individual financial institutions.
- D. All city investment officers shall adhere to the guidance provided by the "prudent investor standard" as set out in the California Government Code Section 53600.3.
- E. All participants in the investment process shall act as custodians of the public trust. Investment officers shall recognize that the investment portfolio is subject to public review and evaluation.
- F. The city's chief investment officer shall quarterly submit an investment report to the city council, which report shall include all required elements as prescribed by California Government Code Section 53646. The city's chief investment officer shall monthly submit a report of transactions to the city council as prescribed in California Government Code Section 53607. In both instances the city chief investment officer may include such other information as deemed appropriate.
- G. The finance director shall develop a system of internal controls over investments, which control system shall be documented in writing according to California Debt and Investment Advisory Commission guidelines. The system shall be designed to prevent losses of public moneys arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by city employees or officers.

- H. Financial institutions in which the city has investments shall be monitored as to financial condition throughout the period in which the city has moneys deposited or invested, to assure that the condition of the institution does not materially deteriorate so as to risk the city's investments.
- I. A statement of investment policy shall be developed, and changes to the policy submitted to the city council as needed.
- J. Security purchases and holdings shall be maintained within the limits permitted by the City Charter, this chapter and the California Government Code, whichever is the most restrictive both as to percentages of the total investment portfolio which might be invested in the various types of securities and as to the maximum length of maturity.

The following table shows the type of investments and other information on the portfolio as of June 30, 2022.

**CITY OF FOLSOM
PORTFOLIO SUMMARY
As of June 30, 2022**

Investments by Fair Value Level	Balance
City Pooled Investments	
Certificate of Deposit	\$9,718,847
Commercial Paper	34,696,418
Corporate Notes	21,763,197
Municipal Obligations (City)	50,912,247
Municipal Obligations (FRFA)	106,208,595
Municipal Obligations (PPFA)	36,647,882
Federal Farm Credit Bank (FFCB)	8,826,930
Federal Home Loan Bank (FHLB)	15,275,162
Federal Home Loan Mortgage (FHLMC)	5,430,339
Federal National Mortgage (FNMA)	1,826,451
US Treasury Note	1,910,977
 Investments Not Measured at Fair Value or Subject to Fair Value Hierarchy	
Local Agency Investment Funds	67,542,544
Money Market Mutual Funds	<u>3,980,374</u>
Total Investments Not Measured at Fair Value or Subject to Fair Value Hierarchy	<u>71,522,918</u>
 Total City's Pooled Investments	<u><u>364,739,963</u></u>
 Investments Held with Fiscal Agent Not Measured at Fair Value	
JPA (CAMP)	203,809
Money Market Mutual Funds	<u>25,917,618</u>
 Investments Held with Fiscal Agent by Fair Value Level	
OPEB Plan Investments – Mutual Funds	7,874,210
Total Investments Held with Fiscal Agents	<u>33,995,637</u>
 Total Investments	<u><u>\$398,735,599</u></u>

Source: City of Folsom.

Insurance, Risk Pooling and Joint Powers Arrangements

The City participates in pooled insurance programs offered by the Northern California Cities Self Insurance Fund ("NCCSIF"), a joint powers agency that provides the City with a shared risk layer of coverage above its self-insured \$100,000 retention for liability and workers' compensation. NCCSIF also provides claims servicing to the City for its banking layer, which represents the City's self-insurance. NCCSIF consists of 18 member cities, all located within California, and is governed by a board of directors appointed by the member cities. It provides pooled claims processing administrative services, risk management services, and actuarial studies. The City's deposit for the fiscal year ended June 30, 2022, was \$2,942,482, and for the fiscal year ended June 30, 2021, was \$2,852,642. For the Fiscal Year ended June 30, 2022, NCCSIF had net assets of \$24,401,660 and a net income of \$422,604.

Sales Taxes

The following table shows taxable transactions in the City during calendar years 2016 through 2021 and through the second quarter of 2023.

TAXABLE SALES City of Folsom 2016-2021 (in Thousands)

<i>Year</i>	<i>Retail Permits</i>	<i>Retail and Food Taxable Transactions</i>	<i>Total Permits</i>	<i>Total Outlets Taxable Transactions</i>
2016	1,588	\$1,595,641	2,404	\$1,828,059
2017	1,614	1,663,432	2,459	1,944,041
2018	1,593	1,721,452	2,501	1,983,797
2019	1,616	1,741,755	2,602	2,093,411
2020	1,652	1,579,786	2,741	1,795,390
2021	1,457	1,917,045	2,418	2,134,222
2022	1,523	2,009,992	2,546	2,253,326
2023 ⁽¹⁾	1,481	969,345	2,536	1,097,448

⁽¹⁾ Data through June 30, 2023.

Source: City of Folsom.

Community Facilities

The four-county Sacramento Metropolitan Area offers multiple parks, playgrounds, theaters and golf courses. Recreational activities offered along the American and Sacramento Rivers include fishing, swimming, boating, biking, horseback riding and hiking. Varied cultural opportunities include art galleries and museums, two major symphonies, three ballet companies, scores of movie theaters showing first run films and many theater groups offering live stage plays. In February 2011, the \$50 million performing arts complex Harris Center – Three Stages at Folsom Lake College opened. The state of the art facility is one of the largest college performing arts centers in the state and hosts theatre, symphonies, and ballets.

Media outlets in the four-county area consist of more than 30 newspapers, nine television stations (four network, four independent, one public) and 30 radio stations.

Education

The Folsom-Cordova Unified School District operates schools both in the City and in the Sacramento suburb of Rancho Cordova, which borders the City to the west. In the City, the school district now has three high schools, two middle schools, and ten elementary schools.

Institutions of higher learning situated in the Sacramento area include California State University, Sacramento, and the University of California at Davis, which includes a medical school and law school. Private universities, such as William Jessup University, the University of Sacramento, and National University also have campuses in the Sacramento region. Other institutions include the McGeorge School of Law (University of the Pacific), and extensions and satellites of schools such as the University of Southern California, University of San Francisco, Golden Gate University, and Drexel University among others. There are a number of Community Colleges in the region, including Folsom Lake College. In addition to the main campus located within the City, the Folsom Lake College operates the El Dorado and Rancho Cordova centers and enrolls more than 8,000 students.

Utilities

The City's water treatment plant produces and delivers high-quality drinking water, supplying water to the portion of the City south of the American River. The Water Division of the City's Environmental and Water Resources Department inspects and maintains, as of December 31, 2021, the 376 miles of water mains, 23,186 service connections and 3,800 fire hydrants. The City also provides sewage collection services for the entire City. The Sewer Division of the City's Environmental and Water Resources Department inspects and maintains, as of December 31, 2022, the 282 miles of sanitary sewers, 17 pump stations, and 25,498 service connections. Sewage treatment is provided by the Sacramento Regional County Sanitation District.

The City also provides solid waste collection services. The Solid Waste Division of the City's Public Works Department operates a fleet of solid waste vehicles for collection, as well as providing recycling, household hazardous waste pickup and disposal, and neighborhood clean-up services for the entire City.

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APPENDIX C
SUMMARY OF PRINCIPAL DOCUMENTS

APPENDIX D

FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS

DISTRICT CONTINUING DISCLOSURE CERTIFICATE

THIS DISTRICT CONTINUING DISCLOSURE CERTIFICATE (this "Disclosure Certificate"), dated as of _____, 2024, is executed and delivered by the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") relative to the Folsom Ranch Financing Authority (the "Authority") in connection with the issuance by the Authority of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Bonds"). The Bonds are being issued pursuant to a Trust Agreement (the "Trust Agreement"), among the District, the Authority and U.S. Bank Trust Company, National Association (the "Trustee"). The District covenants and agrees as follows.

SECTION 1. Purpose of the Disclosure Certificate. The Disclosure Certificate is being executed and delivered by the District for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" means any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 hereof.

"Annual Report Date" means the date in each year that is nine months after the end of the District's fiscal year, which date, as of the date of this Disclosure Certificate, is April 1.

"Dissemination Agent" shall mean NBS, or any successor Dissemination Agent designated in writing by the District and which has filed with the District a written acceptance of such designation.

"EMMA System" means the MSRB's Electronic Municipal Market Access system, or such other electronic system designated by the MSRB.

"Financial Obligation" means, for purposes of the Listed Events set out in Section 5(a)(10) and Section 5(b)(7), a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include Municipal Securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Listed Events" means any of the events listed in subsection (a) of Section 5 hereof.

"MSRB" means the Municipal Securities Rulemaking Board, or any successor thereto.

"Official Statement" means the Official Statement, dated _____, 2024, relating to the Bonds.

"Participating Underwriter" means the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) The District shall, or shall cause the Dissemination Agent to, provide to the MSRB through the EMMA System, in an electronic format and accompanied by identifying information all as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 hereof, not later than the Annual Report Date, commencing with the report for the 2022-23 Fiscal Year. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 hereof; provided, however, that the audited financial statements of the District may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if not available by that date. If the District’s fiscal year changes, it shall, or shall instruct the Dissemination Agent to, give notice of such change in the same manner as for a Listed Event under subsection (e) of Section 5 hereof. The first Annual Report may include the filing of or reference to the Official Statement.

(b) Not later than 15 business days prior to the date specified in subsection (a) of this Section for the providing of the Annual Report to the MSRB, the District shall provide the Annual Report to the Dissemination Agent.

(c) If the Dissemination Agent is other than the District, then not later than fifteen (15) Business Days prior to said date, the District shall provide the Annual Report to the Dissemination Agent. If the District is unable to provide the Annual Report to the MSRB by the Annual Report Date, the District shall send a notice to the MSRB in substantially the form attached as Exhibit A to the Disclosure Certificate.

(d) The Dissemination Agent shall:

- (i) provide any Annual Report received by it to the MSRB, as provided herein; and
- (ii) file a report with the District certifying that the Annual Report has been provided pursuant to this Disclosure Certificate and stating the date it was so provided.

SECTION 4. Content of Annual Reports. The District’s Annual Report shall contain or incorporate by reference the following:

(a) The District’s audited financial statements, if any, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the District’s audited financial statements, if any, are not available by the time the Annual Report is required to be filed pursuant to subsection (a) of Section 3 hereof, the Annual Report shall contain unaudited financial statements, and the audited financial statements, if any, shall be filed in the same manner as the Annual Report when they become available. If the District’s financial statement is included or consolidated with the financial statement for the City of Folsom (the “City”), then the District shall file the City’s audited financial statements as its own.

(b) The following information:

- (i) The principal amount of Bonds and any bonds secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of the December 31 next preceding the Annual Report Date along with debt service schedules for the Bonds and any bonds

secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of such date;

(ii) The balance in each reserve account for the Local Obligations, and a statement of the required bond reserve amount, as of the December 31 next preceding the Annual Report Date;

(iii) The total assessed value of all parcels within the Improvement Area on which the Special Taxes are levied, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date, and a statement of assessed value-to-lien ratios therefor based on special tax and assessment debt, either by individual parcel or by categories (e.g., "below 3:1," "3:1 to 4:1" etc.);

(iv) The Special Tax delinquency rate for the Improvement Area as of the December 31 next preceding the Annual Report Date; the number of parcels within the Improvement Area delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date; the amount of each delinquency; the length of time delinquent and the date on which foreclosure was commenced, or similar information pertaining to delinquencies deemed appropriate by the District; provided, however, that parcels with aggregate delinquencies of \$1,000 or less (excluding penalties and interest) may be grouped together and such information may be provided by category;

(v) The status of foreclosure proceedings and a summary of the results of any foreclosure sales in the Improvement Area as of the December 31 next preceding the Annual Report Date;

(vi) The identity of any property owner, representing more than 5% of the Special Tax levy, delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date;

(vii) All tentative and final maps approved and/or recorded within the Improvement Area, describing the gross acres, the planned commercial acres and the number and type of planned residential dwelling units;

(viii) The number of new building permits issued and a description of the purpose of such permits (e.g., new single-family, new multi-family, new commercial, new industrial);

(ix) A land ownership summary listing the top ten Special Tax payers for the Improvement Area, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date; and

(x) For the current Fiscal Year, the amount of the Effective Tax Rate Evaluation Maximum Facilities Special Tax, the Maximum Facilities Special Tax, the actual Facilities Special Tax levied within the Improvement Area and the actual Special Tax levied within the Improvement Area, with such amounts reported separately for Developed Property, Small Lot Final Map Property and Large Lot Property; provided, however, that once all Taxable Property within the Improvement Area is Developed Property, the Maximum Facilities Special Tax and the actual Facilities Special Tax and the actual Special Tax levied may each be shown on an aggregate basis in the Annual Report. For the purposes of this subparagraph (x), all capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Amended Rate and Method of Apportionment for the Improvement Area.

In addition to any of the information expressly required to be provided under this Section, as set forth above, the District shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which have been submitted to the MSRB through the EMMA System. The District shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section, the District shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies.
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (iv) Substitution of credit or liquidity providers, or their failure to perform.
- (v) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax-exempt status of the security.
- (vi) Defeasances.
- (vii) Tender offers.
- (viii) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note: For the purposes of the event identified in subparagraph (ix), the event is considered to occur when any of the following occur: the appointment of a receiver, trustee or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (ix) Rating changes.

(x) Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial Obligation of the District, any of which reflect financial difficulties.

(b) The District shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds, if material:

(i) Modifications to rights of Bond holders.

(ii) Bond calls.

(iii) Release, substitution or sale of property securing repayment of the Bonds.

(iv) Non-payment related defaults.

(v) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms.

(vi) Appointment of a successor or additional trustee or the change of name of a trustee.

(vii) Incurrence of a Financial Obligation of the District, or agreement to covenants, events of default, remedies, priority rights, or similar terms of a Financial Obligation of the District, any of which affect Bondholders.

(c) Whenever the District obtains knowledge of the occurrence of a Listed Event described in subsection (b) above, the District shall determine if such event would be material under applicable federal securities laws.

(d) If the District learns of the occurrence of a Listed Event described in subsection (a) of this Section, or determines that knowledge of a Listed Event described in subsection (b) of this Section would be material under applicable federal securities laws, the District shall notify the Dissemination Agent thereof in writing and instruct the Dissemination Agent to report the occurrence pursuant to subsection (e) of this Section. If in response to a request under subsection (b) of this Section, the District determines that the Listed Event would not be material under applicable Federal securities law, the District shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (e) of this Section.

(e) If the Dissemination Agent has been instructed by the District to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB through the EMMA System. Notwithstanding the foregoing, notice of Listed Events described in paragraph (vii) of subsection (a) of this Section and paragraph (ii) of subsection (b) of this Section need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Trust Agreement.

SECTION 6. Termination of Reporting Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the District shall give

notice of such termination in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 7. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the District pursuant to the Disclosure Certificate.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of subsection (a) of Section 3 hereof, Section 4 hereof or subsections (a) and (b) of Section 5 hereof, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver (i) is approved by Owners of the Bonds in the manner provided in the Trust Agreement for amendments to the Trust Agreement with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of Owners or Beneficial Owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the annual financial information containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial statements or information, in order to provide information to investors to enable them to evaluate the ability of the District to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be given in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure

Certificate, the District shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the District or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of outstanding Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under the Disclosure Certificate. A default under the Disclosure Certificate shall not be deemed an Event of Default under the Trust Agreement, and the sole remedy under the Disclosure Certificate in the event of any failure of the District to comply with the Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall be entitled to the protections and limitations from liability afforded to the Trustee under the Trust Agreement. The Dissemination Agent shall not be responsible for the form or content of any Annual Report or notice of Listed Event. The Dissemination Agent shall receive reasonable compensation for its services provided under this Disclosure Certificate. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the District agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the District under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the District, the Dissemination Agent, the Participating Underwriter and Owners and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the District has executed this Disclosure Certificate as of the date first above written.

**CITY OF FOLSOM COMMUNITY
FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

By: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Folsom Ranch Financing Authority

Name of Issue: Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024

Date of Issuance: _____, 2024

NOTICE IS HEREBY GIVEN that the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate, dated _____, 2024, executed by the District for the benefit of the Holders and Beneficial Owners of the above-referenced bonds. [The District anticipates that the Annual Report will be filed by _____.]

Dated: _____

**CITY OF FOLSOM COMMUNITY
FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

By: _____
Finance Director of the City of Folsom

CONTINUING DISCLOSURE CERTIFICATE – HOME BUILDER

This Continuing Disclosure Certificate – Home Builder (the “Disclosure Certificate”) dated as of _____, 2024, is executed and delivered by [Tri Pointe Homes Holdings, Inc., a Delaware corporation][Lennar Homes of California, LLC, a California limited liability company] (the “Developer”) in connection with the issuance of \$ _____ aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “Bonds”). The Bonds are being issued pursuant to a Trust Agreement, dated as of January 1, 2024 (the “Trust Agreement”), among the Folsom Ranch Financing Authority (the “Issuer”), the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”).

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Developer for the benefit of the holders and beneficial owners of the Bonds. The Developer acknowledges that the Issuer and the District have undertaken no responsibility with respect to any reports, notices or disclosures provided or required under this Disclosure Certificate, and has no liability to any person, including any holder or beneficial owner of the Bonds, with respect to this Disclosure Certificate.

SECTION 2. Definitions. In addition to the definitions set forth in the Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined herein, the following capitalized terms shall have the following meanings:

“Affiliate” shall mean, with respect to the Developer, any person directly (or indirectly through one or more intermediaries) that exercises managerial control over the Developer or that is under managerial control of the Developer, and about whom information could be material to potential investors in their investment decision regarding the Bonds (including without limitation information relevant to the proposed development of the Property, or to the Developer’s ability to pay the applicable Special Tax obligation levied on the Property owned by it when due).

“Assumption Agreement” means an agreement containing terms substantially similar to this Disclosure Certificate, whereby a Major Developer agrees to provide Semi-Annual Reports and notices of significant events with respect to the portion of the Property owned by such Major Developer and its Affiliates, and with respect to the improvements or payments necessary to cause the Planned Development Stage to be reached that such Major Developer, or an Affiliate thereof, intends or is obligated (contractually or otherwise) to make or cause to be made.

“Bonds” means the \$ _____ Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024.

“Developer” means [Tri Pointe Homes Holdings, Inc., a Delaware corporation][Lennar Homes of California, LLC, a California limited liability company].

“Development Plan” means with respect to a Major Developer, the specific improvements such Major Developer intends to make, or cause to be made, in order for the Planned Development Stage to be reached, and the time frame in which such improvements are intended to be made; the Developer’s Development Plan, as of the date hereof, is described in the Official Statement under the caption [For Tri Pointe: “PROPOSED PROPERTY DEVELOPMENT – Development Plan and Status of Development – Development Plan – Tri Pointe][For Lennar Homes: “PROPOSED PROPERTY DEVELOPMENT – Development Plan and Status of Development – Development Plan – Lennar Homes].

“Disclosure Certificate” means this Disclosure Certificate as the same may be amended from time to time.

“Dissemination Agent” means initially, the Developer, and any successor Dissemination Agent designated in writing by the Developer and which has filed with the District a written acceptance of such designation.

“District” means the City of Folsom Community Facilities District No. 23 (Folsom Ranch), as the same may be modified by the City Council of the City from time to time.

“Event of Bankruptcy” means, with respect to a Person, that such Person files a petition or institutes a proceeding under any act or acts, state or federal, dealing with or relating to the subject or subjects of bankruptcy or insolvency, or under any amendment of such act or acts, either as a bankrupt or as an insolvent, or as a debtor, or in any similar capacity, wherein or whereby such Person asks or seeks or prays to be adjudicated a bankrupt, or is to be discharged from any or all of such Person’s debts or obligations, or offers to such Person’s creditors to effect a composition or extension of time to pay such Person’s debts or asks, seeks or prays for reorganization or to effect a plan of reorganization, or for a readjustment of such Person’s debts, or for any other similar relief, or if any such petition or any such proceedings of the same or similar kind or character is filed or instituted or taken against such Person, or if a receiver of the business or of the property or assets of such Person is appointed by any court, or if such Person makes a general assignment for the benefit of such Person’s creditors.

“Financing Plan” means, with respect to a Major Developer, the method by which such Major Developer intends to finance its Development Plan, including specific sources of funding for such Development Plan; the Developer’s Financing Plan, as of the date hereof, is described in the Official Statement under the caption [*For Tri Pointe*: “PROPOSED PROPERTY DEVELOPMENT – Development Plan of Finance – Tri Pointe”][*For Lennar Homes*: “PROPOSED PROPERTY DEVELOPMENT – Development Plan of Finance – Lennar Homes].”

“Improvement Area” means Improvement Area No. 2 of the District.

“Listed Event” means any of the events listed in Section 5 hereof.

“Major Developer” means, as of any date of determination, any owner of land (which owns itself or through any Affiliates), who owns or has the option to purchase 54 or more of the residential lots in the Improvement Area subject to the Special Tax.

“MSRB” shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission as a repository of disclosure information. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB, currently located at <http://emma.msrb.org>.

“Official Statement” means the final, executed Official Statement relating to the Bonds.

“Participating Underwriter” shall mean Piper Sandler & Co., the original underwriter of the Bonds.

“Person” means an individual, a corporation, a partnership, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

“Planned Development Stage” means the stage of development to which the Developer intends to develop the Property, as described in the Official Statement, which is the construction of finished homes.

“Property” means, as of the date of determination, collectively, the Taxable Property within the boundaries of the Improvement Area that (i) is owned by the Developer or any Affiliate thereof (including Taxable Property for which the Developer or any Affiliate thereof has the option to purchase) and (ii) the Developer or any Affiliate thereof has sold to a Major Developer who has not assumed the obligations under this Disclosure Certificate pursuant to an Assumption Agreement. Property as of any date of determination does not include real property within the boundaries of the Improvement Area that has been conveyed to individual homeowners or any real property that is the subject of an Assumption Agreement.

“Semiannual Report” shall mean any Semiannual Report provided by the Developer on or prior to March 31 and September 30 of each year, commencing with the Semiannual Report due March 31, 2024, pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Special Taxes” means the special taxes levied on the Taxable Property within the Improvement Area.

“State” shall mean the State of California.

“Taxable Property” means the real property within the boundaries of the Improvement Area that is not exempt from the Special Taxes authorized to be levied in the Improvement Area.

“Trust Agreement” means the Trust Agreement, dated as of January 1, 2024, among the Issuer, the District and the Trustee, and as further amended and supplemented from time to time.

“Trustee” means U.S. Bank Trust Company, National Association, as trustee under the Trust Agreement, or any successor as trustee.

SECTION 3. Provision of Semiannual Reports. So long as the Developer’s obligations hereunder have not been terminated pursuant to Section 7, the Developer shall, or shall cause the Dissemination Agent (if the Dissemination Agent is other than the Developer) to, provide to the MSRB a Semiannual Report which is consistent with the requirements of Section 4, not later than March 31 and September 30 of each year, commencing March 31, 2024. If, in any year, March 31 or September 30 falls on a Saturday, Sunday or holiday, such deadline shall be extended to the next following business day. The Semiannual Report must be submitted in electronic format, accompanied by such identifying information as is prescribed by the MSRB, and may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Sections 4 or 5 hereof.

SECTION 4. Content of Semiannual Reports. The Developer’s Semiannual Report shall contain or incorporate by reference the following information:

(a) If information regarding such Major Developer has not previously been included in the Official Statement or a more recently filed Semiannual Report, the Development Plan and Financing Plan of such Major Developer or, if information regarding such Major Developer has previously been included in the Official Statement or a more recently filed Semiannual Report, a description of the progress made in the Development Plan of such Major Developer since the date of such information and a description of any significant changes in such Development Plan and the Financing Plan and the causes or rationale for such changes.

(b) Identification of the conveyance by the Developer of any portion of the Property to an entity that is not an Affiliate of the Developer, the result of which conveyance is to cause such transferee to become a Major Developer.

(c) The number of building permits issued with respect to the Property.

(d) The number of residential lots within the Property that have not reached the Planned Development Stage and sold (closed escrow) by the Developer since the date of the Official Statement or a more recent Semiannual Report, and, if any such lots were sold to a Major Developer, the identity of the Major Developer.

(e) The number of finished homes within the Property sold and conveyed to individual homeowners by the Developer.

(f) Any material amendments to land use entitlements for the Property, if such amendments would prevent or significantly delay the implementation of the Developer's Development Plan as described in the Official Statement or a more recently filed Semiannual Report.

The Developer's Semiannual Reports required to be provided under Section 4 hereof must be filed in accordance with Section 3.

SECTION 5. Reporting of Significant Events. Pursuant to the provisions of this Section 5, the Developer shall promptly give, or cause to be given, notice of the occurrence of any of the following events with respect to the Developer:

(a) Any failure of the Developer, or any Affiliate of the Developer owning any Property, to pay prior to delinquency any property taxes or assessments due with respect to the Property (to the extent the responsibility of the Developer or any such Affiliate), to the extent such failure is not promptly cured upon discovery thereof.

(b) Any denial or termination of credit, any denial or termination of, or default under, any line of credit or loan or any other loss of a source of funds that could have a material adverse effect on the Developer's most recently disclosed Financing Plan or Development Plan or on the ability of the Developer, or any Affiliate of the Developer owning any Property, to pay the Special Taxes with respect to the Property prior to delinquency (to the extent the responsibility of the Developer or any such Affiliate).

(c) The occurrence of an Event of Bankruptcy with respect to the Developer, or any Affiliate owning any Property, that could reasonably be expected to have a material adverse effect on the Developer's most recently disclosed Financing Plan or Development Plan or on the ability of the Developer, or any Affiliate of the Developer owning Property, to pay Special Taxes with respect to the Property prior to delinquency (to the extent the responsibility of the Developer or any such Affiliate).

(d) Any previously undisclosed governmentally-imposed preconditions to commencement or continuation of development on the Property, if such preconditions would prevent or significantly delay the Developer's Development Plan as described in the Official Statement or a more recently filed Semiannual Report.

(e) Any previously undisclosed legislative, administrative or judicial challenges to development on the Property, if such challenges would prevent or significantly delay the Developer's Development Plan as described in the Official Statement or a more recently filed Semiannual Report.

Whenever the Developer obtains knowledge of the occurrence of a Listed Event, the Developer shall as soon as possible determine if such event would be material under applicable federal securities laws. If the Developer determines that knowledge of the occurrence of a Listed Event would be material under applicable federal securities laws, the Developer shall promptly file a notice of the occurrence of such Listed Event with the MSRB in electronic format, accompanied by such identifying information as is prescribed by the MSRB.

SECTION 6. Assumption of Obligations. If any portion of the Property owned by the Developer, or any Affiliate of the Developer, is conveyed such that, upon such conveyance, such new owner will be a Major Developer, the obligations of the Developer under this Disclosure Certificate with respect to the Property transferred by the Developer shall be assumed by such Major Developer pursuant to an Assumption Agreement.

SECTION 7. Termination of Reporting Obligation. All of the Developer's obligations under this Disclosure Certificate shall terminate upon the earliest to occur of (a) the legal defeasance, prior redemption or payment in full of all the Bonds, (b) the date on which (i) the Developer is no longer a Major Developer, or (ii) all of the Developer's obligations are assumed under one or more Assumption Agreements entered into pursuant to Section 6 hereof, or (iii) the date on which all Special Taxes levied on the Property owned by the Developer and its Affiliates are paid or prepaid in full. Upon the occurrence of any such termination prior to the final maturity of the Bonds, the Developer shall give notice of such termination in the same manner as for a Listed Event under Section 5 hereof.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision hereof, the Developer may amend provisions of this Disclosure Certificate and any provision hereof may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3, 4 or 5 hereof, it may be made in connection with a change in circumstances that arises from a change in legal requirements, change in law; and

(b) The proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Trust Agreement for amendments to the Trust Agreement with the consent of holders, or (ii) does not, in the opinion of bond counsel approved by the District, materially impair the interests of the holders or beneficial owners of the Bonds.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Semiannual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Developer chooses to include any information in any Semiannual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Developer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Semiannual Report or notice of occurrence of a Listed Event.

SECTION 10. Dissemination Agent. The Developer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing 30 days' written notice to the Developer. The Developer shall be responsible for paying the fees and expenses of the Dissemination Agent.

SECTION 11. Default. In the event of a failure of the Developer to comply with any provision of this Disclosure Certificate, any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Developer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Trust Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the Developer to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Developer, the Participating Underwriter, the District and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other Person.

SECTION 13. Notices. Any notices or communications to the Developer and the other parties described herein may be given as set forth in Exhibit A hereto or such other address that shall be specified by the Developer or the other parties described herein from time to time.

SECTION 14. Governing Law. This Disclosure Certificate and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Certificate as of the day and year written above.

[Tri Pointe Homes Holdings, Inc., a Delaware Corporation][Lennar Homes of California, LLC, a California limited liability company]

By: _____
[]
[]

EXHIBIT A TO CONTINUING DISCLOSURE CERTIFICATE – HOME BUILDER

Any notices or communications to the Developer or the other parties described in the Continuing Disclosure Certificate – Home Builder may be given as follows:

To the Developer: [Tri Pointe Homes Holdings, Inc.][Lennar Homes of California, LLC]

To the Issuer: _____

Attention: _____
Email: _____
Phone: _____

To the Dissemination Agent: _____

Attention: _____
Email: _____
Phone: _____

To the Participating Underwriter: _____

Attention: _____
Email: _____
Phone: _____

APPENDIX E
PROPOSED FORM OF OPINION OF BOND COUNSEL

Folsom Ranch Financing Authority
 Folsom, California

Folsom Ranch Financing Authority
 City of Folsom Community Facilities District No. 23 (Folsom Ranch)
 Improvement Area No. 2
Special Tax Revenue Bonds, Series 2024
 (Final Opinion)

Ladies and Gentlemen:

We have acted as bond counsel to the Folsom Ranch Financing Authority (the "Issuer") in connection with the issuance of \$ _____ aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Bonds"), issued pursuant to a trust agreement, dated as of January 1, 2024 (the "Trust Agreement"), among the Issuer, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "Community Facilities District") and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Trust Agreement provides that the Bonds are issued for the stated purpose of enabling the Issuer to acquire certain special tax bonds to be issued by the Community Facilities District. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Trust Agreement.

In such connection, we have reviewed the Trust Agreement; the Tax Certificate, dated the date hereof (the "Tax Certificate"), executed and delivered by the Issuer, the Community Facilities District and the City of Folsom; opinions of counsel to the Issuer, the Community Facilities District and the Trustee; certificates of the Issuer, the Community Facilities District, the Trustee and others; and such other documents, opinions and matters to the extent we deemed necessary to render the opinions set forth herein.

The opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken or omitted or events occurring after original delivery of the Bonds on the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other matters come to our attention after original delivery of the Bonds on the date hereof. Accordingly, this letter speaks only as of its date and is not intended to, and may not, be relied upon or otherwise used in connection with any such actions, events or matters. We disclaim any obligation to update this letter. We have assumed the genuineness of all documents and signatures provided to us and the due and legal execution and delivery thereof by, and validity against, any parties other than the Issuer. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the second paragraph hereof. Furthermore, we have assumed compliance with all covenants and agreements contained in the Trust Agreement and the Tax Certificate, including (without limitation) covenants and agreements compliance with which is necessary to assure that future actions, omissions or events will not cause interest on the Bonds to be included in gross income for federal income tax purposes.

We call attention to the fact that the rights and obligations under the Bonds, the Trust Agreement and the Tax Certificate and their enforceability may be subject to bankruptcy, insolvency, receivership, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against governmental entities such as the Issuer and the Community Facilities District in the State of California. We express no opinion with respect to any indemnification, contribution, liquidated damages, penalty (including any remedy deemed to constitute or to have the effect of a penalty), right of set-off, arbitration, judicial reference, choice of law, choice of forum, choice of venue, non-exclusivity of remedies, waiver or severability provisions contained in the foregoing documents, nor do we express any opinion with respect to the state or quality of title to or interest in any of the assets described in or as subject to the lien of the Trust Agreement or the accuracy or sufficiency of the description contained therein of, or the remedies available to enforce liens on, any such assets. We also express no opinion regarding the plans, specifications, maps, financial reports or other engineering or financial details of the proceedings, or upon the Amended Rate and Method of Apportionment for the Improvement Area or the validity of the Special Tax levied upon any individual parcel. Our services did not include financial or other non-legal advice. Finally, we undertake no responsibility for the accuracy, completeness or fairness of the Official Statement, dated _____, 2024, or other offering material relating to the Bonds and express no opinion or conclusion with respect thereto.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The Bonds constitute the valid and binding special, limited obligations of the Issuer.
2. The Trust Agreement has been duly executed and delivered by, and constitutes the valid and binding obligation of, the Issuer. The Trust Agreement creates a valid pledge, to secure the payment of the principal of and interest on the Bonds, of the Trust Estate, subject to the provisions of the Trust Agreement permitting the application thereof for the purposes and on the terms and conditions set forth in the Trust Agreement.
3. Interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from State of California personal income taxes. Interest on the Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. We observe that interest on the Bonds included in adjusted financial statement income of certain corporations is not excluded from the federal corporate alternative minimum tax. We express no opinion regarding other tax consequences related to the ownership or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

Faithfully yours,

ORRICK, HERRINGTON & SUTCLIFFE LLP

per

APPENDIX F

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The description that follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Bonds, payment of principal of, premium, if any, and interest on the Bonds to Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interests in the Bonds, and other related transactions by and between DTC, Participants and Beneficial Owners, is based on information furnished by DTC which the Authority believes to be reliable, but the Authority does not take responsibility for the completeness or accuracy thereof. The Authority cannot and does not give any assurances that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners either (a) payments of principal, premium, if any, and interest with respect to the Bonds or (b) certificates representing ownership interests in or other confirmation of ownership interests in the Bonds, or that they will so do on a timely basis or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Official Statement. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Bonds in the aggregate principal amount of such maturity, and will be deposited with DTC. If, however, the aggregate principal amount of any maturity exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such maturity.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co. (or such other DTC nominee) do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, redemption price, and interest payments with respect to the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority on a payable date in accordance with their respective holdings shown on DTC records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC or its nominee, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, redemption price and interest to Cede & Co. (or such

other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, bond certificates are required to be printed and delivered.

The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority deems reliable, but the Authority takes no responsibility for the accuracy thereof.

THE TRUSTEE, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE BONDS, WILL SEND ANY NOTICE OF REDEMPTION OR OTHER NOTICES ONLY TO CEDE & CO., OR ITS SUCCESSOR AS DTC'S PARTNERSHIP NOMINEE. ANY FAILURE OF CEDE & CO., OR ITS SUCCESSOR AS DTC'S PARTNERSHIP NOMINEE TO ADVISE ANY PARTICIPANT, OR OF ANY PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OR SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE REDEMPTION OF THE BONDS CALLED FOR REDEMPTION OR OF ANY OTHER ACTION PREMISED ON SUCH NOTICE.

APPENDIX G

APPRAISAL

ATTACHMENT 6

**CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX BONDS, SERIES 2024**

LOCAL OBLIGATION PURCHASE CONTRACT

[Sale Date]

City of Folsom
Community Facilities District No. 23
(Folsom Ranch)
City of Folsom, City Hall
50 Natoma Street
Folsom, California 95630

Ladies and Gentlemen:

The undersigned Folsom Ranch Financing Authority (the "Authority") offers to enter into this Local Obligation Purchase Contract (the "Local Obligation Purchase Contract") with you, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "Community Facilities District"), which, upon acceptance, will be binding upon the Community Facilities District and the Authority; and except as otherwise provided herein, all capitalized terms used herein shall have the meanings attributed to them in the Indenture, dated as of [January] 1, 2024 (the "Indenture"), between the Community Facilities District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

1. Purchase, Sale and Delivery of the Obligations.

(a) Subject to the terms and conditions and in reliance upon the representations and agreements set forth herein, the Authority hereby agrees to purchase from the Community Facilities District, and the Community Facilities District hereby agrees to sell to the Authority, all (but not less than all) of the \$[Par Amount] aggregate principal amount of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024 (the "Local Obligations") issued under the Indenture, dated the date of their initial delivery, bearing interest payable on the dates and at the interest rates, and maturing on the dates and in the amounts and subject to the optional, extraordinary and mandatory redemption provisions, as set forth in Exhibit A attached hereto and incorporated herein.

The purchase price for the Local Obligations shall be \$[Purchase Price], which purchase price shall be paid from the proceeds of sale of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024, issued under the Trust Agreement, dated as of

[January] 1, 2024, by and among the Authority, the Community Facilities District and U.S. Bank Trust Company, National Association, as trustee (the "Trust Agreement"), which bonds issued under the Trust Agreement are referred to herein as the "Authority Bonds."

The Local Obligations shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable as provided in the Indenture.

(b) At 8:30 a.m., California time, on [Closing Date], or at such earlier or later time or date as shall be agreed by the Community Facilities District and the Authority (such time and date being herein referred to as the "Closing Date"), the Community Facilities District will deliver to the Authority at the offices of Orrick, Herrington & Sutcliffe LLP, Sacramento, California (or such other location as may be designated by the Authority and approved by the Community Facilities District) the Local Obligations in definitive forms, duly executed by the Community Facilities District and authenticated by the Trustee, and will deliver to the Authority the other documents herein mentioned; and the Authority will accept such delivery and pay the total purchase price of the Local Obligations as set forth in paragraph (a) of this section as provided in the Indenture (such delivery and payment being herein referred to as the "Closing").

2. Representations and Agreements of the Community Facilities District.

The Community Facilities District represents to and agrees with the Authority that:

(a) The Community Facilities District is and will be at the Closing Date duly organized and existing as a community facilities district under and by virtue of the laws of the State of California, with full power and authority to issue the Local Obligations and to carry out and consummate the transactions contemplated by the Local Obligations, this Local Obligation Purchase Contract, the Indenture and the Trust Agreement (collectively, the "Financing Documents"), and the Financing Documents are and will be at the Closing Date valid and binding obligations of the Community Facilities District;

(b) When delivered to and paid for by the Authority at the Closing in accordance with the provisions of this Local Obligation Purchase Contract, the Local Obligations will have been duly authorized, executed, issued and delivered and will constitute valid and binding obligations of the Community Facilities District in conformity with, and entitled to the benefit and security of, the Indenture;

(c) By official action of the Community Facilities District, prior to or concurrently with the acceptance hereof, the Community Facilities District has authorized and approved the execution and delivery of the Financing Documents, and authorized and approved the performance by the Community Facilities District of the obligations on its part contained in the Financing Documents and has authorized and approved the consummation by the Community Facilities District of all other transactions contemplated by this Local Obligation Purchase Contract;

(d) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, governmental agency, public board or body, pending or, to the knowledge of the Community Facilities District, threatened against the Community Facilities District or its properties or operations (i) seeking to restrain or enjoin the issuance, sale,

execution or delivery of the Local Obligations, (ii) in any way contesting or affecting the validity or enforceability of any of the Financing Documents, any proceedings of the Community Facilities District taken concerning the issuance or sale of the Local Obligations, the collection of the special tax securing the Local Obligations (the "Special Tax") or the existence or powers of the Community Facilities District relating to the issuance of the Local Obligations or (iii) which, if determined adversely to the Community Facilities District or its interests, would have a material and adverse effect on the consummation of the transactions contemplated by or the validity of the Financing Documents or on the operations of the Community Facilities District with respect to the Local Obligations;

(e) The execution and delivery of the Financing Documents, and the consummation of the transactions therein and herein contemplated, and the fulfillment of or compliance with the terms and conditions thereof and hereof, will not conflict with or constitute a violation or breach of or default (with due notice or the passage of time or both) under any applicable law or administrative rule or regulation, or any applicable court or administrative decree or order, or any indenture, mortgage, deed of trust, loan agreement, lease, contract or other agreement or instrument to which the Community Facilities District is a party or by which it or its properties are otherwise subject or bound, or result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature whatsoever upon any of the property or assets of the Community Facilities District, which conflict, violation, breach, default, lien, charge or encumbrance might have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Financing Documents or the operations of the Community Facilities District with respect to the Local Obligations;

(f) The Community Facilities District is not in breach of or default under any applicable law or administrative regulation of the State of California or the United States or any applicable judgment or decree or any loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject, which breach or default may have consequences that would materially and adversely affect the consummation of the transactions contemplated by the Financing Documents, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute such a breach or default under any such instrument;

(g) All approvals, consents, authorizations, certifications and other orders of any governmental authority, board, agency or commission having jurisdiction, and all filings with any such entities, which would constitute conditions precedent to or the failure to obtain which would materially adversely affect the performance by the Community Facilities District of its obligations under the Financing Documents have been duly obtained, and no further consent, approval, authorization or other action or filing with or by any governmental or regulatory authority having jurisdiction over the Community Facilities District is or will be required for the issue and sale of the Local Obligations or the consummation by the Community Facilities District of the other transactions described in the Financing Documents;

(h) The Special Tax constituting the security for the Local Obligations has been duly and lawfully authorized under and pursuant to the Mello-Roos Community Facilities District Act of 1982 (the "Act") within Improvement Area No. 2 of the Community Facilities District (the "Improvement Area") and such Special Tax is secured by a valid and legally

binding continuing lien on the land subject to the Special Tax as provided in the Act;

(i) The City Council, as legislative body of the Community Facilities District, has authorized and will annually levy and collect the Special Tax, in addition to amounts necessary to pay debt service on the Local Obligations, in an amount sufficient (subject to any maximum special tax permitted by law) to pay the Expenses arising directly from the administration or enforcement of the Local Obligations.

The execution and delivery of this Local Obligation Purchase Contract by the Community Facilities District shall constitute a representation by the Community Facilities District to the Authority that the representations and agreements contained in this Section 2 are true as of the date hereof; provided, that as to all matters of law the Community Facilities District is relying on the advice of counsel to the Community Facilities District; and provided further, that no member of the City Council, as legislative body of the Community Facilities District, shall be individually liable for the breach of any representation, warranty or agreement contained herein.

3. Conditions to the Purchase of the Local Obligations by the Authority. The obligation of the Authority to accept delivery of and pay for the Local Obligations on the Closing Date shall be subject, at the option of the Authority, to (i) the accuracy in all material respects of the representations and agreements on the part of the Community Facilities District contained herein as of the date hereof and as of the Closing Date, (ii) the accuracy in all material respects of the statements of the officers and other officials of the City for and on behalf of the Community Facilities District made in any certificates or other documents, furnished pursuant to the provisions hereof, and (iii) the performance by the Community Facilities District of its obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions:

(a) At the Closing Date, the Financing Documents shall be in full force and effect in the form heretofore submitted to the Authority and there shall have been taken in connection with the issuance of the Local Obligations and with the transactions contemplated thereby and by this Local Obligation Purchase Contract, all such actions as, in the opinion of Orrick, Herrington & Sutcliffe LLP ("Bond Counsel"), shall be necessary and appropriate;

(b) At the Closing Date, the Financing Documents shall not have been amended, modified or supplemented, except as may have been agreed to by the Authority;

(c) At or prior to the Closing Date, the Authority and the Trustee shall have received the following documents, in each case satisfactory in form and substance to the Authority:

- (1) An executed copy of each of the Financing Documents;
- (2) An unqualified approving opinion of Bond Counsel, dated the Closing Date and addressed to the Community Facilities District, as to the validity of the Local Obligations;
- (3) An opinion of the City Attorney, dated the Closing Date and

addressed to the Community Facilities District and the Authority, in substantially the form attached hereto as Exhibit B; and

(4) Such additional legal opinions, certificates, proceedings, instruments and other documents as the Authority or Bond Counsel may reasonably request to evidence compliance by the Community Facilities District with legal requirements, the truth and accuracy, as of the Closing Date, of the representations of the Community Facilities District contained herein, and the due performance or satisfaction by the Community Facilities District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by the Community Facilities District.

If the Community Facilities District shall be unable to satisfy the conditions to the Authority's obligations contained in this Local Obligation Purchase Contract, this Local Obligation Purchase Contract shall terminate and neither the Authority nor the Community Facilities District shall have any further obligation hereunder.

4. Expenses. All expenses and costs of the Community Facilities District and the Authority incident to the authorization, issuance and sale of the Local Obligations and the Authority Bonds, including fees and expenses of consultants, the Trustee, the appraiser, Bond Counsel and counsel for the Community Facilities District and the underwriting fees and expenses incurred by the Authority in connection with the sale of the Authority Bonds shall be paid by the Community Facilities District or the City on its behalf, and the Community Facilities District agrees that it will pay such expenses and costs from the proceeds of the Local Obligations.

5. Notices. Any notice or other communication to be given to the Community Facilities District under this Local Obligation Purchase Contract may be given by delivering the same in writing at the Community Facilities District's address set forth above, Attention: Finance Director, and any such notice or other communications required to be given to the Authority may be given by delivering the same in writing to the Authority at 50 Natoma Street, Folsom, California 95630, Attention: Treasurer. The approval of the Authority when required hereunder or the determination of their satisfaction as to any document referred to herein shall be in writing signed by the Authority and delivered to the Community Facilities District.

6. Parties In Interest; Governing Law. This Local Obligation Purchase Contract is made solely for the benefit of the Community Facilities District, the Authority and the Trustee and no other persons, partnership, association or corporation shall acquire or have any right hereunder or by virtue hereof. This Local Obligation Purchase Contract shall be governed by the laws of the State of California.

7. Pledge; Assignment. The Community Facilities District hereby approves the pledge and assignment of all the Authority's right, title and interest in the Local Obligations to the Trustee under the Indenture for the benefit of the owners of the Authority Bonds.

8. Limitation on Liability. The Authority shall incur no liability hereunder or by reason hereof or arising out of the transactions contemplated hereby, and shall be under no

obligation to purchase the Local Obligations hereunder, except from proceeds of the Authority Bonds available therefor held by the Trustee under, and subject to the conditions set forth in, the Indenture. The Community Facilities District shall incur no liability hereunder or by reason hereof or arising out of the transactions contemplated hereunder, except as otherwise provided in Sections 4 and 5 hereof, or be obligated to make any payments with respect to the Local Obligations, except from amounts pledged to the payment of the Local Obligations (including the Special Tax levied and collected in the Improvement Area) pursuant to the terms thereof.

9. Counterparts. This Local Obligation Purchase Contract may be signed in two or more counterparts; all such counterparts, when signed by all parties, shall constitute but one single agreement.

FOLSOM RANCH FINANCING AUTHORITY

By _____
Stacey Tamagni
Treasurer

ACCEPTED AND AGREED TO:

**CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

By _____
Stacey Tamagni
Finance Director of the City of Folsom

Exhibit A**Local Obligations Maturity Schedule and Redemption Provisions**Maturity Schedule

<u>Maturity Date</u> <u>(September 1)</u>	<u>Principal Amount</u> \$	<u>Interest Rate</u> %
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* Term Bonds

Redemption Provisions

Extraordinary Redemption. The Local Obligations are subject to extraordinary redemption by the Community Facilities District prior to their respective maturity dates, as a whole or in part on any interest payment date on or after September 1, 20[___], from funds derived by the Community Facilities District from prepayments of the Special Tax, upon mailed notice as provided in the Indenture, at the following redemption prices (computed upon the principal amount of the Local Obligations or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption, to wit:

103% if redeemed on an interest payment date on or after September 1, 20[___] through March 1, 20[___];

102% if redeemed on an interest payment date on September 1, 20[___] or March 1, 20[___];

101% if redeemed on an interest payment date on September 1, 20[___] or March 1, 20[___]; and

100% if redeemed on September 1, 20[___] or any interest payment date thereafter.

Optional Redemption. The Local Obligations are subject to optional redemption by the Community Facilities District prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20[], from funds derived by the Community Facilities District from any source other than such Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount or such prepayments of the Special Tax, upon mailed notice as provided in the Indenture, at the following redemption prices (computed upon the principal amount of the Local Obligations or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20[] through August 31, 20[];

102% if redeemed on any date from September 1, 20[] through August 31, 20[];

101% if redeemed on any date from September 1, 20[] through August 31, 20[]; and

100% if redeemed on September 1, 20[] and any date thereafter.

Mandatory Sinking Fund Account Redemption of the Local Obligations. The Local Obligations maturing on September 1, 20[], are subject to mandatory redemption by the Community Facilities District prior to their maturity date in part on September 1 in each of the years 20[] through 20[], both years inclusive; and the Local Obligations maturing on September 1, 20[], are subject to mandatory redemption by the Community Facilities District prior to their maturity date in part on September 1 in each of the years 20[] through 20[], both years inclusive, in each case solely from Minimum Sinking Fund Account Payments deposited in the Sinking Fund Subaccount, upon mailed notice as provided in the Indenture, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption.

Minimum Sinking Fund Account Payments are established for the mandatory redemption and payment of the Local Obligations described in the paragraph above, which payments shall become due during the years ending on the dates and in the amounts as set forth in the following schedules (except that if any of the Local Obligations shall have been optionally redeemed or redeemed from property owner prepayments, the amounts of the Minimum Sinking Fund Account Payments shall be reduced proportionately by the principal amount of all such Local Obligations so redeemed), namely:

Local Obligation Maturing September 1, 20[]

<u>Year</u> <u>Ending</u> <u>September 1</u>	<u>Minimum</u> <u>Sinking Fund</u> <u>Account Payment</u>
	\$

* Maturity.

Local Obligation Maturing September 1, 20[]

<u>Year</u> <u>Ending</u> <u>September 1</u>	<u>Minimum</u> <u>Sinking Fund</u> <u>Account Payment</u>
	\$

* Maturity.

Exhibit B

[Form of City Attorney Opinion]

[CLOSING DATE]

Folsom Ranch Financing Authority
Folsom, California

City of Folsom
Community Facilities District No. 23
(Folsom Ranch)
Folsom, California

Piper Sandler & Co.
Sacramento, California

U.S. Bank Trust Company, National Association
Los Angeles, California

City of Folsom Community Facilities District No. 23
(Folsom Ranch) Improvement Area No. 2
Special Tax Bonds, Series 2024

Ladies and Gentlemen:

I have served as counsel to the City of Folsom (the "City") in connection with the issuance, sale and delivery of the above-referenced securities (collectively, the "Local Obligations") by the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "Community Facilities District"), and this letter is being delivered pursuant to the Local Obligation Purchase Contract dated as of [Sale Date] (the "Local Obligation Purchase Contract"), by and between the Folsom Ranch Financing Authority (the "Authority") and the Community Facilities District, and all capitalized terms not otherwise defined herein have the meanings ascribed thereto in the Local Obligation Purchase Contract.

As such counsel, I have examined and am familiar with (i) those documents relating to the existence, organization and operation of the Community Facilities District, including Resolution No. 10435, duly adopted by the City on May 26, 2020, establishing the Community Facilities District and designating various improvement areas therein, including Improvement Area No. 2 (the "Improvement Area"), and Resolution No. 11011, duly adopted by the City on March 28, 2023, whereby the rate and method of apportionment of the Special Tax for the Improvement Area was amended; (ii) Resolution No. [] of the City Council approving the issuance of the Local Obligations, the issuance of the Authority Bonds, the Financing Documents and the Official Statement (such resolutions referenced in (i) and (ii), together the "Resolutions"); (iii) all necessary documentation of the Community Facilities District relating to the authorization, execution and delivery of the Local Obligations and all of the Financing Documents; (iv) the Preliminary Official Statement, dated [POS Date] (the

“Preliminary Official Statement”) relating to the Authority Bonds; (v) the Official Statement, dated [Sale Date] (the “Official Statement”) relating to the Authority Bonds; and (vi) the Continuing Disclosure Certificate of the Community Facilities District, dated the date hereof (the “Continuing Disclosure Certificate”) relating to the Authority Bonds.

Based on the foregoing, I am of the opinion that:

1. The Community Facilities District is a community facilities district duly organized and existing pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California.

2. The Resolutions have been duly adopted at meetings of the City Council, acting as the legislative body of the Community Facilities District, which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Resolutions are in full force and effect and have not been modified, amended, rescinded or repealed since the date of their respective adoption.

3. The Community Facilities District has the full legal right, power and authority to execute, deliver and perform its obligations and duties under the Financing Documents and the Continuing Disclosure Certificate, including the right and power under the Act to execute the Indenture.

4. The Community Facilities District has complied with the provisions of applicable law in all matters relating to the transactions contemplated by the Financing Documents and the Continuing Disclosure Certificate.

5. The Financing Documents; the Continuing Disclosure Certificate; the Letter of Representations of the Community Facilities District, dated [Sale Date] (the “Community Facilities District Letter of Representations” and, together with the Financing Documents and the Continuing Disclosure Certificate, the “Community Facilities District Documents”) and the Official Statement have each been duly and lawfully authorized, executed and delivered by the Community Facilities District, are each in full force and effect and, assuming due authorization, execution and delivery by the other parties thereto, each constitutes a legal, valid and binding agreement of the Community Facilities District enforceable against it in accordance with its terms, subject to laws relating to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws relating to or affecting the enforcement of creditors’ rights generally and to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against community facilities districts in the State of California.

6. The Indenture and the Local Obligations have been duly and validly authorized, sold, executed, authenticated and delivered, as applicable, in accordance with the Act and with the Indenture.

7. No approval, consent or authorization of any governmental or public agency, authority or person is required for the execution and delivery by the Community Facilities District of the Financing Documents or the Continuing Disclosure Certificate or the

performance by the Community Facilities District of its respective obligations thereunder.

8. The execution and delivery of the Financing Documents and the Continuing Disclosure Certificate by the Community Facilities District, and compliance with the provisions thereof, will not conflict with or constitute a breach of, or default under, any instrument relating to the organization, existence or operation of the Community Facilities District, or any commitment, agreement or other instrument to which the Community Facilities District is a party or by which it or its property is bound or affected, or any ruling, regulation, ordinance, resolution, judgment, order or decree to which the Community Facilities District (or any of its officers in their respective capacities as such) is subject or any provision of the laws of the State of California relating to the Community Facilities District and its affairs.

9. The Local Obligations are valid and binding special tax obligations of the Community Facilities District payable from proceeds of the Special Tax and the other funds provided in the Indenture for such payment and are enforceable in accordance with their terms, subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws relating to or affecting creditors' rights, to the application of equitable principles where equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against community facilities districts in the State of California, and the terms of the Act and of the Indenture.

10. Based upon my review of the Preliminary Official Statement, and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Preliminary Official Statement, nothing has come to my attention which would lead me to believe that the Preliminary Official Statement (excluding therefrom the financial statements and the statistical data and the information concerning The Depository Trust Company, the book-entry system and the appendices thereto, as to which no opinion is expressed) as of its date and as of the date of the Local Obligation Purchase Contract contained any untrue statement of a material fact with respect to the Community Facilities District or omitted or omits to state any material fact with respect to the Community Facilities District necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

11. Based upon my review of the Official Statement, and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Official Statement, nothing has come to my attention which would lead me to believe that the Official Statement (excluding therefrom the financial statements and the statistical data and the information concerning The Depository Trust Company, the book-entry system and the appendices thereto, as to which no opinion is expressed) as of its date and the date hereof contained or contains any untrue statement of a material fact with respect to the Community Facilities District or omitted or omits to state any material fact with respect to the Community Facilities District necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

12. Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the City or the Community Facilities District) or, to my knowledge,

threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their members and officers to their respective offices; or (b) affect the validity of the Community Facilities District Documents or restrain or enjoin the repayment of the Local Obligations or in any way contest or affect the validity of the Community Facilities District Documents or contest the authority of the Community Facilities District to enter into or perform its obligations under any of the Community Facilities District Documents or under which a determination adverse to the City or the Community Facilities District would have a material adverse effect upon the financial condition or the revenues of the City or the Community Facilities District, questions the right of the Community Facilities District to use the Special Tax levied within the Improvement Area for the repayment of the Local Obligations or affects in any manner the right or ability of the Community Facilities District to collect or pledge the Special Tax levied within the Improvement Area for the repayment of the Local Obligations.

Very truly yours,

City Attorney

ATTACHMENT 7

§ _____
FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

BOND PURCHASE AGREEMENT

_____, 2024

Folsom Ranch Financing Authority
 50 Natoma Street,
 Folsom, California 95630

Ladies and Gentlemen:

Piper Sandler & Co., as underwriter (the “**Underwriter**”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “**Purchase Agreement**”) with the Folsom Ranch Financing Authority (the “**Authority**”), which upon acceptance will be binding upon the Underwriter and the Authority. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the Authority purchasing from the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “**Community Facilities District**”) the Community Facilities District’s Improvement Area No. 2 Special Tax Bonds, Series 2024 (the “**Special Tax Bonds**”) in the aggregate principal amount of \$ _____, and upon the Authority and the Community Facilities District satisfying all of the obligations imposed upon them under this Purchase Agreement. This offer is made subject to the Authority’s acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 8:00 P.M., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Authority at any time prior to the acceptance hereof by the Authority. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Trust Agreement, dated as of January 1, 2024 (the “**Trust Agreement**”), by and among the Authority, U.S. Bank Trust Company, National Association, as trustee (the “**Trustee**”) and the Community Facilities District. The Special Tax Bonds are being issued pursuant to an Indenture dated as of January 1, 2024 (the “**District Indenture**”), by and between the Community Facilities District and U.S. Bank Trust Company, National Association, as trustee (the “**District Trustee**”).

I. Purchase, Sale and Delivery of the Bonds.

Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the Authority and the Authority hereby agrees to sell to the Underwriter all (but not less than all) of the \$ _____ aggregate principal amount of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds,

Series 2024 (the “**Bonds**”), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be \$ _____ (being 100% of the aggregate principal amount thereof [plus/less] [net] original issue [premium/discount] of \$ _____ and less an Underwriter’s discount of \$ _____). From the proceeds of the Bonds, the Authority agrees to purchase the Special Tax Bonds from the Community Facilities District pursuant to the terms of the Local Obligation Purchase Contract (the “**Local Obligation Purchase Contract**”), dated _____, 2024, by and between the Community Facilities District and the Authority.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Revenues as provided in the Trust Agreement, the Official Statement (as hereinafter defined), and the Marks-Roos Local Bond Pooling Act of 1985, as amended, being Article 4, Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the “**Bond Law**”). The issuance of the Bonds has been duly authorized by the Authority pursuant to Resolution No. _____-Folsom Ranch FA (the “**Authority Resolution**”) adopted by the Governing Board on December 12, 2023. The net proceeds of the Bonds will be used to purchase the Special Tax Bonds.

The Special Tax Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from Special Tax (as defined in the District Indenture) as provided in the District Indenture.

The Special Tax Bonds are issued under the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “**Community Facilities District Act**”). The issuance of the Special Tax Bonds, the preparation and distribution of the Preliminary Official Statement and the Local Obligation Purchase Contract have been duly authorized by the City Council of the City of Folsom (the “**City Council**”) acting as the legislative body for the Community Facilities District, pursuant to Resolution No. _____ (the “**Community Facilities District Resolution**”). The net proceeds of the Special Tax Bonds will be used, as indicated in the District Indenture, for the following purposes: (1) finance the acquisition of certain public facilities; (2) fund a debt service reserve account; (3) fund capitalized interest to September 1, 2024; and (4) pay certain costs of issuance of the Bonds and the Special Tax Bonds.

Prior to the acceptance of this Purchase Agreement by the Authority, the Authority shall have caused to be delivered to the Underwriter: (i) the Letter of Representations of the Community Facilities District (the “**District Letter of Representations**”) in substantially the form set forth in Exhibit B hereto; (ii) a Letter of Representations of Tri Pointe Homes Holdings, Inc., a Delaware corporation (“**Tri Pointe**”) in substantially the form set forth in Exhibit C hereto; (iii) a Letter of Representations of Lennar Homes of California, LLC, a California limited liability company (“**Lennar**”) in substantially the form set forth in Exhibit D hereto; (iv) a Letter of Representations of AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership (“**AG Essential**”) in substantially the form set forth in Exhibit E hereto; and (v) a Letter of Representations of Arcadian Improvement Company, LLC, a California limited liability company (“**Arcadian**”) in substantially the form set forth in Exhibit N hereto.

A. The Authority acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations and agreements made by the Authority herein and by the Community Facilities District in the District Letter of Representations, and the Authority

shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation or agreement made by the Authority herein is incorrect in any material respect.

The Authority acknowledges and agrees that: (i) the purchase and sale of the Bonds pursuant to this Purchase Agreement is an arm's-length commercial transaction between the Authority and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as principal and is not acting as a Municipal Advisor (as defined in Section 15B of the Securities Exchange Act of 1934, as amended); (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Authority, the Community Facilities District or the City of Folsom (the "City") with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Authority, the Community Facilities District or the City on other matters); and (iv) the Authority, the Community Facilities District and the City have consulted their own legal, financial and other advisors to the extent that they have deemed appropriate.

B. Pursuant to the authorization of the Authority, the Underwriter has distributed copies of the Preliminary Official Statement dated _____, 2023, relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the "Preliminary Official Statement." By its acceptance of this Purchase Agreement, the Authority hereby ratifies the use by the Underwriter of the Preliminary Official Statement, and the Authority agrees to execute a final official statement relating to the Bonds (including any supplements and/or amendments thereto, the "Official Statement") which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Orrick Herrington & Sutcliffe LLP, the Community Facilities District's and the Authority's Bond Counsel ("Bond Counsel") and Disclosure Counsel ("Disclosure Counsel"), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 3.N hereof. The Authority hereby authorizes the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The Authority further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Trust Agreement, the District Indenture, this Purchase Agreement, the Local Obligation Purchase Contract and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the Authority, the Community Facilities District or the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

C. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "Rule"), the Community Facilities District will undertake for and on behalf of the Authority pursuant to the Continuing Disclosure Certificate, in the form attached to the Official Statement as Appendix D (the "Continuing Disclosure Certificate"), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

D. Except as the Underwriter and the Authority may otherwise agree, the Authority will deliver to the Underwriter, at the offices of Bond Counsel in Sacramento, California, or at such other location as may be mutually agreed upon by the Underwriter, the Community Facilities District and the Authority, the documents hereinafter mentioned; and the Authority will deliver to the Underwriter through the facilities of The Depository Trust Company ("DTC") in New

York, New York, the Bonds, in definitive form (all Bonds bearing CUSIP numbers), duly executed by the Authority and authenticated by the Trustee in the manner provided for in the Trust Agreement and the Bond Law at 8:00 a.m. California time, on _____, 2024 (the “**Closing Date**”), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in the first paragraph of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the “**Closing**”). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC.

2. Public Offering and Establishment of Issue Price.

A. The Underwriter agrees to make a bona fide public offering of all of the Bonds initially at the public offering prices (or yields) set forth in Exhibit A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the marketing of the Bonds, provided that the Underwriter shall not change the interest rates set forth in Exhibit A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

B. The Underwriter agrees to assist the Authority in establishing the issue price of the Bonds and shall execute and deliver to the Authority at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit M, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Authority and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the Authority under this section to establish the issue price of the Bonds may be taken on behalf of the Authority by Fieldman, Rolapp & Associates, Inc. (the “**Municipal Advisor**”) and any notice or report to be provided to the Authority may be provided to the Municipal Advisor.

C. Except as otherwise set forth in Exhibit A, the Authority will treat the first price at which 10% of each maturity of the Bonds (the “**10% test**”) is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Authority the price or prices at which it has sold to the public each maturity of the Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Authority the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold to the public.

D. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the “**initial offering price**”), or at the corresponding yield or yields, set forth in Exhibit A, except as otherwise set forth therein. Exhibit A also sets forth, identified under the column “Hold the Offering Price Rule Used,” as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Authority and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Authority to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “**hold-**

the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or
2. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the Authority when it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

E. The Underwriter confirms that any selling group agreement and any retail distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such retail distribution agreement, as applicable, to: (1) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public; and (2) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Underwriter. The Authority acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on: (A) in the event that a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires; and (B) in the event that a retail distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the retail distribution agreement and the related pricing wires. The Authority further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

1. **“public”** means any person other than an underwriter or a related party;
2. **“underwriter”** means: (A) any person that agrees pursuant to a written contract with the Authority (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public; and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public);

3. a purchaser of any of the Bonds is a “**related party**” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to: (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another); (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another); or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. “**sale date**” means the date of execution of this Purchase Agreement by all parties.

3. Representations and Covenants of the Authority. The Authority represents and covenants to the Underwriter that:

A. The Authority is a joint exercise of powers authority, duly organized and existing under the Constitution and laws of the State of California (the “**State**”), and formed pursuant to Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code (the “**JPA Act**”), with full right, power and authority: (i) to enter into this Purchase Agreement; (ii) to enter into the Trust Agreement; (iii) to adopt the Authority Resolution authorizing the issuance of the Bonds and entry into this Purchase Agreement and the Trust Agreement and to take all other actions on the part of the Authority relating thereto (the “**Authority Proceedings**”); (iv) to issue, sell and deliver the Bonds to the Underwriter as provided herein; (v) to purchase the Special Tax Bonds; and (vi) to carry out and consummate the transactions on its part contemplated by this Purchase Agreement, the Trust Agreement and the Official Statement.

The Trust Agreement, the Bonds, the Local Obligation Purchase Contract and this Purchase Agreement are collectively referred to herein as the “**Authority Documents.**”

B. By all necessary official action of the Authority, the Authority has duly authorized and approved the execution and delivery by the Authority of, and the performance by the Authority of the obligations on its part contained in, the Authority Documents, and has approved the use by the Underwriter of the Preliminary Official Statement and the Official Statement and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the Authority Documents will constitute the legally valid and binding obligations of the Authority enforceable upon the Authority in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally. The Authority has complied, and will at the Closing Date be in compliance in all respects, with the terms of the Authority Documents that are applicable to the Authority.

C. The information in the Preliminary Official Statement and in the Official Statement relating to the Authority and the Bonds (other than statements pertaining to the book-entry system, as to which no view is expressed), does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement

will be amended and supplemented so as to contain no misstatement of any material fact or omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the Authority will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Authority will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term “**End of the Underwriting Period**” means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be a written notice delivered to the Authority and the City at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the “End of the Underwriting Period.”

E. As of the time of acceptance hereof and as of the Closing Date, except as otherwise disclosed in the Official Statement, the Authority is not, and as of the Closing Date, will not be, in breach of or in default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the Authority is a party or is otherwise subject; and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument; which breach, default or event could have an adverse effect on the Authority’s ability to perform its obligations under the Authority Documents; and, as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the Authority Documents and compliance by the Authority with the provisions of each of such agreements or instruments does not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the Authority (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties is bound; nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation or instrument, except as may be provided by the Authority Documents.

F. At the time of acceptance hereof there is, and as of the Closing Date, there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an “**Action**”) pending (notice of which has been served on the Authority) or to the knowledge of the Authority threatened, in which any such Action: (i) in any way questions the corporate existence of the Authority or the titles of the officers of the Authority to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of Revenues (as defined in the Trust Agreement) or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the Authority

Documents or the consummation of the transactions on the part of the Authority contemplated thereby; (iii) contests the exclusion of the interest on the Bonds from federal or state income taxation or contests the powers of the Authority which may result in any material adverse change relating to the financial condition of the Authority; or (iv) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and, as of the time of acceptance hereof, there is, and as of the Closing Date, there will be no known basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

G. The Authority will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions, and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the Authority will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

H. The Authority Documents conform as to form and tenor to the descriptions thereof contained in the Official Statement. The Authority represents that the Bonds, when issued, executed and delivered in accordance with the Trust Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the Authority, entitled to the benefits of the Trust Agreement. The Trust Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Trust Agreement, subject in all cases to the provisions of the Trust Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

I. The Authority has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the Authority is a bond issuer whose arbitrage certifications may not be relied upon.

J. Any certificate signed by any authorized officer of the Authority and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Authority to the Underwriter as to the statements made therein.

K. The Authority will apply the proceeds of the Bonds in accordance with the Trust Agreement.

L. Between the date of this Purchase Agreement and the Closing Date, the Authority will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter.

M. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the Authority will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Trust Agreement.

N. The Preliminary Official Statement was deemed final by a duly authorized officer of the Authority prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The Authority hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the Authority shall cause a final printed form of the Official Statement to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

The Authority hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel, Disclosure Counsel and the Underwriter, from time to time prior to the Closing Date.

The Authority hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the Authority to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the Authority shall constitute a representation to the Underwriter that the representations contained in this Section 3 are true as of the date hereof.

4. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations on the part of the Authority contained herein and of the Community Facilities District in the District Letter of Representations, to the accuracy in all material respects of the statements of the officers and other officials of the Authority made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the Authority of its obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Authority Resolution, the Community Facilities District Resolution, the Authority Documents and this Purchase Agreement, the District Indenture, the Local Obligation Purchase Contract, the Special Tax Bonds, the District Letter of Representations and the Continuing Disclosure Certificate shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the Special Tax Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate. The Trust Agreement, the District Indenture, the Local Obligation Purchase Contract,

the Special Tax Bonds, the District Letter of Representations and the Continuing Disclosure Certificate are herein referred to collectively as the “**District Documents.**”

B. At the Closing Date, except as was described in the Preliminary Official Statement, the Authority shall not be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Authority is a party or is otherwise subject or bound, and the performance by the Authority of its obligations under the Authority Documents, the Authority Resolution and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Authority is a party or is otherwise subject or bound, in any manner that would materially and adversely affect the performance by the Authority of its obligations under the Authority Documents or the Authority Resolution.

C. At the Closing Date, except as described in the Official Statement, the Community Facilities District shall not be, in any respect material to the transactions referred to in the District Letter of Representations or contemplated therein, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance by the Community Facilities District of its obligations under the Community Facilities District Resolution, the District Documents, and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed hereunder, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner that would materially and adversely affect the performance by the Community Facilities District of its obligations under the Community Facilities District Resolution and the District Documents or the performance of the conditions precedent to be performed by the Community Facilities District under the Community Facilities District Resolution and the District Documents.

D. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

E. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds shall not have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the Authority terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

1. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America or the Internal Revenue Service, with the purpose or effect, directly or indirectly, of imposing federal income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

2. Legislation introduced in or enacted (or resolution passed) by the Congress or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds or the Special Tax Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Trust Agreement or the District Indenture are not exempt from qualification under or other requirements of the Trust Agreement Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds or the Special Tax Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect;

3. A general suspension of trading in securities on the New York Stock Exchange, or a general banking moratorium declared by Federal, State of New York or State of California officials authorized to do so;

4. The introduction, proposal or enactment of any amendment to the Federal or California Constitution or any action by any Federal or California court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the Bonds, the Authority or the Community Facilities District, their property, income, securities (or interest thereon), the validity or enforceability of the Special Tax, or the ability of the Authority to purchase any Special Tax Bonds as contemplated by the Official Statement;

5. Any event occurring, or information becoming known which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement, or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

6. Any national securities exchange, the Comptroller of the Currency, or any other governmental authority, shall impose as to the Bonds, the Special Tax Bonds or obligations of the general character of the Bonds or the Special Tax Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter;

7. There shall have occurred any material outbreak or escalation of hostilities or other calamity or crisis the effect of which on the financial markets of the United States is such as to make it impracticable, in the judgment of the Underwriter, following consultation with the Authority, to sell the Bonds;

8. The filing or threat of an Action described Section 3.F hereof or Section M of the District Letter of Representations; or

9. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Authority.

F. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. The Official Statement, executed on behalf of the Authority by its Treasurer or other authorized officer;

2. The Authority Documents, duly executed and delivered by all parties thereto;

3. The Authority Resolution, together with a certificate of the Secretary of the Authority, dated as of the Closing Date, to the effect that such resolution is a true, correct and complete copy of the resolution duly adopted by the Governing Board of the Authority;

4. The Community Facilities District Resolution, together with a certificate dated as of the Closing Date of the City Clerk, acting on behalf of the Community Facilities District to the effect that the Community Facilities District Resolution is a true, correct and complete copy of the one duly adopted by the City Council, acting as the legislative body of the Community Facilities District;

5. The District Documents duly executed and delivered by all parties thereto;

6. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the Authority, of Bond Counsel, in substantially the form included as Appendix E to the Official Statement, together with a letter addressed to the Trustee to the effect that such opinion may be relied upon by the Trustee to the same extent as if such opinion was addressed to the Trustee;

7. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, in substantially the form attached hereto as Exhibit K;

8. A certificate, dated the Closing Date and signed by the Treasurer of the Authority or other authorized officer, to the effect that: (i) the representations of the Authority contained herein are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the Authority has complied with all the agreements and satisfied all the conditions on its part to be performed or satisfied under the Authority Documents and the Authority Resolution at or prior to the Closing Date;

9. A certificate dated the Closing Date and signed by an authorized representative of the Community Facilities District or an authorized designee, on behalf of the Community Facilities District to the effect that: (i) the representations made by the Community Facilities District contained in the District Letter of Representations are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date, provided that any references as to the Preliminary Official Statement shall be deemed to be to the Official Statement; (ii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; and (iii) the Community Facilities District has complied with all the agreements and satisfied all the conditions on its part to be satisfied under the District Documents prior to the Closing Date;

10. An opinion of the City Attorney of the City, as counsel to the Authority, dated the date of Closing and addressed to the Underwriter, the Authority, the Community Facilities District, the Trustee and the District Trustee, to the effect that:

(i) The Authority is a public body, corporate and politic, duly organized and validly existing as a joint powers authority under the laws of the State of California;

(ii) The Authority has full legal power and lawful authority to enter into the Authority Documents and to carry out the transactions contemplated under the Authority Documents;

(iii) The Authority Resolution was duly adopted at a regular meeting of the governing body of the Authority, which was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Authority Resolution is in full force and effect and has not been modified, amended, rescinded or repealed since the date of its adoption;

(iv) The Authority Documents have been duly authorized, executed and delivered by the Authority and constitute the legal, valid and binding obligations of the Authority enforceable against the Authority in accordance with their terms, subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, to the application of equitable principles where equitable remedies are sought and to the exercise of judicial discretion in appropriate cases;

(v) To the best knowledge of such counsel, the execution and delivery of the Authority Documents and the Official Statement and compliance with the provisions

thereof under the circumstances contemplated thereby: (a) do not in any material respect conflict with or constitute on the part of the Authority a breach of or default under any agreement or other instrument to which the Authority is a party or by which it is bound; and (b) do not and will not in any material respect or constitute on the part of the Authority a violation, breach of or default under any court order or consent decree to which the Authority is subject;

(vi) The Authority Documents and the Official Statement have been duly authorized by the Governing Board of the Authority and executed on its behalf by an authorized officer of the Authority;

(vii) Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the Authority) or, to the City Attorney's knowledge, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the Authority, or the titles of its members and officers to their respective offices; (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the collection of the Revenues or the pledge thereof; (c) in any way question or affect any of the rights, powers, duties or obligations of the Authority with respect to the Revenues or the moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds; (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds; or (e) in any way question or affect the Authority Documents or the transactions contemplated by the Authority Documents, the Official Statement, or any activity regarding the Bonds;

11. An opinion of the City Attorney of the City, dated the date of Closing and addressed to the Underwriter, the Authority, the Community Facilities District, the Trustee and the District Trustee to the effect that:

(i) The Community Facilities District is a community facilities district organized and existing pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California;

(ii) The Community Facilities District Resolution has been duly adopted at a meeting of the City Council, acting as the legislative body of the Community Facilities District, which was called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Community Facilities District Resolution is in full force and effect and has not been modified, amended, rescinded or repealed since the date of its adoption;

(iii) The District Documents and the Official Statement have been duly and lawfully authorized, executed and delivered by the Community Facilities District and the District Documents constitute the legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District in accordance with their terms, subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws relating to or affecting creditors' rights, to the application of equitable principles where equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against community facilities districts in the State of California;

(iv) The Community Facilities District has the right and power under the Community Facilities District Act to execute the District Indenture and no other authorization for the execution thereof is required, and the District Indenture is in full force and effect;

(v) The Special Tax Bonds are valid and binding special tax obligations of the Community Facilities District payable from proceeds of the Special Tax and the other funds provided in the District Indenture for such payment and are enforceable in accordance with their terms, subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other similar laws relating to or affecting creditors' rights, to the application of equitable principles where equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against community facilities districts in the State of California, and the terms of the Community Facilities District Act and of the District Indenture;

(vi) The District Indenture and the Special Tax Bonds have been duly and validly authorized, sold, executed, authenticated and delivered in accordance with the Community Facilities District Act and with the District Indenture;

(vii) Except as may be stated in the Official Statement, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (notice of which has been served on the City or the Community Facilities District) or, to such counsel's knowledge, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of its members and officers to their respective offices; or (b) affect the validity of the District Documents or restrain or enjoin the repayment of the Special Tax Bonds or in any way contest or affect the validity of the District Documents or contest the authority of the Community Facilities District to enter into or perform its obligations under any of the District Documents or under which a determination adverse to the City or the Community Facilities District would have a material adverse effect upon the financial condition or the revenues of the City or the Community Facilities District, questions the right of the Community Facilities District to use the Special Tax levied within the Improvement Area for the repayment of the Special Tax Bonds or affects in any manner the right or ability of the Community Facilities District to collect or pledge the Special Tax levied within the Improvement Area for the repayment of the Special Tax Bonds;

12. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds and the Special Tax Bonds, including copies of the signed Trust Agreement and the District Indenture and certified copies of all resolutions of the City and the Authority relating thereto;

13. A certificate dated the Closing Date from NBS addressed to the Authority, the Community Facilities District and the Underwriter to the effect that: (i) the Special Tax (after payment of Priority Administrative Expenses) if collected in the maximum amounts permitted pursuant to the Rate and Method of Apportionment of Special Taxes would generate at least 110% of the annual debt service payable with respect to the Special Tax Bonds in each year, based on such assumptions and qualifications as shall be acceptable to the Underwriter; and (ii) the statements in the Preliminary Official Statement and the Official Statement provided by NBS concerning the Special Tax and the Rate and Method of Apportionment of the Special Taxes and all information supplied by it for use in the Preliminary Official Statement, as of the date of the

Preliminary Official Statement, and in the Official Statement, as of the date of the Official Statement and as of the Closing Date, did not and do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading;;

14. Certified copies of the general resolution of the Trustee and District Trustee authorizing the execution and delivery of certain documents by certain officers of the Trustee and District Trustee, which resolution authorizes the execution of the Trust Agreement, the District Indenture and the authentication of the Bonds and the Special Tax Bonds;

15. A certificate of the Trustee, addressed to the Underwriter, the Authority and the Community Facilities District dated the Closing Date, to the effect that: (i) the Trustee is authorized to carry out corporate trust powers, and have full power and authority to perform their respective duties under the Trust Agreement and the District Indenture; (ii) the Trustee is duly authorized to execute and deliver the Trust Agreement and the District Indenture, to accept the obligations created by the Trust Agreement and the District Indenture, to authenticate the Bonds and the Special Tax Bonds pursuant to the terms of the Trust Agreement and the District Indenture, respectively; (iii) no consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the Special Tax Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the Special Tax Bonds and the acceptance and performance of the obligations created by the Trust Agreement and the District Indenture; and (iv) to the best of its knowledge, compliance with the terms of the Trust Agreement and the District Indenture will not conflict with, or result in a violation or breach of, or constitute a default under, any loan agreement, trust agreement, bond, note, resolution or any other agreement or instrument to which the Trustee is a party or by which it is bound, or any law or any rule, regulation, order or decree of any court or governmental agency or body having jurisdiction over the Trustee or any of its activities or properties;

16. An opinion of counsel to the Trustee, dated the Closing Date, addressed to the Underwriter, the Authority and the Community Facilities District to the effect that the Trustee is a national banking association duly organized and validly existing under the laws of the United States having full power and being qualified to enter into, accept and agree to the provisions of the Trust Agreement and the District Indenture, and that each of such documents has been duly authorized, executed and delivered by the Trustee and, assuming due execution and delivery by the other parties thereto, constitutes the legal, valid and binding obligation of the Trustee enforceable in accordance with its terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and except as such enforceability may be limited by the application of equitable principles if equitable remedies are sought;

17. A certificate of the Authority dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

18. An opinion of Stradling Yocca Carlson & Rauth, counsel to the Underwriter ("**Underwriter's Counsel**"), dated the date of Closing and addressed to the Underwriter in form and substance acceptable to the Underwriter;

19. A closing certificate of Tri Pointe dated the Closing Date, substantially in the form attached as Exhibit F hereto;

20. A continuing disclosure certificate of Tri Pointe in the form attached as Appendix D to the Official Statement (the “**Tri Pointe Continuing Disclosure Certificate**”).

21. An opinion of counsel to Tri Pointe, dated the Closing Date and addressed to the Authority and the Underwriter, substantially in the form attached as Exhibit I hereto;

22. A closing certificate of Lennar dated the Closing Date, substantially in the form attached as Exhibit G hereto;

23. A continuing disclosure certificate of Lennar in the form attached as Appendix D to the Official Statement (the “**Lennar Continuing Disclosure Certificate**”).

24. An opinion of counsel to Lennar, dated the Closing Date and addressed to the Authority and the Underwriter, substantially in the form attached as Exhibit J hereto;

25. A closing certificate of AG Essential dated the Closing Date, substantially in the form attached as Exhibit H hereto;

26. A closing certificate of Arcadian dated the Closing Date, substantially in the form attached hereto as Exhibit O;

27. A certificate of the Appraiser, substantially in the form attached hereto as Exhibit L; and

28. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations of the Authority contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the Authority and the Community Facilities District at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the Community Facilities District and the Authority in connection with the transactions contemplated hereby and by the District Indenture, the Trust Agreement, and the Official Statement.

If the Authority shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Authority nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the Authority set forth in Section 6 hereof shall continue in full force and effect.

5. Conditions to the Obligations of the Authority.

A. The obligations of the Authority shall be subject to the satisfaction of the conditions contained in Section 4 of this Purchase Agreement.

B. If the Authority shall be unable to satisfy the conditions to the obligations of the Authority to purchase, accept delivery of and pay for the Special Tax Bonds contained in the Local Obligation Purchase Contract, or if the obligations of the Authority to purchase, accept delivery of and pay for the Special Tax Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Authority nor the Community Facilities District shall be under any further obligation hereunder, except that the obligations of the Authority set forth in Section 6 hereof shall continue in full force and effect.

6. Expenses. Whether or not the transactions contemplated by this Purchase Agreement are consummated, the Underwriter shall be under no obligation to pay, and the Authority shall pay only from the proceeds of the Bonds, or cause the Community Facilities District to pay out of the proceeds of the Special Tax Bonds or any other legally available funds of the City, the Community Facilities District or the Authority, but only as the Authority and such other party providing such services may agree, all expenses and costs of the Authority incident to the performance of its obligations in connection with the authorization, execution, sale and delivery of the Bonds to the Underwriter, including, without limitation, printing costs, initial fees of the Trustee, including fees and disbursements of their counsel, if any, fees and disbursements of Bond Counsel, Disclosure Counsel and other professional advisors employed by the Authority, costs of preparation, printing, signing, transportation, delivery and safekeeping of the Bonds and for expenses (included in the expense component of the spread) incurred by the Underwriter on behalf of the Authority's employees which are incidental to implementing this Purchase Agreement, including, but not limited to, meals, transportation, lodging, and entertainment of those employees. The Underwriter shall pay all out-of-pocket expenses of the Underwriter, including, without limitation, advertising expenses, the California Debt and Investment Advisory Commission fee, CUSIP Services Bureau charges, regulatory fees imposed on new securities issuers and any and all other expenses incurred by the Underwriter in connection with the public offering and distribution of the Bonds, including fees of its counsel.

7. Notices. Any notice of other communication to be given to the City or the Authority under this Purchase Agreement may be given by delivering the same in writing to the City of Folsom, 50 Natoma Street, Folsom, CA, 95630, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co, 3626 Fair Oaks Blvd., Suite 100, Sacramento, California 95864, Attention: Dennis McGuire.

8. Parties In Interest. This Purchase Agreement is made solely for the benefit of the Authority and Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof.

9. Survival of Representations. The representations of the Authority under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the Authority and regardless of delivery of and payment for the Bonds.

10. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

11. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Authority and shall be valid and enforceable as of the time of such acceptance.

12. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding among the parties hereto in relation to the sale of the Bonds by the Authority.

13. Governing Law. This Purchase Agreement shall be governed by the laws of the State of California.

14. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Authority and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

FOLSOM RANCH FINANCING
AUTHORITY

By: _____
Its: Treasurer

EXHIBIT A

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

Schedule of Bond Maturities, Principal Amounts, Interest Rates, Yields and Initial Offering Prices

<i>Maturity Date</i> <i>(September 1)</i>	<i>Principal Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>Initial Offering Price</i>	<i>10% Test Used</i>	<i>Hold the Price Offering Rule Used</i>
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^T Term Bonds.

^C Priced to the September 1, 20__ optional redemption date, at _____.

^{CC} Priced to the September 1, 20__ optional redemption date, at _____.

Optional Redemption. The Bonds are subject to optional redemption by the Authority prior to their respective maturity dates as a whole or in part on any date on or after September 1, 20__, from any source of available funds other than Minimum Sinking Fund Payments and Special Tax Prepayments, at the following redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on any date on or after September 1, 20__ through August 31, 20__;

102% if redeemed on any date from September 1, 20__ through August 31, 20__;

101% if redeemed on any date from September 1, 20__ through August 31, 20__; and

100% if redeemed on September 1, 20__ and any date thereafter.

Extraordinary Redemption from Prepayment of Special Taxes. The Bonds are subject to extraordinary redemption by the Authority prior to their respective maturity dates, as a whole or in part on any Interest Payment Date on or after [March 1, 2024], solely from funds derived from the extraordinary redemption of Local Obligations from Special Tax Prepayments, at the following

redemption prices (computed upon the principal amount of the Bonds or portions thereof called for redemption) together with accrued interest thereon to the date fixed for redemption:

103% if redeemed on an Interest Payment Date on or after September 1, 2024 through March 1, 20__;

102% if redeemed on an Interest Payment Date on September 1, 20__ and March 1, 20__;

101% if redeemed on an Interest Payment Date on September 1, 20__ and March 1, 20__;
and

100% if redeemed on September 1, 20__ and any Interest Payment Date thereafter.

Mandatory Sinking Fund Redemption of Bonds. The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part by lot on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

*Minimum Sinking Fund
Payment Date
(September 1)*

*Bonds
Minimum Sinking Fund Payment*

† Maturity.

The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

*Minimum Sinking Fund
Payment Date
(September 1)*

*Bonds
Minimum Sinking Fund Payment*

† Maturity.

The Bonds maturing on September 1, 20__ are subject to mandatory redemption in part on September 1 of each year commencing September 1, 20__, at a redemption price equal to one

hundred percent (100%) of the principal amount thereof called for redemption together with accrued interest thereon to the date fixed for redemption:

*Minimum Sinking Fund
Payment Date
(September 1)*

*Bonds
Minimum Sinking Fund Payment*

† Maturity.

If the Bonds subject to mandatory redemption are redeemed in part prior to their stated maturity date other than from Minimum Sinking Fund Payments, the Minimum Sinking Fund Payments for such Bonds shall be reduced proportionately by the principal amount of such Bonds so redeemed.

EXHIBIT B

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024**

LETTER OF REPRESENTATIONS OF THE DISTRICT

_____, 2023

Piper Sandler & Co.
3626 Fair Oaks Boulevard
Sacramento, California 95864

Re: *City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Bonds, Series 2024*

Ladies and Gentlemen:

In connection with the proposed offer and sale of the above-referenced bonds (the “**Special Tax Bonds**”), the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “**Community Facilities District**”) hereby represents and covenants to Piper Sandler & Co., as underwriter (the “**Underwriter**”) of the Folsom Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”), as follows:

A. The City of Folsom (the “**City**”) is duly organized and validly existing as a municipal corporation and charter city under the Constitution and laws of the State of California and the Charter and the Community Facilities District is a community facilities district organized and existing pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California.

B. The City has duly authorized the formation of the Community Facilities District and the establishment of Improvement Area No. 2 therein (the “**Improvement Area**”) and undertaken certain change proceedings relating to the Improvement Area pursuant to resolutions and an ordinance duly adopted by the City Council (collectively, the “**Community Facilities District Formation and Change Proceedings Resolutions**”) and, together with Resolution No. _____ authorizing the issuance and sale of the Special Tax Bonds, the “**Community Facilities District Resolutions**”) and the Community Facilities District Act. The City Council, acting as the legislative body of the Community Facilities District has duly adopted the Community Facilities District Resolutions, and has caused to be recorded in the real property records of the County of Sacramento, an amended notice of special tax lien (the “**Amended Notice of Special Tax Lien**”) (the Community Facilities District Formation and Change Proceedings Resolutions and Amended Notice of Special Tax Lien being collectively referred to herein as the “**Formation Documents**”). Each of the

Formation Documents remains in full force and effect as of the date hereof and has not been amended.

C. The Community Facilities District has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under the District Indenture, the Trust Agreement, the Continuing Disclosure Certificate and the Local Obligation Purchase Contract, and to carry out all transactions contemplated by each of such documents; (ii) to issue, sell and deliver its Special Tax Bonds to the Authority; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the District Indenture, the Trust Agreement, the Local Obligation Purchase Contract, the Special Tax Bonds, this Letter of Representations, the Continuing Disclosure Certificate and the Official Statement.

This Letter of Representations, the Trust Agreement, the District Indenture, the Local Obligation Purchase Contract, the Special Tax Bonds and the Continuing Disclosure Certificate are collectively referred to herein as the “**District Documents.**”

D. The Community Facilities District has complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the District Documents, and immaterial noncompliance by the Community Facilities District, if any, will not impair the ability of the Community Facilities District to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Special Tax Bonds, the Community Facilities District will continue to comply with the covenants of the Community Facilities District contained in the District Documents.

E. Except as described in the Preliminary Official Statement, the Community Facilities District is not, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State of California, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance of its obligations under the District Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the Community Facilities District pursuant to the District Documents, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner that would materially and adversely affect the performance by the Community Facilities District of its obligations under the District Documents or the performance of the conditions precedent to be performed by the Community Facilities District pursuant to the District Documents.

F. Except as may be required under the “blue sky” or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the Community Facilities District of its obligations under the District Documents,

have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

G. The District Documents conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement.

H. The Special Tax Bonds are payable from the Special Tax, as set forth in the District Indenture, the levy of which has been duly and validly authorized pursuant to the Community Facilities District Act and the Special Tax within the Improvement Area will be fixed and levied in an amount which, together with other available funds, is required for the payment of the principal of, and interest on, the Special Tax Bonds when due and payable, all as provided in the District Indenture. The Community Facilities District has covenanted to cause the Special Tax to be levied and collected at the same time and in the same manner as ordinary ad valorem property taxes.

I. The District Indenture creates a valid pledge of, first lien upon and security interest in, the Special Tax, and in the moneys in the Special Tax Fund established pursuant to the District Indenture, on the terms and conditions set forth in the District Indenture.

J. Except as disclosed in the Preliminary Official Statement, there are, to the best of the Community Facilities District's knowledge, no entities with outstanding assessment liens against any of the properties within the Improvement Area or which are senior to or on a parity with the Special Tax referred to in paragraph (H) hereof.

K. The information contained in the Preliminary Official Statement (other than statements therein pertaining to the Authority, DTC and its book-entry system and under the caption "PROPOSED PROPERTY DEVELOPMENT — Property Ownership," "— Development Plan and Status of Development," "— Development Plan of Finance" and "CONTINUING DISCLOSURE — The Homebuilders," as to which no view is expressed) does not and shall not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (L) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

L. Up to and including 25 days after the End of the Underwriting Period, the Community Facilities District will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Community Facilities District will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term "**End of the Underwriting Period**" means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be a written notice

delivered to the City at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the "End of the Underwriting Period."

M. There is no action pending (notice of which has been served on the Community Facilities District or the City) or to the best knowledge of the Community Facilities District threatened, in which any such action: (i) in any way questions the existence of the Community Facilities District or the titles of the officers of the City to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the Special Tax Bonds or the payment or collection of the Special Tax or any amounts pledged or to be pledged to pay the principal of and interest on the Special Tax Bonds or the Bonds, or in any way contests or affects the validity of the Formation Documents or the District Documents or the consummation of the transactions on the part of the Community Facilities District contemplated thereby; (iii) contests the exemption of interest on the Bonds or the Special Tax Bonds from federal or State income taxation, as applicable, or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the Community Facilities District; or (iv) contests the completeness or accuracy of the Preliminary Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the City authorized to do so shall be deemed a representation by the Community Facilities District to the Authority and the Underwriter on behalf of itself and the Community Facilities District as to the statements made therein.

O. At or prior to the Closing, the Community Facilities District will have duly authorized, executed and delivered the Continuing Disclosure Certificate in substantially the form attached as Appendix D to the Official Statement. Except as disclosed in the Preliminary Official Statement, the City has not failed to comply in all respects with any previous undertakings with regard to the Rule to provide annual reports or notices of material events in the last five years.

P. The Community Facilities District will apply the proceeds of its Special Tax Bonds in accordance with the District Indenture.

Q. Between the date of the Purchase Agreement and the date of Closing, the Community Facilities District will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter.

Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Bond Purchase Agreement by and between the Authority and the Underwriter.

CITY OF FOLSOM COMMUNITY FACILITIES
DISTRICT NO. 23 (FOLSOM RANCH)

By: _____
Finance Director of the City of Folsom

EXHIBIT C

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

LETTER OF REPRESENTATIONS OF TRI POINTE HOMES HOLDINGS, INC.

_____, 2023

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, California 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into in connection therewith (the “**Purchase Agreement**”). This Letter of Representations of Tri Pointe Homes Holdings, Inc. (the “**Letter of Representations**”) is delivered pursuant to the Purchase Agreement. Capitalized terms used and not otherwise defined herein have the meanings ascribed to them in the Purchase Agreement.

Each of the undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of Tri Pointe Homes Holdings, Inc., a Delaware corporation (the “**Developer**”), and each of the undersigned, on behalf of the Developer further certifies as follows:

1. The Developer is a validly existing corporation and in good standing Delaware, is duly registered to transact intrastate business as a foreign corporation and in good standing under the laws of the State of California, and has or will have all requisite corporate right, power and authority: (i) to execute and deliver this Letter of Representations; (ii) execute and deliver at the Closing the Tri Pointe Continuing Disclosure Certificate; and (iii) to undertake all of the transactions on its part described in the Preliminary Official Statement.

2. As set forth in the Preliminary Official Statement, the Developer owns certain property (herein, the “**Property**”) within Improvement Area No. 2 (the “**Improvement Area**”) of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “**Community Facilities District**”). The undersigned, on behalf of the Developer, makes the representations herein with respect to all such Property.

3. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned¹, (a) the Developer and its Affiliates² are not in breach of or in default under any applicable judgment or decree or any loan agreement, option agreement, development agreement, indenture, fiscal agent agreement, bond or note (collectively, the “**Material Agreements**”) to which the Developer or its Affiliates are a party or otherwise subject, which breach or default could reasonably be expected to materially and adversely affect the Developer’s ability to complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax on the Property (to the extent the responsibility of the Developer or its Affiliates) prior to delinquency and (b) no event has occurred and is continuing that with the passage of time or giving of notice, or both, would constitute such a breach or default.

4. To the Actual Knowledge of the Undersigned, neither the Developer, nor any of its Affiliates is in default on any obligation to repay borrowed money, which default is reasonably likely to materially and adversely affect the Developer’s ability to complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency.

5. Except as set forth in the Preliminary Official Statement, no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, regulatory agency, public board or body is pending against the Developer (with proper service of process to the Developer having been accomplished) or, to the Actual Knowledge of the Undersigned, is pending against any current Affiliate (with proper service of process to such Affiliate having been accomplished) or to the Actual Knowledge of the Undersigned is threatened in writing against the Developer or any such Affiliate which if successful, is reasonably likely to materially and adversely affect the Developer’s ability to

¹ As used in this Letter of Representations, the phrase “**Actual Knowledge of the Undersigned**” shall mean, as of the date of this Letter of Representations, the actual (as opposed to constructive) knowledge that the undersigned has or has obtained from interviews with such current officers and responsible employees of the Developer as the undersigned has determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Letter of Representations, and/or (ii) a review of such documents as the undersigned determined were reasonably necessary to obtain knowledge of the matters set forth in this Letter of Representations. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Developer’s current business and operations. The undersigned has not contacted individuals who are no longer employed by the Developer

² “**Affiliate**” means, with respect to the Developer, any other Person: (i) who directly, or indirectly through one or more intermediaries, is currently controlling, controlled by or under common control with the Developer, and (ii) for whom information, including financial information or operating data, concerning such Person is material to potential investors in their evaluation of the Improvement Area and investment decision regarding the Bonds (i.e., information relevant to: (a) the Developer’s development plans with respect to its Property and the payment of its Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency; or (b) such Person’s assets or funds that would materially affect the Developer’s ability to develop its Property as described in the Preliminary Official Statement or to pay its Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency). “**Person**” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term “**control**” (including the terms “controlling,” “controlled by” or “under common control with”) means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax or ad valorem tax obligations on its Property (to the extent the responsibility of the Developer) prior to delinquency.

6. As of the Date of the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the information contained therein solely as such information describes the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates) as set forth under the captions "PROPOSED PROPERTY DEVELOPMENT" and "CONTINUING DISCLOSURE—The Homebuilders—*Prior Continuing Disclosure Compliance – Tri Pointe*" (excluding therefrom in all cases (a) any information regarding any other property owner or the property owned by a property owner other than the Developer, (b) any information on appraised and market values, and annual special tax rates and ratios, including information regarding the Appraisal Report (as such term is defined in the Preliminary Official Statement), and (c) any information which is identified as having been provided by a source other than the Developer) is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

7. The Developer covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Developer and its Affiliates which it controls will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the Community Facilities District or the Improvement Area, to challenge the adoption of Ordinance No. _____ of the City levying the Special Tax within the Improvement Area, to invalidate the Community Facilities District, the Improvement Area or any of the Bonds or any refunding bonds related thereto, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the amended notice of special tax lien relating thereto. The foregoing covenant shall not prevent the Developer or any Affiliate in any way from bringing any other action, suit or proceeding including, without limitation, (a) an action or suit contending that the Special Tax has not been levied in accordance with the methodologies contained in the Community Facilities District's Rate and Method of Apportionment of Special Taxes for the Improvement Area pursuant to which the Special Tax is levied, (b) an action or suit with respect to the application or use of the Special Tax levied and collected, or (c) to enforce the obligations of the Authority, the City, and/or the District under any agreements among the Developer and its Affiliates, the Authority, the City, and/or the District or to which the Developer or its Affiliates is a party or beneficiary.

8. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer is not aware that any other public debt secured by a tax or assessment on the Property exists or is in the process of being authorized or any assessment districts or community facilities districts have been or are in the process of being formed that include any portion of the Property.

9. The Developer has been developing or has been involved in the development of numerous projects over an extended period of time. It is likely that the Developer and its Affiliates has been delinquent at one time or another in the payment of *ad valorem* property taxes, special assessments or special taxes. However, except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Developer nor any current Affiliate is

currently in default in, or in the last five (5) years has ever defaulted to any material extent in the payment of any *ad valorem* property tax, special assessment or special tax on property owned by the Developer or any such Affiliate within the boundaries of a community facilities district or an assessment district within California that (a) caused a draw on a reserve fund relating to such assessment district or community facilities district financing or (b) resulted in a foreclosure action being commenced in a court of law against the delinquent Developer or Affiliate.

10. The Developer intends to comply with the provision of the Mello-Roos Community Facilities District Act of 1982, as amended, relating to the Notice of Special Tax described in Government Code Section 53341.5 in connection with the sale of the Property, or portions thereof.

11. To the Actual Knowledge of the Undersigned, the Developer is able to pay its bills as they become due and no legal proceedings are pending against the Developer (with proper service of process to the Developer having been accomplished) or, to the Actual Knowledge of the Undersigned, threatened in writing in which the Developer may be adjudicated as bankrupt or discharged from any and all of its debts or obligations, or granted an extension of time to pay its debts or obligations, or be allowed to reorganize or readjust its debts, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

12. To the Actual Knowledge of the Undersigned, Affiliates of the Developer are able to pay their bills as they become due and no legal proceedings are pending against any Affiliates of the Developer (with proper service of process to such Affiliate having been accomplished) or to the Actual Knowledge of the Undersigned, threatened in writing in which the Affiliates of the Developer may be adjudicated as bankrupt or discharged from any or all of their debts or obligations, or granted an extension of time to pay their debts or obligations, or be allowed to reorganize or readjust their debts or obligations, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

13. If between the date hereof and the Closing Date any event relating to or affecting the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates) shall occur of which the undersigned has actual knowledge and which the undersigned believes would cause the information under the sections of the Preliminary Official Statement indicated in Paragraph 6 hereof (and subject to the limitations and exclusions contained in Paragraph 6 of the Letter of Representations), to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the undersigned shall notify the City and the Underwriter and if in the opinion of counsel to the City or the Underwriter such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, the Developer shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance reasonably satisfactory to counsel to the City and to the Underwriter.

14. The Developer agrees to deliver a Closing Certificate dated the date of issuance of the Bonds at the time of issuance of the Bonds in substantially the form attached as Exhibit F to the Purchase Agreement.

15. The Developer agrees to deliver the Tri Pointe Continuing Disclosure Certificate at the time of issuance of the Bonds in substantially the form attached as Appendix D to the Preliminary Official Statement.

16. On behalf of the Developer, I have reviewed the contents of this Letter of Representations and have met with counsel to the Developer for the purpose of discussing the meaning of its contents.

The undersigned has executed this Letter of Representations solely in his or her capacity as an officer or authorized representative of the Developer and he or she will have no personal liability arising from or relating to this Letter of Representations.

TRI POINTE HOMES HOLDINGS, INC.
a Delaware corporation

By: _____

EXHIBIT D

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024**

LETTER OF REPRESENTATIONS OF LENNAR HOMES OF CALIFORNIA, LLC

_____, 2023

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, California 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into in connection therewith (the “**Purchase Agreement**”). This Letter of Representations of Lennar Homes of California, LLC (the “**Letter of Representations**”) is delivered pursuant to the Purchase Agreement. Capitalized terms used and not otherwise defined herein have the meanings ascribed to them in the Purchase Agreement.

Each of the undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of Lennar Homes of California, LLC, a California limited liability company (the “**Developer**”), and each of the undersigned, on behalf of the Developer further certifies as follows:

1. The Developer is a validly existing limited liability company in good standing under the laws of the State of California, and has or will have all requisite corporate right, power and authority: (i) to execute and deliver this Letter of Representations; (ii) execute and deliver at the Closing the Lennar Continuing Disclosure Certificate; and (iii) to undertake all of the transactions on its part described in the Preliminary Official Statement.

2. As set forth in the Preliminary Official Statement, the Developer owns or has an option to purchase certain property (herein, the "**Property**") within Improvement Area No. 2 (the "**Improvement Area**") of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "**Community Facilities District**"). The undersigned, on behalf of the Developer, makes the representations herein with respect to all such Property.

3. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned³, (a) the Developer and its Affiliates⁴ are not in breach of or in default under any applicable judgment or decree or any loan agreement, option agreement, development agreement, indenture, fiscal agent agreement, bond or note (collectively, the "**Material Agreements**") to which the Developer or its Affiliates are a party or otherwise subject, which breach or default could reasonably be expected to materially and adversely affect the Developer's ability to complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax on the Property (to the extent the responsibility of the Developer or its Affiliates) prior to delinquency and (b) no event has occurred and is continuing that with the passage of time or giving of notice, or both, would constitute such a breach or default.

4. To the Actual Knowledge of the Undersigned, neither the Developer, nor any of its Affiliates is in default on any obligation to repay borrowed money, which default is reasonably likely to materially and adversely affect the Developer's ability to complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency.

5. Except as set forth in the Preliminary Official Statement, no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, regulatory agency, public board or body is pending against the Developer (with proper service of process to the Developer having been accomplished) or, to the Actual Knowledge of the Undersigned, is pending against any current Affiliate (with proper service of process to such Affiliate having been accomplished) or to the Actual Knowledge of the Undersigned is threatened in writing against the Developer or any such Affiliate which if successful, is reasonably likely to materially and adversely affect the Developer's ability to

³ As used in this Letter of Representations, the phrase "**Actual Knowledge of the Undersigned**" shall mean, as of the date of this Letter of Representations, the actual (as opposed to constructive) knowledge that the undersigned has or has obtained from obtained from (i) interviews with such current officers and responsible employees of the Developer as the undersigned has determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Letter of Representations, and/or (ii) a review of such documents as the undersigned determined were reasonably necessary to obtain knowledge of the matters set forth in this Letter of Representations. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Developer's current business and operations. The undersigned has not contacted individuals who are no longer employed by the Developer

⁴ "**Affiliate**" means, with respect to the Developer, any other Person: (i) who directly, or indirectly through one or more intermediaries, is currently controlling, controlled by or under common control with the Developer, and (ii) for whom information, including financial information or operating data, concerning such Person is material to potential investors in their evaluation of the Improvement Area and investment decision regarding the Bonds (i.e., information relevant to: (a) the Developer's development plans with respect to its Property and the payment of its Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency; or (b) such Person's assets or funds that would materially affect the Developer's ability to develop its Property as described in the Preliminary Official Statement or to pay its Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency). "**Person**" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term "**control**" (including the terms "controlling," "controlled by" or "under common control with") means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

complete the development of the Property as described in the Preliminary Official Statement or to pay the Special Tax or ad valorem tax obligations on its Property (to the extent the responsibility of the Developer) prior to delinquency.

6. As of the Date of the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the information contained therein solely as such information describes the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates) as set forth under the captions "PROPOSED PROPERTY DEVELOPMENT" and "CONTINUING DISCLOSURE—The Homebuilders—*Prior Continuing Disclosure Compliance – Lennar Homes*" (excluding therefrom in all cases (a) any information regarding any other property owner or the property owned by a property owner other than the Developer, (b) any information on appraised and market values, and annual special tax rates and ratios, including information regarding the Appraisal Report (as such term is defined in the Preliminary Official Statement), and (c) any information which is identified as having been provided by a source other than the Developer) is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

7. The Developer covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Developer and its Affiliates which it controls will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the Community Facilities District or the Improvement Area, to challenge the adoption of Ordinance No. _____ of the City levying the Special Tax within the Improvement Area, to invalidate the Community Facilities District, the Improvement Area or any of the Bonds or any refunding bonds related thereto, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the amended notice of special tax lien relating thereto. The foregoing covenant shall not prevent the Developer or any Affiliate in any way from bringing any other action, suit or proceeding including, without limitation, (a) an action or suit contending that the Special Tax has not been levied in accordance with the methodologies contained in the Community Facilities District's Rate and Method of Apportionment of Special Taxes for the Improvement Area pursuant to which the Special Tax is levied, (b) an action or suit with respect to the application or use of the Special Tax levied and collected, or (c) to enforce the obligations of the Authority, the City, and/or the District under any agreements among the Developer and its Affiliates, the Authority, the City, and/or the District or to which the Developer or its Affiliates is a party or beneficiary.

8. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer is not aware that any other public debt secured by a tax or assessment on the Property exists or is in the process of being authorized or any assessment districts or community facilities districts have been or are in the process of being formed that include any portion of the Property.

9. The Developer has been developing or has been involved in the development of numerous projects over an extended period of time. It is likely that the Developer and its Affiliates has been delinquent at one time or another in the payment of *ad valorem* property taxes, special assessments or special taxes. However, except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Developer nor any current Affiliate is

currently in default in, or in the last five (5) years has ever defaulted to any material extent in the payment of any *ad valorem* property tax, special assessment or special tax on property owned by the Developer or any such Affiliate within the boundaries of a community facilities district or an assessment district within California that (a) caused a draw on a reserve fund relating to such assessment district or community facilities district financing or (b) resulted in a foreclosure action being commenced in a court of law against the delinquent Developer or Affiliate.

10. The Developer intends to comply with the provision of the Mello-Roos Community Facilities District Act of 1982, as amended, relating to the Notice of Special Tax described in Government Code Section 53341.5 in connection with the sale of the Property, or portions thereof.

11. To the Actual Knowledge of the Undersigned, the Developer is able to pay its bills as they become due and no legal proceedings are pending against the Developer (with proper service of process to the Developer having been accomplished) or, to the Actual Knowledge of the Undersigned, threatened in writing in which the Developer may be adjudicated as bankrupt or discharged from any and all of its debts or obligations, or granted an extension of time to pay its debts or obligations, or be allowed to reorganize or readjust its debts, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

12. To the Actual Knowledge of the Undersigned, Affiliates of the Developer are able to pay their bills as they become due and no legal proceedings are pending against any Affiliates of the Developer (with proper service of process to such Affiliate having been accomplished) or to the Actual Knowledge of the Undersigned, threatened in writing in which the Affiliates of the Developer may be adjudicated as bankrupt or discharged from any or all of their debts or obligations, or granted an extension of time to pay their debts or obligations, or be allowed to reorganize or readjust their debts or obligations, or be subject to control or supervision of the Federal Deposit Insurance Corporation.

13. If between the date hereof and the Closing Date any event relating to or affecting the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates) shall occur of which the undersigned has actual knowledge and which the undersigned believes would cause the information under the sections of the Preliminary Official Statement indicated in Paragraph 6 hereof (and subject to the limitations and exclusions contained in Paragraph 6 of the Letter of Representations), to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the undersigned shall notify the City and the Underwriter and if in the opinion of counsel to the City or the Underwriter such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, the Developer shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance reasonably satisfactory to counsel to the City and to the Underwriter.

14. The Developer agrees to deliver a Closing Certificate dated the date of issuance of the Bonds at the time of issuance of the Bonds in substantially the form attached as Exhibit F to the Purchase Agreement.

15. The Developer agrees to deliver the Tri Pointe Continuing Disclosure Certificate at the time of issuance of the Bonds in substantially the form attached as Appendix D to the Preliminary Official Statement.

16. On behalf of the Developer, I have reviewed the contents of this Letter of Representations and have met with counsel to the Developer for the purpose of discussing the meaning of its contents.

The undersigned has executed this Letter of Representations solely in his or her capacity as an officer or authorized representative of the Developer and he or she will have no personal liability arising from or relating to this Letter of Representations.

LENNAR HOMES OF CALIFORNIA, LLC
a California limited liability company

By: _____

EXHIBIT E

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

LETTER OF REPRESENTATIONS OF AG EHC II (LEN) CA 2, L.P.

_____, 2023

Folsom Ranch Financing Authority
 50 Natoma Street
 Folsom, California 95630

City of Folsom Community Facilities District No. 23
 (Folsom Ranch)
 50 Natoma Street
 Folsom, California 95630

Piper Sandler & Co.
 3626 Fair Oaks Boulevard, Suite 100
 Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into in connection therewith (the “**Purchase Agreement**”). This Letter of Representations of AG EHC II (LEN) CA 2, L.P. (the “**Letter of Representations**”) is delivered pursuant to the Purchase Agreement. Capitalized terms used and not otherwise defined herein have the meanings ascribed to them in the Purchase Agreement.

The undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as the manager of an authorized agent of AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership (the “**Landowner**”), and the undersigned, on behalf of the Landowner, further certifies as follows:

1. The Landowner is a limited partnership validly existing and in good standing as a limited partnership under the laws of the State of Delaware and is duly registered to transact business in the State of California as a foreign limited partnership and is in good standing in the State of California and has all requisite right, power and authority: (i) to execute and deliver this Letter of Representations; and (ii) to undertake all of the transactions on its part described in the Preliminary Official Statement.

2. As set forth in the Preliminary Official Statement, certain property within Improvement Area No. 2 (the “**Improvement Area**”) of the City of Folsom Community Facilities

District No. 23 (Folsom Ranch) (the “Community Facilities District”) is held in the name of the Landowner (herein the “Property”). The undersigned, on behalf of the Landowner, makes the representations herein with respect to all such Property owned by Landowner.

3. As of the date thereof, the Preliminary Official Statement, solely with respect to information contained therein with respect to the Landowner and ownership of the Property by Landowner as set forth under the caption “PROPOSED PROPERTY DEVELOPMENT—Property Ownership—*The Landbank Structure*” is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. The Landowner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Landowner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way seeks to challenge or overturn the formation of the Community Facilities District, to challenge the adoption of Ordinance No. _____ of the City levying Special Taxes within the Community Facilities District, to invalidate the Community Facilities District or any of the Bonds or any refunding bonds related thereto, or to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the amended notice of special tax lien relating thereto. The foregoing covenant shall not prevent the Landowner in any way from bringing any other action, suit or proceeding including, without limitation, (a) an action or suit contending that the Special Taxes have not been levied in accordance with the methodologies contained in the Community Facilities District’s Rate and Method of Apportionment of Special Taxes pursuant to which the Special Taxes are levied, or (b) an action or suit with respect to the application or use of the Special Taxes levied and collected.

5. Except as disclosed in the Preliminary Official Statement, the Landowner is not aware that any other public debt secured by a tax or assessment on the Property exists or is in the process of being authorized or any assessment districts or community facilities districts have been or are in the process of being formed that include any portion of the Property.

6. To the undersigned’s actual knowledge, the Landowner has not been delinquent to any material extent in the payment of any *ad valorem* property tax, special assessment or special tax on property owned by the Landowner within the boundaries of a community facilities district or an assessment district within California that (a) would have caused a draw on a reserve fund relating to such assessment district or community facilities district financing or (b) resulted in a foreclosure action being commenced against the Landowner.

The undersigned has executed this Letter of Representations solely in his or her capacity as the manager of the authorized agent of the Landowner and he or she will have no personal liability arising from or relating to this Letter of Representations.

AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership

By: _____

EXHIBIT F

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

CLOSING CERTIFICATE OF TRI POINT HOMES HOLDINGS, INC.

_____, 2024

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, CA, 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, CA, 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement, dated _____, 2024 (the “**Purchase Agreement**”), entered into in connection therewith. This Closing Certificate of Tri Pointe Homes Holdings, Inc. (the “**Closing Certificate**”) is delivered by Tri Pointe Homes Holdings, Inc., a Delaware corporation (the “**Developer**”) pursuant to the Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Letter of Representations of Tri Pointe Homes Holdings, Inc. (the “**Letter of Representations**”), dated _____, 2023, delivered by the Developer.

Each of the undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of the Developer, and each of the undersigned, on behalf of the Developer, further certifies as follows:

1. The Developer has received the final Official Statement dated _____, 2024 relating to the Bonds (the “**Official Statement**”). Each statement, representation and warranty made in the Letter of Representations is true and correct in all material respects on and as of the date hereof with the same effect as if made on the date hereof, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement.

2. To the Actual Knowledge of the Undersigned, no event has occurred since the date of the Preliminary Official Statement affecting the statements and information described in Paragraph 6

of the Letter of Representations relating to the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates) (and subject to the limitations and exclusions contained in Paragraph 6 of the Letter of Representations) which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Official Statement not misleading in any material respect.

3. For the period through 25 days after the "End of the Underwriting Period" as defined in the Purchase Agreement (provided the Developer may assume the End of the Underwriting period is the Closing Date (as defined in the Bond Purchase Agreement), unless it receives written notice from the Underwriter that the End of the Underwriting Period is later than the Closing Date), if the undersigned has actual knowledge of any event relating to or affecting the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates), to cause the information under the sections of the Official Statement indicated in Paragraph 6 of the Letter of Representations (and subject to the limitations and exclusions contained in Paragraph 6 of the Letter of Representations) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, the undersigned shall notify the City and the Underwriter and if in the opinion of the Underwriter or counsel to the City, it is necessary to amend or supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances under which they were made, the Developer shall reasonably cooperate with the City and the Underwriter in the preparation of an amendment or supplement to the Official Statement in form and substance reasonably satisfactory to the Underwriter and Disclosure Counsel which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. The Developer has duly and validly executed and delivered the Tri Pointe Continuing Disclosure Certificate.

Each of the undersigned has executed this Closing Certificate solely in his or her capacity as an officer or representative of the Developer and he or she will have no personal liability arising from or relating to this Closing Certificate.

TRI POINTE HOMES HOLDINGS, INC.
a Delaware corporation

By: _____

EXHIBIT G

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

CLOSING CERTIFICATE OF LENNAR HOMES OF CALIFORNIA, LLC

_____, 2023

Folsom Ranch Financing Authority
 50 Natoma Street
 Folsom, CA, 95630

City of Folsom Community Facilities District No. 23
 (Folsom Ranch)
 50 Natoma Street
 Folsom, CA, 95630

Piper Sandler & Co.
 3626 Fair Oaks Boulevard
 Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "**Bonds**") and to the Bond Purchase Agreement, dated _____, 2024 (the "**Purchase Agreement**"), entered into in connection therewith. This Closing Certificate of Lennar Homes of California, LLC (the "**Closing Certificate**") is delivered by Lennar Homes of California, LLC, a California limited liability company (the "**Developer**") pursuant to the Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Letter of Representations of Lennar Homes of California, LLC (the "**Letter of Representations**"), dated _____, 2023, delivered by the Developer.

Each of the undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of the Developer, and each of the undersigned, on behalf of the Developer, further certifies as follows:

1. The Developer has received the final Official Statement dated _____, 2024 relating to the Bonds (the "**Official Statement**"). Each statement, representation and warranty made in the Letter of Representations is true and correct in all material respects on and as of the date hereof with the same effect as if made on the date hereof, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement.

2. To the Actual Knowledge of the Undersigned, no event has occurred since the date of the Preliminary Official Statement affecting the statements and information described in Paragraph 6

of the Letter of Representations relating to the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates) (and subject to the limitations and exclusions contained in Paragraph 6 of the Letter of Representations) which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Official Statement not misleading in any material respect.

3. For the period through 25 days after the "End of the Underwriting Period" as defined in the Purchase Agreement (provided the Developer may assume the End of the Underwriting period is the Closing Date (as defined in the Bond Purchase Agreement), unless it receives written notice from the Underwriter that the End of the Underwriting Period is later than the Closing Date), if the undersigned has actual knowledge of any event relating to or affecting the Developer, its Affiliates, ownership of the Property, the Developer's development plan, the Developer's financing plan, the Developer's lenders, if any, and contractual arrangements of the Developer or any Affiliates (including, if material to the Developer's development plan or the Developer's financing plan, loans of such Affiliates), to cause the information under the sections of the Official Statement indicated in Paragraph 6 of the Letter of Representations (and subject to the limitations and exclusions contained in Paragraph 6 of the Letter of Representations) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, the undersigned shall notify the City and the Underwriter and if in the opinion of the Underwriter or counsel to the City, it is necessary to amend or supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances under which they were made, the Developer shall reasonably cooperate with the City and the Underwriter in the preparation of an amendment or supplement to the Official Statement in form and substance reasonably satisfactory to the Underwriter and Disclosure Counsel which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

4. The Developer has duly and validly executed and delivered the Lennar Continuing Disclosure Certificate.

Each of the undersigned has executed this Closing Certificate solely in his or her capacity as an officer or representative of the Developer and he or she will have no personal liability arising from or relating to this Closing Certificate.

LENNAR HOMES OF CALIFORNIA, LLC
a California limited liability company

By: _____

EXHIBIT H

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

CLOSING CERTIFICATE OF AG EHC II (LEN) CA 2, L.P.

_____, 2024

Folsom Ranch Financing Authority
 50 Natoma Street
 Folsom, CA, 95630

City of Folsom Community Facilities District No. 23
 (Folsom Ranch)
 50 Natoma Street
 Folsom, CA, 95630

Piper Sandler & Co.
 3626 Fair Oaks Boulevard
 Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement, dated _____, 2024 (the “**Purchase Agreement**”), entered into in connection therewith. This Closing Certificate of AG EHC II (LEN) CA 2, L.P. (the “**Closing Certificate**”) is delivered by AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership (the “**Landowner**”) pursuant to the Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Letter of Representations of AG EHC II (LEN) CA 2, L.P. (the “**Letter of Representations**”), dated _____, 2023, delivered by the Landowner.

Each of the undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer or representative of the Landowner, and each of the undersigned, on behalf of the Landowner, further certifies as follows:

1. The Landowner has received the final Official Statement dated _____, 2024 relating to the Bonds (the “**Official Statement**”). Each statement, representation and warranty made in the Letter of Representations is true and correct in all material respects on and as of the date hereof with the same effect as if made on the date hereof, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement.

2. To the Actual Knowledge of the Undersigned, no event has occurred since the date of the Preliminary Official Statement affecting the statements and information described in Paragraph 3

of the Letter of Representations relating to the Landowner and its ownership of the Property which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Official Statement not misleading in any material respect.

3. For the period through 25 days after the "End of the Underwriter Period" as defined in the Purchase Agreement, if any event relating to or affecting the Landowner or the ownership of the Property by the Landowner shall occur as a result of which it is necessary, in the opinion of the Underwriter or counsel to the City, to amend or supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances existing at the time it is delivered to a purchaser, the Landowner shall reasonably cooperate with the City and the Underwriter in the preparation of an amendment or supplement to the Official Statement in form and substance reasonably satisfactory to the Underwriter and Disclosure Counsel which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances existing at the time the Official Statement is delivered to a purchaser, not misleading.

Each of the undersigned has executed this Closing Certificate solely in his or her capacity as an officer or representative of the Landowner and he or she will have no personal liability arising from or relating to this Closing Certificate.

AG ESSENTIAL HOUSING CA 2, L.P., a
Delaware limited partnership

By: _____

EXHIBIT I

FORM OF OPINION OF COUNSEL TO TRI POINTE HOMES HOLDINGS, INC.

[Closing Date]

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, California 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

*Re: § _____ Folsom Ranch Financing Authority City of Folsom Community
Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax
Revenue Bonds Series 2024*

Ladies and Gentlemen:

We have acted as special counsel to Tri Pointe Homes Holdings, Inc., a Delaware corporation (the “**Developer**”), in connection with the issuance of the above-referenced bonds (the “**2024 Bonds**”) by the Folsom Ranch Financing Authority (the “**Authority**”). All real property located within Improvement Area No. 2 (the “**Improvement Area**”) of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “**Community Facilities District**”) and owned by the Developer is referred to herein as the “**Property**.” The 2024 Bonds are being sold to Piper Sandler & Co., as Underwriter (the “**Underwriter**”). This opinion letter is being delivered to you pursuant to Section 4(F)(21) of the Bond Purchase Agreement, dated _____, 2024, between the Authority and the Underwriter (the “**Purchase Agreement**”).

In the course of acting as special counsel to the Developer as herein described, we have examined the following documents:

- (a) Preliminary Official Statement, dated _____, 2023, prepared in conjunction with the issuance and sale of the 2024 Bonds (the “**Preliminary Official Statement**”);
- (b) Official Statement, dated _____, 2024, prepared in conjunction with the issuance and sale of the 2024 Bonds (the “**Official Statement**”);
- (c) Continuing Disclosure Certificate—Homebuilder, dated as of _____, 2024 (the “**Continuing Disclosure Document**”), executed by the Developer;

(d) Letter of Representations of Tri Pointe Homes Holdings, Inc. dated _____, 2023, and Closing Certificate of Tri Pointe Homes Holdings, Inc., dated _____, 2024, each executed by the Developer (collectively, the “**Developer Certificates**”);

(e) Certificate of Incorporation of the Developer, filed with the Delaware Secretary of State, as amended, and Bylaws of the Developer, as amended (collectively, the “**Developer Formation Documents**”);

(f) Certificate of Good Standing of the Developer from the Delaware Secretary of State dated _____, 2024, and Certificate of Status of the Developer from the California Secretary of State dated _____, 2024; and

(g) Such other agreements, contracts and documents as we deemed relevant for the purposes of this opinion.

In addition, we have made such factual and other inquiries and examinations as we deemed necessary for the purposes of this opinion letter.

We call to your attention the fact that we are not general counsel to the Developer and do not represent the Developer on a continuing basis. Rather, we are representing the Developer solely in connection with its interactions with the Authority, the Community Facilities District and the City of Folsom (the “**City**”) in connection with the issuance of the 2024 Bonds.

Whenever we have indicated in this opinion letter that the existence or absence of facts is based on our knowledge, it is intended to signify that during the course of our representation of the Developer as herein described, no information has come to the attention of the lawyers in our firm actively representing the Developer in the matters described herein which would give them current actual knowledge of the existence or absence of such facts. Please be advised that only John P. Yeager and Sandra A. Galle have been so involved.

Except to the extent expressly set forth herein, we have not undertaken any independent investigations to determine the existence or absence of such facts, and no inference as to our knowledge of the existence or absence of such facts should be drawn from our representation of the Developer. We have made no examination of, and express no opinion as to, title to the Property, the ability of the Developer to develop the Property (except as specifically set forth in paragraph 6 below), or the viability of the development of the Property by the Developer as described in the Official Statement.

As to certain factual matters (which we have not independently established or verified), including, without limitation, the status of the development of the Property by the Developer and existing development entitlements and future development entitlements which must be obtained in order for the Developer to complete the development and sale of the Property, we have relied upon statements, certificates and other assurances of public officials and of certain officers and agents of the Developer, as well as employees and/or consultants of the Developer.

In expressing the opinions below, we have assumed, without inquiry or investigation, (i) the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to original documents of documents submitted to us as copies or as exhibits, and the

authenticity of such originals of such latter documents; (ii) that there are no oral or written terms or conditions agreed to by the Authority, the Community Facilities District, the City, and/or the Developer which would have an effect on the opinions rendered herein; (iii) that there has not been any mutual mistake of fact or misunderstanding which would have an effect on the opinions rendered herein; and (iv) that all parties have complied with any requirement of good faith and fair dealing, noncompliance with which would have an effect on the opinions rendered herein.

Based solely upon and subject to the foregoing as well as to the qualifications, limitations, exclusions, exceptions, assumptions and other matters set forth herein, we are of the opinion that:

The Developer is a corporation, duly incorporated, validly existing and in good standing under the laws of the State of Delaware, and is registered to transact business as a foreign corporation in the State of California and is in good standing under the laws of the State of California.

2. The Developer has the corporate power and corporate authority to execute, deliver and perform its obligations under the Continuing Disclosure Document.

3. The execution and delivery by the Developer of the Continuing Disclosure Document and the performance by the Developer of its obligations thereunder (i) have been duly authorized by all necessary corporate action on the part of the Developer and (ii) will not result in a violation of, a breach of, or a default under the Developer Formation Documents.

4. The Continuing Disclosure Document has been duly executed and delivered by the Developer and constitutes the legally valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms.

5. To our knowledge, there is no action, suit, proceeding, inquiry or investigation, by or before any court, governmental agency, public board or body, pending or overtly threatened against the Developer which (A) seeks to prohibit, restrain or enjoin the proposed development by the Developer of the Property as described in the Official Statement; or (B) if determined adversely to the Developer is reasonably likely to have a material adverse effect on the Developer's ability (i) to comply with its obligations under the Continuing Disclosure Document, (ii) to develop the Property as described in the Official Statement or (iii) to pay special taxes or ad valorem property taxes related to the Property when due; or (C) seeks to cause the Developer to be adjudicated as bankrupt or discharged from any or all of its debts or obligations; or (D) grants or seeks to grant an extension of time to pay the Developer's debts or seeks to effect a reorganization or a readjustment of the Developer's debts.

6. Without having undertaken to determine independently the accuracy, completeness, or fairness of the statements contained in the Preliminary Official Statement and the Official Statement, but based solely on (i) our limited capacity as special counsel to the Developer, (ii) the representations of the Developer and/or its employees and/or consultants, and our reliance thereon, and (iii) our review of the Preliminary Official Statement and the Official Statement, no facts had or have come to our attention during the course of our representation of the Developer as described herein which caused us to believe that the information describing Development Matters (defined below) contained in the Relevant Sections (defined below) of the Preliminary Official

Statement as of its date (_____, 2023) or as of the date of the Purchase Agreement (_____, 2024), or the Relevant Sections of the Official Statement as of its date (_____, 2024) or as of the date hereof, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; provided, however, in each case, we express no belief or conclusion as to (a) any financial statements and other financial, statistical, economic or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, (b) any information about valuation, appraisals, absorption or environmental matters (other than environmental permitting) included or referenced therein, including, without limitation, any information describing or summarizing all or any part of the Appraisal (as such term is defined in the Official Statement), and (c) any information which is identified as having been provided by a source other than the Developer). For purposes of this paragraph, the term “**Relevant Sections**” means the sections of the Preliminary Official Statement and the Official Statement entitled “PROPOSED PROPERTY DEVELOPMENT” and “CONTINUING DISCLOSURE—The Homebuilders—*Prior Continuing Disclosure Compliance – Tri Pointe*” and the term “**Development Matters**” means the Developer, its Affiliates (as defined in the Developer Certificates), ownership of the Property, the Developer’s development plan, the Developer’s financing plan, the Developer’s lenders, if any, and contractual arrangements of the Developer or any of its Affiliates (including, if material to the Developer’s development plan or the Developer’s financing plan, loans of such Affiliates).

Our opinions set forth in this opinion letter are subject to the following assumptions, exceptions, qualifications, limitations and exclusions, in addition to those assumptions, exceptions, qualifications, limitations and exclusions set forth above:

A. The foregoing opinions are qualified to the extent that (i) the legality, validity, binding nature and enforceability of the Continuing Disclosure Document may be limited by and subject to bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting the rights of creditors now or hereafter in effect (including, without limitation, any law pertaining to preferential or fraudulent transfers), or may be limited by and subject to legal or general principles of equity (whether such enforceability is considered in a proceeding in equity or at law), conscionability, reasonableness, good faith or fair dealing, whether relating to creditors’ rights or otherwise, and (ii) any remedy of specific performance and injunctive and other forms of equitable relief are subject to certain equitable defenses and to the discretion of the court before which any proceeding therefor may be brought.

B. We express no opinion as to (i) any matters related to architecture, construction, engineering, or the seismic or environmental condition of the Property (except as specifically set forth in paragraph 6 above), including, without limitation, any matters relating to the handling, storage, transportation or disposal of hazardous or toxic materials, (ii) any laws, rules or regulations relating thereto, and/or (iii) any other scientific or professional field as such opinion would be beyond the scope of any opinion expressed herein.

C. We express no opinion on the enforceability under certain circumstances of provisions to the effect that rights or remedies are not exclusive, that rights or remedies may be exercised without notice, that every right or remedy is cumulative and may be exercised in addition to or with any other right or remedy, that the election of a particular remedy or remedies does not

preclude recourse to one or more other remedies, or that the failure to exercise or delay in exercising rights or remedies will not operate as a waiver of any such right or remedy.

D. We express no opinion as to (i) any rights of set-off (other than as provided by Section 3054 of the California Civil Code, as interpreted by applicable judicial decisions); (ii) the enforceability of any provision providing for indemnification for claims, losses or liabilities to the extent such indemnification is prohibited by applicable law or contrary to public policy; or (iii) the enforceability of any provisions or agreement designating a party as an agent or attorney-in-fact, except where an agent or attorney-in-fact executed the Continuing Disclosure Document on behalf of the Developer.

E. We express no opinion as to the legality, validity, binding nature or enforceability (whether in accordance with its terms or otherwise) of any provision insofar as it provides for the payment or reimbursement of costs and expenses in excess of a reasonable amount determined by any court or other tribunal (further, we wish to bring to your attention that to the extent any such provision provides for the payment of attorneys' fees in litigation, under California law such attorneys' fees may be granted only to the prevailing party and such provisions are deemed to extend to both parties, notwithstanding that such provisions by their express terms benefit only one party).

F. We express no opinion regarding any laws or regulations involving taxes, including without limitation, we express no opinion as to the exclusion from gross income for federal income tax purposes of the interest on the 2024 Bonds, or the exemption of the interest on the 2021 Bonds from the State of California personal income taxes.

G. Except as specifically set forth in paragraph 6 above, we express no opinion as to (i) compliance with the anti-fraud provisions of applicable federal and state securities or other laws, rules or regulations or (ii) the applicability or effect on the subject transaction of the securities laws of the State of California, the United States of America, including but not limited to the Securities Act of 1933, as amended, and any other jurisdiction.

H. We are licensed to practice law only in the State of California. Accordingly, we are opining only as to the internal laws (excluding laws relating to conflicts of laws) of the State of California, the federal laws of the United States of America, and the Delaware General Corporation Law, and assume no responsibility as to the applicability or effect of the laws of any other jurisdiction.

I. Whenever we have stated that we have assumed any matter of fact, it is intended to indicate that we have assumed such matter without making any factual, legal or other inquiry or investigation, and without expressing any opinion or conclusion of any kind concerning such matter.

J. This opinion letter is furnished to you specifically in connection with the issuance of the 2024 Bonds pursuant to the terms of the Purchase Agreement, and solely for your information and benefit. It may not be utilized, relied on, quoted or distributed to any other person by you in any other connection, and it may not be utilized, relied on or quoted by any other person

for any purpose, without in each instance our express prior written consent; provided, however, a copy may be included in the transcript of the proceedings for the 2024 Bonds.

K. The opinions expressed herein are given on the date hereof and are based on the facts (as we know, believe or have assumed them to be) and law as in effect on the date hereof. We undertake neither to supplement or update this opinion letter nor undertake to advise you or any other party if there is a change in law or facts or new facts come to our attention subsequent to the date hereof which may affect the opinions expressed above and/or which may cause us to amend any portion of this opinion letter in full or in part. If future acts or omissions of the parties may serve to modify, alter or change the circumstances under which the opinions herein were rendered, our opinions set forth in this opinion letter shall remain as if such future acts or omissions did not occur. Also, actions, conduct or omissions by a party may create a situation of waiver, estoppel or novation which would supplant the opinions set forth in this opinion letter.

Very Truly Yours,

EXHIBIT J

FORM OF OPINION OF COUNSEL TO LENNAR HOMES OF CALIFORNIA, LLC

[Closing Date]

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, California 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

**Re: \$ _____ Folsom Ranch Financing Authority City of Folsom Community
Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax
Revenue Bonds, Series 2024**

Ladies and Gentlemen:

We have acted as counsel to Lennar Homes of California, LLC, a California limited liability company (the “**Developer**”) in connection with the issuance and sale by the Folsom Ranch Financing Authority (the “**Issuer**”) of \$ _____ Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) to provide funds to finance the purchase of limited obligation special tax bonds (the “**CFD 23 Local Obligations**”), issued by the City of Folsom (the “**City**”) for the benefit of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “**District**”). This opinion is rendered pursuant to the Bond Purchase Agreement dated _____, 2024 (the “**Bond Purchase Agreement**”), entered into in connection therewith. Capitalized terms used herein without definition shall have the meanings set forth in the Bond Purchase Agreement.

In rendering the opinions set forth herein, we have reviewed and examined such documents as we have determined to be appropriate, including the following documents:

1. The Bond Purchase Agreement;
2. The Preliminary Official Statement and the Final Official Statement (together, the “**Official Statement**”);
3. Lennar Homes Continuing Disclosure Certificate dated _____, 2024, executed by Developer (the “**Developer Disclosure Certificate**”); and

4. Letter of Representations of Lennar Homes of California, LLC, dated _____, 2023, and the Closing Certificate of Lennar Homes of California, LLC, dated _____, 2024, both as required pursuant to the Bond Purchase Agreement (collectively, the "**Developer Certificate**").

With respect to factual matters underlying our opinions herein, we have made no independent investigation or inquiry and have relied solely upon Lennar Homes' Certificate. We advise you that the phrase "to our knowledge," as used herein, means that no facts have come to our attention, based upon an inquiry of attorneys in this firm who devote substantive legal attention to Developer, or as a result of our examination of Lennar Homes' Certificate, that indicate to us anything contrary to the statement to which the phrase relates. Except as expressly set forth above, the phrase does not mean that we have conducted any investigation or inquiry or performed any other examination or review. We have no reason to believe that any factual matters or assumptions relied upon by us are not true, correct and complete.

Our opinions herein are limited to the internal laws of the State of California and the federal laws of the United States of America. We express no opinion whatsoever with respect to the laws of any other jurisdiction and assume no responsibility for the applicability of such laws.

In rendering our opinions herein, we have assumed the following, with your approval:

- i. The genuineness and authenticity of all signatures on original documents submitted to us (other than any signatures on behalf of Developer); the authenticity and completeness of all documents submitted to us as originals; the conformity to originals of all documents submitted to us as copies; where any signature, other than any signature on behalf of Developer purports to have been made in a corporate, governmental, fiduciary or other capacity, the person who affixed such signature had the full power and authority to do so;
- ii. The due authorization, execution and delivery of the applicable agreements by the parties thereto, other than the Developer, and the legality, validity, binding effect and enforceability against such parties of their respective obligations under such agreements;
- iii. The truth, accuracy and completeness of all factual representations and warranties of all parties under the documents described in paragraphs 1 through 4, above;
- iv. The constitutionality or validity of a relevant statute, rule, regulation or agency action is not in issue unless a reported decision in the State of California has specifically addressed but not resolved, or has established, its unconstitutionality or invalidity; and
- v. All official public records relied upon by us are accurate and complete.

Based upon the foregoing and in reliance thereon, and based on our examination of such questions of law as we have deemed appropriate under the circumstances, and subject to any further assumptions, comments, exceptions, qualifications and limitations set forth below, as of the date hereof, it is our opinion that:

1. Developer is a limited liability company validly existing and in good standing as a limited liability company under the laws of the State of California and is in good

standing in the State of California, and has full power and authority to enter into the Developer Disclosure Certificate.

2. Developer has duly and validly executed and delivered the Developer Disclosure Certificate, and the Developer Disclosure Certificate constitutes the legal, valid and binding obligation of Developer, enforceable against Developer in accordance with its terms.

3. To our knowledge, the execution and delivery by Developer of the Developer Disclosure Certificate and the performance of its obligations thereunder do not and will not result in a violation of any provision of, or in default under any agreement or other instrument to which Developer is a party.

4. To our knowledge, Developer is not in violation of any provision of or in default under, its organizational documents or any agreement or other instrument, violation or default under which would materially and adversely affect the business, properties, assets, liabilities or conditions (financial or other) of Developer with respect to Developer's ability to develop real property owned by Developer within the Improvement Area.

5. To our knowledge, except as set forth in the Official Statement, there is no litigation pending against Developer (with service of process to Developer having been duly given and completed) or overtly threatened against Developer which would materially and adversely affect the validity or enforceability of the Developer Disclosure Certificate, Developer's ability to complete the development of its property located within the Improvement Area as proposed in the Official Statement or to pay the Special Taxes.

6. Without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Official Statement under the captions "PROPOSED PROPERTY DEVELOPMENT" and "CONTINUING DISCLOSURE—The Homebuilders—Prior Continuing Disclosure Compliance – Lennar Homes" (except that no opinion or belief need to be expressed as to any information relating to The Depository Trust Company, or any information relating to CUSIP numbers, or with respect to any financial, statistical or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, assessed valuations or appraised values, or to any information which is attributable to a source other than Developer, contained in the Official Statement), no facts came to our attention during the course of our representation of Developer that would lead us to believe that the information under said captions of the Official Statement relating to Developer and Developer's organizations, activities, properties and financial condition, and its proposed development of the Property (as defined in the Developer Certificate), contains any untrue statement of a material fact or omits any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

In addition, all of our opinions expressed hereinabove are specifically subject to and limited by the following:

a) We express no opinion as to matters governed by any laws other than the substantive laws of California which are in effect as of the date hereof, and we assume no obligation to modify or supplement this opinion with respect to changes in such laws after the date hereof.

b) As counsel to Developer in this matter, we have not rendered financial advice to the Developer and do not represent, by this opinion or otherwise, that we have reviewed or made any assessment about, nor do we offer any opinion about, the financial condition of the Developer, past, present or future, including any financial information contained in the Developer Disclosure Certificate; nor have we reviewed the financial feasibility of this transaction or those matters which the proceeds of the Bonds will fund or any of its components and, accordingly, we offer no opinion whatsoever regarding such financial feasibility.

c) The effect of laws or court decisions relating to bankruptcy, insolvency, fraudulent conveyance, equitable subordination, reorganization, arrangement, moratorium or other laws or court decisions relating to or affecting creditors' rights generally.

d) Limitations imposed by California or federal law or equitable principles upon the availability of the remedy of specific performance of any of the remedies, covenants or other provisions of any document or agreement and upon the availability of injunctive relief or other equitable remedies.

In addition, we express no opinion as to the title of the property within the District or any entitlements, permits, approvals or other assets relating to the Developer's development of its property located within the District as proposed in the Official Statement.

We express no opinion as to any matter other than as expressly set forth above, and, in conjunction therewith, specifically express no opinion concerning the application of or compliance with any federal securities law, including, but not limited to, the Securities Act of 1933, as amended, and the Trust Indenture Act of 1939, as amended, any state securities or "Blue Sky" law, or any federal, state or local tax law, as respecting the Bonds.

This letter is intended solely for your use in relation to the Bond Purchase Agreement and may not be reproduced or filed publicly or relied upon for any other purpose by you or for any purpose whatsoever by any other party without the express written consent of the undersigned except that this opinion may be copied and distributed as part of a closing book of the bond transaction documents, provided that such distribution shall not expand in any way the permitted uses of this letter.

We assume no responsibility for the effect of any fact or circumstance occurring subsequent to the date of this letter, including, without limitation, legislative or other changes in the law. Further, we assume no responsibility to advise you of any facts or circumstances of which we become aware after the date hereof, regardless of whether or not they may affect our opinions herein. This opinion is given as of the date hereof, and we assume no obligation to update our opinions herein after the date hereof.

Very truly yours,

EXHIBIT K

SUPPLEMENTAL OPINION OF BOND COUNSEL

_____, 2024

Piper Sandler & Co., as Underwriter
Sacramento, California

Folsom Ranch Financing Authority
City of Folsom Community Facilities District No. 23 (Folsom Ranch)
Improvement Area No. 2
Special Tax Revenue Bonds, Series 2024
(Supplemental Opinion)

Ladies and Gentlemen:

This letter is addressed to you, as Underwriter, pursuant to Section 4.F.7. of the Bond Purchase Agreement, dated _____, 2024 (the "Purchase Agreement"), between you and the Folsom Ranch Financing Authority (the "Authority"), providing for the purchase of \$_____ aggregate principal amount of Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "Bonds"). The Bonds are being issued pursuant to a Trust Agreement, dated as of January 1, 2024 (the "Trust Agreement"), among the Authority, the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "Community Facilities District") and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Trust Agreement or, if not defined in the Trust Agreement, in the Purchase Agreement.

We have delivered our final legal opinion (the "Bond Opinion") as bond counsel to the Authority concerning the validity of the Bonds and certain other matters, dated the date hereof and addressed to the Authority. You may rely on such opinion as though the same were addressed to you.

In connection with our role as bond counsel to the Authority, we have reviewed the Purchase Agreement; the Trust Agreement; the Local Obligations Indenture; the Tax Certificate, dated the date hereof (the "Tax Certificate"), of the Authority, the Community Facilities District and the City of Folsom (the "City"); certain portions of the posted preliminary official statement of the Authority, dated _____, 2023, with respect to the Bonds (the "Preliminary Official Statement") and of the posted official statement of the Authority, dated _____, 2024, with respect to the Bonds (the "Official Statement"); opinions of counsel to the Authority, the Community Facilities District, the Trustee, Tri Pointe Homes Holdings, Inc. ("Tri Pointe") and Lennar Homes of California, LLC ("Lennar"); certificates of the Authority, the Community Facilities District, the Trustee, Integra Realty Resources (the "Appraiser"), NBS (the "Special Tax Consultant"), Tri Pointe, Lennar, AG Essential Housing CA 2, L.P., and others; and such other documents, opinions and matters to the extent we deemed necessary to render the opinions and conclusions set forth herein.

The opinions and conclusions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions and cover certain matters not directly addressed by such authorities. Such opinions or conclusions may be affected by actions taken or omitted or events

occurring after the original delivery of the Bonds on the date hereof. We have not undertaken to determine, or to inform any person, whether any such actions are taken or omitted or events do occur or any other matters come to our attention after the original delivery of the Bonds on the date hereof. We have assumed the genuineness of all documents and signatures provided to us and the due and legal execution and delivery thereof by, and validity against, any parties other than the Authority. We have assumed, without undertaking to verify, the accuracy of the factual matters represented, warranted or certified in the documents, and of the legal conclusions contained in the opinions, referred to in the third paragraph hereof. We have further assumed compliance with all covenants and agreements contained in such documents. In addition, we call attention to the fact that the rights and obligations under the Bonds, the Trust Agreement, the Local Obligations Indenture, the Tax Certificate and the Purchase Agreement and their enforceability may be subject to bankruptcy, insolvency, reorganization, receivership, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, to the application of equitable principles, to the exercise of judicial discretion in appropriate cases and to the limitations on legal remedies against governmental entities such as the Authority and the Community Facilities District in the State of California. We express no opinion with respect to any indemnification, contribution, liquidated damages, penalty (including any remedy deemed to constitute or to have the effect of a penalty), right of set-off, arbitration, judicial reference, choice of law, choice of forum, choice of venue, non-exclusivity of remedies, waiver or severability provisions contained in the foregoing documents, nor do we express any opinions with respect to the state or quality of title to or interest in any assets described in or as subject to the lien of the Trust Agreement or the Local Obligations Indenture or the accuracy or sufficiency of the description contained therein of, or the remedies available to enforce liens on, any such assets. We also express no opinion regarding plans, specifications, maps, financial reports or other engineering or financial details of the proceedings, or upon the Amended Rate and Method of Apportionment for Improvement Area No. 2 of the Community Facilities District or the validity of the Special Tax levied upon any individual parcel.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions and conclusions:

1. The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Trust Agreement is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.
2. The Purchase Agreement has been duly executed and delivered by, and constitutes a valid and binding obligation of, the Authority.
3. The statements contained in the Official Statement under the captions "THE BONDS," "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS" (excluding therefrom the information under the headings "-Special Tax Analysis", "-Special Tax Calculation" and "-The Teeter Plan"), and "TAX MATTERS," and in APPENDIX C—"SUMMARY OF PRINCIPAL DOCUMENTS," excluding any material that may be treated as included under such captions by cross-reference or reference to other documents or sources, insofar as such statements expressly summarize certain provisions of the Local Obligations Indenture and the Trust Agreement, or set out the content of our Bond Opinion, are accurate in all material respects.
4. We are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of any of the statements contained in the Preliminary Official Statement or (except as explicitly stated in paragraph 3 above) in the Official Statement and make no representation that we have independently verified the accuracy, completeness or fairness of any

such statements. In our capacity as bond counsel to the Authority in connection with issuance of the Bonds, we participated in conferences with your representatives, your counsel, representatives of the Community Facilities District, the City, the Authority, their counsel, representatives of Tri Pointe, Lennar, and their respective counsel, the Appraiser, the Special Tax Consultant and others, during which the contents of the Preliminary Official Statement or the Official Statement and related matters were discussed. Based on our participation in the above-mentioned conferences (which, with respect to the Preliminary Official Statement, did not extend beyond the date of the Purchase Agreement, and with respect to the Official Statement did not extend beyond its date), and in reliance thereon, on oral and written statements and representations of the Authority, the Community Facilities District, and others and on the records, documents, certificates, opinions and matters herein mentioned, subject to the limitations on our role as bond counsel to the Authority, we advise you as a matter of fact and not opinion that (a) no facts had come to the attention of the attorneys in our firm rendering legal services with respect to the Preliminary Official Statement which caused us to believe as of the date of the Purchase Agreement, based on the documents, drafts and facts in existence and reviewed as of that date that the Preliminary Official Statement contained any untrue statement of a material fact or omitted to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading (except any information marked as preliminary or subject to change, any information permitted to be omitted by Securities and Exchange Commission Rule 15c-12 or otherwise left blank and any other differences with the information in the Official Statement), and (b) no facts had come to the attention of the attorneys in our firm rendering legal service with respect to the Official Statement which caused us to believe as of the date of the Official Statement and as of the date hereof that the Official Statement contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that, we expressly exclude from the scope of this paragraph and express no opinion or conclusion, with respect to both the Preliminary Official Statement and the Official Statement, about any CUSIP numbers, financial, accounting, statistical or economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, any information about feasibility, valuation, appraisals, absorption, real estate or environmental matters, litigation, any statements about compliance with prior continuing disclosure undertakings, or any information about book-entry, DTC, Cede & Co., ratings, rating agencies, underwriters, underwriting, and the information contained in Appendices A, B, D, F and G included or referred to therein or omitted therefrom. No responsibility is undertaken or conclusion expressed with respect to any other disclosure document, materials or activity, or as to any information from another document or source referred to by or incorporated by reference in the Preliminary Official Statement or the Official Statement.

This letter is furnished by us as bond counsel to the Authority. No attorney-client relationship has existed or exists between our firm and you in connection with the Bonds or by virtue of this letter. We disclaim any obligation to update this letter. This letter is delivered to you as Underwriter of the Bonds, is solely for your benefit as such Underwriter in connection with the original delivery of the Bonds on the date hereof, and is not to be used, circulated, quoted or otherwise referred to or relied upon for any other purpose or by any other person. This letter is not intended to, and may not, be relied upon by owners of the Bonds or by any other party to whom it is not specifically addressed.

Very truly yours,

ORRICK, HERRINGTON & SUTCLIFFE LLP

EXHIBIT L

**FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024**

CERTIFICATE OF APPRAISER

Folsom Ranch Financing Authority
50 Natoma Street,
Folsom, CA, 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street,
Folsom, CA, 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 200
Sacramento, California 95864

The undersigned hereby states and certifies:

1. That he is an authorized principal of Integra Realty Resources (the "**Appraiser**") and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.
2. That the Appraiser has prepared an appraisal report, dated November 20, 2023 (the "**Appraisal Report**"), on behalf of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "**Community Facilities District**") and the Folsom Ranch Financing Authority (the "**Authority**") in connection with the Preliminary Official Statement, dated _____, 2023 (the "**Preliminary Official Statement**") and the Official Statement dated _____, 2024 ("**Official Statement**"), for the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the "**Bonds**").
3. That the Appraiser hereby consents to the reproduction and use of the Appraisal Report appended to the Preliminary Official Statement and the Official Statement. The Appraiser also consents to the references to the Appraiser and the Appraisal made in the Preliminary Official Statement and the Official Statement.
4. In the opinion of the Appraiser the assumptions made in the Appraisal Report are reasonable. Since the date of value of the Appraisal Report, the Appraiser is not aware of any facts that would cause its opinion of value of the taxable property in Improvement Area No. 2 (the "**Improvement Area**") of the Community Facilities District to be lower than the value in the Appraisal.

5. Each of the parcels appraised by the Appraiser is encompassed within the Improvement Area as set forth in the boundary map of the Community Facilities District.

6. That, as of the date of the Preliminary Official Statement, as of the date of the Official Statement and as of the date hereof, the Appraisal Report appended to the Preliminary Official Statement and the Official Statement, to the best of my knowledge and belief, and subject to all of the hypothetical conditions set forth in the Appraisal Report, did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and no events or occurrences have been ascertained by us or have come to our attention that would substantially change the estimated values stated in the Appraisal Report. However, we have not performed any procedures since the date of the Appraisal Report to obtain knowledge of such events or occurrences nor are we obligated to do so in the future.

7. The Community Facilities District, the Authority and the Underwriter, Piper Sandler & Co., are entitled to rely on the Certificate.

Dated: _____, 2024

INTEGRA REALTY RESOURCES

By: _____
Authorized Representative

EXHIBIT M

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. (the "PSC"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned bonds (the "Bonds").

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) PSC offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, dated _____, 2024, by and between PSC and the Issuer, PSC has agreed in writing that: (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"); and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms.***

(a) ***General Rule Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) ***Hold-the-Offering-Price Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) ***Holding Period*** means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the _____, 2024 (the Sale Date), or (ii) the date on which the Underwriter has sold at least 10% of such

Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means the Folsom Ranch Financing Authority.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "**related party**" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2024.

(h) *Underwriter* means: (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public; and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents PSC's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Orrick Herrington & Sutcliffe LLP, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

PIPER SANDLER & CO.

By: _____
Name: _____

Dated: _____, 2024

SCHEDULE A

(Attached)

SCHEDULE B
PRICING WIRE

(Attached)

EXHIBIT N

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

LETTER OF REPRESENTATIONS OF ARCADIAN IMPROVEMENT COMPANY, LLC

_____, 2023

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, California 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, California 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard, Suite 100
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement to be entered into in connection therewith (the “**Purchase Agreement**”). This Letter of Representations of Arcadian Improvement Company, LLC (the “**Letter of Representations**”) is delivered pursuant to the Purchase Agreement. Capitalized terms used and not otherwise defined herein have the meanings ascribed to them in the Purchase Agreement.

The undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer of Arcadian Improvement Company, LLC, a California limited liability company (the “**Master Developer**”), and the undersigned, on behalf of the Master Developer, further certifies as follows:

1. The Master Developer is a limited liability company validly existing and in good standing as a limited liability company under the laws of the State of California and has all requisite right, power and authority: (i) to execute and deliver this Letter of Representations; and (ii) to undertake all of the transactions on its part described in the Preliminary Official Statement.

2. As set forth in the Preliminary Official Statement, the Master Developer is currently constructing, or is expected to construct, certain public infrastructure improvements required for the development of the property within Improvement Area No. 2 (the “**Improvement Area**”) of the City

of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Community Facilities District”).

3. As of the date thereof, the Preliminary Official Statement, solely with respect to information contained therein with respect to the Master Developer and its activity within the Improvement Area, as set forth under the captions “INTRODUCTION—Property Ownership and Development Status,” “PLAN OF FINANCE—Facilities to be Financed,” “THE IMPROVEMENT AREA—General Description and Location,” “PROPOSED PROPERTY DEVELOPMENT—Development Entitlements—Affordable Housing,” “PROPOSED PROPERTY DEVELOPMENT—Development Plan and Status of Development—Backbone and Offsite Infrastructure and Subdivision Improvements,” “CERTAIN RISKS TO BONDHOLDERS—Endangered Species” and “CERTAIN RISKS TO BONDHOLDERS—Naturally Occurring Asbestos,” and with respect to the information contained under the caption “FOLSOM PLAN AREA – Folsom Plan Area Development” is true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

The undersigned has executed this Letter of Representations solely in his or her capacity as the manager of the authorized agent of the Master Developer and he or she will have no personal liability arising from or relating to this Letter of Representations.

ARCADIAN IMPROVEMENT COMPANY, LLC,
a California limited liability company

By: _____

EXHIBIT O

FOLSOM RANCH FINANCING AUTHORITY
CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2
SPECIAL TAX REVENUE BONDS
SERIES 2024

CLOSING CERTIFICATE OF ARCADIAN IMPROVEMENT COMPANY, LLC

_____, 2024

Folsom Ranch Financing Authority
50 Natoma Street
Folsom, CA, 95630

City of Folsom Community Facilities District No. 23
(Folsom Ranch)
50 Natoma Street
Folsom, CA, 95630

Piper Sandler & Co.
3626 Fair Oaks Boulevard
Sacramento, California 95864

Ladies and Gentlemen:

Reference is made to the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “**Bonds**”) and to the Bond Purchase Agreement, dated _____, 2024 (the “**Purchase Agreement**”), entered into in connection therewith. This Closing Certificate of Arcadian Improvement Company, LLC (the “**Closing Certificate**”) is delivered by Arcadian Improvement Company, LLC, a California limited liability company (the “**Master Developer**”) pursuant to the Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Letter of Representations of Arcadian Improvement Company, LLC (the “**Letter of Representations**”), dated _____, 2023, delivered by the Master Developer.

Each of the undersigned certifies that he or she is familiar with the facts herein certified and is authorized and qualified to certify the same as an authorized officer of the Master Developer, and each of the undersigned, on behalf of the Master Developer, further certifies as follows:

1. The Master Developer has received the final Official Statement dated _____, 2024 relating to the Bonds (the “**Official Statement**”). Each statement, representation and warranty made in the Letter of Representations is true and correct in all material respects on and as of the date hereof with the same effect as if made on the date hereof, except that all references therein to the Preliminary Official Statement shall be deemed to be references to the final Official Statement.

2. To the Actual Knowledge of the Undersigned, no event has occurred since the date of the Preliminary Official Statement affecting the statements and information described in Paragraph 3

of the Letter of Representations relating to the Master Developer and its activities in the Improvement Area which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Official Statement not misleading in any material respect.

3. For the period through 25 days after the “**End of the Underwriter Period**” as defined in the Purchase Agreement, if any event relating to or affecting the Master Developer or the ownership of the Property by the Master Developer shall occur as a result of which it is necessary, in the opinion of the Underwriter or counsel to the City, to amend or supplement the Official Statement in order to make the Official Statement not misleading in the light of the circumstances existing at the time it is delivered to a purchaser, the Master Developer shall reasonably cooperate with the City and the Underwriter in the preparation of an amendment or supplement to the Official Statement in form and substance reasonably satisfactory to the Underwriter and Disclosure Counsel which will amend or supplement the Official Statement so that it will not contain an untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in the light of the circumstances existing at the time the Official Statement is delivered to a purchaser, not misleading.

Each of the undersigned has executed this Closing Certificate solely in his or her capacity as an officer or representative of the Master Developer and he or she will have no personal liability arising from or relating to this Closing Certificate.

ARCADIAN IMPROVEMENT COMPANY, LLC,
a California limited liability company

By: _____

ATTACHMENT 8

DISTRICT CONTINUING DISCLOSURE CERTIFICATE

THIS DISTRICT CONTINUING DISCLOSURE CERTIFICATE (this “Disclosure Certificate”), dated as of _____, 2024, is executed and delivered by the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) relative to the Folsom Ranch Financing Authority (the “Authority”) in connection with the issuance by the Authority of the Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024 (the “Bonds”). The Bonds are being issued pursuant to a Trust Agreement (the “Trust Agreement”), among the District, the Authority and U.S. Bank Trust Company, National Association (the “Trustee”). The District covenants and agrees as follows.

SECTION 1. Purpose of the Disclosure Certificate. The Disclosure Certificate is being executed and delivered by the District for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Trust Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” means any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 hereof.

“Annual Report Date” means the date in each year that is nine months after the end of the District’s fiscal year, which date, as of the date of this Disclosure Certificate, is April 1.

“Dissemination Agent” shall mean NBS, or any successor Dissemination Agent designated in writing by the District and which has filed with the District a written acceptance of such designation.

“EMMA System” means the MSRB’s Electronic Municipal Market Access system, or such other electronic system designated by the MSRB.

“Financial Obligation” means, for purposes of the Listed Events set out in Section 5(a)(10) and Section 5(b)(7), a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “Financial Obligation” shall not include Municipal Securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Listed Events” means any of the events listed in subsection (a) of Section 5 hereof.

“MSRB” means the Municipal Securities Rulemaking Board, or any successor thereto.

“Official Statement” means the Official Statement, dated _____, 2024, relating to the Bonds.

“Participating Underwriter” means the original underwriter of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) The District shall, or shall cause the Dissemination Agent to, provide to the MSRB through the EMMA System, in an electronic format and accompanied by identifying information all as prescribed by the MSRB, an Annual Report which is consistent with the requirements of Section 4 hereof, not later than the Annual Report Date, commencing with the report for the 2022-23 Fiscal Year. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 hereof; provided, however, that the audited financial statements of the District may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if not available by that date. If the District's fiscal year changes, it shall, or shall instruct the Dissemination Agent to, give notice of such change in the same manner as for a Listed Event under subsection (e) of Section 5 hereof. The first Annual Report may include the filing of or reference to the Official Statement.

(b) Not later than 15 business days prior to the date specified in subsection (a) of this Section for the providing of the Annual Report to the MSRB, the District shall provide the Annual Report to the Dissemination Agent.

(c) If the Dissemination Agent is other than the District, then not later than fifteen (15) Business Days prior to said date, the District shall provide the Annual Report to the Dissemination Agent. If the District is unable to provide the Annual Report to the MSRB by the Annual Report Date, the District shall send a notice to the MSRB in substantially the form attached as Exhibit A to the Disclosure Certificate.

(d) The Dissemination Agent shall:

- (i) provide any Annual Report received by it to the MSRB, as provided herein; and
- (ii) file a report with the District certifying that the Annual Report has been provided pursuant to this Disclosure Certificate and stating the date it was so provided.

SECTION 4. Content of Annual Reports. The District's Annual Report shall contain or incorporate by reference the following:

(a) The District's audited financial statements, if any, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the District's audited financial statements, if any, are not available by the time the Annual Report is required to be filed pursuant to subsection (a) of Section 3 hereof, the Annual Report shall contain unaudited financial statements, and the audited financial statements, if any, shall be filed in the same manner as the Annual Report when they become available. If the District's financial statement is included or consolidated with the financial statement for the City of Folsom (the "City"), then the District shall file the City's audited financial statements as its own.

(b) The following information:

(i) The principal amount of Bonds and any bonds secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of the December 31 next preceding the Annual Report Date along with debt service schedules for the Bonds and any bonds secured by Additional Local Obligations (as defined in the Official Statement) Outstanding as of such date;

(ii) The balance in each reserve account for the Local Obligations, and a statement of the required bond reserve amount, as of the December 31 next preceding the Annual Report Date;

(iii) The total assessed value of all parcels within the Improvement Area on which the Special Taxes are levied, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date, and a statement of assessed value-to-lien ratios therefor based on special tax and assessment debt, either by individual parcel or by categories (e.g., "below 3:1," "3:1 to 4:1" etc.);

(iv) The Special Tax delinquency rate for the Improvement Area as of the December 31 next preceding the Annual Report Date; the number of parcels within the Improvement Area delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date; the amount of each delinquency; the length of time delinquent and the date on which foreclosure was commenced, or similar information pertaining to delinquencies deemed appropriate by the District; provided, however, that parcels with aggregate delinquencies of \$1,000 or less (excluding penalties and interest) may be grouped together and such information may be provided by category;

(v) The status of foreclosure proceedings and a summary of the results of any foreclosure sales in the Improvement Area as of the December 31 next preceding the Annual Report Date;

(vi) The identity of any property owner, representing more than 5% of the Special Tax levy, delinquent in payment of special taxes as of the December 31 next preceding the Annual Report Date;

(vii) All tentative and final maps approved and/or recorded within the Improvement Area, describing the gross acres, the planned commercial acres and the number and type of planned residential dwelling units;

(viii) The number of new building permits issued and a description of the purpose of such permits (e.g., new single-family, new multi-family, new commercial, new industrial);

(ix) A land ownership summary listing the top ten Special Tax payers for the Improvement Area, as shown on the assessment roll of the Sacramento County Assessor last equalized prior to the December 31 next preceding the Annual Report Date; and

(x) For the current Fiscal Year, the amount of the Effective Tax Rate Evaluation Maximum Facilities Special Tax, the Maximum Facilities Special Tax, the actual Facilities Special Tax levied within the Improvement Area and the actual Special Tax levied within the Improvement Area, with such amounts reported separately for Developed Property, Small Lot Final Map Property and Large Lot Property; provided, however, that once all Taxable Property within the Improvement Area is Developed Property, the Maximum Facilities Special Tax and the actual Facilities Special Tax and the actual Special Tax levied may each be shown on an aggregate basis in the Annual Report. For the purposes of this subparagraph (x), all capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Amended Rate and Method of Apportionment for the Improvement Area.

In addition to any of the information expressly required to be provided under this Section, as set forth above, the District shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which have been submitted to the MSRB through the EMMA System. The District shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section, the District shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies.
- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (iv) Substitution of credit or liquidity providers, or their failure to perform.

(v) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax-exempt status of the security.

- (vi) Defeasances.
- (vii) Tender offers.
- (viii) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note: For the purposes of the event identified in subparagraph (ix), the event is considered to occur when any of the following occur: the appointment of a receiver, trustee or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (ix) Rating changes.

(x) Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial Obligation of the District, any of which reflect financial difficulties.

(b) The District shall give notice, or cause notice to be given, not less than ten Business Days after the occurrence of any of the following events with respect to the Bonds, if material:

- (i) Modifications to rights of Bond holders.
 - (ii) Bond calls.
 - (iii) Release, substitution or sale of property securing repayment of the Bonds.
 - (iv) Non-payment related defaults.
 - (v) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms.
 - (vi) Appointment of a successor or additional trustee or the change of name of a trustee.
 - (vii) Incurrence of a Financial Obligation of the District, or agreement to covenants, events of default, remedies, priority rights, or similar terms of a Financial Obligation of the District, any of which affect Bondholders.
- (c) Whenever the District obtains knowledge of the occurrence of a Listed Event described in subsection (b) above, the District shall determine if such event would be material under applicable federal securities laws.
- (d) If the District learns of the occurrence of a Listed Event described in subsection (a) of this Section, or determines that knowledge of a Listed Event described in subsection (b) of this Section would be material under applicable federal securities laws, the District shall notify the Dissemination Agent thereof in writing and instruct the Dissemination Agent to report the occurrence pursuant to subsection (e) of this Section. If in response to a request under subsection (b) of this Section, the District determines that the Listed Event would not be material under applicable Federal securities law, the District shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (e) of this Section.
- (e) If the Dissemination Agent has been instructed by the District to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB through the EMMA System. Notwithstanding the foregoing, notice of Listed Events described in paragraph (vii) of subsection (a) of this Section and paragraph (ii) of subsection (b) of this Section need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds pursuant to the Trust Agreement.

SECTION 6. Termination of Reporting Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the District shall give notice of such termination in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 7. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the District pursuant to the Disclosure Certificate.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of subsection (a) of Section 3 hereof, Section 4 hereof or subsections (a) and (b) of Section 5 hereof, it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver (i) is approved by Owners of the Bonds in the manner provided in the Trust Agreement for amendments to the Trust Agreement with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of Owners or Beneficial Owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the annual financial information containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial statements or information, in order to provide information to investors to enable them to evaluate the ability of the District to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be given in the same manner as for a Listed Event under subsection (e) of Section 5 hereof.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the District shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the District or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of outstanding Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under the Disclosure Certificate. A default under the Disclosure Certificate shall not be deemed an Event of Default under the

Trust Agreement, and the sole remedy under the Disclosure Certificate in the event of any failure of the District to comply with the Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall be entitled to the protections and limitations from liability afforded to the Trustee under the Trust Agreement. The Dissemination Agent shall not be responsible for the form or content of any Annual Report or notice of Listed Event. The Dissemination Agent shall receive reasonable compensation for its services provided under this Disclosure Certificate. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the District agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the District under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the District, the Dissemination Agent, the Participating Underwriter and Owners and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 13. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the District has executed this Disclosure Certificate as of the date first above written.

**CITY OF FOLSOM COMMUNITY
FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

By: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Folsom Ranch Financing Authority

Name of Issue: Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 Special Tax Revenue Bonds, Series 2024

Date of Issuance: _____, 2024

NOTICE IS HEREBY GIVEN that the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate, dated _____, 2024, executed by the District for the benefit of the Holders and Beneficial Owners of the above-referenced bonds. [The District anticipates that the Annual Report will be filed by _____.]

Dated: _____

**CITY OF FOLSOM COMMUNITY
FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

By: _____
Finance Director of the City of Folsom

ATTACHMENT 9

Folsom Ranch Financing Authority
City of Folsom CFD No. 23 (Folsom Ranch) Improvement Area No. 2
Special Tax Revenue Bonds, Series 2024

SB 450 Summary / Government Code 5852.1*

Total Estimated Par Amount	\$10,390,000
Total Estimated Net Premium or (Net Original Discount)	(\$175,546)
Total Estimated Bond Proceeds	\$10,214,454
A. True Interest Cost (TIC) of the Bonds	5.47% ¹
B. Sum of all fees and charges paid to 3rd parties	\$374,680
Cost of Issuance	250,000 ¹
Underwriter's Discount	124,680 ¹
Additional Proceeds	0 ¹
Bond Insurance	0 ¹
Debt Service Reserve Fund Surety	0 ¹
C. Bond Proceeds Net of Reserves, Capitalized Interest and 3rd Party Fees and Charges	\$8,819,774
Bond proceeds	10,214,454 ¹
Less Reserve Fund	(828,138) ¹
Less Sum of all fees and charges paid to 3rd parties	(374,680) ¹
Less Capitalized Interest	(191,862) ¹
D. Total Payment Amount	\$22,314,873
Total Principal and Interest to Maturity**	21,587,373 ¹
Special Tax Admin. /Continuing Disclosure Fee	585,000 ²
Fiscal Agent Fee	105,000 ³
Arbitrage /Rebate Fee	22,500 ⁴
County Collection Charge	15,000 ⁵

*Summary reflects good faith estimates as of 11/30/23 and all costs associated with the financing; subject to change based on interest rates, market conditions, and other factors. Estimates do not impose any limitations or constraints upon authorized parameters, which differ from the estimates above

** Less Capitalized Interest, if any

Sources:

¹ Preliminary Cash Flows from Piper Sandler with market rates as of 11/30/23 plus 25 bps

² Per NBS - estimated 30 years at \$19,500 per year

³ Per US Bank - estimated 30 years at \$3,500 per year

⁴ Per NBS - estimated 30 years at \$750 per year

⁵ Per NBS - estimated 30 years at \$500 per year

**City of Folsom CFD No. 23 (Folsom Ranch) Improvement Area No. 2
Special Tax Bonds, Series 2024**

SB 450 Summary / Government Code 5852.1*

Total Estimated Par Amount	\$10,390,000
Total Estimated Net Premium or (Net Original Discount)	(\$175,546)
Total Estimated Bond Proceeds	\$10,214,454
A. True Interest Cost (TIC) of the Bonds	5.47%¹
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Underwriter's Discount	124,680 ¹
Additional Proceeds	0 ¹
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Debt Service Reserve Fund Surety	0 ¹
C. Bond Proceeds Net of Reserves, Capitalized Interest and 3rd Party Fees and Charges	\$8,819,774
Bond proceeds	10,214,454 ¹
Less Reserve Fund	(828,138) ¹
Less Sum of all fees and charges paid to 3rd parties	(374,680) ¹
Less Capitalized Interest	(191,862) ¹
D. Total Payment Amount	\$22,275,873
Total Principal and Interest to Maturity**	21,587,373 ¹
Special Tax Admin. /Continuing Disclosure Fee	585,000 ²
Fiscal Agent Fee	66,000 ³
Arbitrage /Rebate Fee	22,500 ⁴
County Collection Charge	15,000 ⁵

*Summary reflects good faith estimates as of 11/30/23 and all costs associated with the financing; subject to change based on interest rates, market conditions, and other factors. Estimates do not impose any limitations or constraints upon authorized parameters, which differ from the estimates above

** Less Capitalized Interest, if any

Sources:

¹ Preliminary Cash Flows from Piper Sandler with market rates as of 11/30/23 plus 25 bps

² Per NBS - estimated 30 years at \$19,500 per year

³ Per US Bank - estimated 30 years at \$2,200 per year

⁴ Per NBS - estimated 30 years at \$750 per year

⁵ Per NBS - estimated 30 years at \$500 per year

CITY OF FOLSOM
RESOLUTION OF COMMENDATION
HONORING
KIKKOMAN FOODS, INC. ON THEIR 25th ANNIVERSARY

WHEREAS, Kikkoman Foods, Inc., in operation since 1998, is a beloved part of our Folsom Community; and

WHEREAS, Kikkoman Foods in Folsom was the second United States plant established by Kikkoman Corporation, whose international operations are headquartered in Noda, Chiba Prefecture, Japan; and

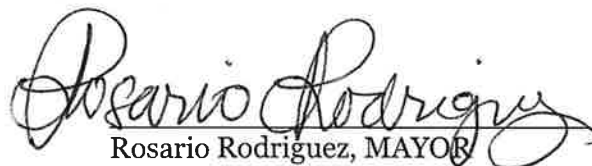
WHEREAS, Kikkoman Foods in Folsom ships its soy sauce products to Food service companies, restaurants, food manufactures, and other entries throughout Kikkoman's West Region, as well as to locations in the state of Hawaii and Texas; and

WHEREAS, since its founding in 1998, Kikkoman Food in Folsom has actively supported the scholarship students in Folsom High School, been a long-standing participant in and supporter of community and sponsor of the Folsom community's event such as Folsom Pro Rodeo and so on; and

WHEREAS, on this, the 25th anniversary of Kikkoman Foods, the Folsom community would like to extend their heartfelt appreciation and sincere congratulations to Kikkoman Foods for the countless hours, hard work, sacrifices, and dedication that it takes to run a successful business:

NOW, THEREFORE, I, Rosario Rodriguez, Mayor of the City of Folsom, on behalf of the Folsom City Council and the Folsom community, do hereby honor Kikkoman Foods, Inc. on their 25th Anniversary and thank the Kikkoman's member for the immeasurable happy moments, special events, and celebrations that they have been a part of.

PROCLAIMED this 18th day of November 2023.


Rosario Rodriguez, MAYOR

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to facilitate double-sided printing.*

**PROCLAMATION
OF THE MAYOR OF THE CITY OF FOLSOM
PROCLAIMING DECEMBER 16, 2023 AS
WREATHS ACROSS AMERICA DAY**

WHEREAS, in 1992, Worcester Wreath Company owner, Morrill Worcester, with the aid of Maine Senator Olympia Snowe, arranged to donate, transport, and place Maine balsam fir wreaths on the graves of the fallen heroes at Arlington National Cemetery each December in honor of our fallen veterans; and

WHEREAS, the tribute each holiday season to honor each branch of the military, service men and women, continued annually, and in 2005 national interest inspired and prompted the formation of Wreaths Across America project; and

WHEREAS, in 2006, with the help of the Civil Air Patrol and other civic organizations, simultaneous wreath-laying ceremonies were held at over 150 locations around the country; and

WHEREAS, in 2007, the Worcester family, along with veterans, and other groups and individuals who helped with the annual wreath ceremony at Arlington, formed Wreaths Across America, a non-profit 501(c)3 organization with the mission of: **Remember** our fallen veterans, **Honor** those who serve, and **Teach** our children the value of freedom; and

WHEREAS, through the hard work and generosity of the people involved in the Wreaths Across America, hundreds of thousands of wreaths have been sent to cemeteries and veterans' memorials annually for wreath-laying on the second or third Saturday in December; and

WHEREAS, on December 13, 2008 the U.S. Congress unanimously voted this day as Wreaths Across America Day; and

WHEREAS, Wreaths Across America has chosen "Serve And Succeed," as its 2023 theme to encourage youth involvement in communities to serve in even small ways that can make a big impact; and

WHEREAS, Saturday, December 16, 2023, has been designated by the Wreaths Across America organization as the date for this year's wreath-laying ceremonies to occur.

NOW, THEREFORE, I, ROSARIO RODRIGUEZ, Mayor of the City of Folsom, do hereby proclaim December 16, 2023 as Wreaths Across America Day in the City of Folsom and encourage our citizens to "Serve And Succeed" in joining Wreaths Across America volunteers and other patriotic, community, and veteran organizations to participate in the Wreaths Across America Day ceremonies and then wreath-laying activities at the Lakeside Memorial Lawn Cemetery and the Mormon Island Relocation Cemetery.

PROCLAIMED this 12th day of December 2023

Rosario Rodriguez, Mayor

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to facilitate double-sided printing.*

**DECLARATION OF THE FOLSOM CITY COUNCIL
REAFFIRMING ITS COMMITMENT
TO PROMOTING AN
INCLUSIVE, SAFE ENVIRONMENT FOR ALL**

WHEREAS, the City of Folsom unequivocally condemns violence against innocent civilians in both Israel and Palestine, and calls on the world's leaders to pursue means to urgently cease violence against civilians and ensure safe, humanitarian conditions not just temporarily, but permanently;

WHEREAS, all human life is precious, and the targeting of innocent civilians, no matter their faith or race, is horrifying and unacceptable and must stop;

WHEREAS, according to a November 29, 2023 report from the United Nations Office for the Coordination of Humanitarian Affairs, over 1,200 human beings in Israel (source: Israeli Prime Minister's Office) and over 14,000 human beings in Palestine (source: Gaza Health Ministry) have lost their lives since October 7, 2023;

WHEREAS, the City of Folsom grieves and mourns alongside innocent, civilian victims and their loved ones caught in the crossfire of violence in regions in conflict worldwide;

WHEREAS, our region is home to people from many different backgrounds, including those with familial, cultural, and/or religious ties to countries and regions in conflict; and

WHEREAS, the City of Folsom recognizes that people in our own Folsom community may be deeply affected by current events, even if they are taking place thousands of miles away; and

WHEREAS, the City of Folsom recognizes that people in our own Folsom community may feel and endure extreme anxiety and concern about their own personal safety and that of their friends and family members, particularly during these times of violence, instability, and uncertainty; and

WHEREAS, the City of Folsom recognizes with high concern that there is a dramatic rise in anti-Semitism and Islamophobia nationwide, and some have expressed fear that a similar rise could happen in Folsom;

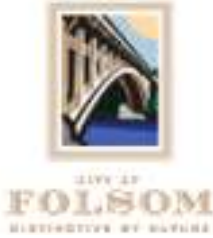
WHEREAS, the City of Folsom denounces hate crimes of any type, and seeks to ensure that every resident feels acknowledged, seen, heard, protected, included, supported, and safe in our community; and

NOW, THEREFORE, BE IT DECLARED by the City Council of the City of Folsom that:

The City of Folsom reaffirms its commitment to promoting an inclusive, safe environment where all people can live in harmony, respect, and understanding.

DECLARED this 12th day of December 2023.

Rosario Rodriguez, Mayor



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council receive and file SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act.

BACKGROUND / ISSUE

The Local Agency Special Tax Bond and Accountability Act (the “Act”), enacted by Senate Bill 165, is codified in California Government Code Sections 50075 through 50077 and 53410 through 53412. The Act requires:

- that any local special tax measure subject to voter approval contain a statement indicating the specific single purpose of the special tax
- that the proceeds of the special tax be applied to that purpose
- the creation of an account into which the proceeds shall be deposited
- an annual report containing specified information concerning the use of the proceeds.

The Act imposes similar accountability requirements with respect to any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency. These requirements only apply to local agencies that have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001.

The City currently has 18 districts which have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001. These districts are:

- Community Facilities District No. 13 (American River Canyon North Maintenance District)
- Community Facilities District No. 14 (Parkway II)
- Community Facilities District No. 2013-1 (Water Facilities and Supply)
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 1
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 2
- Community Facilities District No. 17 (Willow Hill Pipeline)
- Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services)
- Community Facilities District No. 19 (Mangini Ranch)
- Community Facilities District No. 20 (Russell Ranch)
- Community Facilities District No. 21 (White Rock Springs Ranch)
- Community Facilities District No. 22 (Folsom Heights)
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 7

The Chief Fiscal Officer of these 18 districts hereby submits the annual reports for each of these districts.

POLICY / RULE

1. California Government Code, Section 50075.3 states the chief fiscal officer of the levying local agency shall file a report with its governing body no later than January 1, 2002 and at least once a year thereafter. The annual report shall contain both the following: (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 50075.1(a).
2. California Government Code, Section 53411 states the chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002 and at least once a year thereafter. The annual report shall contain both the following: (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 53410(a).
3. California Government Code, Section 50075.1(a) requires a statement indicating the specific purposes of the special tax.

4. California Government Code, Section 53410(a) requires a statement indicating the specific purposes of the bond.

ANALYSIS

Community Facilities District No. 13, American River Canyon North Maintenance District, was established July 24, 2001, primarily to fund the maintenance of landscape areas in American River Canyon North, as well as collecting for other authorized services. In fiscal year 2023, the district collected \$115,893 and expended \$158,685. The cash balance at year end was \$41,751 and the status of the district is on-going.

Community Facilities District No. 14, Parkway II, was established September 25, 2001, to finance the acquisition and construction of certain public facilities within the district. \$18,200,000 in bonds were issued May 9, 2002, and partially advance refunded July 19, 2007. In fiscal year 2018, additional bonds were issued. The 2007 bonds were refunded on July 11, 2017, and with the final maturity for the bonds in this district remaining at September 1, 2032. In fiscal year 2023, the district had \$54,582 in collections and expended \$11,667 from the acquisition and construction fund, leaving a balance of \$2,053,275 remaining, and the status of the district is on-going.

Community Facilities District No. 2013-1, Water Facilities and Supply, was established January 14, 2014 to fund all or a portion of the water treatment and storage and distribution facilities, water supply costs, and other costs pursuant to the Water Supply and Facilities Plan and Agreement. In fiscal year 2023, the district collected \$2,013,068 and expended \$1,972,277. The cash balance at year end was \$1,039,149, and the status of the district is on-going.

Community Facilities District No. 16, The Islands at Parkshore, was established March 10, 2015 to finance the acquisition and construction of certain public facilities within the district, and to fund ongoing maintenance of the improvements within the district. In fiscal year 2023, Improvement Area 1 had no collections nor expenses for the project fund, leaving a remaining balance of \$0. The debt service reserve account for Improvement Area 1 had a balance of \$428,622. On July 18, 2019, bonds were issued for Improvement Area 2. In fiscal year 2023, Improvement Area 2 had \$5,842 in collections and no expenses for the project fund, leaving a balance of \$180,711 remaining. The debt service reserve account for Improvement Area 2 had a balance of \$237,090. In fiscal year 2023, the district collected an amount of \$229,883 and expended \$90,319 for maintenance. The cash balance at year end was \$659,749, and the status of the district is on-going.

Community Facilities District No. 17, Willow Hill Pipeline, was established March 24, 2015 to finance water facilities, including the Willow Hill Transmission Pipeline construction and rehabilitation project, within or in the vicinity of CFD No. 17. In fiscal year 2023, the district had no collections nor expenses for the project fund, leaving a balance of \$0. The debt service reserve account for CFD No. 17 had a balance of \$405,979. The status of the district is on-going.

Community Facilities District No. 18, Folsom Plan Area – Area-Wide Improvements and Services, was established December 8, 2015 to finance the Willow Hill Pipeline facilities, offsite water facilities, sanitary sewer system, aquatic center phase 1 and 2, quarry road, water infrastructure, interchanges, selected trails and roadway widenings, and other backbone facilities to serve the Folsom Plan Area. In addition, the planned services to be financed include the maintenance of parks, trails, landscape corridors, medians and open spaces; streets, street light and safety light maintenance; and storm drainage facilities maintenance. In fiscal year 2023, the district collected \$1,582,552 and expended \$963,817. The cash balance at year end was \$2,244,558, and the status of the district is on-going.

Community Facilities District No. 19, Mangini Ranch, was established January 12, 2016 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements, operations, and management; landscape corridor maintenance; street light, median, storm water, and community amenities maintenance; and miscellaneous costs related to any of the items described above. \$28,530,000 in bonds were issued August 10, 2017. In fiscal year 2020, an additional \$14,040,000 in bonds were issued. In fiscal year 2023, the district had no collections nor expenses for the project fund, leaving a balance of \$0. The debt service reserve account for CFD No. 19 had a balance of \$3,231,456. In fiscal year 2023, the district collected \$226,023 and expended \$91,248 in the maintenance account. The cash balance at year end was \$751,387, and the status of the district is on-going.

Community Facilities District No. 20, Russell Ranch, was established November 14, 2017 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. \$13,255,000 in bonds were issued June 5, 2018. In fiscal year 2023, an additional \$11,225,000 in bonds were issued. In fiscal year 2023, the district had collections of \$9,580,008 and no expenditures from bond proceeds, leaving a balance of \$9,580,008 in the project fund. The debt service reserve account had a balance of \$1,861,612 and capitalized interest account had collections of \$412,166 and expended \$122,801, leaving a balance of \$289,365. The status of the district is on-going.

Community Facilities District No. 21, White Rock Springs Ranch, was established February 13, 2018 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. On December 5, 2019 \$9,695,000 in bonds were issued. On April 21, 2021, an additional \$11,815,000 in bonds were issued. In fiscal year 2023, the district had no collections nor expenses for the project fund, leaving a balance of \$0. The debt service reserve account for CFD No. 21 had a balance of \$1,543,457. The status of the district is on-going.

Community Facilities District No. 22, Folsom Heights, was established November 27, 2018 to finance public facilities improvements including transportation, water system, recycled water

system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include landscape corridor maintenance; open space improvements, street light maintenance; and miscellaneous costs related to any of the items described above, As of June 30, 2023 the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 1, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. \$12,925,000 in bonds were issued on October 30, 2020. On April 27, 2022, an additional \$11,855,000 in bonds were issued. In fiscal year 2023, the district had collections of \$152,857 and expended \$8,897,147 from bond proceeds, leaving a balance of \$3,674,875 in the project fund. The debt service reserve account had a balance of \$1,766,987. The capitalized interest account had no collections and expended \$179,921, leaving a balance of \$0. In fiscal year 2023, the district collected \$106,181 and expended \$28,754 in the maintenance account. The cash balance at year end was \$227,343, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 2, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. In fiscal year 2023, the district collected \$663 and had no expenses in the maintenance account. The cash balance at year end was \$663, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 3, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. \$9,430,000 in bonds were issued August 10, 2022. The district had

collections of \$8,093,030 and no expenditures from bond proceeds, leaving a balance of \$8,093,030 in the project fund. The debt service reserve account had a balance of \$716,648 and the capitalized interest account had collections of \$468,690 and expended \$236,257, leaving a balance of \$232,433. In fiscal year 2023, the district collected \$182,477 and expended \$185 in the maintenance account. The cash balance at year end was \$183,323, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 4, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2023 the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 5, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2023 the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 6, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2023 the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 7, was established December 14, 2021 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from

the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2023 the district had no collections nor expenses. The status of the district is on-going.

FINANCIAL IMPACT

There is no discernable financial impact on the City of Folsom.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3).

ATTACHMENT

1. SB-165 Annual Report for Community Facilities Districts

Submitted,



Stacey Tamagni
Finance Director

Attachment 1

SENATE BILL 165

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act. This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

- (a) The amount of funds collected and expended.
- (b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410.”

The requirements of the Act apply to the funds for the following Districts:

Community Facilities District No. 13, American River Canyon North Established July 24, 2001

Purpose of Special Tax

Community Facilities District No. 13, American River Canyon North (“CFD”) primarily funds the maintenance of landscape areas of American River Canyon North included within the boundaries of the CFD. In addition to the maintenance costs, the CFD also provides funding for costs associated with collecting and administering the special taxes and annually administering the CFD. The special tax funds levied may pay for any authorized service. The City may also accumulate funds for authorized services. The CFD’s authorized services include the following:

1. The repair and maintenance of parkways, landscaping, open space, greenbelts, bikeways, irrigation facilities, soundwalls, street lights on arterial parkways, monuments and signs, and other appurtenance within and along public right-of-way.
2. Cost of scheduled inspections of the maintenance of landscaped areas.
3. Utility bills associated with the maintenance of landscaped areas.
4. CFD formation and annual administration costs.
5. Miscellaneous costs related to any of the items described above including planning, engineering, legal, and administration.

Fiscal Year 2022/23 Collections & Expenditures

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Service Status
\$84,543	\$115,893	\$158,685	\$41,751	On-going

CFD #13 Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$ 84,543
Revenues:	
American River Canyon North Direct Levy	\$ 114,311
Interest Earned	1,583
Total Revenues:	<u>\$ 115,893</u>
Expenses:	
Water & Utilities	\$ 25,302
Monthly Landscape Maintenance	
Repairs & Replacement	105,294
Departmental Charges	-
Project Construction	-
CFD Admin	6,376
Other Expenses	339
Transfers Out	24,493
Total Expenses:	<u>\$ 161,804</u>
Change in Receivables/Liabilities	3,119
June 30, 2023 Maintenance District Fund Cash Balance:	\$ 41,751

City of Folsom
Community Facilities District No. 14 (Parkway Phase II)
Established September 25, 2001

Purpose of Special Tax

Community Facilities District No. 14 (Parkway Phase II) ("CFD") provided funds to finance the acquisition and construction of certain public facilities and the payment of certain fees relating to public facilities generally described as the construction of portions of Blue Ravine Road, Parkway Drive, East Natoma Street and the Oak Avenue Parkway/Blue Ravine Road Intersection, together with street lights, soundwalls and landscaping and hardscape improvements, the construction of drainage improvements within Humbug/Willow Creek Parkway, improvements to the existing sewer lift station at Willow Creek Parkway and related force mains and the construction of fire facilities and parks within the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Series 2017 Special Tax Refunding Bonds
 Bonds Issued July 11, 2017
 \$14,640,000

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Refunding Escrow Deposit	\$15,240,765	\$0	\$15,240,764	\$0	\$0	\$0	\$0
Project Fund	1,790,000	2,019,806	9,445	2,010,361	54,582	11,667	2,053,275
Cost of Issuance	88,992	88,992	0	0	0	0	0
Bond Proceeds	389	389	0	0	0	0	0

CFD #14 Detail

June 30, 2022 Acquisition & Construction Fund Cash Balance: \$ 2,010,361

Revenues:

Proceeds from Series 2017 Refunding Bonds	\$ -
Interest Earned	54,582
Transfers In	-
Total Revenues:	\$ 54,582

Expenses:

Construction	\$ -
Transfers Out	-
Total Expenses:	\$ -

Change in Receivables/Liabilities (11,667)

June 30, 2023 Acquisition & Construction Fund Cash Balance: \$ 2,053,275

**City of Folsom
Community Facilities District No. 2013-1 (Water Facilities and Supply)
Established January 14, 2014**

Purpose of Special Tax

Water Treatment, Storage and Distribution Facilities

Generally, all work and improvements to design, construct, install and upgrade the public water treatment, storage and distribution facilities described below, all to be located on public property (whether the dedicated road right-of-way, dedicated easements, or publicly-owned land), including but not limited to mobilization, clearing, grubbing, tree removal, protective fencing and erosion control, dewatering, lime treatment, trenching, and related appurtenant work and facilities, together with the costs and expense of engineering design, plan review, construction-related surety bonds or like security instruments, construction staking and management, inspection, permitting costs, and any like fees and costs incidental to such construction and installation for the following items:

- Water Systems Optimization Review Program costs including:
 - Costs for engineering, tests and studies, legal and other professional services and project administration
 - Willow Hill pipeline lining improvement costs
- Water treatment, pumping and conveyance facilities required to treat, pump and convey water from the City's water treatment plant to the Folsom Plan Area Specific Plan including:
 - Water treatment plant upgrades
 - Pump station, booster pumps and related appurtenances
 - Additional water conveyance facilities and connections

Water Supply Costs

Annual water supply costs to the City pursuant to the Water Supply and Facilities Plan and Agreement between the City of Folsom and Certain Landowners in the Folsom Plan Area recorded on January 24, 2013.

Other Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation and environmental remediation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the district; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the district; and any other expenses incidental to the formation and implementation of the district and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2022/23 Collections & Expenditures

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$998,358	\$2,013,068	\$1,972,277	\$1,039,149	On-going

CFD #2013-1 Detail

June 30, 2022 Fund Cash Balance:		\$	998,358
Revenues:			
CFD 2013-1 Water Facilities & Supply Direct Lew		\$	1,926,039
Prepayment			39,219
Interest Earned			47,810
	Total Revenues:		<u>\$ 2,013,068</u>
Expenses:			
Water System Optimization Repayment (9 of 10)		\$	179,813
Water Supply			1,700,253
CFD Admin			19,814
Transfers Out			30,770
	Total Expenses:		<u>\$ 1,930,649</u>
	Change in Receivables/Liabilities		(41,628)
June 30, 2023 Fund Cash Balance:		\$	1,039,149

City of Folsom
Community Facilities District No. 16 (The Islands at Parkshore)
Improvement Area No. 1 and Improvement Area No. 2
Established March 10, 2015
Improvement Area No. 1 Bonds Issued March 15, 2018
Improvement Area No. 2 Bonds Issued July 18, 2019

Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 16 (The Islands at Parkshore) (“CFD”) include the following: construction of sanitary sewers (including gravity sewers, manholes and appurtenances), storm drains (including inlets, outlets, channels, structures, junctions, manholes and catch basins), water facilities (including distribution mains and appurtenances), power, telephone and gas utilities, street improvements (including curbs, gutters, sidewalks, landscaping and striping, traffic signals and street lights), bridge improvements, park improvements, landscaping and slope planting, all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

All street and bridge improvements include widening, paving and/or re-paving, striping, and/or re-striping, pedestrian sidewalks or other related improvements or appurtenances, and utilities are located within the public right of way.

All facilities and related costs eligible to be funded include all City development impact fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, park fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

It is intended that the CFD will be eligible to fund all or a portion of the costs of construction, operation, maintenance, repair, and servicing of parks, landscaping and irrigation improvements, street and landscape lighting, fencing and/or walls, sidewalks, trails, pathways, water quality/drainage basins, wetlands, and appurtenant facilities within or adjacent to the CFD.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with

its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Improvement Area 1 Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$4,932,775	\$4,932,775	\$4,932,775	\$0	\$0	\$0	\$0
Cost of Issuance	333,096	333,096	333,096	0	0	0	0
Reserve Fund	430,680	431,046	0	431,046	0	2,424	428,622

Improvement Area 2 Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$2,798,453	\$2,798,607	\$2,623,738	\$174,870	\$5,842	\$0	\$180,711
Cost of Issuance	251,582	251,582	251,582	0	0	0	0
Reserve Fund	237,773	947	745	237,975	0	885	237,090

CFD #16 IA2 Fund Detail

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ 174,870

Revenues:

Proceeds from Series 2019 Bonds	\$ -
Interest Earned	\$ 5,842
Total Revenues:	\$ 5,842

Expenses:

Progress Payment #1 to Lewis Land Developers, LLC	\$ -
Total Expenses:	\$ -

Change in Receivables/Liabilities -

June 30, 2023 Acquisition and Construction Fund Cash Balance: \$ 180,711

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$520,185	\$229,883	\$90,319	\$659,749	On-going

CFD #16 Maintenance Fund Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$ 520,185
Revenues:	
CFD #16 (IA1) Services Direct Levy	\$ 101,162
CFD #16 (IA2) Services Direct Levy	115,667
Interest Earned	13,053
Total Revenues:	\$ 229,883
Expenses:	
Water & Utilities	\$ 10,147
Monthly Landscape Maintenance	54,548
Repairs & Replacement	2,339
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	17,752
Total Expenses:	\$ 84,786
Change in Receivables/Liabilities	(5,533)
June 30, 2023 Maintenance District Fund Cash Balance:	\$ 659,749

City of Folsom
Community Facilities District No. 17 (Willow Hill Pipeline)
Established March 24, 2015

Purpose of Special Tax

The planned public facilities for Community Facilities District No. 17 (Willow Hill Pipeline) (“CFD”) include the following: water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

CFD bond proceeds may not be used to pay, or reimburse previously-paid, development related fees, including, but not limited to, development impact fees, City community services fee, development processing fees, school fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Fiscal Year 2022/23 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Acquisition and Construction Fund	\$5,700,000	\$5,700,000	\$5,700,000	\$0	\$0	\$0	\$0
Reserve Account	408,381	414,066	5,338	408,728	0	2,749	405,979
Underwriter’s Discount	96,254	96,254	96,254	0	0	0	0
Cost of Issuance	327,195	346,289	308,132	0	0	0	0

City of Folsom
Community Facilities District No. 18
(Folsom Plan Area – Area-Wide Improvements and Services)
Established December 8, 2015

Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services) (“CFD”) include the following:

Willow Hill Pipeline Facilities – These facilities consist of water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The improvements shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

Off-site Water Facilities – These facilities consist of existing and new facilities such as a water treatment plant, a pump station and expansion thereof, transmission pipelines, reservoirs, and the distribution system to serve the Folsom Plan Area.

Sanitary Sewer System – These facilities include a series of transmission pipelines, pump stations, and force mains, to serve the Folsom Plan Area.

Aquatic Center Phase 1 – These facilities include a competitive swimming pool, a recreation activity pool, and related support pool-related buildings and structures, such as maintenance and locker room facilities, which will serve the Folsom Plan Area.

Quarry Road – These facilities include the special road design along Prairie City Road from U.S. Highway 50 to White Rock Road or alternative route to accommodate heavy truck traffic to and from potential future aggregate quarry sites south of the Folsom Plan Area as identified in the City’s Truck Management Plan approved by the City Council on December 6, 2011 via Resolution 8933.

Water Infrastructure – These facilities include the development of water pipelines, booster pump stations, pressure regulating stations, water treatment plant, water reservoirs, land costs, off-site capacity building, and systems optimization efforts throughout the CFD.

Aquatic Center Phase 2 – These facilities include a community center, gymnasium, multi-purpose classrooms, a senior center, teen activity rooms which will serve the Folsom Plan Area.

Selected Trails – These facilities consist of a portion of the 30 miles of trails proposed to be built in the Folsom Plan Area. The comprehensive bike system consists of Class I paths and Class II bike lanes connecting residential neighborhoods with schools, parks, and other major destinations. The plan costs include trails, intersection protection, trail bridges, undercrossings, and design fees.

Interchanges – These facilities include the modifications to existing interchanges and the construction of new Highway 50 interchange improvements including the acquisition of land.

Selected Roadway Widening – These facilities include the necessary infrastructure improvements to widen the Oak Avenue, Empire Ranch Road, and Prairie City Road from two to four lanes.

Other Backbone Facilities – These consist of additional backbone public facilities needed to serve the Folsom Plan Area. The additional backbone public facilities include parks, transit services, fire facilities and equipment, police facilities and equipment, municipal service center, corporation yard, solid waste, branch library, and transportation.

All facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the facilities. The facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

The planned services to be financed by the CFD include the following: park, trail, landscape corridor, median, and open space maintenance; street, street light and safety light maintenance; and storm drainage facilities maintenance.

The CFD annual maintenance functions and costs generally will include the installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage facilities and drainage systems, street lighting, fencing, soundwalls, sidewalks, monuments, statuary, fountains, water quality ponds, park facilities, open space maintenance including but not limited to maintaining the open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the open space and vertical development, bike trails, walkways, drainage swales and other ornamental structures and facilities, entry signage, street pavers, art work, and monuments and all necessary appurtenances, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$1,625,823	\$1,582,552	\$963,817	\$2,244,558	On-going

CFD #18 Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$ 1,625,823
Revenues:	
Area-Wide Maintenance Direct Levy	\$ 1,548,078
Reimbursements	\$ -
Interest Earned	34,474
Total Revenues:	<u>\$ 1,582,552</u>
Expenses:	
Water & Utilities	\$ 150,433
Monthly Landscape Maintenance	304,784
Repairs & Replacement	456,711
Departmental Charges	-
Project Construction	54,430
CFD Admin	-
Other Expenses	-
Transfers Out	109,303
Total Expenses:	<u>\$ 1,075,662</u>
Change in Receivables/Liabilities	111,846
June 30, 2023 Maintenance District Fund Cash Balance:	\$ 2,244,558

City of Folsom
Community Facilities District No. 19 (Mangini Ranch)
Established January 12, 2016
Special Tax Revenue Bonds, Series 2017 Issued August 23, 2017
Special Tax Revenue Bonds, Series 2019 Issued August 7, 2019

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 19 (Mangini Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Scott Road.
- Easton Valley Parkway—from Scott Road to Placerville Road.
- Street "A"—from Scott Road to Placerville Road.
- Street "B"—from Scott Road to White Rock Road.
- White Rock Road—at selected intersections.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Expenses: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administering the CFD. The CFD will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, permits, vandalism/graffiti, flood conveyance (vegetation/tree

removals), beaver dam removals, outfall/drainage swale maintenance, erosion control/bank stabilization, native planting/replanting, pre and post emergent, maintenance activities as required by a 404 permit, and open space overarching maintenance & management plan and repair and replacement of facilities within open space areas in the project area.

The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.

The maintenance of street lights, including any utility costs related thereto.

The maintenance of medians, entries, and entry monumentation.

Community amenities, such as a community clubhouse.

Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.

Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.

The levy of special taxes to accumulate sinking funds for anticipated future repairs, reconstruction or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the administrator.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, rehabilitating, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$41,050,500	\$41,072,408	\$41,072,408	\$0	\$0	\$0	\$0
Underwriter's Discount	408,799	408,799	408,799	0	0	0	0
Cost of Issuance	685,000	685,000	685,000	0	0	0	0
Reserve Fund	3,180,625	3,297,357	43,675	3,253,682	0	22,226	3,231,456
Capitalized Interest	1,487,509	1,487,509	1,487,509	0	0	0	0

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$616,612	\$226,023	\$91,248	\$751,387	On-going

CFD #19 Detail

June 30, 2022 Maintenance District Fund Cash Balance: \$ 616,612

Revenues:

Mangini Ranch Maintenance Direct Levy	\$ 210,048
Reimbursements	-
Interest Earned	15,975
Total Revenues:	\$ 226,023

Expenses:

Water & Utilities	\$ 11,632
Monthly Landscape Maintenance	102,517
Repairs & Replacement	130
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	2,531
Total Expenses:	\$ 116,810

Change in Receivables/Liabilities 25,562

June 30, 2023 Maintenance District Fund Cash Balance: \$ 751,387

City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Established November 14, 2017
Special Tax Revenue Bonds, Series 2018 Issued June 5, 2018
Special Tax Revenue Bonds, Series 2022 Issued December 8, 2022

Purpose of Special Tax

The public facilities for Community Facilities District No. 20 (Russell Ranch) (“CFD”) include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Alder Creek Parkway Improvements; and
- Grand Prairie Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Alder Creek Parkway—from Scott Road to the Empire Ranch Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street “A”.
- Empire Ranch Road—from property line to White Rock Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but

may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the District; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2022/23 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$21,567,465	\$12,019,371	\$12,019,371	\$0	\$9,580,008	\$0	\$9,580,008
Underwriter's Discount	135,864	135,864	135,864	0	0	0	0
Cost of Issuance	689,921	318,236	318,236	0	371,685	0	0
Reserve Fund	1,853,081	1,023,174	312	1,022,862	838,750	0	1,861,612
Capitalized Interest	1,217,134	804,968	804,968	0	412,166	122,801	289,365

CFD #20 Fund Detail

June 30, 2022 Acquisition and Construction Fund Cash Balance:	\$	-
Revenues:		
Proceeds from Series 2022 Bonds	\$	9,567,465
Interest Earned	\$	<u>12,543</u>
Total Revenues:	\$	9,580,008
Expenses:		
Progress Payment #4 TNHC Russell Ranch LLC		<u>-</u>
Total Expenses:	\$	-
Change in Receivables/Liabilities		-
June 30, 2023 Acquisition and Construction Fund Cash Balance:	\$	9,580,008

City of Folsom
Community Facilities District No. 21 (White Rock Springs Ranch)
Established February 13, 2018
Special Tax Bonds, Series 2019 Issued December 5, 2019
Special Tax Bonds, Series 2021 Issued April 8, 2021

Purpose of Special Tax

The public facilities for Community Facilities District No. 21 (White Rock Springs Ranch) (“CFD”) include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Street “A” Improvements;
- Alder Creek Parkway Improvements; and
- Grand Prairie Road Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street “A”.
- Street “A” —from Placerville Road to Empire Ranch Road.
- Sycamore Creek Crossing.
- Rock Springs Ranch Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Payment of Specific Plan Infrastructure Fee Program (“SPIF”) Obligation: Authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component);
- SPIF Public Facilities Land Equalization Fee Component;
- SPIF Parkland Equalization Fee Component; and
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2022/23 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$21,106,647	\$21,210,474	\$21,210,474	\$0	\$0	\$0	\$0
Underwriter's Discount	230,285	230,285	230,285	0	0	0	0
Cost of Issuance	650,000	650,000	650,000	0	0	0	0
Reserve Fund	1,550,000	1,551,233	0	1,551,233	0	7,776	1,543,457
Capitalized Interest	505,560	505,660	505,660	0	0	0	0

City of Folsom
Community Facilities District No. 22 (Folsom Heights)
Established November 27, 2018

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 22 (Folsom Heights) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Summit Street
- Prima Drive
- Empire Ranch Road
- Alder Creek Parkway
- Folsom Heights Drive
- Other public roadway improvements designed to meet the needs of development of property within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Landscape corridor and enhanced open space maintenance; and
- Street light maintenance.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and

equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Established May 26, 2020
Special Tax Bonds, Series 2020 Issued October 30, 2020
Special Tax Bonds, Series 2021 Issued April 27, 2022

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and

water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale

maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & ExpendituresFacilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$22,554,233	\$22,569,015	\$10,149,849	\$12,419,165	\$152,857	\$8,897,147	\$3,674,875
Underwriter's Discount	279,649	279,649	279,649	0	0	0	0
Cost of Issuance	510,000	510,000	510,000	0	0	0	0
Reserve Fund	1,774,000	1,774,993	0	1,774,993	0	8,006	1,766,987
Capitalized Interest	606,308	606,379	426,458	179,921	0	179,921	0

CFD #23, IA1 Fund Detail

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ 12,419,165

Revenues:

Proceeds from Series 2022 Bonds	\$	-
Interest Earned		152,857
Total Revenues:	\$	152,857

Expenses:

Progress Payment #4 East Carpenter Imp. Co., LLC	\$	1,368,894
Progress Payment #4 CMB Improvement, LLC		6,773,708
Progress Payment #5 East Carpenter Imp. Co., LLC		118,982
Progress Payment #5 CMB Improvement, LLC		635,563
Total Expenses:	\$	8,897,147

Change in Receivables/Liabilities -

June 30, 2023 Acquisition and Construction Fund Cash Balance: \$ 3,674,875

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$149,916	\$106,181	\$28,754	\$227,343	On-going

CFD #23, IA1 Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$ 149,916
Revenues:	
Mangini Ranch Maintenance Direct Levy	\$ 102,032
Reimbursements	-
Interest Earned	4,149
Total Revenues:	<u>\$ 106,181</u>
Expenses:	
Water & Utilities	\$ 3,159
Monthly Landscape Maintenance	387
Repairs & Replacement	9,739
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	17
Transfers Out	14,710
Total Expenses:	<u>\$ 28,013</u>
Change in Receivables/Liabilities	(742)
June 30, 2023 Maintenance District Fund Cash Balance:	\$ 227,343

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$663	\$0	\$663	On-going

CFD #23, IA2 Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$	-
Revenues:		
Mangini Ranch Maintenance Direct Levy	\$	663
Reimbursements		-
Interest Earned		-
Total Revenues:	\$	<u>663</u>
Expenses:		
Water & Utilities	\$	-
Monthly Landscape Maintenance		-
Repairs & Replacement		-
Departmental Charges		-
Project Construction		-
CFD Admin		-
Other Expenses		-
Transfers Out		-
Total Expenses:	\$	<u>-</u>
Change in Receivables/Liabilities		-
June 30, 2023 Maintenance District Fund Cash Balance:	\$	663

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Established May 26, 2020
Special Tax Bonds, Series 2022 Issued August 10, 2022

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts, signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage

ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post

emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$7,846,603	\$0	\$0	\$0	\$8,093,030	\$0	\$8,093,030
Underwriter's Discount	101,165	0	0	0	101,165	101,165	0
Cost of Issuance	300,000	0	0	0	300,000	300,000	0

Reserve Fund	717,500	0	0	0	717,500	852	716,648
Capitalized Interest	468,690	0	0	0	468,690	236,257	232,433

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$1,032	\$182,477	\$185	\$183,323	On-going

CFD #23, IA3 Detail

June 30, 2022 Maintenance District Fund Cash Balance: \$ 1,032

Revenues:

Mangini Ranch Maintenance Direct Levy	\$ 181,927
Reimbursements	-
Interest Earned	550
Total Revenues:	\$ 182,477

Expenses:

Water & Utilities	\$ -
Monthly Landscape Maintenance	-
Repairs & Replacement	-
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	-
Total Expenses:	\$ -

Change in Receivables/Liabilities (185)

June 30, 2023 Maintenance District Fund Cash Balance: \$ 183,323

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 7
Established December 14, 2021

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

SENATE BILL 165

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act. This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

- (a) The amount of funds collected and expended.
- (b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410.”

The requirements of the Act apply to the funds for the following Districts:

**Community Facilities District No. 13, American River Canyon North
Established July 24, 2001**

Purpose of Special Tax

Community Facilities District No. 13, American River Canyon North (“CFD”) primarily funds the maintenance of landscape areas of American River Canyon North included within the boundaries of the CFD. In addition to the maintenance costs, the CFD also provides funding for costs associated with collecting and administering the special taxes and annually administering the CFD. The special tax funds levied may pay for any authorized service. The City may also accumulate funds for authorized services. The CFD’s authorized services include the following:

1. The repair and maintenance of parkways, landscaping, open space, greenbelts, bikeways, irrigation facilities, soundwalls, street lights on arterial parkways, monuments and signs, and other appurtenance within and along public right-of-way.
2. Cost of scheduled inspections of the maintenance of landscaped areas.
3. Utility bills associated with the maintenance of landscaped areas.
4. CFD formation and annual administration costs.
5. Miscellaneous costs related to any of the items described above including planning, engineering, legal, and administration.

Fiscal Year 2022/23 Collections & Expenditures

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Service Status
\$84,543	\$115,893	\$158,685	\$41,751	On-going

CFD #13 Detail

June 30, 2022 Maintenance District Fund Cash Balance: \$ 84,543

Revenues:

American River Canyon North Direct Levy	\$ 114,311
Interest Earned	1,583
Total Revenues:	\$ 115,893

Expenses:

Water & Utilities	\$ 25,302
Monthly Landscape Maintenance	
Repairs & Replacement	105,294
Departmental Charges	-
Project Construction	-
CFD Admin	6,376
Other Expenses	339
Transfers Out	24,493
Total Expenses:	\$ 161,804

Change in Receivables/Liabilities 3,119

June 30, 2023 Maintenance District Fund Cash Balance: \$ 41,751

**City of Folsom
Community Facilities District No. 14 (Parkway Phase II)
Established September 25, 2001**

Purpose of Special Tax

Community Facilities District No. 14 (Parkway Phase II) ("CFD") provided funds to finance the acquisition and construction of certain public facilities and the payment of certain fees relating to public facilities generally described as the construction of portions of Blue Ravine Road, Parkway Drive, East Natoma Street and the Oak Avenue Parkway/Blue Ravine Road Intersection, together with street lights, soundwalls and landscaping and hardscape improvements, the construction of drainage improvements within Humbug/Willow Creek Parkway, improvements to the existing sewer lift station at Willow Creek Parkway and related force mains and the construction of fire facilities and parks within the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Series 2017 Special Tax Refunding Bonds
Bonds Issued July 11, 2017
\$14,640,000

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Refunding Escrow Deposit	\$15,240,765	\$0	\$15,240,764	\$0	\$0	\$0	\$0
Project Fund	1,790,000	2,019,806	9,445	2,010,361	54,582	11,667	2,053,275
Cost of Issuance	88,992	88,992	0	0	0	0	0
Bond Proceeds	389	389	0	0	0	0	0

CFD #14 Detail

June 30, 2022 Acquisition & Construction Fund Cash Balance:	\$ 2,010,361
Revenues:	
Proceeds from Series 2017 Refunding Bonds	\$ -
Interest Earned	54,582
Transfers In	-
Total Revenues:	<u>\$ 54,582</u>
Expenses:	
Construction	\$ -
Transfers Out	-
Total Expenses:	<u>\$ -</u>
Change in Receivables/Liabilities	(11,667)
June 30, 2023 Acquisition & Construction Fund Cash Balance:	\$ 2,053,275

**City of Folsom
Community Facilities District No. 2013-1 (Water Facilities and Supply)
Established January 14, 2014**

Purpose of Special Tax

Water Treatment, Storage and Distribution Facilities

Generally, all work and improvements to design, construct, install and upgrade the public water treatment, storage and distribution facilities described below, all to be located on public property (whether the dedicated road right-of-way, dedicated easements, or publicly-owned land), including but not limited to mobilization, clearing, grubbing, tree removal, protective fencing and erosion control, dewatering, lime treatment, trenching, and related appurtenant work and facilities, together with the costs and expense of engineering design, plan review, construction-related surety bonds or like security instruments, construction staking and management, inspection, permitting costs, and any like fees and costs incidental to such construction and installation for the following items:

- Water Systems Optimization Review Program costs including:
 - Costs for engineering, tests and studies, legal and other professional services and project administration
 - Willow Hill pipeline lining improvement costs
- Water treatment, pumping and conveyance facilities required to treat, pump and convey water from the City's water treatment plant to the Folsom Plan Area Specific Plan including:
 - Water treatment plant upgrades
 - Pump station, booster pumps and related appurtenances
 - Additional water conveyance facilities and connections

Water Supply Costs

Annual water supply costs to the City pursuant to the Water Supply and Facilities Plan and Agreement between the City of Folsom and Certain Landowners in the Folsom Plan Area recorded on January 24, 2013.

Other Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation and environmental remediation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the district; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the district; and any other expenses incidental to the formation and implementation of the district and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2022/23 Collections & Expenditures

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$998,358	\$2,013,068	\$1,972,277	\$1,039,149	On-going

CFD #2013-1 Detail

June 30, 2022 Fund Cash Balance:		\$	998,358
Revenues:			
CFD 2013-1 Water Facilities & Supply Direct Lev		\$	1,926,039
Prepayment			39,219
Interest Earned			47,810
	Total Revenues:		<u>\$ 2,013,068</u>
Expenses:			
Water System Optimization Repayment (9 of 10)		\$	179,813
Water Supply			1,700,253
CFD Admin			19,814
Transfers Out			30,770
	Total Expenses:		<u>\$ 1,930,649</u>
	Change in Receivables/Liabilities		(41,628)
June 30, 2023 Fund Cash Balance:		\$	1,039,149

City of Folsom
Community Facilities District No. 16 (The Islands at Parkshore)
Improvement Area No. 1 and Improvement Area No. 2
Established March 10, 2015
Improvement Area No. 1 Bonds Issued March 15, 2018
Improvement Area No. 2 Bonds Issued July 18, 2019

Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 16 (The Islands at Parkshore) ("CFD") include the following: construction of sanitary sewers (including gravity sewers, manholes and appurtenances), storm drains (including inlets, outlets, channels, structures, junctions, manholes and catch basins), water facilities (including distribution mains and appurtenances), power, telephone and gas utilities, street improvements (including curbs, gutters, sidewalks, landscaping and striping, traffic signals and street lights), bridge improvements, park improvements, landscaping and slope planting, all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

All street and bridge improvements include widening, paving and/or re-paving, striping, and/or re-striping, pedestrian sidewalks or other related improvements or appurtenances, and utilities are located within the public right of way.

All facilities and related costs eligible to be funded include all City development impact fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, park fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

It is intended that the CFD will be eligible to fund all or a portion of the costs of construction, operation, maintenance, repair, and servicing of parks, landscaping and irrigation improvements, street and landscape lighting, fencing and/or walls, sidewalks, trails, pathways, water quality/drainage basins, wetlands, and appurtenant facilities within or adjacent to the CFD.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with

its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Improvement Area 1 Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$4,932,775	\$4,932,775	\$4,932,775	\$0	\$0	\$0	\$0
Cost of Issuance	333,096	333,096	333,096	0	0	0	0
Reserve Fund	430,680	431,046	0	431,046	0	2,424	428,622

Improvement Area 2 Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$2,798,453	\$2,798,607	\$2,623,738	\$174,870	\$5,842	\$0	\$180,711
Cost of Issuance	251,582	251,582	251,582	0	0	0	0
Reserve Fund	237,773	947	745	237,975	0	885	237,090

CFD #16 IA2 Fund Detail

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ 174,870

Revenues:

Proceeds from Series 2019 Bonds	\$ -
Interest Earned	\$ 5,842
Total Revenues:	\$ 5,842

Expenses:

Progress Payment #1 to Lewis Land Developers, LLC	\$ -
Total Expenses:	\$ -

Change in Receivables/Liabilities -

June 30, 2023 Acquisition and Construction Fund Cash Balance: \$ 180,711

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$520,185	\$229,883	\$90,319	\$659,749	On-going

CFD #16 Maintenance Fund Detail

June 30, 2022 Maintenance District Fund Cash Balance: \$ 520,185

Revenues:

CFD #16 (IA1) Services Direct Levy	\$ 101,162
CFD #16 (IA2) Services Direct Levy	115,667
Interest Earned	13,053
Total Revenues:	\$ 229,883

Expenses:

Water & Utilities	\$ 10,147
Monthly Landscape Maintenance	54,548
Repairs & Replacement	2,339
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	17,752
Total Expenses:	\$ 84,786

Change in Receivables/Liabilities (5,533)

June 30, 2023 Maintenance District Fund Cash Balance: \$ 659,749

**City of Folsom
Community Facilities District No. 17 (Willow Hill Pipeline)
Established March 24, 2015**

Purpose of Special Tax

The planned public facilities for Community Facilities District No. 17 (Willow Hill Pipeline) (“CFD”) include the following: water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

CFD bond proceeds may not be used to pay, or reimburse previously-paid, development related fees, including, but not limited to, development impact fees, City community services fee, development processing fees, school fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Fiscal Year 2022/23 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Acquisition and Construction Fund	\$5,700,000	\$5,700,000	\$5,700,000	\$0	\$0	\$0	\$0
Reserve Account	408,381	414,066	5,338	408,728	0	2,749	405,979
Underwriter’s Discount	96,254	96,254	96,254	0	0	0	0
Cost of Issuance	327,195	346,289	308,132	0	0	0	0

City of Folsom
Community Facilities District No. 18
(Folsom Plan Area – Area-Wide Improvements and Services)
Established December 8, 2015

Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services) (“CFD”) include the following:

Willow Hill Pipeline Facilities – These facilities consist of water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The improvements shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

Off-site Water Facilities – These facilities consist of existing and new facilities such as a water treatment plant, a pump station and expansion thereof, transmission pipelines, reservoirs, and the distribution system to serve the Folsom Plan Area.

Sanitary Sewer System – These facilities include a series of transmission pipelines, pump stations, and force mains, to serve the Folsom Plan Area.

Aquatic Center Phase 1 – These facilities include a competitive swimming pool, a recreation activity pool, and related support pool-related buildings and structures, such as maintenance and locker room facilities, which will serve the Folsom Plan Area.

Quarry Road – These facilities include the special road design along Prairie City Road from U.S. Highway 50 to White Rock Road or alternative route to accommodate heavy truck traffic to and from potential future aggregate quarry sites south of the Folsom Plan Area as identified in the City’s Truck Management Plan approved by the City Council on December 6, 2011 via Resolution 8933.

Water Infrastructure – These facilities include the development of water pipelines, booster pump stations, pressure regulating stations, water treatment plant, water reservoirs, land costs, off-site capacity building, and systems optimization efforts throughout the CFD.

Aquatic Center Phase 2 – These facilities include a community center, gymnasium, multi-purpose classrooms, a senior center, teen activity rooms which will serve the Folsom Plan Area.

Selected Trails – These facilities consist of a portion of the 30 miles of trails proposed to be built in the Folsom Plan Area. The comprehensive bike system consists of Class I paths and Class II bike lanes connecting residential neighborhoods with schools, parks, and other major destinations. The plan costs include trails, intersection protection, trail bridges, undercrossings, and design fees.

Interchanges – These facilities include the modifications to existing interchanges and the construction of new Highway 50 interchange improvements including the acquisition of land.

Selected Roadway Widenings – These facilities include the necessary infrastructure improvements to widen the Oak Avenue, Empire Ranch Road, and Prairie City Road from two to four lanes.

Other Backbone Facilities – These consist of additional backbone public facilities needed to serve the Folsom Plan Area. The additional backbone public facilities include parks, transit services, fire facilities and equipment, police facilities and equipment, municipal service center, corporation yard, solid waste, branch library, and transportation.

All facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the facilities. The facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

The planned services to be financed by the CFD include the following: park, trail, landscape corridor, median, and open space maintenance; street, street light and safety light maintenance; and storm drainage facilities maintenance.

The CFD annual maintenance functions and costs generally will include the installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage facilities and drainage systems, street lighting, fencing, soundwalls, sidewalks, monuments, statuary, fountains, water quality ponds, park facilities, open space maintenance including but not limited to maintaining the open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the open space and vertical development, bike trails, walkways, drainage swales and other ornamental structures and facilities, entry signage, street pavers, art work, and monuments and all necessary appurtenances, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$1,625,823	\$1,582,552	\$963,817	\$2,244,558	On-going

CFD #18 Detail

June 30, 2022 Maintenance District Fund Cash Balance:		\$ 1,625,823
Revenues:		
Area-Wide Maintenance Direct Levy		\$ 1,548,078
Reimbursements		\$ -
Interest Earned		34,474
	Total Revenues:	<u>\$ 1,582,552</u>
Expenses:		
Water & Utilities		\$ 150,433
Monthly Landscape Maintenance		304,784
Repairs & Replacement		456,711
Departmental Charges		-
Project Construction		54,430
CFD Admin		-
Other Expenses		-
Transfers Out		109,303
	Total Expenses:	<u>\$ 1,075,662</u>
	Change in Receivables/Liabilities	111,846
June 30, 2023 Maintenance District Fund Cash Balance:		\$ 2,244,558

City of Folsom
Community Facilities District No. 19 (Mangini Ranch)
Established January 12, 2016
Special Tax Revenue Bonds, Series 2017 Issued August 23, 2017
Special Tax Revenue Bonds, Series 2019 Issued August 7, 2019

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 19 (Mangini Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Scott Road.
- Easton Valley Parkway—from Scott Road to Placerville Road.
- Street "A"—from Scott Road to Placerville Road.
- Street "B"—from Scott Road to White Rock Road.
- White Rock Road—at selected intersections.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Expenses: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administering the CFD. The CFD will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, permits, vandalism/graffiti, flood conveyance (vegetation/tree

removals), beaver dam removals, outfall/drainage swale maintenance, erosion control/bank stabilization, native planting/replanting, pre and post emergent, maintenance activities as required by a 404 permit, and open space overarching maintenance & management plan and repair and replacement of facilities within open space areas in the project area.

The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.

The maintenance of street lights, including any utility costs related thereto.

The maintenance of medians, entries, and entry monumentation.

Community amenities, such as a community clubhouse.

Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.

Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.

The levy of special taxes to accumulate sinking funds for anticipated future repairs, reconstruction or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the administrator.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, rehabilitating, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$41,050,500	\$41,072,408	\$41,072,408	\$0	\$0	\$0	\$0
Underwriter's Discount	408,799	408,799	408,799	0	0	0	0
Cost of Issuance	685,000	685,000	685,000	0	0	0	0
Reserve Fund	3,180,625	3,297,357	43,675	3,253,682	0	22,226	3,231,456
Capitalized Interest	1,487,509	1,487,509	1,487,509	0	0	0	0

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$616,612	\$226,023	\$91,248	\$751,387	On-going

CFD #19 Detail

June 30, 2022 Maintenance District Fund Cash Balance: \$ 616,612

Revenues:

Mangini Ranch Maintenance Direct Levy	\$ 210,048
Reimbursements	-
Interest Earned	15,975
Total Revenues:	\$ 226,023

Expenses:

Water & Utilities	\$ 11,632
Monthly Landscape Maintenance	102,517
Repairs & Replacement	130
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	2,531
Total Expenses:	\$ 116,810

Change in Receivables/Liabilities 25,562

June 30, 2023 Maintenance District Fund Cash Balance: \$ 751,387

City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Established November 14, 2017
Special Tax Revenue Bonds, Series 2018 Issued June 5, 2018
Special Tax Revenue Bonds, Series 2022 Issued December 8, 2022

Purpose of Special Tax

The public facilities for Community Facilities District No. 20 (Russell Ranch) (“CFD”) include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Alder Creek Parkway Improvements; and
- Grand Prairie Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Alder Creek Parkway—from Scott Road to the Empire Ranch Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street “A”.
- Empire Ranch Road—from property line to White Rock Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but

may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the District; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2022/23 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$21,567,465	\$12,019,371	\$12,019,371	\$0	\$9,580,008	\$0	\$9,580,008
Underwriter's Discount	135,864	135,864	135,864	0	0	0	0
Cost of Issuance	689,921	318,236	318,236	0	371,685	0	0
Reserve Fund	1,853,081	1,023,174	312	1,022,862	838,750	0	1,861,612
Capitalized Interest	1,217,134	804,968	804,968	0	412,166	122,801	289,365

CFD #20 Fund Detail

June 30, 2022 Acquisition and Construction Fund Cash Balance:	\$	-
Revenues:		
Proceeds from Series 2022 Bonds	\$	9,567,465
Interest Earned	\$	12,543
Total Revenues:	\$	<u>9,580,008</u>
Expenses:		
Progress Payment #4 TNHC Russell Ranch LLC		-
Total Expenses:	\$	<u>-</u>
Change in Receivables/Liabilities		-
June 30, 2023 Acquisition and Construction Fund Cash Balance:	\$	9,580,008

City of Folsom
Community Facilities District No. 21 (White Rock Springs Ranch)
Established February 13, 2018
Special Tax Bonds, Series 2019 Issued December 5, 2019
Special Tax Bonds, Series 2021 Issued April 8, 2021

Purpose of Special Tax

The public facilities for Community Facilities District No. 21 (White Rock Springs Ranch) ("CFD") include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Street "A" Improvements;
- Alder Creek Parkway Improvements; and
- Grand Prairie Road Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergirding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street "A".
- Street "A" —from Placerville Road to Empire Ranch Road.
- Sycamore Creek Crossing.
- Rock Springs Ranch Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Payment of Specific Plan Infrastructure Fee Program ("SPIF") Obligation: Authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component);
- SPIF Public Facilities Land Equalization Fee Component;
- SPIF Parkland Equalization Fee Component; and
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2022/23 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$21,106,647	\$21,210,474	\$21,210,474	\$0	\$0	\$0	\$0
Underwriter's Discount	230,285	230,285	230,285	0	0	0	0
Cost of Issuance	650,000	650,000	650,000	0	0	0	0
Reserve Fund	1,550,000	1,551,233	0	1,551,233	0	7,776	1,543,457
Capitalized Interest	505,560	505,660	505,660	0	0	0	0

City of Folsom
Community Facilities District No. 22 (Folsom Heights)
Established November 27, 2018

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 22 (Folsom Heights) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Summit Street
- Prima Drive
- Empire Ranch Road
- Alder Creek Parkway
- Folsom Heights Drive
- Other public roadway improvements designed to meet the needs of development of property within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Landscape corridor and enhanced open space maintenance; and
- Street light maintenance.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and

equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Established May 26, 2020
Special Tax Bonds, Series 2020 Issued October 30, 2020
Special Tax Bonds, Series 2021 Issued April 27, 2022

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and

water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale

maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$22,554,233	\$22,569,015	\$10,149,849	\$12,419,165	\$152,857	\$8,897,147	\$3,674,875
Underwriter's Discount	279,649	279,649	279,649	0	0	0	0
Cost of Issuance	510,000	510,000	510,000	0	0	0	0
Reserve Fund	1,774,000	1,774,993	0	1,774,993	0	8,006	1,766,987
Capitalized Interest	606,308	606,379	426,458	179,921	0	179,921	0

CFD #23, IA1 Fund Detail

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ 12,419,165

Revenues:

Proceeds from Series 2022 Bonds	\$	-
Interest Eamed		152,857
Total Revenues:	\$	152,857

Expenses:

Progress Payment #4 East Carpenter Imp. Co., LLC	\$	1,368,894
Progress Payment #4 CMB Improvement, LLC		6,773,708
Progress Payment #5 East Carpenter Imp. Co., LLC		118,982
Progress Payment #5 CMB Improvement, LLC		635,563
Total Expenses:	\$	8,897,147

Change in Receivables/Liabilities -

June 30, 2023 Acquisition and Construction Fund Cash Balance: \$ 3,674,875

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$149,916	\$106,181	\$28,754	\$227,343	On-going

CFD #23, IA1 Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$ 149,916
Revenues:	
Mangini Ranch Maintenance Direct Levy	\$ 102,032
Reimbursements	-
Interest Earned	4,149
Total Revenues:	<u>\$ 106,181</u>
Expenses:	
Water & Utilities	\$ 3,159
Monthly Landscape Maintenance	387
Repairs & Replacement	9,739
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	17
Transfers Out	14,710
Total Expenses:	<u>\$ 28,013</u>
Change in Receivables/Liabilities	(742)
June 30, 2023 Maintenance District Fund Cash Balance:	\$ 227,343

**City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Established May 26, 2020**

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$663	\$0	\$663	On-going

CFD #23, IA2 Detail

June 30, 2022 Maintenance District Fund Cash Balance:	\$	-
Revenues:		
Mangini Ranch Maintenance Direct Lew	\$	663
Reimbursements		-
Interest Eamed		-
Total Revenues:	<u>\$</u>	<u>663</u>
Expenses:		
Water & Utilities	\$	-
Monthly Landscape Maintenance		-
Repairs & Replacement		-
Departmental Charges		-
Project Construction		-
CFD Admin		-
Other Expenses		-
Transfers Out		-
Total Expenses:	<u>\$</u>	<u>-</u>
Change in Receivables/Liabilities		-
June 30, 2023 Maintenance District Fund Cash Balance:	\$	663

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Established May 26, 2020
Special Tax Bonds, Series 2022 Issued August 10, 2022

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage

ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post

emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	6/30/2022 Balance	Current Year Additions / Interest	Current Year Expenses	6/30/2023 Balance
Project Fund	\$7,846,603	\$0	\$0	\$0	\$8,093,030	\$0	\$8,093,030
Underwriter's Discount	101,165	0	0	0	101,165	101,165	0
Cost of Issuance	300,000	0	0	0	300,000	300,000	0

Reserve Fund	717,500	0	0	0	717,500	852	716,648
Capitalized Interest	468,690	0	0	0	468,690	236,257	232,433

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$1,032	\$182,477	\$185	\$183,323	On-going

CFD #23, IA3 Detail

June 30, 2022 Maintenance District Fund Cash Balance: \$ 1,032

Revenues:

Mangini Ranch Maintenance Direct Levy	\$ 181,927
Reimbursements	-
Interest Eamed	550
Total Revenues:	\$ 182,477

Expenses:

Water & Utilities	\$ -
Monthly Landscape Maintenance	-
Repairs & Replacement	-
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	-
Total Expenses:	\$ -

Change in Receivables/Liabilities (185)

June 30, 2023 Maintenance District Fund Cash Balance: \$ 183,323

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 7
Established December 14, 2021

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

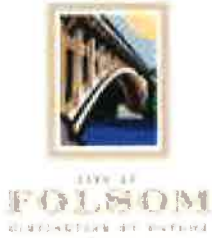
Fiscal Year 2022/23 Collections & Expenditures

Facilities

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

6/30/2022 Balance	Amount Collected	Expended Amount	6/30/2023 Balance	Project Status
\$0	\$0	\$0	\$0	On-going



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11134 – A Resolution Authorizing the City Manager to Execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends that the City Council pass and adopt Resolution No. 11134 – A Resolution Authorizing the City Manager to Execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) identifies sewer infrastructure rehabilitation and replacement projects through sewer master plans and ongoing sewer condition assessment programs. As a condition of the City’s State permit for its wastewater collection system, EWR is required to perform ongoing condition assessments on the wastewater system and correct any defects/deficiencies identified through this process.

Through these efforts, portions of the wastewater system in the City have been identified as needing rehabilitation or replacement (R&R). A comprehensive plan has been developed for the R&R of these aging or failing systems and much of this work has been completed in recent years. The next phase of the R&R program includes the replacement and relocation of sewer lines within

Natoma Street and the Persifer and Mormon Alleys, between Stafford Street and Coloma Street, known as the Natoma Alley Rehabilitation and Replacement Project.

This project will rehabilitate and replace approximately 5,000 feet of sewer infrastructure, including relocating private sewer laterals. Through the City's sewer condition assessment program, City staff has had to perform continual maintenance in this area in order to sustain operations of these systems. These pipes are beyond their serviceable life and require rehabilitation and replacement.

Part of the construction for this project has already been completed. In order to finish the construction for this project, the City needs to acquire six (6) sewer easements totaling approximately 7,284 square feet. The City worked with the property owners of all six properties and came to agreements on the valuation for each individual easement. The City will enter into sewer easement and maintenance agreements with each property owner for the easements.

This Resolution will Authorize the City Manager to Execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by City Council.

Acquisition of property rights by the City of Folsom requires City Council approval. Resolution No. 2435, adopted on July 18, 1988, authorizes the City Manager to execute an Easement Deed.

ANALYSIS

The Natoma Alley Rehabilitation and Replacement Project will replace and rehabilitate portions of the sewer systems in the older areas of the City that are encountering ongoing maintenance problems. The Project consists of reconnecting sanitary sewer laterals, replacing property line cleanouts, and replacing existing sewer mains, some on private property.

During the design phase of the new sewer system, it was determined that the best design option would be to construct multiple portions of the sewer mainline on six (6) separate parcels of private property. If a sewer mainline is located within private property, a Right of Way Easement is required which gives the City permission to access the private property to install and maintain the mainline.

The City contracted with Bender Rosenthal, Inc. (BRI) to prepare the necessary surveying and documentation to obtain the right of way easements, including plat and legal descriptions, title reports, and appraisals. BRI also determined the fair market value of each easement, which was included in the appraisal reports. In addition to the fair market value included in the appraisal

reports, City staff also discussed other potential property related impacts with the property owners that are not included in an appraisal report. This includes disruption to residents or businesses, removal of trees, impacts to access the property during construction, or other property related impacts.

Per the direction from City Council during a Closed Session Meeting on September 12, 2023, City staff (Environmental and Water Resources Director and Associate Civil Engineer) met with each property owner to discuss the valuation for the easements. The initial offer presented by the City to the owners matched the fair market value of the easements as determined by BRI. The City negotiated with the owners and a final offer was agreed to between both parties, as summarized in Table 1 below. The total amount for the easements offered to the property owners by the City is \$166,100.

Pursuant to Civil Code of Procedure Section 1263.025, the property owners had the choice to obtain an independent appraisal, of which the City would pay for the actual reasonable costs up to \$5,000. All the property owners, except the owner of 115 Natoma Street, declined to obtain an independent appraisal. The property owner of 115 Natoma Street elected to obtain an independent appraisal prepared by Commercial Valuation, Inc. (CVI). Based on the appraisal report completed by CVI, the appraised fair market value offered to the owner by the City is \$67,000.

During negotiations between the City and the owners of 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street, the owners accepted the fair market value as determined by BRI. For 216 Natoma Street, the agreement includes an additional \$5,000 for the avoided cost of an appraisal and impacts to their driveway for access to their school during construction and property restoration activities due to the proposed alignment of the new sewer line on their property for a total value of \$29,900.

During conversations with the owner of 210 Natoma Street, several potential impacts were concerning to the property owner. These impacts included disruption to residents, loss of a tree, a new sewer line in the backyards of four rental units and potential challenges with renting these four units with a new sewer line in the backyard. The agreed upon offer for this property is \$43,000.

Construction of the Natoma Alley Rehabilitation and Replacement Project cannot continue without approval of this Resolution.

This resolution will authorize the City Manager to execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of the Natoma Alley Rehabilitation and Replacement Project in the amount of \$166,100.

Table 1: Summary of Easement Offers

Easement Address	Easement Area (ft ²)	Easement Offer Accepted by Owner
115 Natoma Street	2,389	\$67,000
210 Natoma Street	1,501	\$43,000
216 Natoma Street	1,654	\$29,900

308 Natoma Street	531	\$8,000
310 Natoma Street	850	\$12,800
312 Natoma Street	359	\$5,400
	Total	\$166,100

FINANCIAL IMPACT

The City shall pay not to exceed sums of \$67,000 for the 115 Natoma Street Sewer Easement, \$43,000 for the 210 Natoma Street Sewer Easement, \$29,900 for the 216 Natoma Street Sewer Easement, \$8,000 for the 308 Natoma Street Sewer Easement, \$12,800 for the 310 Natoma Street Sewer Easement, and \$5,400 for the 312 Natoma Street Sewer Easement, totaling \$166,100.

The Natoma Alley Rehabilitation and Replacement Project is included in the FY 2023-24 Capital Improvement Plan with a total project budget of \$5,145,000. Staff is requesting an appropriation of \$166,100 in the Wastewater Operating Fund (Fund 530) for the cost of the Sewer Easement and Maintenance Agreements. Once authorized, the appropriation will increase the total project budget to \$5,311,100. Funds are currently available in the Wastewater Operating Fund (Fund 530) for the appropriation.

ENVIRONMENTAL REVIEW

This project is a replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

ATTACHMENTS

1. Resolution No. 11134 – A Resolution Authorizing the City Manager to Execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds
2. Signed Offer Letter for 115 Natoma Street
3. Signed Offer Letter for 210 Natoma Street
4. Signed Offer Letter for 216 Natoma Street
5. Signed Offer Letter for 308 Natoma Street
6. Signed Offer Letter for 310 Natoma Street
7. Signed Offer Letter for 312 Natoma Street

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

Attachment 1

RESOLUTION NO. 11134

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE SEWER EASEMENT AND MAINTENANCE AGREEMENTS BETWEEN THE PROPERTY OWNERS OF 115 NATOMA STREET, 210 NATOMA STREET, 216 NATOMA STREET, 308 NATOMA STREET, 310 NATOMA STREET, AND 312 NATOMA STREET AND THE CITY OF FOLSOM FOR THE CONSTRUCTION OF THE NATOMA ALLEY REHABILITATION AND REPLACEMENT PROJECT AND APPROPRIATION OF FUNDS

WHEREAS, to comply with the State's Waste Discharge Requirements Order, the City is currently implementing its Sewer System Management Plan (SSMP) which consists of condition assessment, as well as operation and system improvements; and

WHEREAS, the City has identified this project as a priority to maintain integrity and operation of the sanitary sewer collection system; and

WHEREAS, the City of Folsom desires to obtain easements at 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street which are required for construction of the Natoma Alley Rehabilitation and Replacement Project; and

WHEREAS, the City negotiated with the owners of each easement property and came to an agreement on the valuation of each easement; and

WHEREAS, the City shall pay \$67,000 to the owner of 115 Natoma Street, \$43,000 to the owner of 210 Natoma Street, \$29,900 to the owner of 216 Natoma Street, \$8,000 to the owner of 308 Natoma Street, \$12,800 to the owner of 310 Natoma Street, and \$5,400 to the owner of 312 Natoma Street; and

WHEREAS, the Natoma Alley Rehabilitation and Replacement Project is included in the FY 2023-24 Capital Improvement Plan with a total project budget of \$5,145,000; and

WHEREAS, an additional appropriation of funds in the amount of \$166,100 in the Wastewater Operating Fund (Fund 530) will increase the total project budget to \$5,311,000; and

WHEREAS, sufficient funds are currently available in the Wastewater Operating Fund (Fund 530) for the appropriation; and

WHEREAS, the easement deeds and agreements will be in a form acceptable to the City Attorney;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Sewer Easement and Maintenance Agreements between the Property Owners of 115 Natoma Street, 210 Natoma Street, 216 Natoma Street, 308 Natoma Street, 310 Natoma Street, and 312 Natoma Street and the City of Folsom for the Construction of

the Natoma Alley Rehabilitation and Replacement Project for a not-to-exceed amount of \$166,100.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$166,100 in the Wastewater Operating Fund (Fund 530).

PASSED AND ADOPTED this 12th day of December, 2023, by the following roll-call vote:

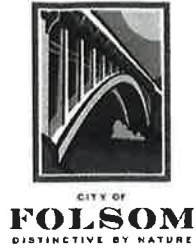
AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2



October 27, 2023

115 Natoma Street
Folsom, CA 95630

Dear Property Owner:

The City of Folsom (Environmental and Water Resources Department) completed the right-of-way phase for their Natoma Alley Sewer Rehabilitation Project. The purpose of this correspondence is to formally offer you the fair market value of the appraised value of the easement on your property, Sacramento County Assessor's parcel number 070-0172-045.

To assist in the process, the City of Folsom retained Bender Rosenthal, Inc. (BRI), Commercial Valuation and Right of Way Services, to complete an appraisal report for the 2,389 square foot easement located on your property. Based on the appraisal report completed by BRI, the fair market value was determined to be \$35,900.

Pursuant to Civil Code of Procedure Section 1263.025, you elected to obtain an independent appraisal performed by Commercial Valuation, Inc. (CVI). Based on the appraisal report completed by CVI, the appraised fair market value is \$67,000. The fair market value offered to you by the City is \$67,000.

Upon approval by City Council and your signature on the Easement Agreement, the City will issue a check to you for \$67,000. Before proceeding to City Council for approval, the City requests your signature approving the offer listed above. The Easement Agreement and related documentation will be provided after approval by City Council.

If you have any questions regarding this offer letter, please contact Marcus Yasutake, Environmental and Water Resources Director, at myasutake@folsom.ca.us or 916-461-6161.

Michael Moore
Printed Name

Marcus Yasutake
Environmental & Water Resources Director

Michael J Moore
Signature

M. Yk
Signature

30 Oct 2023
Date

10/31/2023
Date

Attachment 3



November 8, 2023

210 Natoma Street
Folsom, CA 95630

Dear Property Owner:

The City of Folsom (Environmental and Water Resources Department) completed the right-of-way phase for their Natoma Alley Sewer Rehabilitation Project. The purpose of this correspondence is to formally offer you the fair market value of the appraised value of the easement on your property, Sacramento County Assessor's parcel number 070-0171-007.

To assist in the process, the City of Folsom retained Bender Rosenthal, Inc. (BRI), Commercial Valuation and Right of Way Services to complete an appraisal report for the 1,501 square foot easement located on your property. Based on the appraisal report completed by BRI, the fair market value of the easement is \$23,500.

During negotiations between you and the City on October 30, 2023, the City agreed to offer you an additional \$19,500 due to the potential impacts to your rental business associated with the property. Based on the fair market value as determined by BRI and the additional \$19,500, the amount offered to you by the City is \$43,000.

Upon approval by City Council and your signature on the Easement Agreement, the City will issue a check to you for \$43,000. Before proceeding to City Council for approval, the City requests your signature approving the offer listed above. The Easement Agreement and related documentation will be provided after approval by City Council.

If you have any questions regarding this offer letter, please contact Marcus Yasutake, Environmental and Water Resources Director, at myasutake@folsom.ca.us or 916-461-6161.

Brian Townsend
Property Owner - Printed Name

[Signature]
Property Owner - Signature

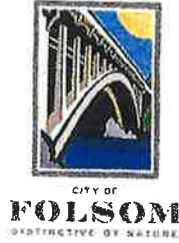
11/10/2023
Date

Marcus Yasutake
Environmental & Water Resources Director

[Signature]
Signature

11/13/2023
Date

Attachment 4



October 5, 2023

216 Natoma Street
Folsom, CA 95630

Dear Stephen and Doreen Holden:

The City of Folsom (Environmental and Water Resources Department) completed the right-of-way phase for their Natoma Alley Sewer Rehabilitation Project. The purpose of this correspondence is to formally offer you the fair market value of the appraised value of the easement on your property, Sacramento County Assessor's parcel number 070-0171-023.

To assist in the process, the City of Folsom retained Bender Rosenthal, Inc. (BRI), Commercial Valuation and Right of Way Services to complete an appraisal report for the 1,654 square foot easement located on your property. Based on the appraisal report completed by BRI, the fair market value of the easement is \$24,900.

During negotiations between you and the City on October 4, 2023, the City agreed to offer you an additional \$5,000 to avoid the cost of an independent appraisal. Based on the fair market value as determined by BRI and the additional \$5,000, the amount offered to you by the City is \$29,900.

Upon approval by City Council and your signature on the Easement Agreement, the City will issue a check to you for \$29,900. Before proceeding to City Council for approval, the City requests your signature approving the offer listed above. The Easement Agreement and related documentation will be provided after approval by City Council.

If you have any questions regarding this offer letter, please contact Marcus Yasutake, Environmental and Water Resources Director, at myasutake@folsom.ca.us or 916-461-6161.

STEPHEN HOLDEN

Doreen Holden

Property Owner - Printed Name

Steph Holden

Doreen Holden

Property Owner - Signature

10-5-23

10-5-23

Date

Marcus Yasutake

Environmental & Water Resources Director

m yk

Signature

10/10/2023

Date

Attachment 5



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

October 19, 2023

308 Natoma Street
Folsom, CA 95630

Dear Property Owner:

The City of Folsom (Environmental and Water Resources Department) completed the right-of-way phase for their Natoma Alley Sewer Rehabilitation Project. The purpose of this correspondence is to formally offer you the fair market value of the appraised value of the easement on your property, Sacramento County Assessor's parcel number 070-0171-033.

To assist in the process, the City of Folsom retained Bender Rosenthal, Inc. (BRI), Commercial Valuation and Right of Way Services to complete an appraisal report for the 531 square foot easement located on your property. Based on the appraisal report completed by BRI, the fair market value offered to you by the City is \$8,000.

Upon approval by City Council and your signature on the Easement Agreement, the City will issue a check to you for \$8,000. Before proceeding to City Council for approval, the City requests your signature approving the offer listed above. The Easement Agreement and related documentation will be provided after approval by City Council.

If you have any questions regarding this offer letter, please contact Marcus Yasutake, Environmental and Water Resources Director, at myasutake@folsom.ca.us or 916-461-6161.

TARIQ ABBASI

Property Owner – Printed Name

Property Owner – Signature

Date

10/18/23

Marcus Yasutake

Environmental & Water Resources Director

Signature

Date

[Handwritten Signature]

10/19/2023

Attachment 6



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

October 20, 2023

310 Natoma Street
Folsom, CA 95630

Dear Property Owner:

The City of Folsom (Environmental and Water Resources Department) completed the right-of-way phase for their Natoma Alley Sewer Rehabilitation Project. The purpose of this correspondence is to formally offer you the fair market value of the appraised value of the easement on your property, Sacramento County Assessor's parcel number 070-0171-032.

To assist in the process, the City of Folsom retained Bender Rosenthal, Inc. (BRI), Commercial Valuation and Right of Way Services to complete an appraisal report for the 850 square foot easement located on your property. Based on the appraisal report completed by BRI, the fair market value offered to you by the City is \$12,800.

Upon approval by City Council and your signature on the Easement Agreement, the City will issue a check to you for \$12,800. Before proceeding to City Council for approval, the City requests your signature approving the offer listed above. The Easement Agreement and related documentation will be provided after approval by City Council.

If you have any questions regarding this offer letter, please contact Marcus Yasutake, Environmental and Water Resources Director, at myasutake@folsom.ca.us or 916-461-6161.

MERWIN J CARLSON
Property Owner – Printed Name

[Signature]
Property Owner – Signature

10/20/2023
Date

Marcus Yasutake
Environmental & Water Resources Director

[Signature]
Signature

10/20/2023
Date

Attachment 7



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

October 20, 2023

312 Natoma Street
Folsom, CA 95630

Dear Property Owner:

The City of Folsom (Environmental and Water Resources Department) completed the right-of-way phase for their Natoma Alley Sewer Rehabilitation Project. The purpose of this correspondence is to formally offer you the fair market value of the appraised value of the easement on your property, Sacramento County Assessor's parcel number 070-0171-031.

To assist in the process, the City of Folsom retained Bender Rosenthal, Inc. (BRI), Commercial Valuation and Right of Way Services to complete an appraisal report for the 359 square foot easement located on your property. Based on the appraisal report completed by BRI, the fair market value offered to you by the City is \$5,400.

Upon approval by City Council and your signature on the Easement Agreement, the City will issue a check to you for \$5,400. Before proceeding to City Council for approval, the City requests your signature approving the offer listed above. The Easement Agreement and related documentation will be provided after approval by City Council.

If you have any questions regarding this offer letter, please contact Marcus Yasutake, Environmental and Water Resources Director, at myasutake@folsom.ca.us or 916-461-6161.

[Handwritten Signature]
Property Owner – Printed Name

Marcus Yasutake
Environmental & Water Resources Director

[Handwritten Signature]
Property Owner – Signature

[Handwritten Signature]
Signature

Oct 20, 2023
Date

10/20/2023
Date

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1850
FOLSOM
ESTABLISHED BY ACT OF LEGISLATURE

Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11135 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with 911 Vehicle for Full Emergency Response Equipment and Emergency Lighting Installation for Four Fire Department Dodge Ram Pickup Trucks
FROM:	Fire Department

RECOMMENDATION / CITY COUNCIL ACTION

The Fire Department recommends that the City Council move and adopt Resolution No. 11135 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with 911 Vehicle for Full Emergency Response Equipment and Emergency Lighting Installation for Four Fire Department Dodge Ram Pickup Trucks

BACKGROUND / ISSUE

The Fire Department currently utilizes seven various staff vehicles that range from 15-20 years old and have extensively high mileage. The current staff vehicle fleet is unreliable and requires replacement. Rising maintenance expenses to the staff vehicle fleet are outpacing replacement costs.

The Fire Department staff vehicle replacement purchase is for four Dodge Ram pickup trucks which will be utilized by the Fire Department for emergency responses and non-emergency duties including logistical support, training, equipment movement, and state-wide overhead resource needs. This purchase has been approved in the FY 2023-24 Fire Department Budget and Resolution No. 11125. The pickup trucks will replace four current staff vehicles ranging from 15-20 years old, all with more than 100,000 miles.

Staff is recommending that the City enter into a purchase agreement with 911 Vehicle of Anaheim, CA to install emergency lighting and equipment for four Dodge Ram staff trucks at a total cost of **\$465,305.13** and with a tentative delivery date of July 2024.

POLICY / RULE

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

Section 2.36.140, Sole Source procurement of the Folsom Municipal Code states prior to submitting a purchase request, the requesting department shall conduct a survey of available sources to determine whether there is only 1 source for the required supply, equipment, service or construction item. After review of this request by the purchasing agent and the finance director and approved by the city manager, a contract shall be awarded without competition. The purchasing agent, or his/her designee, shall conduct negotiations, as appropriate, as to price, delivery and terms. The requesting department shall prepare a waiver of bid and submit it to the purchasing agent for filing with the city clerk. (Ord. 723 § 3 (part), 1991)

ANALYSIS

The Fire Department currently uses staff vehicles that all range in age from 15-20 years old with considerable high mileage. The current staff vehicle fleet is becoming less reliable as we have extended their expected service life. Rising costs to maintain this aging fleet have escalated each year.

The Fire Department has conducted extensive research and determined that 911 Vehicle is the only vendor that can provide the City of Folsom with the specific equipment, installation, and capabilities required for Fire Department staff vehicles. Employing 911 Vehicle affords the Fire Department emergency vehicle fleet consistency and reliability. Other vendors have not elected to provide quotes or bids on the detailed scope required by the Fire Department. There are also no other vendors available that can or will build the radio suite required for our incident management process.

911 Vehicle has previously installed emergency response equipment and lighting packages for four Fire Department staff vehicles. Using 911 Vehicle to upfit our Dodge Ram pickup trucks will provide a reliable and consistent end-product matching our previous vehicles. There are several California municipalities who have used 911 Vehicle, including the Cities of Los Angeles, Anaheim, Culver, Rancho Cucamonga, Ventura, Long Beach, and El Dorado Hills Fire District.

This purchase would represent the installation of emergency equipment and lighting on four Dodge Ram chassis which will replace four of the oldest vehicles in the staff vehicle inventory. These trucks will be regular Dodge trucks, each equipped with unique equipment to fit the Fire Department's need. The trucks will be utilized to serve the department in emergency, administrative, and logistical functions.

FINANCIAL IMPACT

The contract with 911 Vehicle to install emergency lighting and equipment for four Dodge Ram staff trucks is \$443,147.74 with a 5% contingency (22,157.39) for a total amount not to exceed \$465,305.13.

Emergency Equipment and Lighting Installation for four (4) Dodge Ram pickup trucks	\$411,274.00
<i>Sales Tax @ 7.75%</i>	\$31,873.74
Total Purchase	\$443,147.74
<i>5% Contingency</i>	\$22,157.39
Total Amount not to exceed	\$465,305.13

The approved Fiscal Year 2023-24 Fire Department Budget in the General Fund (Fund 010) includes funds for the upfit of the Dodge Ram pickup trucks and the necessary standard equipment. This payment will tentatively be made during Fiscal Year 2023-24 upon delivery of the four vehicles.

ENVIRONMENTAL REVIEW

This report concerns administrative activities that do not constitute a “project” as defined by section 15378 of the California Environmental Quality Act (CEQA) Guidelines and is otherwise exempt pursuant to sections 15061(b)(3) and 15378(b)(2).

ATTACHMENTS

1. Resolution No. 11135 – A Resolution Authorizing the City Manager to Execute a Purchase Agreement with 911 Vehicle for Full Emergency Response Equipment and Emergency Lighting for Four Fire Department Dodge Ram Pickup Trucks
2. Waiver of Bid Notification – Memo for 911 Vehicle

Submitted,

Ken Cusano, FIRE CHIEF

Attachment 1

RESOLUTION NO. 11135

A RESOLUTUION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT WITH 911 VEHICLE FOR FULL EMERGENCY RESPONSE EQUIPMENT AND EMERGENCY LIGHTING INSTALLATION FOR FOUR FIRE DEPARTMENT DODGE RAM PICKUP TRUCKS

WHEREAS, the Fire Department staff has completed extensive research and validated the need to install emergency response equipment and lighting to four Dodge Ram staff trucks; and

WHEREAS, replacement staff vehicles were approved in the Fiscal Year 2023-24 Fire Department Budget and Resolution No. 11125; and

WHEREAS, staff reviewed and recommended using 911 Vehicle for the installation of emergency response equipment and lighting to four Dodge Ram staff trucks to ensure purchase of the best product at the best price; and

WHEREAS, the purchase for the installation of emergency response equipment and lighting of four staff trucks is \$443,147.74 and a 5% contingency in the amount of \$22,157.39 for a total amount of \$465,305.13; and

WHEREAS, sufficient funds are budgeted and available in the Fiscal Year 2023-24 Fire Department Budget in the General Fund (010); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a purchase agreement with 911 Vehicle, in a form acceptable to the City Attorney, for the installation of emergency response equipment and lighting of four Dodge Ram staff vehicles, in the total amount not to exceed \$465,305.13.

PASSED AND ADOPTED this 12th day of December 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

Memo



CITY OF
FOLSOM

To: Christa Freemantle, City Clerk

From: Ken Cusano, Fire Chief

Date: November 13, 2023

Subject: **Waiver of Bid – 911 Vehicle**

This shall serve as a "Waiver of Bid Notification" for Sole Source procurement for the installation of vehicle emergency response equipment and lighting contract, as required by Section 2.36.140 of the Folsom Municipal Code.

Section 2.36.140, Sole Source procurement of the Folsom Municipal Code states prior to submitting a purchase request, the requesting department shall conduct a survey of available sources to determine whether there is only 1 source for the required supply, equipment, service or construction item. After review of this request by the purchasing agent and the finance director and approved by the city manager, a contract shall be awarded without competition. The purchasing agent, or his/her designee, shall conduct negotiations, as appropriate, as to price, delivery and terms. The requesting department shall prepare a waiver of bid and submit it to the purchasing agent for filing with the city clerk. (Ord. 723 § 3 (part), 1991)

The Fire Department has previously utilized 911 Vehicle for installation purposes with four staff vehicles and have been extremely satisfied with the end product. 911 Vehicle has proven to be a reliable company that can deliver in a timely manner. Additionally, 911 Vehicle has many proprietary products that the Fire Department applies in emergency response vehicles. Employing 911 Vehicle affords the Fire Department emergency vehicle fleet consistency and reliability.

Other vendors have not elected to provide quotes or bids on the detailed scope required by the Fire Department. There are also no additional vendors available that can or will build the radio suite required for our incident management procedural process.

The Fire Department is requesting approval for sole source procurement through 911 Vehicle for the installation of vehicle emergency response equipment and lighting for four Dodge Ram trucks. The Fire Department hereby requests this waiver of bid be approved to remain in effect through the completion of the contract.

The Fire Department has funds budgeted for Fiscal Year 2023-24 for the installation of emergency response equipment and lighting for four Dodge Ram trucks.



Ken Cusano, Fire Chief

11/13/2023
Date

DocuSigned by:

AFD1A06E12A645E
Stacey Tamagni, Finance Director

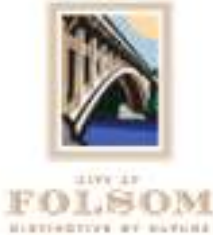
11/27/2023
Date

DocuSigned by:

898F04D8FE4B4FA
Elaine Andersen, City Manager

11/27/2023
Date

cc: City Clerk, Original
City Manager



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11136 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2023
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11136– A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2023.

BACKGROUND / ISSUE

Following the passage of Proposition 13 in 1978, many cities began charging fees on new development to fund public improvements and services such as streets, transit facilities, sewers, and storm drains. These fees are commonly known as development impact fees. In order to ensure that these fees were spent in a timely manner and on projects for which they were being collected, the State Legislature passed a bill known as AB 1600 (Mitigation Fee Act). This bill applies to developer fees, increased, or imposed on or after January 1, 1989. AB 1600 enacts Government Code Sections 66000-66008 that generally contain four requirements:

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees, and establish a “nexus” or connection between a development project or class of project and the public improvement being financed with the fee.
2. The fee revenue must be segregated from the general fund in order to avoid commingling of public improvement fees and the general fund.

3. If a local jurisdiction has had possession of a developer fee for five years or more and has not committed that money to a project or actually spent that money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers or loans from the fee account. This report is to be reviewed by the local agency assessing the fees.
4. If a local jurisdiction cannot make the findings required under paragraph 3, the city or county must refund the fees collected.

The attached report provides the information required by Government Code for the development fees that fall under this disclosure requirement. In some instances, the ending fund balance amount is less than the remaining appropriation because outstanding advances and loans are not included in the fund balance. Cash balances are sufficient for the remaining appropriations. No refunds have been made nor are any required. More information on these funds and all other capital project funds is available in the annual budget adopted by Council in June 2023 and in the Annual Comprehensive Financial Report (ACFR).

This report was compiled with the unaudited City financial records. The audited ACFR will be available at the end of the current calendar year.

This report has been on file with the City Clerk's office as of November 27, 2023.

POLICY / RULE

Policy 11.6 of the General Plan states:

It is the Policy of the City of Folsom to require new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents. Development contributes to the need for the expansion and extension of the City's circulation, water, sewer, storm drainage, and parks systems and other capital improvements, facilities, and equipment to adequately serve the development area. Service expansion and extension is not necessarily site-specific; rather, it is generally related to a larger area and the City as a whole. In order to accommodate the new development, maintain an acceptable level of service, and alleviate the effects of the increased demand on City services, it is the policy of the City of Folsom to require certain necessary improvements as a part of the development and/or the payment of municipal services and facilities fees consistent with the proportional effect of the development on such services. . .

ANALYSIS

For fiscal year ended June 30, 2023 development impact fee funds for all revenues totaled \$41,164,246. Of the \$41.16 million, \$27,967,640 are impact fees, the remaining \$13,196,606

are grants, reimbursements, interest, and miscellaneous revenue. Expenditures totaled \$14,052,251.

Upon review, it is determined that all fees have been spent or committed within 5 years of receipt, and thus no refunds are required.

ATTACHMENTS

1. Resolution No. 11136 - A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2023
2. The Development Fees Annual Report for the City of Folsom for the Fiscal Year Ended June 30, 2023

Submitted,



Stacey Tamagni, Finance Director

Attachment 1

RESOLUTION NO. 11136

A RESOLUTION ACCEPTING THE AB1600 DEVELOPMENT FEES ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023

WHEREAS, Policy 11.6 of the General Plan requires new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents; and

WHEREAS, the City of Folsom has imposed and collected the Development Impact Fees based upon several adopted Nexus Reports that were completed in accordance with Government Code Section 66000, et. al.; and

WHEREAS, Section 66006(b) 2 of the Government Code of the State of California mandates that the “local agency shall review the information (concerning local agency improvement fees) made available to the public...at the next regularly scheduled public meeting...”

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby accepts the Development Fees Annual Report for the Fiscal Year Ended June 30, 2023 on file in the City Clerk’s office.

PASSED AND ADOPTED this 12th day of December 2023, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSTAIN: Councilmember(s):

ABSENT: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

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to facilitate double-sided printing.*

Development Impact Fee Report

Fiscal Year Ended June 30, 2023

City of Folsom



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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**Annual Report
Development Impact Fees
For the City of Folsom
For the Fiscal Year Ended June 30, 2023**

Government Code Section 66006 requires local agencies to submit annual and five year reports detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) at least fifteen days after it is made available to the public.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected and the interest earned.
5. Disbursement information, including operating transfers.

ANALYSIS

For the fiscal year ended June 30, 2023 all fund revenues totaled \$41,164,246 while expenditures totaled \$14,052,251.

The table below summarizes, by program, the impact fees collected in FY 2022-2023

	Fiscal Year End June 30, 2023
Housing Trust Fund	\$ 46,405
Humbug-Willow Creek Fee	\$ 52,035
Tree Planting and Replacement Fee	\$ 146,888
Inclusionary Housing Fee	\$ 4,176,929
Supplemental Park Fee	\$ -
Park Improvements	\$ 1,213,251
Police Capital	\$ 195,297
Fire Capital	\$ 296,683
General Capital	\$ 450,067
Transportation Improvement	\$ 1,494,674
Drainage Capital Improvement	\$ 294,656
Light Rail Transportation	\$ 147,974
General Park Equip Cap	\$ 127,996
Water Impact Fee	\$ 137,511
Water Capital Improvement	\$ 216,389
Sewer Capital	\$ 219,485
Facilities Augmentation Critical	\$ -
Facilities Augmentation General	\$ -
Solid Waste Capital	\$ 107,807
FPA Highway 50 Improvement	\$ 1,537,486
FPA Highway 50 Interchange	\$ 2,989,948
FPA Transit Impact	\$ 1,523,953
FPA Corporation Yard	\$ 637,985
FPA Specific Plan Capital	\$ 11,488,461
FPA Solid Waste Capital	\$ 465,761
Total Impact Fees Collected	\$ 27,967,640

**City of Folsom
Developer Impact Fee Compliance 2023
Housing Trust**

Fund 221

Section 3.90.010 of the Folsom Municipal Code establishes the provision for collection of a Housing Trust Fund impact fee. The housing trust fund is intended to be utilized with other sources of funding including, but not limited to, fee deferrals, fee waivers, federal tax credits, tax-exempt mortgage revenue bonds, community development block grants, and HOME funds. The purpose of this fee is to further the policies, goals and programs of the housing element of the City's general plan and to help facilitate the development of affordable housing within the City.

Monies in the housing trust fund shall be used to promote the goals and policies of the housing element of the general plan; to implement any housing assistance plan, program, or guidelines adopted by the City Council; and to increase and improve the supply of housing affordable to low and very low income households, with priority given to residential projects which include very low income units, as well as other housing related purposes. Housing trust funds may be used for loans, grants, equity participation or other funding mechanisms to accomplish these purposes. The housing trust fund may be used to cover reasonable administrative, legal, consulting, or other housing related expenses, which are not reimbursed to the City through processing fees.

HOUSING TRUST FUND FEE SCHEDULE

<u>Use Category</u>	<u>Fee per Gross Square Foot</u>
Office	\$ 1.86
Retail	\$ 1.86
Light Industrial	\$ 1.86
Heavy Industrial/Manufacturing	\$ 1.86
Light Industrial/Manufacturing	\$ 1.86

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 53,712	\$ 175,956	\$ 11,443	\$ 36,080	\$ 46,405
Interest	21,476	41,916	27,568	21,916	19,446
Other Revenues	15,000	6,000	6,000	-	6,000
Total Revenues	<u>\$ 90,188</u>	<u>\$ 223,872</u>	<u>\$ 45,011</u>	<u>\$ 57,996</u>	<u>\$ 71,851</u>
Expenditures					
AB 1600 Expenditures	\$ 11,405	\$ 4,067	\$ 1,310	\$ 475	\$ -
AB 1600 Transfers Out	3,771	2,222	1,956	1,954	1,753
	<u>\$ 15,176</u>	<u>\$ 6,289</u>	<u>\$ 3,266</u>	<u>\$ 2,429</u>	<u>\$ 1,753</u>
Revenues less Expenditures	\$ 75,012	\$ 217,583	\$ 41,745	\$ 55,567	\$ 70,098
Fund Balance, Beginning of Year	<u>\$ 1,813,828</u>	<u>\$ 1,888,839</u>	<u>\$ 2,106,422</u>	<u>\$ 2,148,167</u>	<u>\$ 2,203,734</u>
Fund Balance, End of Year	<u>\$ 1,888,839</u>	<u>\$ 2,106,422</u>	<u>\$ 2,148,167</u>	<u>\$ 2,203,734</u>	<u>\$ 2,273,832</u>
¹ Loan Receivable	<u>\$ 849,683</u>	<u>\$ 841,289</u>	<u>\$ 841,289</u>	<u>\$ 1,826,410</u>	<u>\$ 1,826,410</u>
Available Fund Balance	<u>\$ 1,039,156</u>	<u>\$ 1,265,132</u>	<u>\$ 1,306,877</u>	<u>\$ 377,324</u>	<u>\$ 447,422</u>

Notes:

¹ Loan Receivable are loans issued for development of affordable housing projects.

Housing Trust

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 90,188	\$ 223,872	\$ 45,011	\$ 57,996	\$ 57,996
Available Revenue Prior Fiscal Year (2-yr Old Funds)	103,462	90,188	223,872	45,011	45,011
Available Revenue Prior Fiscal Year (3-yr Old Funds)	279,328	103,462	90,188	223,872	223,872
Available Revenue Prior Fiscal Year (4-yr Old Funds)	318,662	279,328	103,462	50,445	50,445
Available Revenue Prior Fiscal Year (5-yr Old Funds)	247,516	318,662	279,328	-	70,098
Available Revenue Prior Fiscal Year (6-yr and beyond)	-	249,620	565,016	-	-
Total Revenue Available	\$ 1,039,156	\$ 1,265,132	\$ 1,306,877	\$ 377,324	\$ 447,422

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Administrative Overhead (interfund transfer)	\$ 1,753	100%	\$ 1,753	\$ - ¹
	\$ 1,753		\$ 1,753	\$ -
FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 475	100%	\$ 475	\$ -
Administrative Overhead (interfund transfer)	1,954	100%	1,954	- ¹
	\$ 2,429		\$ 2,429	\$ -
FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 1,310	100%	\$ 1,310	\$ -
Administrative Overhead (interfund transfer)	1,956	100%	1,956	- ¹
	\$ 3,266		\$ 3,266	\$ -
FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 4,067	100%	\$ 4,067	\$ -
Administrative Overhead (interfund transfer)	2,222	100%	2,222	- ¹
	\$ 6,289		\$ 6,289	\$ -
FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 11,405	100%	\$ 11,405	\$ -
Administrative Overhead (interfund transfer)	3,771	100%	3,771	- ¹
	\$ 15,176		\$ 15,176	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Humbug-Willow Creek Fee**

Fund 223

Section 4.12.010 of the Folsom Municipal Code establishes the provision for collection of a Humbug-Willow Creek Parkway impact fee. The Humbug-Willow Creek Parkway fund is intended to be utilized with other sources of funding including, but not limited to, the residential construction tax, capital improvement-new construction service charge, drainage fees, Quimby Act fees, major road fees and park Improvement Fee. The purpose of this fee is to further the long-range planning efforts of the General Plan to develop the Humbug-Willow Creek Parkway. New development, and the expansion of existing development within the city, generates the need for financing the planning and construction of recreational trail, and passive recreational amenities along the Humbug-Willow Creek Parkway.

HUMBUG-WILLOW CREEK FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Residential, Single Family	Per Unit	\$ 292
Residential, Multiple Family	Per Unit	\$ 184
Mobile Dwellings	Per Unit	\$ 160
Commercial/Industrial Development	Sq. Ft.	\$ 0.0710

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 107,206	\$ 81,891	\$ 17,265	\$ 42,365	\$ 52,035
Grant Reimbursements	2,402,241	68,123	40,000	985,000	-
Other Revenues	244,493	123,785	74,160	80	-
Total Revenues	<u>\$ 2,753,940</u>	<u>\$ 273,799</u>	<u>\$ 131,424</u>	<u>\$ 1,027,445</u>	<u>\$ 52,035</u>
Expenditures					
AB 1600 Expenditures	\$ 2,678,645	\$ 544,809	\$ 30,308	\$ 30,202	\$ 21,550
AB 1600 Transfers Out	106,013	69,653	79,472	18,637	866
	<u>\$ 2,784,658</u>	<u>\$ 614,462</u>	<u>\$ 109,780</u>	<u>\$ 48,839</u>	<u>\$ 22,416</u>
Revenues less Expenditures	\$ (30,718)	\$ (340,664)	\$ 21,644	\$ 978,606	\$ 29,620
Fund Balance, Beginning of Year	<u>\$ (793,809)</u>	<u>\$ (824,527)</u>	<u>\$ (1,165,191)</u>	<u>\$ (1,143,546)</u>	<u>\$ (164,940)</u>
Fund Balance, End of Year	<u>\$ (824,527)</u>	<u>\$ (1,165,191)</u>	<u>\$ (1,143,546)</u>	<u>\$ (164,940)</u>	<u>\$ (135,320)</u>
Available Fund Balance	<u>\$ (824,527)</u>	<u>\$ (1,165,191)</u>	<u>\$ (1,143,546)</u>	<u>\$ (164,940)</u>	<u>\$ (135,320)</u>

Humbug-Willow Creek Fee Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ -	\$ -	\$ -	\$ -	\$ -
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yrs and beyond)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2022-23 Projects				
Placerville Rail Trail	\$ 21,550	100%	\$ 21,550	\$ -
General Government Overhead (interfund transfer)	866	100%	866	- ¹
	<u>\$ 22,416</u>		<u>\$ 22,416</u>	<u>\$ -</u>
FY 2021-22 Projects				
Placerville Rail Trail	\$ 30,202	100%	\$ 30,202	\$ -
General Government Overhead (interfund transfer)	18,637	100%	18,637	- ¹
	<u>\$ 48,839</u>		<u>\$ 48,839</u>	<u>\$ -</u>
FY 2020-21 Projects				
Placerville Rail Trail	\$ 30,308	100%	\$ 30,308	\$ -
General Government Overhead (interfund transfer)	79,472	100%	79,472	- ¹
	<u>\$ 109,780</u>		<u>\$ 109,780</u>	<u>\$ -</u>
FY 2019-20 Projects				
Oak Parkway Trail Undercrossing	\$ 626,199	85%	\$ 534,574	\$ 91,625
Placerville Rail Trail	10,235	100%	10,235	-
General Government Overhead (interfund transfer)	69,653	100%	69,653	- ¹
	<u>\$ 706,087</u>		<u>\$ 614,462</u>	<u>\$ 91,625</u>
FY 2018-19 Projects				
Folsom Lake Trail Phase 2	\$ 4,515	100%	\$ 4,515	\$ -
Lake Natoma Class 1 Trail	868,568	100%	868,568	-
Lake Natoma Water Front Trail	48,500	100%	48,500	-
Oak Parkway Trail Undercrossing	1,728,829	100%	1,728,829	-
Placerville Rail Trail	28,233	100%	28,233	-
General Government Overhead (interfund transfer)	106,013	100%	106,013	- ¹
	<u>\$ 2,784,658</u>		<u>\$ 2,784,658</u>	<u>\$ -</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Tree Mitigation Fee**

Fund 226

Section 12.16.160 of the Folsom Municipal Code establishes the provision for collection of a tree planting and replacement fund fee. Mitigation fees and penalty assessments under this section shall be deposited into the tree planting and replacement fund. The tree planting and replacement fund may be used for tree planting and revegetation projects such as parkways, parks, planting of trees along public trails and beautification projects, to purchase property for tree mitigation sites, or beautification projects, for the retention of a city arborist, or for the development, staffing or implementation of an urban forestry program. Funds shall not be made available for mitigation or planting on private property, with the following exceptions: (A) private property that is maintained by the city under the terms of a maintenance agreement; or (B) maintenance of landmark trees at the recommendation of the city arborist. This fund shall be administered by the community development department. (Ord. 1299 § 2 (part), 2020).

TREE PLANTING AND REPLACEMENT FUND FEE SCHEDULE

<u>Use Category</u>	<u>Fee Per Inch</u>
Mitigation in-lieu	\$ 250.00

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 79,450	\$ 132,939	\$ 177,797	\$ 292,433	\$ 146,888
Interest	21,700	21,544	13,246	9,851	32,013
Other Revenues	-	1,018	280	-	-
Total Revenues	\$ 101,150	\$ 155,500	\$ 191,323	\$ 302,284	\$ 178,901
Expenditures					
AB 1600 Expenditures	\$ 963	\$ 59,918	\$ 31,122	\$ 115,938	\$ 123,875
AB 1600 Transfers Out	28,804	65,115	161,983	27,700	16,536
	\$ 29,768	\$ 125,033	\$ 193,106	\$ 143,638	\$ 140,411
Revenues less Expenditures	\$ 71,382	\$ 30,467	\$ (1,783)	\$ 158,646	\$ 38,490
Fund Balance, Beginning of Year	\$ 935,809	\$ 1,007,191	\$ 1,037,658	\$ 1,035,875	\$ 1,194,521
Fund Balance, End of Year	<u>\$ 1,007,191</u>	<u>\$ 1,037,658</u>	<u>\$ 1,035,875</u>	<u>\$ 1,194,521</u>	<u>\$ 1,233,011</u>
Available Fund Balance	<u>\$ 1,007,191</u>	<u>\$ 1,037,658</u>	<u>\$ 1,035,875</u>	<u>\$ 1,194,521</u>	<u>\$ 1,233,011</u>

Tree Planting and Replacement Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 101,150	\$ 155,500	\$ 191,323	\$ 302,284	\$ 178,901
Available Revenue Prior Fiscal Year (2-yr Old Funds)	225,385	101,150	155,500	191,323	302,284
Available Revenue Prior Fiscal Year (3-yr Old Funds)	217,358	225,385	101,150	155,500	191,323
Available Revenue Prior Fiscal Year (4-yr Old Funds)	96,569	217,358	225,385	101,150	155,500
Available Revenue Prior Fiscal Year (5-yr Old Funds)	84,872	96,569	217,358	225,385	101,150
Available Revenue Prior Fiscal Year (6-yr and beyond)	281,857	241,696	145,159	218,879	303,853
Total Revenue Available	\$ 1,007,191	\$ 1,037,658	\$ 1,035,875	\$ 1,194,521	\$ 1,233,011

Notes:

Result: The Tree Planting and Replacement Fund fee reports funds being held beyond the five-years as described by AB1600. The City has an agreement with the Sacramento Tree Foundation for Tree Programs and Tree Planting and Maintenance. The Tree Planting and Replacement Fund will be utilized for a total of \$645,000 for this agreement over the next three years.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 123,875	100%	\$ 123,875	\$ -
Landscape Enhancements	75,530	19%	14,250	61,280
Administrative Overhead (interfund transfer)	2,286	100%	2,286	- ¹
	<u>\$ 201,691</u>		<u>\$ 140,411</u>	<u>\$ -</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 115,938	100%	\$ 115,938	\$ -
Landscape Enhancements	93,624	26%	24,145	69,478
Administrative Overhead (interfund transfer)	3,555	100%	3,555	- ¹
	<u>\$ 213,117</u>		<u>\$ 143,638</u>	<u>\$ 69,478</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 31,122	100%	\$ 31,122	\$ -
Landscape Enhancements	102,838	26%	26,521	76,316
Administrative Overhead (interfund transfer)	135,462	100%	135,462	- ¹
	<u>\$ 269,422</u>		<u>\$ 193,106</u>	<u>\$ 76,316</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 59,918	100%	\$ 59,918	\$ -
Landscape Enhancements	90,729	26%	23,522	67,207
Humbog/Willow Crk/ Prkwy/ Empire Ranch Bridge	40,000	100%	40,000	-
Administrative Overhead (interfund transfer)	1,593	100%	1,593	- ¹
	<u>\$ 192,240</u>		<u>\$ 125,033</u>	<u>\$ 67,207</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 963	100%	\$ 963	\$ -
Landscape Enhancements	93,873	26%	24,209	69,664
Administrative Overhead (interfund transfer)	4,595	100%	4,595	- ¹
	<u>\$ 99,432</u>		<u>\$ 29,768</u>	<u>\$ 69,664</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Inclusionary Housing Fee**

Fund 238

Section 17.104.030 of the Folsom Municipal Code establishes that all for-sale development projects consisting of ten or more units, including condominium conversion projects, as well as residential rental projects of ten or more units receiving funding assistance from the city or that are otherwise subject to a voluntary affordable housing agreement with the city, shall include inclusionary housing units equal to ten percent of the total number of units in the project, excluding density bonus units. The ten percent shall consist of three percent very low income units and seven percent low income units. The inclusionary housing requirement may be satisfied by: including the units within the development project; providing an alternative as set forth in Section [17.104.060](#); providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing market rate units; conversion of existing market rate units; paying an in-lieu fee; other methods as approved by the city council that meet the intent of this chapter; or a combination of these methods or other alternatives set forth in this chapter.

Section 17.104.060 G of the Folsom Municipal Code establishes the provision for an In-Lieu Fee. A developer may pay an in-lieu fee calculated as follows to satisfy all of the **inclusionary** housing requirements: multiply one percent of the lowest priced for-sale residential unit in the proposed subdivision by the total number of for-sale residential units in the proposed subdivision. For custom lot subdivisions where only lots will be sold, multiply one-half percent of the estimated cost of the least expensive homes anticipated for the proposed subdivision by the total number of for-sale lots in the proposed subdivision. The in-lieu fee is payable at the time of the building permit on a per-unit basis, and may be deferred upon application by the developer and approval in the city's sole and complete discretion pursuant to Section [16.80.030](#). Once the in-lieu fee has been set for an initial twelve months, the amount of the fee shall be evaluated on January 1st of each following year. In the event the lowest priced for-sale residential unit or anticipated home in the subdivision changes by ten percent or more, the amount of the in-lieu fee shall be adjusted to the new amount using the formula set forth above, applicable prospectively to the remaining units or lots in the subdivision.

INCLUSIONARY HOUSING FEE SCHEDULE

An in-lieu inclusionary housing fee is calculated as follows to satisfy all of the inclusionary housing requirements: multiply one percent of the lowest priced for-sale residential unit in the proposed subdivision by the total number of for-sale residential units in the proposed subdivision. For custom lot subdivisions where only lots will be sold, multiply one-half percent of the estimated cost of the least expensive homes anticipated for the proposed subdivision by the total number of for-sale lots in the proposed subdivision

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ 2,024,070	\$ 2,032,772	\$ 4,733,226	\$ 6,625,814	\$ 4,176,929
Interest	514,887	630,288	172,446	(207,997)	252,934
Grant Reimbursements	-	-	2,500,000	-	-
Other Revenues	41,536	14,020	179,658	2,291,094	17,310
Total Revenues	\$ 2,580,493	\$ 2,677,080	\$ 7,585,330	\$ 8,708,911	\$ 4,447,173
Expenditures					
AB 1600 Expenditures	\$ 18,675	\$ 112,869	\$ 3,580,990	\$ 62,516	\$ 88,418
AB 1600 Transfers Out	6,647	13,853	112,360	25,085	115,529
	\$ 25,322	\$ 126,722	\$ 3,693,350	\$ 87,601	\$ 203,947
Revenues less Expenditures	\$ 2,555,171	\$ 2,550,358	\$ 3,891,980	\$ 8,621,310	\$ 4,243,226
Fund Balance, Beginning of Year	\$ 20,170,222	\$ 22,725,393	\$ 25,275,751	\$ 29,167,731	\$ 37,789,041
Fund Balance, End of Year	\$ 22,725,393	\$ 25,275,751	\$ 29,167,731	\$ 37,789,041	\$ 42,032,267
¹ Loan Receivable	\$ 12,785,869	\$ 12,738,995	\$ 21,447,812	\$ 30,015,044	\$ 30,574,821
Available Fund Balance	\$ 9,939,525	\$ 12,536,757	\$ 7,719,919	\$ 7,773,997	\$ 11,457,447

Notes:

¹ Loan Receivable are loans issued for development of affordable housing projects and down payment assistance.

Inclusionary Housing

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 2,580,493	\$ 2,677,080	\$ 7,585,330	\$ 7,773,997	\$ 4,447,173
Available Revenue Prior Fiscal Year (2-yr Old Funds)	7,359,032	2,580,493	134,589	-	7,010,274
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	7,279,184	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (6-yrs and beyond)	-	-	-	-	-
Total Revenue Available	\$ 9,939,525	\$ 12,536,757	\$ 7,719,919	\$ 7,773,997	\$ 11,457,447

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 88,418	100%	\$ 88,418	\$ -
Administrative Overhead (interfund transfer)	115,529	100%	115,529	-
	\$ 203,947		\$ 203,947	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 62,516	100%	\$ 62,516	\$ -
Administrative Overhead (interfund transfer)	25,085	100%	25,085	-
	\$ 87,601		\$ 87,601	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 300,990	100%	\$ 300,990	\$ -
Bidwell Street Studios	2,500,000	0%	-	2,500,000
Broadstone Apartments	780,000	0%	-	780,000
Administrative Overhead (interfund transfer)	112,360	100%	112,360	-
	\$ 3,693,350		\$ 413,350	\$ 3,280,000

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 112,869	100%	\$ 112,869	\$ -
Administrative Overhead (interfund transfer)	13,853	100%	13,853	-
	\$ 126,722		\$ 126,722	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 18,675	100%	\$ 18,675	\$ -
Administrative Overhead (interfund transfer)	6,647	100%	6,647	-
	\$ 25,322		\$ 25,322	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Supplemental Park Fee**

Fund 411

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

SUPPLEMENTAL PARK IMPROVEMENT FUND FEE SCHEDULE

This fee is no longer charged

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	5,912	5,703	3,276	2,508	7,342
Total Revenues	\$ 5,912	\$ 5,703	\$ 3,276	\$ 2,508	\$ 7,342
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	435	-	-	-
	\$ -	\$ 435	\$ -	\$ -	\$ -
Revenues less Expenditures	\$ 5,912	\$ 5,268	\$ 3,276	\$ 2,508	\$ 7,342
Fund Balance, Beginning of Year	\$ 269,463	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427
Fund Balance, End of Year	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427	\$ 293,768
Available Fund Balance	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427	\$ 293,768

Supplemental Park Fee

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 5,912	\$ 5,703	\$ 3,276	\$ 2,508	\$ 7,342
Available Revenue Prior Fiscal Year (2-yr Old Funds)	3,938	5,912	5,703	3,276	2,508
Available Revenue Prior Fiscal Year (3-yr Old Funds)	3,962	3,938	5,912	5,703	3,276
Available Revenue Prior Fiscal Year (4-yr Old Funds)	10,491	3,962	3,938	5,912	5,703
Available Revenue Prior Fiscal Year (5-yrs and beyond)	152,078	10,491	3,962	3,938	5,912
Available Revenue Greater than Five Prior Fiscal Years	98,994 ¹	250,637	261,128	265,090	269,028
Total Revenue Available	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427	\$ 293,768

Notes:

Result: The Supplemental Park Improvement Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Benevento Family Park project. The Supplemental Park Improvement Fund will be utilized for a total of \$285,000 for this project which is currently in the design phase.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ 435	100%	\$ 435	\$ - ¹
	<u>\$ 435</u>		<u>\$ 435</u>	<u>\$ -</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
City-Wide Park Improvement Fund**

Fund 412

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

CITY-WIDE PARK IMPROVEMENT FUND FEE SCHEDULE

Use Category	Basis	Fee Amount
Residential, Single Family	Per Unit	\$ 7,447
Residential, Multiple Family	Per Unit	\$ 4,947
Residential Senior dwelling	Per Unit	\$ 3,824
Mobile Dwellings	Per Unit	\$ 2,858
Commercial/Industrial Development	Sq. Ft.	\$ 0.504

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ 2,539,916	\$ 2,034,287	\$ 446,419	\$ 1,010,323	\$ 1,213,251
Interest	42,345	141,800	19,163	(119,283)	103,407
Other Revenues	2,643	7,334	1,488	-	-
Total Revenues	\$ 2,584,905	\$ 2,183,421	\$ 467,070	\$ 891,040	\$ 1,316,658
Expenditures					
AB 1600 Expenditures	\$ 999,904	\$ 145,665	\$ 152,101	\$ 165,512	\$ 223,757
AB 1600 Transfers Out	\$ 43,231	\$ 80,371	\$ 21,528	\$ 9,943	\$ 8,307
	\$ 1,043,135	\$ 226,036	\$ 173,629	\$ 175,455	\$ 232,064
Revenues less Expenditures	\$ 1,541,769	\$ 1,957,386	\$ 293,441	\$ 715,585	\$ 1,084,594
Fund Balance, Beginning of Year	\$ 432,434	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615
Fund Balance, End of Year	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615	\$ 6,025,209
Available Fund Balance	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615	\$ 6,025,209

City-Wide Park Improvement Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 1,974,203	\$ 2,183,421	\$ 467,070	\$ 891,040	\$ 1,084,594
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	1,748,168	2,183,421	467,070	891,040
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	1,574,538	2,183,421	467,070
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	1,399,084	2,183,421
Available Revenue Prior Fiscal Year (5-yr and beyond)	-	-	-	-	1,399,084
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615	\$ 6,025,209

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 71,027	100%	\$ 71,027	\$ -
Livermore Park	6,535	100%	6,535	-
Benevento Park (Empire Ranch Site 51)	46,195	100%	46,195	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	8,307	100%	8,307	-
	<u>\$ 232,064</u>		<u>\$ 232,064</u>	<u>\$ -</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 32,305	100%	\$ 32,305	\$ -
Livermore Park	6,239	100%	6,239	-
Benevento Park (Empire Ranch Site 51)	26,968	100%	26,968	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	9,943	100%	9,943	-
	<u>\$ 175,455</u>		<u>\$ 175,455</u>	<u>\$ -</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 30,727	100%	\$ 30,727	\$ -
Davies Park	4,650	100%	4,650	-
Benevento Park (Empire Ranch Site 51)	15,236	100%	15,236	-
Sutter Middle School Gym	100,000	100%	100,000	-
Memorial/Celebratory Benches	1,488	0%	-	1,488
General Government Overhead (interfund transfer)	21,528	100%	21,528	-
	<u>\$ 173,629</u>		<u>\$ 172,141</u>	<u>\$ 1,488</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 37,067	80%	\$ 29,733	\$ 7,334
BT Collins Park	1,838	100%	1,838	-
Econome Park (Site 44)	6,760	100%	6,760	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	80,371	100%	80,371	-
	<u>\$ 226,036</u>		<u>\$ 218,702</u>	<u>\$ 7,334</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 90,537	97%	\$ 87,894	\$ 2,643
Livermore Park	(5,518)	100%	(5,518)	-
Johnny Cash Art Park	(371)	100%	(371)	-
Johnny Cash Trail Art	9,216	100%	9,216	-
Econome Park (Site 44)	806,040	100%	806,040	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	43,231	100%	43,231	-
	<u>\$ 1,043,135</u>		<u>\$ 1,040,492</u>	<u>\$ 2,643</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Police Capital**

Fund 428

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

POLICE CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 636
Multi-Family Residential	Per Unit	\$ 721
Mobile Dwellings	Per Unit	\$ 165
Commercial Lodging	Per Unit	\$ 37
Commercial Development	Sq. Ft.	\$ 1.071
Industrial Development	Sq. Ft.	\$ 0.926

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 307,384	\$ 376,561	\$ 48,085	\$ 169,303	\$ 195,297
Interest	13,649	19,536	13,505	9,302	31,345
Total Revenues	\$ 321,033	\$ 396,098	\$ 61,590	\$ 178,606	\$ 226,643
Expenditures					
AB 1600 Expenditures	\$ -	\$ 117,796	\$ 43,185	\$ 137,633	\$ -
AB 1600 Transfers Out	-	716	-	-	2,643
	\$ -	\$ 118,512	\$ 43,185	\$ 137,633	\$ 2,643
Revenues less Expenditures	\$ 321,033	\$ 277,586	\$ 18,405	\$ 40,973	\$ 224,000
Fund Balance, Beginning of Year	\$ 443,565	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562
Fund Balance, End of Year	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562	\$ 1,325,561
Available Fund Balance	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562	\$ 1,325,561

Police Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 321,033	\$ 396,098	\$ 61,590	\$ 178,606	\$ 226,643
Available Revenue Prior Fiscal Year (2-yr Old Funds)	443,565	321,033	396,098	61,590	178,606
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	325,053	321,033	396,098	61,590
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	281,868	321,033	396,098
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	144,235	321,033
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	141,591
Total Revenue Available	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562	\$ 1,325,561

Notes:

The Police Capital Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Police Station Remodel project. The Police Capital Fund will be utilized for \$630,000 for this project.

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2022-23 Projects					
General Government Overhead (interfund transfer)	\$ 2,643	100%	\$ 2,643	\$ -	\$ -
	\$ 2,643		\$ 2,643	\$ -	\$ -
FY 2021-22 Projects					
Police HQ Remodel	\$ 137,633	100%	\$ 137,633	\$ -	\$ -
General Government Overhead (interfund transfer)	-	0%	-	-	-
	\$ 137,633		\$ 137,633	\$ -	\$ -
FY 2020-21 Projects					
Police HQ Remodel	\$ 43,185	100%	\$ 43,185	\$ -	\$ -
General Government Overhead (interfund transfer)	-	0%	-	-	-
	\$ 43,185		\$ 43,185	\$ -	\$ -
FY 2019-20 Projects					
Purchase of Police Vehicles	\$ 117,796	100%	\$ 117,796	\$ -	\$ -
General Government Overhead (interfund transfer)	716	100%	716	-	-
	\$ 118,512		\$ 118,512	\$ -	\$ -
FY 2018-19 Projects					
	\$ -		\$ -	\$ -	\$ -

Notes:

1 Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Fire Capital**

Fund 441

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

FIRE CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,149
Multi-Family Residential	Per Unit	\$ 1,111
Mobile Dwellings	Per Unit	\$ 1,146
Commercial Lodging	Per Unit	\$ 994
Commercial Development	Sq. Ft.	\$ 0.671
Industrial Development	Sq. Ft.	\$ 0.292

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 478,923	\$ 503,670	\$ 77,107	\$ 247,787	\$ 296,683
Interest	46,994	26,669	(12,922)	(2,412)	(736)
Total Revenues	<u>\$ 525,916</u>	<u>\$ 530,339</u>	<u>\$ 64,185</u>	<u>\$ 245,374</u>	<u>\$ 295,947</u>
Expenditures					
AB 1600 Expenditures	\$ 1,785,969	\$ -	\$ 2,008,060	\$ -	\$ 12,432
Debt Service - interfund transfer	80,049	80,420	-	157,800	78,947
AB 1600 Transfers Out	1,487	43,784	52,861	2,323	57,383
	<u>\$ 1,867,505</u>	<u>\$ 124,204</u>	<u>\$ 2,060,921</u>	<u>\$ 160,123</u>	<u>\$ 148,762</u>
Revenues less Expenditures	\$ (1,341,589)	\$ 406,135	\$ (1,996,736)	\$ 85,251	\$ 147,185
Fund Balance, Beginning of Year	<u>\$ 2,535,312</u>	<u>\$ 1,193,723</u>	<u>\$ 1,599,857</u>	<u>\$ (396,879)</u>	<u>\$ (311,627)</u>
Fund Balance, End of Year	<u>\$ 1,193,723</u>	<u>\$ 1,599,857</u>	<u>\$ (396,879)</u>	<u>\$ (311,627)</u>	<u>\$ (164,442)</u>
Available Fund Balance	<u>\$ 1,193,723</u>	<u>\$ 1,599,857</u>	<u>\$ (396,879)</u>	<u>\$ (311,627)</u>	<u>\$ (164,442)</u>

Fire Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 525,916	\$ 530,339	\$ -	\$ -	\$ -
Available Revenue Prior Fiscal Year (2-yr Old Funds)	667,807	525,916	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	543,602	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Available Revenue	\$ 1,193,723	\$ 1,599,857	\$ -	\$ -	\$ -

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2022-23 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 219,047	36%	\$ 78,947	\$ 140,100 ¹
Capital Equipment	\$ 12,432	100%	\$ 12,432	-
General Government Overhead (interfund transfer)	57,383	100%	57,383	- ²
	<u>\$ 288,862</u>		<u>\$ 148,762</u>	<u>\$ 140,100</u>
FY 2021-22 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 223,947	70%	\$ 157,800	\$ 66,147 ¹
General Government Overhead (interfund transfer)	2,323	100%	2,323	- ²
	<u>\$ 226,270</u>		<u>\$ 160,123</u>	<u>\$ 66,147</u>
FY 2020-21 Projects				
Station 38 Remodel	\$ 2,430,715	83%	\$ 2,008,060	\$ 422,655
General Government Overhead (interfund transfer)	52,861	100%	52,861	- ²
	<u>\$ 2,483,576</u>		<u>\$ 2,060,921</u>	<u>\$ 422,655</u>
FY 2019-20 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 223,388	36%	\$ 80,420	\$ 142,968 ¹
General Government Overhead (interfund transfer)	43,784	100%	43,784	- ²
	<u>\$ 267,172</u>		<u>\$ 124,204</u>	<u>\$ 142,968</u>
FY 2018-19 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 222,357	36%	\$ 80,049	\$ 142,308 ¹
Fire Station #39	2,161,413	83%	1,785,969	-
General Government Overhead (interfund transfer)	1,487	100%	1,487	- ²
	<u>\$ 2,385,257</u>		<u>\$ 1,867,505</u>	<u>\$ 142,308</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for the impact fee portion of the debt service payments and capital expenses.

² Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
General Capital**

Fund 445

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

GENERAL CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,689
Multi-Family Residential	Per Unit	\$ 1,689
Mobile Dwellings	Per Unit	\$ 1,681
Commercial Lodging	Per Unit	\$ 241
Commercial Development	Sq. Ft.	\$ 0.527
Industrial Development	Sq. Ft.	\$ 0.524

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 701,310	\$ 714,359	\$ 117,263	\$ 365,120	\$ 450,067
Interest	37,077	3,681	10,224	9,921	41,152
Total Revenues	\$ 738,387	\$ 718,041	\$ 127,487	\$ 375,040	\$ 491,219
Expenditures					
AB 1600 Expenditures	\$ 42,871	\$ 2,505	\$ 1,582	\$ -	\$ -
Debt Service - interfund transfer	1,856,110	-	-	-	-
AB 1600 Transfers Out	2,702	152,745	-	1,211	51,187
	\$ 1,901,683	\$ 155,250	\$ 1,582	\$ 1,211	\$ 51,187
Revenues less Expenditures	\$ (1,163,296)	\$ 562,790	\$ 125,905	\$ 373,829	\$ 440,032
Fund Balance, Beginning of Year	\$ 1,368,371	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599
Fund Balance, End of Year	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599	\$ 1,707,631
Available Fund Balance	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599	\$ 1,707,631

General Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 205,075	\$ 718,041	\$ 127,487	\$ 375,040	\$ 491,219
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	49,824	718,041	127,487	375,040
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	48,242	718,041	127,487
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	47,031	713,885
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599	\$ 1,707,631

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2022-23 Projects				
Capital Equipment	\$ 59,994	83%	\$ 50,000	\$ 9,994
General Government Overhead (interfund transfer)	1,187	100%	1,187	-
	<u>\$ 61,181</u>		<u>\$ 51,187</u>	<u>\$ 9,994</u>
FY 2021-22 Projects				
General Government Overhead (interfund transfer)	\$ 1,211	100%	\$ 1,211	\$ -
	<u>\$ 1,211</u>		<u>\$ 1,211</u>	<u>\$ -</u>
FY 2020-21 Projects				
General Government Overhead (interfund transfer)	\$ 1,582	100%	\$ 1,582	\$ -
	<u>\$ 1,582</u>		<u>\$ 1,582</u>	<u>\$ -</u>
FY 2019-20 Projects				
Software upgrade	\$ 4,840	57%	\$ 2,745	\$ 2,095
Capital Equipment	156,847	96%	150,000	6,847
General Government Overhead (interfund transfer)	2,505	100%	2,505	-
	<u>\$ 164,192</u>		<u>\$ 155,250</u>	<u>\$ 8,942</u>
FY 2018-19 Projects				
Software upgrade	\$ 87,620	49%	\$ 42,871	\$ 44,749
Debt Service on City Hall (interfund transfer)	1,856,110	100%	1,856,110	-
General Government Overhead (interfund transfer)	2,702	100%	2,702	-
	<u>\$ 1,946,432</u>		<u>\$ 1,901,683</u>	<u>\$ 44,749</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund

² Interfund transfers are used to reimburse the General Fund for the impact fee portion of the debt service payments.

**City of Folsom
Developer Impact Fee Compliance 2023
Transportation Improvement Fund**

Fund 446

Section 12.04.060 of the Folsom Municipal Code establishes the provision for a transportation improvement fee. The purpose of the fee is to establish a fund for financing transportation facilities as identified in the circulation element of the city general plan and those studies which identify specific transportation facility improvements called for in the circulation element and the estimated costs thereof. Improvements include construction of new transportation facilities where there are none and reconstruction of existing transportation facilities which are not sufficient to accommodate increased traffic caused by new development. The area of benefit of the transportation facilities is the entire corporate limits of the City.

TRANSPORTATION IMPROVEMENT FUND FEE SCHEDULE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 8,643
Multi-Family Residential	Per Unit	\$ 6,050
Mobile Dwellings	Per Unit	\$ 6,050
Commercial / Retail	Sq. Ft.	\$ 12.98
Industrial / Office	Sq. Ft.	\$ 5.64
Hospital	Sq. Ft.	\$ 12.98
Hotel / Motel	Sq. Ft.	\$ 12.98
Other	Sq. Ft.	\$ 5.64
Additional Land Uses		
High Trip Commercial	Sq. Ft.	\$ 51.50
Gas Stations	Per Fueling Station	\$ 11,549

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ 3,058,578	\$ 2,339,992	\$ 547,306	\$ 1,323,716	\$ 1,494,674
Interest	523,814	355,678	(61,334)	(129,933)	23,257
Other Revenues	577,843	1,668,308	5,911,747	14,329,002	11,509,051
Total Revenues	\$ 4,160,235	\$ 4,363,978	\$ 6,397,720	\$ 15,522,785	\$ 13,026,982
Expenditures					
AB 1600 Expenditures	\$ 5,299,363	\$ 7,927,850	\$ 8,993,579	\$ 17,548,721	\$ 7,647,824
Other Expenses	102,483	152,118	117,918	118,234	2,208,939
AB 1600 Transfers Out	91,884	41,545	100,682	152,910	135,251
	\$ 5,493,730	\$ 8,121,513	\$ 9,212,179	\$ 17,819,865	\$ 9,992,014
Revenues less Expenditures	\$ (1,333,495)	\$ (3,757,534)	\$ (2,814,459)	\$ (2,297,080)	\$ 3,034,968
Fund Balance, Beginning of Year	\$ 14,220,069	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 4,017,500
Fund Balance, End of Year	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 4,017,500	\$ 7,052,468
Available Fund Balance	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 4,017,500	\$ 7,052,468

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 4,160,235	\$ 4,363,978	\$ 6,314,581	\$ 4,017,500	\$ 7,052,468
Available Revenue Prior Fiscal Year (2-yr Old Funds)	5,585,431	4,160,235	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	3,140,908	604,827	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 4,017,500	\$ 7,052,468

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Capital SE Connect Seg D3	\$ 3,751,618	0%	\$ -	\$ 3,751,618
Empire Ranch Rd Interchange	113,985	100%	113,985	-
East Bidwell/ Iron Pt US50 Onramp	185,545	100%	185,545	-
Green Valley Road Widening	11,540	42%	4,840	6,700
Intelligent Transportation System	71,943	100%	71,943	-
Intelligent Transportation Sys Master Plan	147,761	100%	147,761	-
New Traffic Signal Improvement	1,166	100%	1,166	-
Folsom Lake Xing Satety Improvement	92,196	100%	92,196	-
Historic District Connectiviity	34,577	100%	34,577	-
HSIP Safety Improvements	71,305	100%	71,305	-
Iron Point Median	484,760	75%	364,934	119,826
Scott Road Realignment	2,775,634	100%	2,775,634	-
Traffic Signal System Upgrade	47,335	100%	47,335	-
Engineering Overhead (interfund transfer)	135,251	100%	135,251	- ²
General Government Overhead (interfund transfer)	8,939	100%	8,939	- ¹
	<u>\$ 7,933,556</u>		<u>\$ 4,055,412</u>	<u>\$ 3,878,144</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Frontage Improvements	\$ 77,328	100%	\$ 77,328	\$ -
Capital SE Connect Seg D3	16,554,198	0%	-	16,554,198
Empire Ranch Rd Interchange	198,636	100%	198,636	-
East Bidwell Widening	74,740	100%	74,740	-
East Bidwell / Iron Pt Signal Delineation	49,704	100%	49,704	-
East Bidwell/ Iron Pt US50 Onramp	7,101	100%	7,101	-
Green Valley Road Widening	23,507	100%	23,507	-
Intelligent Transportation System	10,942	96%	10,520	421
Median Improvement Program	25,084	100%	25,084	-
Folsom Lake Xing Satety Improvement	32,902	100%	32,902	-
Greenback/ Madison Paving	2,361	100%	2,361	-
Orangevale Bridge	25,673	100%	25,673	-
Historic District Connectiviity	46,726	100%	46,726	-
HSIP Safety Improvements	17,555	100%	17,555	-
Iron Point Median	3,600	100%	3,600	-
Scott Road Realignment	383,683	100%	383,683	-
Traffic Signal System Upgrade	69,657	22%	15,404	54,253
Engineering Overhead (interfund transfer)	152,910	100%	152,910	- ²
General Government Overhead (interfund transfer)	118,234	100%	118,234	- ¹
	<u>\$ 17,874,539</u>		<u>\$ 1,265,667</u>	<u>\$ 16,608,872</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Frontage Improvements	\$ 251,712	100%	\$ 251,712	\$ -
Capital SE Connect Seg D3	6,322,280	0%	-	6,322,280
Empire Ranch Rd Interchange	230,580	100%	230,580	-
East Bidwell Widening	563,324	100%	563,324	-
East Bidwell / Iron Pt Signal Delineation	34,040	100%	34,040	-
Green Valley Road Widening	830,339	100%	830,339	-
Intelligent Transportation System	174,992	95%	166,019	8,973
Median Improvement Program	15,723	100%	15,723	-
Local Streets & Roads Program	34,754	100%	34,754	-
New Traffic Signal Improvement	84,430	100%	84,430	-
Orangevale Bridge	6,367	100%	6,367	-
Prairie City / Blue Ravine	342,415	100%	342,415	-
Rainbow Bridge Repair	10,306	100%	10,306	-
Riley Street Feasibility Study	72,412	100%	72,412	-
Traffic Signal System Upgrade	62,098	43%	26,653	35,445
Engineering Overhead (interfund transfer)	100,682	100%	100,682	- ²
General Government Overhead (interfund transfer)	120,144	100%	120,144	- ¹
	<u>\$ 9,256,597</u>		<u>\$ 2,889,899</u>	<u>\$ 6,366,698</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Frontage Improvements	\$ 376,391	100%	\$ 376,391	\$ -
Empire Ranch Rd Interchange	289,408	100%	289,408	-
East Bidwell Widening	322,717	100%	322,717	-
East Bidwell / Iron Pt Signal Delineation	28,143	100%	28,143	-
Green Valley Road Widening	5,893,164	100%	5,893,137	26
Intelligent Transportation System	294,278	92%	271,121	23,157
Iron Point Rail Road Crossing Modifications	8,000	100%	8,000	-
Local Streets & Roads Program	34,706	77%	26,706	8,000
New Traffic Signal Improvement	477,280	100%	477,280	-
Prairie City / Blue Ravine	15,768	100%	15,768	-
Rainbow Bridge Repair	30,074	100%	30,074	-
Riley Street Feasibility Study	66,054	100%	66,054	-
Traffic Signal System Upgrade	153,200	80%	123,050	30,150
Engineering Overhead (interfund transfer)	41,545	100%	41,545	- ²
General Government Overhead (interfund transfer)	152,118	100%	152,118	- ¹
	<u>\$ 8,182,846</u>		<u>\$ 8,121,513</u>	<u>\$ 61,333</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Frontage Improvements	\$ 218,007	100%	\$ 218,007	\$ -
East Bidwell Infill	598	100%	598	-
East Bidwell Widening	65,808	100%	65,808	-
East Bidwell / Iron Pt Signal Delineation	290,820	100%	290,820	-
Greenback / Madison Paving	2,144,312	19%	416,174	1,728,138
Green Valley Road Widening	704,818	100%	704,818	-
Highway 50 Facilities	37,841	100%	37,841	-
Intelligent Transportation System	148,291	100%	148,291	-
Iron Point Rail Road Crossing Modifications	761,820	100%	761,820	-
Median Improvement Program	3,692	100%	3,692	-
New Traffic Signal Improvement	2,396,298	100%	2,396,298	-
Orangevale Bridge	35,395	100%	35,395	-
Rainbow Bridge Repair	30,851	100%	30,851	-
Regional Transportation Coordination	55,000	57%	31,276	23,724
ROW Asset Management	5,079	100%	5,079	-
Traffic Signal System Upgrade	251,001	43%	107,370	143,631
Engineering Overhead (interfund transfer)	91,884	100%	91,884	- ²
General Government Overhead (interfund transfer)	147,707	100%	147,707	- ¹
	<u>\$ 7,389,223</u>		<u>\$ 5,493,730</u>	<u>\$ 1,895,493</u>

Notes:

- 1 Interfund transfers are used to reimburse the General Fund for providing General Government support.
- 2 Interfund transfers are used to reimburse the General Fund for providing Engineering support

**City of Folsom
Developer Impact Fee Compliance 2023
Drainage Capital**

Fund 448

Section 17.95.030 of the Folsom Municipal Code establishes the provision for collection of a fee to establish a drainage fund. The City Council declares and finds that it is necessary to adopt and establish the entire City as a zone for the improvement and construction of trunk and collection drainage facilities, including waterways, pumping plants, levees and other facilities utilized for controlling drainage and storm waters within the City in order to promote and protect the public health, safety, comfort, convenience and general welfare from uncontrolled drainage and storm water. (Ord. 620 § 1, 1988; Ord. 368 (part), 1978)

For any residential structure, residential subdivision or parcel map, whether for single-family or multiple-family use, the fee shall be \$832 per dwelling unit. For commercial or industrial buildings, commercial or industrial subdivision and all other land uses not otherwise provided for in this chapter or improvements appurtenant thereto, the fee shall be \$5,055 per acre. When only a portion of a site is being developed, the city engineer may, by written agreement with the property owner, defer that portion of the fees due on the undeveloped portion of the site. (Ord. 620 § 1, 1988)

DRAINAGE CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,097
Multi-Family Residential	Per Unit	\$ 1,097
Mobile Dwellings	Per Unit	\$ 1,097
Commercial Development	Per Acre	\$ 6,669
Industrial Development	Per Acre	\$ 6,669

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 471,222	\$ 488,461	\$ 71,862	\$ 265,676	\$ 294,656
Interest	21,396	23,629	10,545	7,716	27,476
Grant Reimbursement	74,204	-	-	42,475	-
Other Revenues	-	-	-	144	38,719
Total Revenues	\$ 566,823	\$ 512,090	\$ 82,407	\$ 316,011	\$ 360,851
Expenditures					
AB 1600 Expenditures	\$ 87,904	\$ 459,797	\$ 167,547	\$ 272,377	\$ 15,868
AB 1600 Transfers Out	89,494	78,174	68,181	71,744	51,600
	\$ 177,398	\$ 537,971	\$ 235,728	\$ 344,121	\$ 67,468
Revenues less Expenditures	\$ 389,425	\$ (25,881)	\$ (153,320)	\$ (28,110)	\$ 293,382
Fund Balance, Beginning of Year	\$ 701,031	\$ 1,090,456	\$ 1,064,576	\$ 911,255	\$ 883,145
Fund Balance, End of Year	\$ 1,090,456	\$ 1,064,576	\$ 911,255	\$ 883,145	\$ 1,176,527
Available Fund Balance	\$ 1,090,456	\$ 1,064,576	\$ 911,255	\$ 883,145	\$ 1,176,527

Drainage Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 566,823	\$ 512,090	\$ 82,407	\$ 316,011	\$ 344,546
Available Revenue Prior Fiscal Year (2-yr Old Funds)	523,633	552,486	512,090	82,407	316,011
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	316,758	484,727	82,407
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	433,563
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 1,090,456	\$ 1,064,576	\$ 911,255	\$ 883,145	\$ 1,176,527

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Ed Mitchell Park	\$ 2,881	100%	\$ 2,881	\$ -
Ed Mitchell Park Drainage	2,395	100%	2,395	-
Flood Plain Mapping	893	100%	893	-
NPDES	8,160	100%	8,160	-
Weather Station	745	100%	745	-
Misc Expense	795	100%	795	-
Engineering Overhead (interfund transfer)	46,940	100%	46,940	- ²
General Government Overhead (interfund transfer)	4,660	100%	4,660	- ¹
	\$ 67,468		\$ 67,468	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 12,195	100%	\$ 12,195	\$ -
Willow Creek Estates Storm Drain Lining	11,803	100%	11,803	-
Flood Plain Mapping	3,305	100%	3,305	-
NPDES	1,070	100%	1,070	-
Weather Station	30,228	100%	30,228	-
Glenn Drive Storm Drain Outfall Failure	48,440	100%	48,440	-
Engineering Overhead (interfund transfer)	228,141	100%	228,141	- ²
General Government Overhead (interfund transfer)	8,939	100%	8,939	- ¹
	\$ 344,121		\$ 344,121	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 67,237	100%	\$ 67,237	\$ -
Willow Creek Estates Storm Drain Lining	7,307	100%	7,307	-
Flood Plain Mapping	3,654	100%	3,654	-
NPDES	5,616	100%	5,616	-
Weather Station	34,566	93%	32,196	2,370
Annual NPDES Water Quality	95,631	1%	1,160	94,471
Engineering Overhead (interfund transfer)	115,543	100%	115,543	- ²
General Government Overhead (interfund transfer)	3,015	100%	3,015	- ¹
	\$ 332,569		\$ 235,728	\$ 96,841

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 29,376	40%	\$ 11,827	\$ 17,549
Willow Creek Estates Storm Drain Lining	736,106	31%	229,471	506,635
Bidwell @ Bluestone Storm Drain Repair	71,100	100%	71,100	-
NPDES	29,093	100%	29,093	-
Weather Station	5,493	100%	5,493	-
Misc Expense	1,026	100%	1,026	-
Engineering Overhead (interfund transfer)	186,722	100%	186,722	- ²
General Government Overhead (interfund transfer)	3,240	100%	3,240	- ¹
	<u>\$ 1,062,155</u>		<u>\$ 537,971</u>	<u>\$ 524,184</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 330,596	2%	\$ 7,163	\$ 323,432
Willow Creek Estates Storm Drain Lining	10,185	100%	10,185	-
Engineering Overhead (interfund transfer)	156,862	100%	156,862	- ²
General Government Overhead (interfund transfer)	3,187	100%	3,187	- ¹
	<u>\$ 500,830</u>		<u>\$ 177,398</u>	<u>\$ 323,432</u>

Notes:

- ¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.
- ² Interfund transfers are used to reimburse the General Fund for providing Engineering support

**City of Folsom
Developer Impact Fee Compliance 2023
Light Rail Impact Fee**

Fund 451

Section 10.50.040 of the Folsom Municipal Code establishes the provision for collection of a Light Rail Transportation Service Fee. The purpose of this fee is to implement the City General Plan, Urban Development Policy No. 17.20, which requires that the City develop a long range service system to service Folsom residents and businesses. As required by the General Plan, a long range transit plan has been developed entitled "City of Folsom Light Rail Transit Implementation Study, Final Report, dated February 1993" (hereafter the "transit study"), and includes an analysis of the feasibility and financing of: (1) Continued city-operated intra-community bus service; (2) Continued city-operated commuter bus service to downtown Sacramento and/or service to the nearest RT Metro Rail Station; and (3) Extending RT Metro service to Folsom and the preservation of future rights-of-way.

The fee established by chapter 10.50.010 is in addition to any other fees or charges or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, drainage fees levied by Chapter 17.95, major road fees levied by Chapter 12.04, capital improvement new construction fees levied by Chapter 17.92 and is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for light rail transportation service infrastructure which is needed to serve such development.

LIGHT RAIL IMPACT FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 766
Multi-Family Residential	Per Unit	\$ 527
Mobile Dwellings	Per Unit	\$ 527
Commercial Development	Sq. Ft.	\$ 0.243
Industrial Development	Sq. Ft.	\$ 0.101

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 270,286	\$ 250,624	\$ 46,722	\$ 121,969	\$ 147,974
Interest	19,781	21,800	12,872	8,772	28,554
Total Revenues	\$ 290,067	\$ 272,425	\$ 59,594	\$ 130,740	\$ 176,528
Expenditures					
AB 1600 Expenditures	\$ 143,966	\$ 67,804	\$ 127,315	\$ 1,321	\$ 65,010
AB 1600 Transfers Out	10,745	3,658	78,176	7,284	120,852
	\$ 154,712	\$ 71,462	\$ 205,491	\$ 8,605	\$ 185,862
Revenues less Expenditures	\$ 135,355	\$ 200,963	\$ (145,897)	\$ 122,135	\$ (9,333)
Fund Balance, Beginning of Year	\$ 759,905	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462
Fund Balance, End of Year	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462	\$ 1,063,128
Available Fund Balance	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462	\$ 1,063,128

Light Rail Impact Fee

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 290,067	\$ 272,425	\$ 59,594	\$ 13,740	\$ 176,528
Available Revenue Prior Fiscal Year (2-yr Old Funds)	452,203	290,067	272,425	59,594	13,740
Available Revenue Prior Fiscal Year (3-yr Old Funds)	149,447	452,203	290,067	272,425	59,594
Available Revenue Prior Fiscal Year (4-yr Old Funds)	3,543	81,528	328,240	290,067	272,425
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	436,636	290,067
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	250,774
Total Revenue Available	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462	\$ 1,063,128

Notes:

The Light Rail Transportation Service Fee Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Light Rail Project. The Light Rail Transportation Service Fee Fund will be utilized for \$100,000 for this project annually.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Light Rail Project	65,010	100%	65,010	-
Administrative and Engineering Overhead	120,852	100%	120,852	-
	\$ 185,862		\$ 185,862	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Light Rail Project	1,321	100%	1,321	-
Administrative and Engineering Overhead	7,284	100%	7,284	-
	\$ 8,605		\$ 8,605	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Safety Bumps	\$ 15,538	100%	\$ 15,538	\$ -
Light Rail Project	88,827	100%	88,827	-
Historic Folsom Station L&L	71,122	32%	22,950	48,172
Administrative and Engineering Overhead	78,176	100%	78,176	-
	\$ 253,663		\$ 205,491	\$ 48,172

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
SP-JPA Admin	\$ 30,000	100%	\$ 30,000	\$ -
Landscaping	91,209	41%	37,804	53,406
Administrative and Engineering Overhead	3,658	100%	3,658	-
	\$ 124,867		\$ 71,462	\$ 53,406

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
SP-JPA Admin	\$ 27,500	100%	\$ 27,500	\$ -
Landscaping	93,873	41%	38,908	54,965
Historic District Parking Signs	30,930	100%	30,930	-
Concrete repairs in Historic District Plaza	46,628	100%	46,628	-
Administrative and Engineering Overhead	10,745	100%	10,745	-
	\$ 209,677		\$ 154,712	\$ 54,965

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government and Engineering support.

**City of Folsom
Developer Impact Fee Compliance 2023
General Park Equipment Capital**

Fund 452

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

GENERAL PARK EQUIPMENT CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Residential		
Single Family	Per Unit	\$ 99
Single Family - HD	Per Unit	\$ 99
Multi-Family - LD	Per Unit	\$ 99
Multi-Family	Per Unit	\$ 99
Multi-Family - HD	Per Unit	\$ 99
Mobile Dwellings	Per Unit	\$ 47
Non-Residential		
Commercial Development	Sq. Ft.	\$ 0.019
Industrial Development	Sq. Ft.	\$ 0.019

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 73,302	\$ 70,988	\$ 83,624	\$ 112,358	\$ 127,996
Interest	2,458	2,498	2,344	2,768	10,020
Total Revenues	\$ 75,760	\$ 73,486	\$ 85,969	\$ 115,126	\$ 138,016
Expenditures					
AB 1600 Expenditures	\$ 80,935	\$ 9,121	\$ 3,646	\$ 12,336	\$ 73,559
AB 1600 Transfers Out	-	149	137	219	414
	\$ 80,935	\$ 9,270	\$ 3,783	\$ 12,555	\$ 73,973
Revenues less Expenditures	\$ (5,175)	\$ 64,216	\$ 82,186	\$ 102,571	\$ 64,043
Fund Balance, Beginning of Year	\$ 91,879	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676
Fund Balance, End of Year	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676	\$ 399,720
Available Fund Balance	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676	\$ 399,720

General Park Equipment

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 73,302	\$ 73,486	\$ 85,969	\$ 115,126	\$ 138,016
Available Revenue Prior Fiscal Year (2-yr Old Funds)	13,402	75,760	73,486	85,969	115,126
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	1,673	73,650	73,486	85,969
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	61,095	60,609
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676	\$ 399,720

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>	
Park Maintenance Equipment (interfund transfer)	\$ 73,559	100%	\$ 73,559	\$ -	2
General Government Overhead (interfund transfer)	414	100%	414	-	1
	<u>\$ 73,973</u>		<u>\$ 73,973</u>	<u>\$ -</u>	

FY 2021-22 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>	
Park Maintenance Equipment (interfund transfer)	\$ 12,336	100%	\$ 12,336	\$ -	2
General Government Overhead (interfund transfer)	219	100%	219	-	1
	<u>\$ 12,555</u>		<u>\$ 12,555</u>	<u>\$ -</u>	

FY 2020-21 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>	
Park Maintenance Equipment (interfund transfer)	\$ 3,646	100%	\$ 3,646	\$ -	2
General Government Overhead (interfund transfer)	137	100%	137	-	1
	<u>\$ 3,783</u>		<u>\$ 3,783</u>	<u>\$ -</u>	

FY 2019-20 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>	
Park Maintenance Equipment (interfund transfer)	\$ 9,121	100%	\$ 9,121	\$ -	2
General Government Overhead (interfund transfer)	149	100%	149	-	1
	<u>\$ 9,270</u>		<u>\$ 9,270</u>	<u>\$ -</u>	

FY 2018-19 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>	
Park Maintenance Equipment (interfund transfer)	\$ 80,935	100%	\$ 80,935	\$ -	2
General Government Overhead (interfund transfer)	-	0%	-	-	1
	<u>\$ 80,935</u>		<u>\$ 80,935</u>	<u>\$ -</u>	

Notes:

- ¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.
- ² Interfund transfers are used to reimburse the General Fund where the equipment costs were expensed.

**City of Folsom
Developer Impact Fee Compliance 2023
Water Impact Fund**

Fund 456

Section 13.30.010 of the Folsom Municipal Code establishes the provision for collection of a Water Impact Fee. On October 31, 1988, the Folsom City Council approved and adopted its General Plan (the "General Plan") identifying proposed growth within the city limits and further identifying the impacts of such growth upon public facilities within the city including the impacts on water supply and the water supply system. The City of Folsom water master plan dated December 1998 (Water Plan) was adopted by the City Council on May 25, 1999 by Resolution No. 6028. The water plan analyzed the City's present and projected water supply and facilities demands, and the costs of water conservation efforts within developed areas of the City.

Section 13.30.030 established a water impact fee which is imposed on the construction of all new commercial, industrial and residential buildings that are to be served with water supplies owned and treated by the City. This fee shall be imposed on all new construction within the City, unless such property is otherwise exempt as provided for in Section 13.30.070 of this chapter. The fee established by this chapter is in addition to any other fees or charges or taxes that are required by law or City code as a condition of development. (Ord. 912 § 1 (part), 1999).

WATER IMPACT FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,042
Multi-Family Residential	Per Unit	\$ 561
Commercial	Per Acre	\$ 1,403
Industrial / Office	Per Acre	\$ 1,403

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 330,840	\$ 272,941	\$ 67,733	\$ 127,619	\$ 137,511
Interest	94,239	34,955	26,224	24,747	68,913
Other Revenues	-	-	454,001	36,746	35,357
Total Revenues	<u>\$ 425,079</u>	<u>\$ 307,896</u>	<u>\$ 547,959</u>	<u>\$ 189,112</u>	<u>\$ 241,781</u>
Expenditures					
AB 1600 Expenditures	\$ 175,872	\$ 158,198	\$ 184,902	\$ 321,886	\$ 311,851
Other Expenses	103,503	104,226	47,139	8,902	8,840
	<u>\$ 279,375</u>	<u>\$ 262,424</u>	<u>\$ 232,041</u>	<u>\$ 330,788</u>	<u>\$ 320,691</u>
Revenues less Expenditures	\$ 145,704	\$ 45,472	\$ 315,918	\$ (141,676)	\$ (78,910)
Fund Balance, Beginning of Year	<u>\$ 2,266,270</u>	<u>\$ 2,411,974</u>	<u>\$ 2,457,446</u>	<u>\$ 2,773,364</u>	<u>\$ 2,631,688</u>
Fund Balance, End of Year	<u>\$ 2,411,974</u>	<u>\$ 2,457,446</u>	<u>\$ 2,773,364</u>	<u>\$ 2,631,688</u>	<u>\$ 2,552,778</u>
Available Fund Balance	<u>\$ 2,411,974</u>	<u>\$ 2,457,446</u>	<u>\$ 2,773,364</u>	<u>\$ 2,631,688</u>	<u>\$ 2,552,778</u>

Water Impact Fund

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 330,840	\$ 307,896	\$ 547,959	\$ 189,112	\$ 241,781
Available Revenue Prior Fiscal Year (2-yr Old Funds)	519,340	425,079	307,896	547,959	118,112
Available Revenue Prior Fiscal Year (3-yr Old Funds)	216,364	519,340	425,079	307,896	547,959
Available Revenue Prior Fiscal Year (4-yr Old Funds)	128,766	216,364	519,340	425,079	307,896
Available Revenue Prior Fiscal Year (5-yr Old Funds)	288,035	128,766	216,364	519,340	425,079
Available Revenue Greater than Five Prior Fiscal Years	928,629	860,001	756,726	642,302	911,951
Total Revenue Available	\$ 2,411,974	\$ 2,457,446	\$ 2,773,364	\$ 2,631,688	\$ 2,552,778

Notes:
 The Water Impact Fee Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Empire Ranch Non-Potable Water Well Project. The Water Capital Improvement Fund will be utilized for an additional \$2million for this project. The fund will also be utilized for rebates to customers to reduce water use (\$300,000).

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 14,447	100%	\$ 14,447	\$ -
Water Delivery Reliability Study	39,675	100%	39,675	-
Recycled Water	49,965	100%	49,965	-
Dry Year and Water Conservation (interfund transfer)	207,763	100%	207,763	-
General Government Overhead (interfund transfer)	8,840	100%	8,840	-
	\$ 320,691		\$ 320,691	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Empire Ranch non-Potable Water Well	\$ 31,946	100%	\$ 31,946	\$ -
Water Delivery Reliability Study	58,761	100%	58,761	-
Recycled Water	44,729	100%	44,729	-
Dry Year and Water Conservation (interfund transfer)	186,449	100%	186,449	-
General Government Overhead (interfund transfer)	8,902	100%	8,902	-
	\$ 330,788		\$ 330,788	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 142,506	100%	\$ 142,506	\$ -
Regional Water Authority	17,500	100%	17,500	-
Recycled Water	24,896	100%	24,896	-
Dry Year and Water Conservation (interfund transfer)	40,653	100%	40,653	-
General Government Overhead (interfund transfer)	6,486	100%	6,486	-
	\$ 232,041		\$ 232,041	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 166,654	95%	\$ 158,198	\$ 8,456
Dry Year and Water Conservation (interfund transfer)	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	4,226	100%	4,226	-
	\$ 270,880		\$ 262,424	\$ 8,456

<u>FY 2018-19 Projects</u>	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 208,141	80%	\$ 167,416	\$ 40,725
Dry Year and Water Conservation (interfund transfer)	100,000	100%	100,000	- ²
General Government Overhead (interfund transfer)	3,503	100%	3,503	- ¹
	\$ 311,644		\$ 270,919	\$ 40,725

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

² Interfund transfers are used to reimburse the Water Operating Fund. The Water Operating Fund captured the expenses for water conservation.

**City of Folsom
Developer Impact Fee Compliance 2023
Water Connection Fund**

Fund 521

Section 13.24.060 of the Folsom Municipal Code establishes the provision for collection of a Water Connection Fee. Water connection charge was established to provide for the connection of water pipes to the city water system. (Ord 427, 1981)

WATER CAPITAL IMPROVEMENT FEE SCHEDULE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 3,557
Multi-Family Residential	Per Unit	\$ 2,312
South Lexington Hills ⁽¹⁾	Per Unit	\$ 2,203
Mobile Dwellings	Per Unit	\$ 2,312
Commercial/Industrial		
3/4" meter		\$ 3,548
1" meter		\$ 8,847
1 1/2" meter		\$ 17,699
2" meter		\$ 28,324
3" meter		\$ 56,663
4" meter		\$ 88,566
6" meter		\$ 177,196
8" meter		\$ 283,608
10" meter		\$ 408,050

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ 892,951	\$ 431,405	\$ 201,146	\$ 363,450	\$ 216,389
Interest	188,406	175,569	(3,153)	(91,637)	181,471
Other Revenues	-	-	-	467	3,819
Total Revenues	\$ 1,081,356	\$ 606,974	\$ 197,993	\$ 272,281	\$ 401,679
Expenditures					
AB 1600 Expenditures	\$ 88,325	\$ 487,545	\$ 1,499,707	\$ 1,222,500	\$ 562,554
AB 1600 Transfers Out	9,200	10,792	9,969	16,393	26,899
	\$ 97,525	\$ 498,337	\$ 1,509,676	\$ 1,238,893	\$ 589,453
Revenues less Expenditures	\$ 983,832	\$ 108,636	\$ (1,311,683)	\$ (966,613)	\$ (187,775)
Fund Balance, Beginning of Year	\$ 4,509,478	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651
Fund Balance, End of Year	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651	\$ 3,135,877
Available Fund Balance	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651	\$ 3,135,877

Water Connection Capital Improvement Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 1,081,356	\$ 606,974	\$ 197,993	\$ 272,281	\$ 401,679
Available Revenue Prior Fiscal Year (2-yr Old Funds)	1,414,462	1,081,356	606,974	197,993	272,281
Available Revenue Prior Fiscal Year (3-yr Old Funds)	747,906	1,414,462	1,081,356	606,974	197,993
Available Revenue Prior Fiscal Year (4-yr Old Funds)	670,253	747,906	1,414,462	1,081,356	606,974
Available Revenue Prior Fiscal Year (5-yr Old Funds)	1,017,329	670,253	747,906	1,165,047	1,081,356
Available Revenue Greater than Five Prior Fiscal Years	562,004	1,080,995	241,573	-	575,594
Total Revenue Available	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651	\$ 3,135,877

Notes:

The Water Connection Fee Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Water Pre-Treatment System Improvement project. The Water Connection Fee Fund will be utilized for an additional \$3.3million for this project.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Backwash & Recycle Water	\$ 1,245,535	35%	\$ 433,348	\$ 812,187
Water Treatment Plant Pre-Treatment System Imp	130,274	99%	129,206	1,068
General Government Overhead (interfund transfer)	26,899	100%	26,899	-
	\$ 1,402,708		\$ 589,453	\$ 813,255

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Backwash & Recycle Water	\$ 71,362	4%	\$ 2,589	\$ 68,773
Water Treatment Plant Pre-Treatment System Imp	1,219,911	100%	1,219,911	-
General Government Overhead (interfund transfer)	16,393	100%	16,393	-
	\$ 1,307,666		\$ 1,238,893	\$ 68,773

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Polymer Reliability & Redundancy	\$ 109,390	23%	\$ 25,314	\$ 84,076
Water Treatment Plant Pre-Treatment System Imp	1,517,623	97%	1,474,393	43,231
General Government Overhead (interfund transfer)	9,969	100%	9,969	-
	\$ 1,636,983		\$ 1,509,676	\$ 127,307

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Polymer Reliability & Redundancy	\$ 553,307	23%	\$ 126,509	\$ 426,798
Water Treatment Plant Pre-Treatment System Imp	395,342	91%	361,036	34,306
General Government Overhead (interfund transfer)	10,792	100%	10,792	-
	\$ 959,441		\$ 498,337	\$ 461,103

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Polymer Reliability & Redundancy	\$ 43,849	47%	\$ 20,747	\$ 23,102
Water Treatment Plant Lime System Upgrades	25,820	33%	8,568	17,252
Water Treatment Plant Pre-Treatment System Imp	78,743	75%	59,010	19,732
General Government Overhead (interfund transfer)	9,200	100%	9,200	-
	\$ 157,612		\$ 97,525	\$ 60,087

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Sewer Capital**

Fund 531

Section 13.25.010 of the Folsom Municipal Code establishes the provision for collection of a sewer connection charge. This charge shall be collected prior to the issuance of building permits for commercial/industrial development and dwelling units as established by resolution of the city council. The purpose of the fee is to establish a fund for financing equipment and capital improvement projects required to maintain municipal services at adequate levels as service requirements increase with the construction of commercial/industrial developments and dwelling units.

SEWER CAPITAL IMPROVEMENT FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,135
Multi-Family Residential	Per Unit	\$ 888
South Lexington Hills ⁽¹⁾	Per Unit	\$ 884
Mobile Dwellings	Per Unit	\$ 1,004
Commercial/Industrial		
3/4" inch		\$ 1,135
1" inch		\$ 1,135
1 1/2" inch		\$ 2,274
2" inch		\$ 3,638
3" inch		\$ 6,821
4" inch		\$ 11,369
6" inch		\$ 22,738
8" inch		\$ 36,380
10" inch		\$ 52,295

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 114,800	\$ 56,832	\$ 39,835	\$ 58,694	\$ 219,485
Interest	14,996	15,655	13,343	10,092	24,614
Total Revenues	\$ 129,796	\$ 72,487	\$ 53,178	\$ 68,785	\$ 244,099
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ 79,982	\$ 99,673
AB 1600 Transfers Out	327	1,002	949	1,160	2,471
	\$ 327	\$ 1,002	\$ 949	\$ 81,142	\$ 102,144
Revenues less Expenditures	\$ 129,469	\$ 71,485	\$ 52,229	\$ (12,357)	\$ 141,955
Fund Balance, Beginning of Year	\$ 226,675	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500
Fund Balance, End of Year	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500	\$ 609,455
Available Fund Balance	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500	\$ 609,455

Sewer Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 129,796	\$ 72,487	\$ 53,178	\$ 68,785	\$ 244,099
Available Revenue Prior Fiscal Year (2-yr Old Funds)	226,348	129,796	72,487	53,178	68,785
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	225,345	129,796	72,487	53,178
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	224,396	129,796	72,487
Available Revenue Prior Fiscal Year (5-yrs and beyond)	-	-	-	143,254	129,796
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	41,110
Total Revenue Available	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500	\$ 609,455

Notes:

The Sewer Connection Charge Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Sewer Evaluation & Capacity Assurance Plan (SECAP) project. The Sewer Connection Charge Fund will be utilized for an additional \$415,000 for this project.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Engineering and Gen Government overhead	\$ 2,471	100%	\$ 2,471	\$ -
Sewer Evaluation & Capacity Plan	547,654	18%	99,673	447,981
	<u>\$ 550,125</u>		<u>\$ 102,144</u>	<u>\$ 447,981</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Engineering and Gen Government overhead	\$ 1,160	100%	\$ 1,160	\$ -
Sewer Evaluation & Capacity Plan	92,062	87%	79,982	12,080
	<u>\$ 93,222</u>		<u>\$ 81,142</u>	<u>\$ 12,080</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Engineering and Gen Government overhead	\$ 949	100%	\$ 949	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Engineering and Gen Government overhead	\$ 1,002	100%	\$ 1,002	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Engineering and Gen Government overhead	\$ 327	100%	\$ 327	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government and Engineering support.

**City of Folsom
Developer Impact Fee Compliance 2023
Facilities Augmentation Critical**

Fund 536

Section 3.40.010 of the Folsom Municipal Code establishes the provision for collection of a facilities augmentation fee for the Folsom south area facilities plan. The fee is intended to augment existing City fees and thereby provide the necessary means for financing the construction of the facilities identified in the Folsom south area facilities plan.

FACILITIES AUGMENTATION CRITICAL FEE SCHEDULE

This fee is based on location and lot size. For fees related to development of property in this area please contact the City.

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	320	691	438	355	1,052
Total Revenues	\$ 320	\$ 691	\$ 438	\$ 355	\$ 1,052
Expenditures					
AB 1600 Expenditures	\$ 2,629	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	590	1,987	144	59	54
	\$ 3,219	\$ 1,987	\$ 144	\$ 59	\$ 54
Revenues less Expenditures	\$ (2,899)	\$ (1,296)	\$ 294	\$ 296	\$ 998
Fund Balance, Beginning of Year	\$ 44,766	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,161
Fund Balance, End of Year	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,161	\$ 42,159
Available Fund Balance	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,161	\$ 42,159

Facilities Augmentation Critical

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 320	\$ 691	\$ 438	\$ 355	\$ 1,052
Available Revenue Prior Fiscal Year (2-yr Old Funds)	2,306	320	691	438	355
Available Revenue Prior Fiscal Year (3-yr Old Funds)	3,616	2,306	320	691	438
Available Revenue Prior Fiscal Year (4-yr Old Funds)	3,490	3,616	2,306	320	691
Available Revenue Prior Fiscal Year (5-yrs and beyond)	5,718	3,490	3,616	2,306	320
Available Revenue Greater than Five Prior Fiscal Years	26,417	30,148	33,493	37,051	39,303
Total Revenue Available	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,161	\$ 42,159

Notes:

1

The Facilities Augmentation Critical Fund reports funds being held beyond the five-years as described by AB1600. Per the 2024 Capital Improvement Plan funds are reserved for the Water Treatment Plant Lime System Upgrade project. The Facilities Augmentation Critical Fund will be utilized for \$43,159 for this project.

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2022-23 Projects				
General Government overhead (interfund transfer)	\$ 54	100%	\$ 54	\$ - ²
	\$ 54		\$ 54	\$ -
FY 2021-22 Projects				
General Government overhead (interfund transfer)	\$ 59	100%	\$ 59	\$ - ²
	\$ 59		\$ 59	\$ -
FY 2020-21 Projects				
General Government overhead (interfund transfer)	\$ 144	100%	\$ 144	\$ - ²
	\$ 144		\$ 144	\$ -
FY 2019-20 Projects				
General Government overhead (interfund transfer)	\$ 1,987	100%	\$ 1,987	\$ - ²
	\$ 1,987		\$ 1,987	\$ -
FY 2018-19 Projects				
Water Treatment Plant Lime System Upgrades	\$ 25,820	10%	\$ 2,629	\$ 23,191
General Government overhead (interfund transfer)	590	100%	590	- ²
	\$ 26,410		\$ 3,219	\$ 23,191

Notes:

² Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Facilities Augmentation General**

Fund 537

Section 3.40.010 of the Folsom Municipal Code establishes the provision for collection of a facilities augmentation fee for the Folsom south area facilities plan. The fee is intended to augment existing City fees and thereby provide the necessary means for financing the construction of the facilities identified in the Folsom south area facilities plan.

FACILITIES AUGMENTATION GENERAL FEE SCHEDULE

This fee is based on location and lot size. For fees related to development of property in this area please contact the City.

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22	FY 2022/23
Revenues					
Fees	\$ -	\$ -	\$ 7	\$ -	\$ -
Interest	5,170	932	857	747	2,280
Total Revenues	\$ 5,170	\$ 932	\$ 864	\$ 747	\$ 2,280
Expenditures					
AB 1600 Expenditures	\$ 323,432	\$ 17,023	\$ -	\$ -	\$ 27,577
AB 1600 Transfers Out	1,139	1,112	4,970	426	118
	\$ 324,571	\$ 18,135	\$ 4,970	\$ 426	\$ 27,695
Revenues less Expenditures	\$ (319,402)	\$ (17,203)	\$ (4,106)	\$ 321	\$ (25,415)
Fund Balance, Beginning of Year	\$ 429,898	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509
Fund Balance, End of Year	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509	\$ 64,093
Available Fund Balance	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509	\$ 64,093

Facilities Augmentation General

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 5,170	\$ 932	\$ 864	\$ 747	\$ 2,280
Available Revenue Prior Fiscal Year (2-yr Old Funds)	5,670	5,170	932	864	747
Available Revenue Prior Fiscal Year (3-yr Old Funds)	7,024	5,670	5,170	932	864
Available Revenue Prior Fiscal Year (4-yr Old Funds)	6,233	7,024	5,670	5,170	932
Available Revenue Prior Fiscal Year (5-yr and beyond)	6,059	6,059	7,024	5,670	5,170
Available Revenue Greater than Five Prior Fiscal Years	80,341	68,439	69,528	76,126	54,100
Total Revenue Available	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509	\$ 64,093

Notes:

¹ The Facilities Augmentation General Fund reports funds being held beyond the five-years as described by AB1600. The Storm Drain Ponds project is in process. Per the 2024 Capital Improvement Plan \$106,505 of funds are reserved for the Storm Drain Ponds project.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Iron Point Median	\$ 512,337	5%	\$ 27,577	\$ 484,760
General Government Overhead (interfund transfer)	118	100%	118	-
	<u>\$ 512,455</u>		<u>\$ 27,695</u>	<u>\$ 484,760</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ 426	100%	\$ 426	\$ -
	<u>\$ 426</u>		<u>\$ 426</u>	<u>\$ -</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government Overhead (interfund transfer)	\$ 4,970	100%	\$ 4,970	\$ -
	<u>\$ 4,970</u>		<u>\$ 4,970</u>	<u>\$ -</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 29,376	58%	\$ 17,023	\$ 12,353
General Government Overhead (interfund transfer)	1,112	100%	1,112	-
	<u>\$ 30,488</u>		<u>\$ 18,135</u>	<u>\$ 12,353</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 330,596	98%	\$ 323,432	\$ 7,164
General Government Overhead (interfund transfer)	1,139	100%	1,139	-
	<u>\$ 331,735</u>		<u>\$ 324,571</u>	<u>\$ 7,164</u>

Notes:

² Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Solid Waste Capital Improvement Fund**

Fund 541

Section 3.20.045 of the Folsom Municipal Code established a capital improvement service charge which shall be collected prior to the issuance of building permits for all residential development and upon application to the finance department for all commercial/industrial development as established by resolution of the City Council. The purpose of the fee is to establish a fund for financing equipment and capital improvement purchases required to maintain municipal services at adequate levels as service requirements increase with the construction of commercial/industrial developments and dwelling units.

SOLID WASTE CAPITAL IMPROVEMENT FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 384
Multi-Family Residential	Per Unit	\$ 176
Mobile Dwellings	Per Unit	\$ 176
Commercial/Industrial		
2 yard dumpster		\$ 4,301
3 yard dumpster		\$ 4,330
4 yard dumpster		\$ 4,390
6 yard dumpster		\$ 4,570
15 yard roll-off		\$ 14,078
20 yard roll-off		\$ 14,456
30 yard roll-off		\$ 15,038
40 yard roll-off		\$ 15,364

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 122,216	\$ 52,732	\$ 74,494	\$ 96,108	\$ 107,807
Interest	6,813	8,435	3,749	783	6,593
Total Revenues	\$ 129,029	\$ 61,167	\$ 78,243	\$ 96,891	\$ 114,400
Expenditures					
AB 1600 Expenditures	\$ 18,250	\$ 25,010	\$ 27,128	\$ 14,365	\$ 13,366
AB 1600 Transfers Out	2,727	392	345,234	1,416	907
	\$ 20,977	\$ 25,402	\$ 372,362	\$ 15,781	\$ 14,273
Revenues less Expenditures	\$ 108,052	\$ 35,765	\$ (294,119)	\$ 81,110	\$ 100,127
Fund Balance, Beginning of Year	\$ 241,777	\$ 349,830	\$ 385,595	\$ 91,476	\$ 172,586
Fund Balance, End of Year	\$ 349,830	\$ 385,595	\$ 91,476	\$ 172,586	\$ 272,712
Available Fund Balance	\$ 349,830	\$ 385,595	\$ 91,476	\$ 172,586	\$ 272,712

Solid Waste Capital Improvement Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 129,029	\$ 61,167	\$ 78,243	\$ 96,891	\$ 114,400
Available Revenue Prior Fiscal Year (2-yr Old Funds)	220,801	129,029	13,233	75,695	96,891
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	195,399	-	-	61,421
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr and beyond)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 349,830	\$ 385,595	\$ 91,476	\$ 172,586	\$ 272,712

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 13,366	100%	\$ 13,366	\$ -
General Government overhead (interfund transfer)	907	100%	907	-
	\$ 14,273		\$ 14,273	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 14,365	100%	\$ 14,365	\$ -
General Government overhead (interfund transfer)	1,416	100%	1,416	-
	\$ 15,781		\$ 15,781	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 27,128	100%	\$ 27,128	\$ -
Solid Waste Capital Equipment (interfund transfer)	344,127	100%	344,127	-
General Government overhead (interfund transfer)	1,107	100%	1,107	-
	\$ 372,362		\$ 372,362	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 25,010	100%	\$ 25,010	\$ -
General Government overhead (interfund transfer)	392	100%	392	-
	\$ 25,402		\$ 25,402	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 18,250	100%	\$ 18,250	\$ -
General Government overhead (interfund transfer)	2,727	100%	2,727	-
	\$ 20,977		\$ 20,977	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

² Interfund transfers are used to reimburse the Solid Waste Operating Fund. The Solid Waste Operating Fund captured the expenses for the purchase.

**City of Folsom
Developer Impact Fee Compliance 2023
Folsom Plan Area Highway 50 Improvements**

Fund 443

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Highway 50 Improvement Fee. The purpose of this fee is to fund certain improvements to Highway 50 that serve the Folsom plan area such as, for example: Highway 50 segments from Sunrise to Hazel; Hazel to Folsom Boulevard, Folsom Boulevard to Scott Road, and the Hazel interchange modifications, as described in the PFFP and the nexus study, and including but not limited to those improvements identified in the memorandum of understanding dated December 17, 2014, entered into between the City and Caltrans.

FOLSOM PLAN AREA HIGHWAY 50 IMPROVEMENT FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,443
Single Family Residential High Density	Per Unit	\$ 1,313
Multi-Family Residential Low Density	Per Unit	\$ 1,182
Multi-Family Residential Medium Density	Per Unit	\$ 1,051
Multi-Family Residential High Density	Per Unit	\$ 985
Mixed Use - Residential	Per Unit	\$ 919
Mixed User - Commercial	Sq. Ft.	\$ 1.77
Office Park	Sq. Ft.	\$ 1.48
General Commercial	Sq. Ft.	\$ 2.10
Community Commercial	Sq. Ft.	\$ 2.10
Regional Commercial	Sq. Ft.	\$ 1.53

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 313,824	\$ 379,114	\$ 1,031,102	\$ 1,273,362	\$ 1,537,486
Interest	(29,124)	11,965	49,022	24,086	98,544
Total Revenues	\$ 284,700	\$ 391,078	\$ 1,080,124	\$ 1,297,448	\$ 1,636,030
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	38	-	-	-
	\$ -	\$ 38	\$ -	\$ -	\$ -
Revenues less Expenditures	\$ 284,700	\$ 391,040	\$ 1,080,124	\$ 1,297,448	\$ 1,636,030
Fund Balance, Beginning of Year	\$ 23,282	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594
Fund Balance, End of Year	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594	\$ 4,712,624
Available Fund Balance	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594	\$ 4,712,624

FPA Highway 50 Improvements

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 284,700	\$ 391,078	\$ 1,080,124	\$ 1,297,448	\$ 1,636,030
Available Revenue Prior Fiscal Year (2-yr Old Funds)	23,282	284,700	391,078	1,080,124	1,297,448
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	23,244	284,700	391,078	1,080,124
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	23,244	284,700	391,078
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	23,244	284,700
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	23,244
Total Revenue Available	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594	\$ 4,712,624

Notes:

The Folsom Plan Area Highway 50 Improvement Fee Fund reports funds being held beyond the five-years as described by AB1600. The Folsom Plan Area Highway 50 Improvement Fee is intended to provide the City of Folsom's share of a future Caltrans project to widen Highway 50. Caltrans has yet to program that project.

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2022-23 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2020-21 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2019-20 Projects				
General Government overhead (interfund transfer)	\$ 38	100%	\$ 38	\$ - ¹
	-	0%	-	-
	-	0%	-	-
	\$ 38		\$ 38	\$ -

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2018-19 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Folsom Plan Area Highway 50 Interchange Fee**

Fund 444

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Highway 50 Interchange Fee. The purpose of this fee is to fund a fair share contribution toward certain Highway 50 interchanges that serve the Folsom plan area, such as, for example, the Empire Ranch Road interchange, the Oak Avenue parkway interchange, the Scott/Bidwell interchange modifications, the Prairie City Road interchange modifications, and the Rowberry Drive Overcrossing, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA HIGHWAY 50 INTERCHANGE FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 2,937
Single Family Residential High Density	Per Unit	\$ 2,670
Multi-Family Residential Low Density	Per Unit	\$ 2,402
Multi-Family Residential Medium Density	Per Unit	\$ 2,134
Multi-Family Residential High Density	Per Unit	\$ 2,003
Mixed Use - Residential	Per Unit	\$ 1,870
Mixed User - Commercial	Sq. Ft.	\$ 3.60
Office Park	Sq. Ft.	\$ 3.03
General Commercial	Sq. Ft.	\$ 4.24
Community Commercial	Sq. Ft.	\$ 4.24
Regional Commercial	Sq. Ft.	\$ 3.11

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 640,268	\$ 768,668	\$ 2,096,084	\$ 2,589,411	\$ 2,989,948
Interest	(12,566)	25,483	74,372	(150,415)	87,481
Total Revenues	\$ 627,702	\$ 794,151	\$ 2,170,456	\$ 2,438,996	\$ 3,077,429
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	77	-	-	-
	\$ -	\$ 77	\$ -	\$ -	\$ -
Revenues less Expenditures	\$ 627,702	\$ 794,074	\$ 2,170,456	\$ 2,438,996	\$ 3,077,429
Fund Balance, Beginning of Year	\$ 47,338	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567
Fund Balance, End of Year	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567	\$ 9,155,996
Available Fund Balance	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567	\$ 9,155,996

FPA Highway 50 Interchange

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 627,703	\$ 794,151	\$ 2,170,456	\$ 2,438,996	\$ 3,077,429
Available Revenue Prior Fiscal Year (2-yr Old Funds)	47,338	627,703	794,151	2,170,456	2,438,996
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	47,261	627,703	794,151	2,170,456
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	47,261	627,703	794,151
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	47,261	627,703
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	47,261
Total Revenue Available	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567	\$ 9,155,996

Notes:
 The Folsom Plan Area Highway 50 Interchange Fee Fund reports funds being held beyond the five-years as described by AB1600. The Folsom Plan Area Highway 50 Interchange Fee is intended to provide partial funding for the US50/Empire Ranch Road Interchange (estimated construction 2025/26), US50/East Bidwell Street Interchange modifications (TBD), US50/Rowberry Drive Crossing (TBD), and US50/Oak Avenue Parkway Interchange.

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government overhead (interfund transfer)	\$ 77	100%	\$ 77	\$ - ¹
	-	0%	-	-
	-	0%	-	-
	\$ 77		\$ 77	\$ -
FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

Notes:
¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Folsom Plan Area Transit Impact**

Fund 449

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Transit Fee. The purpose of this fee is to fund public transit improvements in the Folsom plan area, including, but not limited to, improvements to the transit corridor, transit parking, transit stops, and a share of the public transit vehicles, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA TRANSIT FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,491
Single Family Residential High Density	Per Unit	\$ 1,356
Multi-Family Residential Low Density	Per Unit	\$ 1,220
Multi-Family Residential Medium Density	Per Unit	\$ 1,085
Multi-Family Residential High Density	Per Unit	\$ 1,016
Mixed Use - Residential	Per Unit	\$ 950
Mixed User - Commercial	Sq. Ft.	\$ 1.82
Office Park	Sq. Ft.	\$ 1.53
General Commercial	Sq. Ft.	\$ 2.16
Community Commercial	Sq. Ft.	\$ 2.16
Regional Commercial	Sq. Ft.	\$ 1.58

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 325,208	\$ 389,982	\$ 1,064,446	\$ 1,315,011	\$ 1,523,953
Interest	5,680	13,222	15,331	24,842	(46,364)
Total Revenues	\$ 330,888	\$ 403,204	\$ 1,079,777	\$ 1,339,853	\$ 1,477,589
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	39	-	-	-
	\$ -	\$ 39	\$ -	\$ -	\$ -
Revenues less Expenditures	\$ 330,888	\$ 403,165	\$ 1,079,777	\$ 1,339,853	\$ 1,477,589
Fund Balance, Beginning of Year	\$ 24,039	\$ 354,927	\$ 758,092	\$ 1,837,869	\$ 3,177,722
Fund Balance, End of Year	\$ 354,927	\$ 758,092	\$ 1,837,869	\$ 3,177,722	\$ 4,655,311
Available Fund Balance	\$ 354,927	\$ 758,092	\$ 1,837,869	\$ 3,177,722	\$ 4,655,311

FPA Transit Impact

Five Year Revenue Test Using First in First Out Method

Available Revenue Current Year	\$ 330,888	\$ 403,204	\$ 1,079,777	\$ 1,339,853	\$ 1,477,589
Available Revenue Prior Fiscal Year (2-yr Old Funds)	24,039	330,888	403,204	1,079,777	1,339,853
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	24,039	330,888	403,204	1,079,777
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	24,000	330,888	330,888
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	24,000	24,039
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	403,165
Total Revenue Available	\$ 354,927	\$ 758,131	\$ 1,837,869	\$ 3,177,722	\$ 4,655,311

Notes:

The Folsom Plan Area Transit Fee Fund reports funds being held beyond the five-years as described by AB1600. The Transit Fee is intended to fund implementation of the Folsom Plan Area Transit Master Plan. This project cannot be implemented at this time as the plan area roadways have not been fully constructed yet.

Capital Improvement Projects

FY 2022-23 Projects

Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
\$ -	0%	\$ -	\$ -
-	0%	-	-
-	0%	-	-
<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2021-22 Projects

Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
\$ -	0%	\$ -	\$ -
-	0%	-	-
-	0%	-	-
<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2020-21 Projects

Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
\$ -	0%	\$ -	\$ -
-	0%	-	-
-	0%	-	-
<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2019-20 Projects

Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government overhead (interfund transfer) \$ 39	100%	\$ 39	\$ -
-	0%	-	-
-	0%	-	-
<u>\$ 39</u>		<u>\$ 39</u>	<u>\$ -</u>

FY 2018-19 Projects

Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
\$ -	0%	\$ -	\$ -
-	0%	-	-
-	0%	-	-
<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Folsom Plan Area Corporation Yard**

Fund 459

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Corporation Yard Fee. The purpose of this fee is to fund the cost of land for the corporation yard, and the fair share of the cost of facilities and construction of the city's new corporation yard necessary to accommodate future growth in the city and the Folsom plan area, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA CORPORATION YARD FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,413
Single Family Residential High Density	Per Unit	\$ 857
Multi-Family Residential Low Density	Per Unit	\$ 515
Multi-Family Residential Medium Density	Per Unit	\$ 247
Multi-Family Residential High Density	Per Unit	\$ 186
Mixed Use - Residential	Per Unit	\$ 231
Mixed User - Commercial	Sq. Ft.	\$ 0.53
Office Park	Sq. Ft.	\$ 0.36
General Commercial	Sq. Ft.	\$ 0.42
Community Commercial	Sq. Ft.	\$ 0.47
Regional Commercial	Sq. Ft.	\$ 0.38

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 307,980	\$ 123,134	\$ 661,297	\$ 840,618	\$ 637,985
Interest	5,359	4,708	2,760	6,532	37,342
Total Revenues	\$ 313,339	\$ 127,842	\$ 664,057	\$ 847,150	\$ 675,327
Expenditures					
AB 1600 Expenditures	\$ 1,995	\$ 310,480	\$ 281,332	\$ 273,516	\$ -
AB 1600 Transfers Out	-	16,512	588	195	688
	\$ 1,995	\$ 326,992	\$ 281,920	\$ 273,711	\$ 688
Revenues less Expenditures	\$ 311,344	\$ (199,150)	\$ 382,137	\$ 573,439	\$ 674,639
Fund Balance, Beginning of Year	\$ 22,752	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522
Fund Balance, End of Year	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522	\$ 1,765,161
Assigned Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Available Fund Balance	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522	\$ 1,765,161

FPA Corporation Yard

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 313,339	\$ 127,842	\$ 517,083	\$ 847,150	\$ 675,327
Available Revenue Prior Fiscal Year (2-yr Old Funds)	20,757	7,104	-	243,372	847,150
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	242,684
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522	\$ 1,765,161

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government overhead (interfund transfer)	\$ 688	100%	\$ 688	\$ -
	\$ 688		\$ 688	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Purchase Corp Yard Property	\$ 273,516	100%	\$ 273,516	\$ -
General Government overhead (interfund transfer)	195	100%	195	-
	\$ 273,711		\$ 273,711	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Purchase Corp Yard Property	\$ 281,332	100%	\$ 281,332	\$ -
General Government overhead (interfund transfer)	588	100%	588	-
	\$ 281,920		\$ 281,920	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Purchase Corp Yard Property	\$ 310,480	100%	\$ 310,480	\$ -
General Government overhead (interfund transfer)	16,512	100%	16,512	-
	\$ 326,992		\$ 326,992	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Purchase Corp Yard Property	\$ 1,995	100%	\$ 1,995	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2023
Folsom Plan Area Specific Plan Capital**

Fund 472

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Specific Plan fee. The fee is comprised of 7 subcomponents as follows:

1. The general capital facilities component of the FPASP fee is to fund acquisition of general capital facilities, including, but not limited to: furniture, fixtures and equipment for city facilities (including fire and police facilities); police and fire vehicles and uniformed personnel turnout gear, public works vehicles and equipment, library materials, such as books, computers, and other materials; and other general capital needs of the city in the Folsom plan area, as described in the PFFP and the nexus study.
2. The library component of the FPASP fee is to fund the construction of a branch library in the Folsom plan area, as described in the PFFP and the nexus study.
3. The municipal services center component of the FPASP fee is to fund the construction of a municipal services center in the Folsom plan area that allows customers to make utility bill and license payments, register for recreation programs, obtain and file building planning and permit applications and employment applications, and request code enforcement and other public services, as described in the PFFP and the nexus study.
4. The police component of the FPASP fee is to fund a police substation to serve the Folsom plan area, which is anticipated to include a public information counter area, conference rooms, lockers and showers, interview rooms and supervisor offices, as described in the PFFP and the nexus study.
5. The fire component of the FPASP fee is to fund two new fire stations to serve the Folsom plan area, as described in the PFFP and the nexus study.
6. The parks component of the FPASP fee is to fund the construction of one hundred twenty-five acres of parkland in the Folsom plan area comprised of two community parks, five neighborhood parks, and two local parks, as described in the PFFP and the nexus study.
7. The trails component of the FPASP fee is to fund the construction of approximately thirty miles of trails in the Folsom plan area, which include trails, a Class 1 bike path, Class II bike lanes, intersection protection, trail bridges, under-crossings, and design costs, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA SPECIFIC PLAN FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 14,783
Single Family Residential High Density	Per Unit	\$ 14,783
Multi-Family Residential Low Density	Per Unit	\$ 10,597
Multi-Family Residential Medium Density	Per Unit	\$ 10,597
Multi-Family Residential High Density	Per Unit	\$ 10,597
Mixed Use - Residential	Per Unit	\$ 10,597
Mixed User - Commercial	Sq. Ft.	\$ 3.25
Office Park	Sq. Ft.	\$ 2.41
General Commercial	Sq. Ft.	\$ 2.76
Community Commercial	Sq. Ft.	\$ 2.99
Regional Commercial	Sq. Ft.	\$ 2.53

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 3,053,840	\$ 4,184,947	\$ 10,215,972	\$ 12,818,590	\$ 11,488,461
Interest	71,735	234,593	129,911	(717,905)	519,830
Total Revenues	\$ 3,125,575	\$ 4,419,540	\$ 10,345,882	\$ 12,100,685	\$ 12,008,291
Expenditures					
AB 1600 Expenditures	\$ -	\$ 192,000	\$ 312,072	\$ 766,238	\$ 1,785,297
AB 1600 Transfers Out	-	366	-	10,842	8,460
	\$ -	\$ 192,366	\$ 312,072	\$ 777,080	\$ 1,793,757
Revenues less Expenditures	\$ 3,125,575	\$ 4,227,174	\$ 10,033,810	\$ 11,323,606	\$ 10,214,534
Fund Balance, Beginning of Year	\$ 225,790	\$ 3,351,364	\$ 7,578,538	\$ 17,612,348	\$ 28,935,954
Fund Balance, End of Year	\$ 3,351,364	\$ 7,578,538	\$ 17,612,348	\$ 28,935,954	\$ 39,150,488
Available Fund Balance	\$ 3,351,364	\$ 7,578,538	\$ 17,612,348	\$ 28,935,954	\$ 39,150,488

FPA Specific Plan Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 3,125,575	\$ 4,419,540	\$ 10,345,882	\$ 12,100,685	\$ 12,008,291
Available Revenue Prior Fiscal Year (2-yr Old Funds)	225,790	3,125,575	4,419,540	10,345,882	12,100,685
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	33,423	2,846,926	4,419,540	10,345,882
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	2,069,847	4,419,540
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	276,090
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 3,351,365	\$ 7,578,538	\$ 17,612,348	\$ 28,935,954	\$ 39,150,488

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FPA Neighborhood Park #3	\$ 180,151	100%	\$ 180,151	\$ -
Fire Station #34	1,477,627	100%	1,477,627	-
Folsom Plan Area Trails	127,519	100%	127,519	-
General Government overhead (interfund transfer)	8,460	100%	8,460	- ¹
	\$ 1,793,757		\$ 1,793,757	\$ -

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FPA Neighborhood Park #3	\$ 229,228	100%	\$ 229,228	\$ -
Fire Station #34	117,862	100%	117,862	-
Folsom Plan Area Trails	11,647	100%	11,647	-
Russell Ranch Bike Trail	280,000	100%	280,000	-
Folsom Specific Plan Area Capital Transfer	127,500	100%	127,500	- ²
General Government overhead (interfund transfer)	10,842	100%	10,842	- ¹
	\$ 777,080		\$ 777,080	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FPA Neighborhood Park #3	\$ 32,072	100%	\$ 32,072	\$ -
Russell Ranch Bike Trail	280,000	100%	280,000	-
	\$ 312,072		\$ 312,072	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Equipment	\$ 192,000	100%	\$ 192,000	\$ -
General Government overhead (interfund transfer)	366	100%	366	- ¹
	\$ 192,366		\$ 192,366	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

² Interfund transfers are used to reimburse the Public Works Fund. The Public Works Fund captured the expenses for the purchase.

**City of Folsom
Developer Impact Fee Compliance 2023
Folsom Plan Area Solid Waste Capital**

Fund 544

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Solid Waste Fee. The purpose of this fee is to fund solid waste vehicles and waste container purchases required to maintain the level of municipal solid waste service in the Folsom plan area described in the PFFP and the nexus study.

FOLSOM PLAN AREA SOLID WASTE FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 532
Single Family Residential High Density	Per Unit	\$ 532
Multi-Family Residential Low Density	Per Unit	\$ 353
Multi-Family Residential Medium Density	Per Unit	\$ 353
Multi-Family Residential High Density	Per Unit	\$ 353
Mixed Use - Residential	Per Unit	\$ 353
Mixed User - Commercial	Sq. Ft.	\$ 0.40
Office Park	Sq. Ft.	\$ 0.40
General Commercial	Sq. Ft.	\$ 0.40
Community Commercial	Sq. Ft.	\$ 0.40
Regional Commercial	Sq. Ft.	\$ 0.40

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>	<u>FY 2022/23</u>
Revenues					
Fees	\$ 115,876	\$ 158,853	\$ 382,189	\$ 480,558	\$ 465,761
Interest	2,024	5,067	5,787	7,264	28,384
Total Revenues	\$ 117,900	\$ 163,919	\$ 387,976	\$ 487,822	\$ 494,145
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ 34,905	\$ 216,006	\$ 80,000
AB 1600 Transfers Out	-	14	-	-	997
	\$ -	\$ 14	\$ 34,905	\$ 216,006	\$ 80,997
Revenues less Expenditures	\$ 117,900	\$ 163,905	\$ 353,071	\$ 271,817	\$ 413,148
Fund Balance, Beginning of Year	\$ 8,559	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252
Fund Balance, End of Year	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252	\$ 1,328,400
Available Fund Balance	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252	\$ 1,328,400

FPA Solid Waste Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 117,900	\$ 163,919	\$ 387,976	\$ 487,822	\$ 494,145
Available Revenue Prior Fiscal Year (2-yr Old Funds)	8,559	117,900	163,919	387,976	487,822
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	8,546	91,541	39,454	346,433
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252	\$ 1,328,400

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2022-23 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 80,000	100%	\$ 80,000	\$ -
General Government overhead (interfund transfer)	997	100%	997	- ¹
	-	0%	-	-
	<u>\$ 80,997</u>		<u>\$ 80,997</u>	<u>\$ -</u>

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 66,006	100%	\$ 66,006	\$ -
Equipment Purchases	349,978	43%	150,000	199,978
	-	0%	-	-
	<u>\$ 415,984</u>		<u>\$ 216,006</u>	<u>\$ 199,978</u>

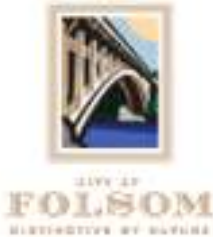
FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Garbage Containers	\$ 34,905	100%	\$ 34,905	\$ -
	-	0%	-	-
	-	0%	-	-
	<u>\$ 34,905</u>		<u>\$ 34,905</u>	<u>\$ -</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government overhead (interfund transfer)	\$ 14	100%	\$ 14	\$ - ¹
	-	0%	-	-
	-	0%	-	-
	<u>\$ 14</u>		<u>\$ 14</u>	<u>\$ -</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.



Folsom City Council Staff Report



MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11137 – A Resolution Authorizing the City Manager to Execute an Agreement with Causey Consulting for Professional Consulting Services for the Preparation of the Sewer System Management Plan and Audit for Compliance with Statewide Waste Discharge Requirements
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends that the City Council pass and adopt Resolution No. 11137 – A Resolution Authorizing the City Manager to Execute an Agreement with Causey Consulting for Professional Consulting Services for the Preparation of the Sewer System Management Plan and Audit for Compliance with Statewide Waste Discharge Requirements.

BACKGROUND / ISSUE

The State Water Resources Control Board (SWRCB) adopted the Statewide Waste Discharge Requirements (WDR) General Order WQ 2022-0103-DWQ (Order) on December 2, 2022. The Order became effective on June 5, 2023. The purpose of this Order is to ensure that wastewater collection systems are properly operated and maintained by the municipalities that oversee their operations. The Order applies to all public collection system agencies in California that own or operate collection systems comprised of more than one mile of pipe or sewer lines and convey untreated wastewater to a publicly owned treatment facility. The principal elements of the Order include requiring each agency to prepare a Sewer System Management Plan (SSMP), which outlines how the municipality operates and maintains the collection system and reporting of all Sanitary Sewer Spills (Spills) to the SWRCB’s online Spill database (CIWQS), with the ultimate goal of minimizing wastewater spills.

Through this newly adopted Order, the City shall update and implement the SSMP, updating the SSMP every six (6) years. The City last adopted the SSMP in 2019. The Order also requires that the City conduct an internal audit of the SSMP every three (3) years. The City last updated the internal audit in 2021. Through this WDR Order, the City also updated the Spill Emergency Response Plan (formerly known as the Sanitary Sewer Overflow Response Plan) in 2023.

The City issued a Request for Proposals (RFP) for consulting services to evaluate the City's compliance with the Order and to prepare the City's 2024 SSMP Internal Audit and the 2025 SSMP. Environmental and Water Resources (EWR) Department Staff recommends using a consultant with the expertise and knowledge to evaluate the City's compliance with the Order and to prepare the City's 2024 SSMP Internal Audit and the 2025 SSMP. Because of their knowledge and experience with WDR Compliance and SSMP's, Causey Consulting has the qualifications and expertise to analyze the City's compliance and to prepare the SSMP Internal Audit and SSMP.

This resolution will authorize the City Manager to execute an agreement with Causey Consulting for professional consulting services for compliance with the WDR Order and the preparation of the SSMP and Audit for a not-to-exceed amount of \$157,111.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by City Council.

In accordance with the Statewide Waste Discharge Requirements General Order WQ 2022-0103-DWQ, the SSMP Internal Audit must be updated every three (3) years and the SSMP must be updated every six (6) years.

ANALYSIS

The City issued a RFP to various engineering and consulting firms to complete this work. EWR Staff recommend Causey Consulting and consider them experienced and qualified to perform these services based on past relevant experience, qualifications, proposal cost, and understanding of the project requirements. Causey Consulting's fee to complete this project is \$157,111.

This Project will include:

- Information and data collection pertaining to the City's management of the sewer system.
- Review of the City's 2019 SSMP.
- Review of the City's 2021 SSMP Internal Audit.
- Review of the City's Spill Emergency Response Plan and update as necessary to adhere to compliance and the requirements of the new WDR Order.

- Preparation of the 2024 SSMP Internal Audit and the 2025 SSMP to adhere to compliance and the requirements from the new Order.
- Recommendations of any updates/changes to the City's sewer system and the operating and maintenance procedures to further align with compliance of the WDR Order.

The City of Folsom's existing wastewater collection system consists of approximately 303 miles of gravity sewer mains, approximately 9 miles of sewer force mains, and approximately 116 miles of sewer laterals. Pipes range in size from 2 to 33 inches in diameter and wastewater is pumped throughout the system by 18 pump stations. The City has 4 major sewer sheds and 26 sewer sub-basins currently monitored by 20 metering sites that all discharge to a 54-inch main interceptor in Folsom Boulevard.

The EWR Department recommends that the City Council authorize the City Manager to execute an agreement with Causey Consulting for a not-to-exceed amount of \$157,111.

FINANCIAL IMPACT

Sufficient funds are budgeted and are available in the Sewer Operating Fund (Fund 530) in FY 2023-24 to provide for this agreement. This agreement will also be included as part of the FY 2024-25 and FY 2025-26 budgets for a total not-to-exceed amount of \$157,111.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act, Section 15301 "Existing Facilities".

ATTACHMENT

Resolution No. 11137 – A Resolution Authorizing the City Manager to Execute an Agreement with Causey Consulting for Professional Consulting Services for the Preparation of the Sewer System Management Plan and Audit for Compliance with Statewide Waste Discharge Requirements

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 11137

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CAUSEY CONSULTING FOR PROFESSIONAL CONSULTING SERVICES FOR THE PREPARATION OF THE SEWER SYSTEM MANAGEMENT PLAN AND AUDIT FOR COMPLIANCE WITH STATEWIDE WASTE DISCHARGE REQUIREMENTS

WHEREAS, the State Water Resources Control Board adopted the Statewide Waste Discharge Requirements (WDR) General Order WQ 2022-0103-DWQ (Order) on December 2, 2022; and

WHEREAS, the Order mandates that all public collection system agencies in California that own or operate collection systems comprised of more than one mile of pipe or sewer lines and convey untreated wastewater to a publicly owned treatment facility, is responsible for preparing a Sewer System Management Plan (SSMP); and

WHEREAS, Causey Consulting, by reason of their knowledge and experience with WDR Compliance and SSMP’s, has the qualifications and expertise to analyze the City’s compliance with the WDR Order and to prepare the SSMP Internal Audit and SSMP; and

WHEREAS, sufficient funds are budgeted and available in the Sewer Operating Fund (Fund 530), for this agreement in the amount of \$157,111; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Causey Consulting for Professional Consulting Services for the preparation of the Sewer System Management Plan and Audit for Compliance with Statewide Waste Discharge Requirements for a not-to-exceed amount of \$157,111.

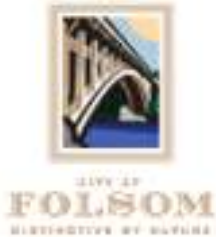
PASSED AND ADOPTED this 12th day of December, 2023, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11141 – A Resolution Authorizing the City Manager to Execute a Communications Site License Agreement with Comcast Cable Communications Management, LLC, a Delaware Limited Liability Company, at 403 Stafford Street
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11141 – A Resolution Authorizing the City Manager to Execute a Communications Site License Agreement with Comcast Cable Communications Management, LLC, a Delaware Limited Liability Company, at 403 Stafford Street.

BACKGROUND / ISSUE

In 1986, the City entered into a Communications Site Lease Agreement with Sacramento Cable Television, a partnership of the Scripps Howard Cable Company of Sacramento and River City Cablevision, for the site at 403 Stafford Street on the City Hall Campus, with plans to construct a tower with cable television equipment. The initial term commenced on April 11, 1986, and was scheduled to expire on December 23, 2003.

In 1998, Amendment No. 1 revised the name of the lessor to Comcast Cablevision of Sacramento by Comcast Cablevision of Sacramento, Inc, a Delaware corporation, a general partnership. Additionally, Amendment No. 1 allowed for some minor site improvements, and adjusted the improvements section, and the terms of the lease. The initial term of the lease was extended through December 31, 2008, and maintained the option to renew for one fifteen (15) year extension from the date of expiration.

In 2005, Amendment No. 2 revised the name of the lessor to Comcast of California III, LLC, allowed for minor site improvements, made revisions to the rent, and modified the options for

extension from one fifteen-year extension to three additional five-year terms that are renewed automatically. To date, all automatic renewals have been exhausted, and the final extension is set to expire on December 31, 2023.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by the City Council.

ANALYSIS

The final extension of the City's Communications Site License Agreement with Comcast of California III, LLC, to utilize the space at 403 Stafford Street is slated to expire on December 31, 2023. Comcast reached out to the City to initiate a new agreement with updated terms and conditions and to continue the use of the space. The major terms and conditions of the proposal are highlighted below:

1. Ground area not to exceed 1,958 square feet.
2. Initial annual lease rate of \$9,517 with an annual escalator of 3%.
3. An initial lease term of 5 years with 3 automatic renewals of 5 years each for a total possible lease term of 20 years.

FINANCIAL IMPACT

The total value of the license agreement, inclusive of renewal option years, would be \$255,725.35 over the 20-year period. The City Attorney's Office has reviewed and approved the license agreement as to form.

ENVIRONMENTAL REVIEW

Environmental review is not required pursuant to section 15301 of the CEQA Guidelines (related to Existing Facilities) and section 15303 of the CEQA Guidelines (related to new construction or conversion of small structures). Based on the staff's analysis, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

ATTACHMENTS

Resolution No. 11141 – A Resolution Authorizing the City Manager to Execute a Communications Site License Agreement with Comcast Cable Communications Management, LLC, a Delaware Limited Liability Company, at 403 Stafford Street.

Submitted,

Kelly Gonzalez, Parks & Recreation Director

RESOLUTION NO. 11141

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A COMMUNICATIONS SITE LICENSE AGREEMENT WITH COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AT 403 STAFFORD STREET

WHEREAS, Comcast Cable Communications Management, LLC requests a Communications Site License Agreement with 1,958 square feet of lease space; and

WHEREAS, the new agreement will commence on January 1, 2024, and is for five years with three automatic five year renewals with an expiration date of December 31, 2044; and

WHEREAS, the total value of the license agreement, inclusive of renewal option years, would be \$255,725.35 over a 20-year period; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a Communications Site License Agreement with Comcast Cable Communications Management, LLC, a Delaware Limited Liability Company, at 403 Stafford Street.

PASSED AND ADOPTED this 12th day of December 2023, by the following roll-call vote:

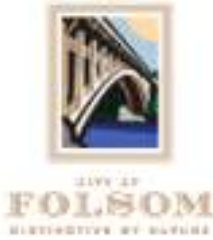
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report



MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11143 – A Resolution Rejecting All Proposals for Maintenance of Parks, Trails & Pet Stations, and Public Works Areas
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11143 – A Resolution Rejecting All Proposals for Maintenance of Parks, Trails & Pet Stations, and Public Works Areas.

BACKGROUND / ISSUE

The City of Folsom Parks and Recreation Department is dedicated to the quality of life for our residents and the stewardship of our parks, trails, and natural open spaces. Over the past several years, staff have utilized contracts to maintain landscape maintenance of parks, trails, open space and public work areas.

Our contract agreement with the existing vendor is currently up for renewal. Staff started the Request For Proposal (RFP) process in late August. The Parks and Recreation Department proceeded with the procurement process with minimal changes for levels of service. All responding contractors provided proposals with average annual costs that exceed the department’s budget allocation ranging from 22% to 59% . Because of the costs, it was determined that staff needed to create a reduced scope of service levels in line with our budget allocation.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, City Council approval is required for contracts in excess of \$70,952.

In accordance with Folsom Municipal Code section 2.36180, the City Council may reject all proposals when it is for good cause and in the best interest of the City.

ANALYSIS

On September 11, 2023, the Parks and Recreation Department advertised on CIPlist.com and the City of Folsom website the availability of a landscape maintenance contract that will service the City's Parks, Trails & Pet Stations, and Public Works Areas. The city requested both qualifications and a proposal from contractors for the advertised bid package. As part of the outreach process, staff sent targeted emails to contractors and landscape maintenance firms

The overall bid process consisted of the following steps:

- Posting of bid package: September 11, 2023
- Mandatory Pre-Bid meeting: October 10, 2023
- RFQ/RFP's Due to City: October 27, 2023 (3:00 PM)
- Interviews of Qualified Contractors: November 16, 2023
- RFP's of Qualified Contractors Opened: November 13, 2023
- Notice of Award: November 17, 2023

Some of the notable updates we made to this contract package from the prior year were creating more defined coverage maps and clarifying what areas receive what type of service (i.e., hardscape, non-sports turf, sports turf, shrub beds, play areas). Staff reviewed each park and calculated the exact quantities of each asset type to be maintained within each area.

The City received three responses to the RFQ package from BrightView, TerraCare, and Elite Landscape. The evaluation process was comprised of four factors following our current procurement process. The first phase was the independent evaluation of their request for qualifications by three staff members. The second was a panel interview consisting of 5 scored questions. Third was calling their references and having them rate the contractor in different areas. The last factor that was considered was price. Based on these four criteria, staff scored and ranked the firms as shown in the table below:

Table 1 – RFQ/RFP Scores

	Terracare	Elite Landscape	BrightView
RFQ SCORE	20	18	23
INTERVIEW SCORE	17.125	16.875	23.75
REFERENCE SCORE	21.25	20	22
COST	25	24.6	19.18
TOTAL	83.375	79.475	87.93

Company	Average Annual Cost
Terracare	\$ 1,275,503.08
Elite	\$ 1,296,139.68
Brightview	\$ 1,662,418.72

The average yearly maintenance cost across the proposed 3-year term is shown in Table 2. Costs are currently outside of the department current budget allocation.

Due to the funding gap, staff is requesting the City Council reject all proposals. Staff will repeat the process with reduced service levels and bid alternates. Staff will continue a month-to-month agreement with the current vendor and begin to prepare an updated RFP in preparation of the upcoming budget cycle.

FINANCIAL IMPACT

There should be no impact on the budget if the City Council approves the recommendation to reject all proposals for maintenance of Parks, Trails & Pet Stations, and Public Work Areas.

ATTACHMENT

Resolution No. 11143 – A Resolution Rejecting All Proposals for Maintenance of Parks, Trails & Pet Stations, and Public Works Areas

Submitted,

Kelly Gonzalez,
Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11143

A RESOLUTION REJECTING ALL PROPOSALS FOR MAINTENANCE OF PARKS, TRAILS & PET STATIONS, AND PUBLIC WORKS AREAS

WHEREAS, the existing agreement with Terracare Associates is set to expire December 31st 2023; and

WHEREAS, the City of Folsom solicited proposals advertising the availability of the contract for Parks, Trails & Pet Stations, and Public Works Areas; and

WHEREAS, upon review of the submitted proposals all responding firms costs exceed our available budget; and

WHEREAS, staff will be revising the scope and specification and readvertising the reduced scope to be in alignment with the available budgeted funds; and

WHEREAS, staff recommends that the City Council reject all bids and repost the Request for Proposal; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that all proposals received through the public Request for Proposal process for maintenance of our Parks, Trails & Pet Stations, and Public Works Areas are hereby rejected.

PASSED AND ADOPTED this 12th day of December, 2023, by the following roll-call vote:

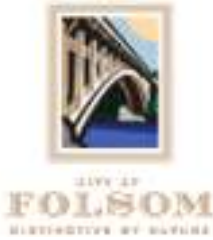
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11144 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 339 Montrose Drive and the City of Folsom
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

The Parks and Recreation Department recommends that the City Council pass and adopt Resolution No. 11144 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 339 Montrose Drive and the City of Folsom.

BACKGROUND / ISSUE

In October 2021, the property owner at 339 Montrose Drive reached out to the City regarding a fallen tree on their rear property fence adjacent to the Oak Parkway Trail that is within the PG&E power line corridor. Previously, the property owner reached out to PG&E to address the fallen tree issue only to be told that it was not on PG&E property. After contacting the City about the tree issue, the property owner was informed that the Oak Parkway Trail has an easement within the PG&E corridor and that the tree and/or damage was not the City’s responsibility.

The 339 Montrose Drive property owner submitted a property parcel map showing the rear property line extending beyond the existing rear fence of the property. The City confirmed that he was correct and that a portion of the Oak Parkway Trail was within his property at 339 Montrose Drive. After staff further examined the issue, it turned out that there was a total of four properties that included a portion of the Oak Parkway Trail within their properties. The four properties included: 341 Montrose Dr; 339 Montrose Dr; 337 Montrose Dr; 335 Montrose Dr.

Staff further examined the issue to find out that back in the early 2000s the Oak Parkway Trail was a design/build project that assumed the four Montrose Dr property fences were the actual rear property lines and constructed the trail in its current location on the four Montrose Drive private residential properties.

To address the issue, City staff reached out to all four property owners to discuss remediation of the situation. The City hired Stewart Title to provide title reports for all four properties to double check that the City had built the trail within private property without an easement. After the title reports confirmed there was no easement in place for the trail, the City hired TDS Engineering to provide a trail easement survey and BRI to provide an appraisal report for a trail easement on each of the four Montrose Dr properties. BRI was also contracted to provide negotiation services with the property owners on behalf of the City to establish a trail easement for the Oak Parkway Trail.

POLICY / RULE

Acquisition of property rights by the City of Folsom requires City Council approval. Resolution No. 2435, adopted on July 18, 1988, authorizes the City Manager to execute an Easement Deed.

ANALYSIS

The City contracted with Bender Rosenthal, Inc. (BRI) and TDS Engineering to prepare the necessary surveying and documentation to obtain the public trail easements, including plat and legal descriptions, easement valuation negotiations, and appraisals. BRI also determined the fair market value of each easement, which was included in the appraisal reports.

BRI provided negotiations services, on behalf of the City with each property owner, to discuss the valuation for the public trail easements. BRI negotiated with the owner at 339 Montrose Drive and a final offer was agreed to between both parties for a total of \$50,000 for the public trail easement.

FINANCIAL IMPACT

The City shall pay not to exceed a sum of \$50,000 for the 339 Montrose Drive public trail easement. Sufficient funds for the payment are budgeted and available in the General Fund Non-Departmental division (Fund 010) in Fiscal Year 2023-24.

ENVIRONMENTAL REVIEW

The establishment of a public trail easement for the existing Oak Parkway Trail on 339 Montrose Drive is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Section 15301 (Existing Facilities).

ATTACHMENTS

1. Resolution No. 11144 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 339 Montrose Drive and the City of Folsom

Submitted,

Kelly Gonzalez, Director
PARKS AND RECREATION DEPARTMENT

ATTACHMENT 1

RESOLUTION NO. 11144

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC TRAIL EASEMENT FOR THE OAK PARKWAY TRAIL BETWEEN THE PROPERTY OWNER OF 339 MONTROSE DRIVE AND THE CITY OF FOLSOM

WHEREAS, the City has identified the need for a public trail easement on private property at 339 Montrose Drive to maintain the operation of the existing Oak Parkway Trail; and

WHEREAS, the City negotiated with the 339 Montrose Drive property owner and came to an agreement on the valuation of the public trail easement; and

WHEREAS, the City shall pay \$50,000 to the owner of 339 Montrose Drive in exchange for a public trail easement; and

WHEREAS, sufficient funds are budgeted and available in the General Fund Non-Departmental division (Fund 010) in Fiscal Year 2023-24; and

WHEREAS, the easement deeds and agreements will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a public trail easement for the Oak Parkway Trail between the property owner of 339 Montrose Drive and the City of Folsom for a not-to-exceed amount of \$50,000;

PASSED AND ADOPTED this 12th day of December, 2023, by the following roll-call vote:

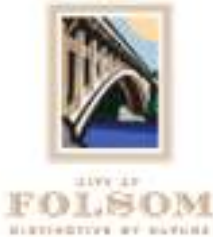
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report



MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11145 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 337 Montrose Drive and the City of Folsom
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

The Parks and Recreation Department recommends that the City Council pass and adopt Resolution No. 11145 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 337 Montrose Drive and the City of Folsom.

BACKGROUND / ISSUE

In October 2021, the property owner at 339 Montrose Drive reached out to the City regarding a fallen tree on their rear property fence adjacent to the Oak Parkway Trail that is within the PG&E power line corridor. Previously, the property owner reached out to PG&E to address the fallen tree issue only to be told that it was not on PG&E property. After contacting the City about the tree issue, the property owner was informed that the Oak Parkway Trail has an easement within the PG&E corridor and that the tree and/or damage was not the City’s responsibility.

The 339 Montrose Drive property owner submitted a property parcel map showing the rear property line extending beyond the existing rear fence of the property. The City confirmed that he was correct and that a portion of the Oak Parkway Trail was within his property at 339 Montrose Drive. After staff further examined the issue, it turned out that there was a total of four properties that included a portion of the Oak Parkway Trail within their properties. The four properties included: 341 Montrose Dr; 339 Montrose Dr; 337 Montrose Dr; 335 Montrose Dr.

Staff further examined the issue to find out that back in the early 2000s the Oak Parkway Trail was a design/build project that assumed the four Montrose Dr property fences were the actual rear property lines and constructed the trail in its current location on the four Montrose Drive private residential properties.

To address the issue, City staff reached out to all four property owners to discuss remediation of the situation. The City hired Stewart Title to provide title reports for all four properties to double check that the City had built the trail within private property without an easement. After the title reports confirmed there was no easement in place for the trail, the City hired TDS Engineering to provide a trail easement survey and BRI to provide an appraisal report for a trail easement on each of the four Montrose Dr properties. BRI was also contracted to provide negotiation services with the property owners on behalf of the City to establish a trail easement for the Oak Parkway Trail.

POLICY / RULE

Acquisition of property rights by the City of Folsom requires City Council approval. Resolution No. 2435, adopted on July 18, 1988, authorizes the City Manager to execute an Easement Deed.

ANALYSIS

The City contracted with Bender Rosenthal, Inc. (BRI) and TDS Engineering to prepare the necessary surveying and documentation to obtain the public trail easements, including plat and legal descriptions, easement valuation negotiations, and appraisals. BRI also determined the fair market value of each easement, which was included in the appraisal reports.

BRI provided negotiations services, on behalf of the City with each property owner, to discuss the valuation for the public trail easements. BRI negotiated with the owner at 337 Montrose Drive and a final offer was agreed to between both parties for a total of \$22,700 for the public trail easement.

FINANCIAL IMPACT

The City shall pay a not to exceed sum of \$22,700 for the 337 Montrose Drive public trail easement. Sufficient funds for the payment are budgeted and available in the General Fund Non-Departmental division (Fund 010) in Fiscal Year 2023-24..

ENVIRONMENTAL REVIEW

The establishment of a public trail easement for the existing Oak Parkway Trail on 337 Montrose Drive is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Section 15301 (Existing Facilities).

ATTACHMENTS

1. Resolution No. 11145 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 337 Montrose Drive and the City of Folsom

Submitted,

Kelly Gonzalez, Director
PARKS AND RECREATION DEPARTMENT

RESOLUTION NO. 11145

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC TRAIL EASEMENT FOR THE OAK PARKWAY TRAIL BETWEEN THE PROPERTY OWNER OF 337 MONTROSE DRIVE AND THE CITY OF FOLSOM

WHEREAS, the City has identified the need for a public trail easement on private property at 337 Montrose Drive to maintain the operation of the existing Oak Parkway Trail; and

WHEREAS, the City negotiated with the 337 Montrose Drive property owner and came to an agreement on the valuation of the public trail easement; and

WHEREAS, the City shall pay \$22,700 to the owner of 337 Montrose Drive in exchange for a public trail easement; and

WHEREAS, sufficient funds are budgeted and available in the General Fund Non-Departmental division (Fund 010) in Fiscal Year 2023-24; and

WHEREAS, the easement deeds and agreements will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a public trail easement for the Oak Parkway Trail between the property owner of 337 Montrose Drive and the City of Folsom for a not-to-exceed amount of \$22,700.

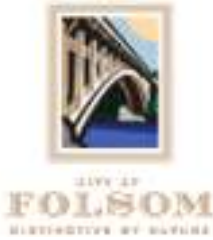
PASSED AND ADOPTED this 12th day of December, 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report



MEETING DATE:	12/12/2023
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11146 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 341 Montrose Drive and the City of Folsom
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

The Parks and Recreation Department recommends that the City Council pass and adopt Resolution No. 11146 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 341 Montrose Drive and the City of Folsom.

BACKGROUND / ISSUE

In October 2021, the property owner at 339 Montrose Drive reached out to the City regarding a fallen tree on their rear property fence adjacent to the Oak Parkway Trail that is within the PG&E power line corridor. Previously, the property owner reached out to PG&E to address the fallen tree issue only to be told that it was not on PG&E property. After contacting the City about the tree issue, the property owner was informed that the Oak Parkway Trail has an easement within the PG&E corridor and that the tree and/or damage was not the City’s responsibility.

The 339 Montrose Drive property owner submitted a property parcel map showing the rear property line extending beyond the existing rear fence of the property. The City confirmed that he was correct and that a portion of the Oak Parkway Trail was within his property at 339 Montrose Drive. After staff further examined the issue, it turned out that there was a total of four properties that included a portion of the Oak Parkway Trail within their properties. The four properties included: 341 Montrose Dr; 339 Montrose Dr; 337 Montrose Dr; 335 Montrose Dr.

Staff further examined the issue to find out that back in the early 2000s the Oak Parkway Trail was a design/build project that assumed the four Montrose Dr property fences were the actual rear property lines and constructed the trail in its current location on the four Montrose Drive private residential properties.

To address the issue, City staff reached out to all four property owners to discuss remediation of the situation. The City hired Stewart Title to provide title reports for all four properties to double check that the City had built the trail within private property without an easement. After the title reports confirmed there was no easement in place for the trail, the City hired TDS Engineering to provide a trail easement survey and BRI to provide an appraisal report for a trail easement on each of the four Montrose Dr properties. BRI was also contracted to provide negotiation services with the property owners on behalf of the City to establish a trail easement for the Oak Parkway Trail.

POLICY / RULE

Acquisition of property rights by the City of Folsom requires City Council approval. Resolution No. 2435, adopted on July 18, 1988, authorizes the City Manager to execute an Easement Deed.

ANALYSIS

The City contracted with Bender Rosenthal, Inc. (BRI) and TDS Engineering to prepare the necessary surveying and documentation to obtain the public trail easements, including plat and legal descriptions, easement valuation negotiations, and appraisals. BRI also determined the fair market value of each easement, which was included in the appraisal reports.

BRI provided negotiations services, on behalf of the City with each property owner, to discuss the valuation for the public trail easements. BRI negotiated with the owner at 341 Montrose Drive and a final offer was agreed to between both parties for a total of \$11,300 for the public trail easement.

FINANCIAL IMPACT

The City shall pay a not to exceed sum of \$11,300 for the 341 Montrose Drive public trail easement. Sufficient funds for the payment are budgeted and available in the General Fund Non-Departmental division (Fund 010) in Fiscal Year 2023-24.

ENVIRONMENTAL REVIEW

The establishment of a public trail easement for the existing Oak Parkway Trail on 341 Montrose Drive is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Section 15301 (Existing Facilities).

ATTACHMENTS

1. Resolution No. 11146 – A Resolution Authorizing the City Manager to Execute a Public Trail Easement for the Oak Parkway Trail between the Property Owner of 341 Montrose Drive and the City of Folsom

Submitted,

Kelly Gonzalez, Director
PARKS AND RECREATION DEPARTMENT

ATTACHMENT 1

RESOLUTION NO. 11146

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC TRAIL EASEMENT FOR THE OAK PARKWAY TRAIL BETWEEN THE PROPERTY OWNER OF 341 MONTROSE DRIVE AND THE CITY OF FOLSOM

WHEREAS, the City has identified the need for a public trail easement on private property at 341 Montrose Drive to maintain the operation of the existing Oak Parkway Trail; and

WHEREAS, the City negotiated with the 341 Montrose Drive property owner and came to an agreement on the valuation of the public trail easement; and

WHEREAS, the City shall pay \$11,300 to the owner of 341 Montrose Drive in exchange for a public trail easement; and

WHEREAS, sufficient funds are budgeted and available in the General Fund Non-Departmental division (Fund 010) in Fiscal Year 2023-24; and

WHEREAS, the easement deeds and agreements will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a public trail easement for the Oak Parkway Trail between the property owner of 341 Montrose Drive and the City of Folsom for a not-to-exceed amount of \$11,300;

PASSED AND ADOPTED this 12th day of December, 2023, by the following roll-call vote:

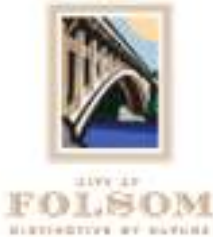
AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report



MEETING DATE:	12/12/2023
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 11139 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Approve a Specific Plan Amendment to Modify FPASP Table A.7 (Transportation, Communication, Infrastructure) to Add “Electronic Readerboard Sign” as a Conditionally Permitted Use on a Specific Property (Parcel 61 - APN No. 072-3190-052) Located at the Southwest Corner of the Intersection of U.S. Highway 50 and East Bidwell Street within the Folsom Plan Area (to be continued to the January 9, 2024 meeting)
FROM:	City Clerk's Department

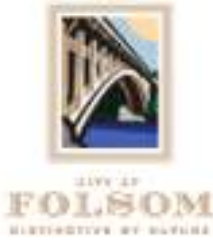
CITY COUNCIL ACTION

Staff and the applicant request that this item be continued to January 9, 2024.

Respectfully submitted,

Christa Freemantle, CMC
City Clerk

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facilitate double-sided printing.*



Folsom City Council Staff Report

MEETING DATE:	12/12/2023
AGENDA SECTION:	New Business
SUBJECT:	Presentation on the City’s General Fund Unassigned Fund Balance (Reserves) Policy and Direction to Staff
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council receive the Chief Financial Officer’s presentation on the City’s General Fund Unassigned Fund Balance (Reserves) Policy and provide direction to staff.

BACKGROUND / ISSUE

The City Council directed staff to prepare an item to review the General Fund Unassigned Fund Balance (Reserves) policy, with the possibility of adjusting the current reserve policy from its 15% of expenditures minimum and to confirm what fund any excess reserves, if any, shall be transferred to to be used for “one-time” expenditures.

The General Fund Unassigned Fund Balance (Reserve) policy is established to ensure that the City’s finances are managed in a manner which will (1) continue to provide for the delivery of quality services, (2) minimize or eliminate the need to cut services because of temporary revenue shortfalls, and (3) establish the reserves necessary to meet known and unknown future obligations and provide for the ability to respond to unexpected events.

Public entities intentionally accumulate and then maintain adequate reserves to help ensure both financial stability and the continued ability to provide essential services in difficult times. Financial stability is an important factor in operating a City. Establishing certain financial reserves protects the City against unexpected interruptions in revenues, vulnerability to Federal or State actions, adverse economic conditions, unpredictable one-time costs, and exposure to natural disasters and emergencies.

The Government Finance Officers Association (GFOA), an international organization that promotes the professional financial management of governments for the public interest, recommends maintaining, at a minimum, an unassigned fund balance (reserves) in the General Fund of no less than two months of regular general fund operating expenditures, equivalent to about 17% of annual operating expenditures. A government's particular situation may require levels of unassigned fund balance in the general fund to be significantly more than these recommended minimum levels. Cities with higher reserve levels are better positioned to protect public services during economic downturns or other unforeseen events. GFOA recommends that in establishing a policy determining the level of unassigned fund balance in the general fund, a government should consider a variety of factors, including:

- The predictability of its revenues and the volatility of its expenditures (i.e. higher levels of unassigned fund balance may be needed if significant revenue sources are subject to unpredictable fluctuations, such as sales tax revenue, or if operating expenditures are highly volatile, such as large fluctuations in required CalPERS contributions.)
- The availability of reserves in other unrestricted funds, as well as the potential drain upon general fund resources from other funds (i.e. the availability of resources in other funds may reduce the amount of reserves needed in the general fund, just as deficits in other funds may require that a higher level of reserves be maintained in the general fund).
- The susceptibility to natural disasters like extreme weather, wildfires, earthquakes, floods, and the like. These can result in urgent needs like overtime for first responders or shelter, food, and supplies for displaced families. There may be expenditures for the cleanup that follows the initial devastation. Sometimes, a local government will have some of its costs reimbursed by the Federal Emergency Management Agency (FEMA) and/or state agencies. If this is the case, reserves are still important to cover the nonreimbursable costs, including lost revenue and fees and increased operating costs, while also fronting the costs until reimbursement arrives. GFOA sampled several local governments that received FEMA reimbursement for natural disasters and found it took an average of 18 months to be reimbursed.

POLICY / RULE

Financial Policy VI. Undesignated Fund Balances (Reserves) adopted May 25, 2004, states that the City shall maintain an Undesignated Fund Balance (reserve) for the General Fund of no less than 15% of the annual operating expenditures.

ANALYSIS

In 2004, a comprehensive set of Financial Policies was adopted by the City Council. The document, in its entirety, is attached to this staff report. This staff report and related presentation to the City Council will focus on one of the adopted financial policies, policy VI. Undesignated Fund Balances (Reserves).

Current Reserve Policy:

VI. Undesignated Fund Balances (Reserves)

A. General Fund Reserve

The City shall maintain an Undesignated Fund Balance (reserve) for the General Fund of no less than 15% of the annual operating expenditures. The Undesignated Fund Balance will be used to provide for temporary financing for unanticipated extraordinary needs of an emergency nature; for example, costs related to a natural disaster or calamity, economic recession, or an unexpected liability created by Federal or State legislative action. Funds shall be appropriated from the Undesignated Fund Balance only after the Finance Director and the City Manager have prepared an analysis and presented to City Council. The analysis shall provide sufficient evidence to establish that the remaining Undesignated Fund Balance is adequate to offset potential downturns in revenue sources and provide a sufficient cash balance for daily financial needs. The analysis shall address the nature of the proposed expenditure and the revenue requirement in subsequent budget years. Prior to allocating funds from the Undesignated Fund Balance, the City Council shall find that an emergency or extraordinary need exists to justify the use of these funds.

Funds shall be allocated each year in the budget process to replace any use of the Undesignated Fund Balance during the preceding fiscal year to maintain the balance of the Undesignated Fund Balance at the percentage set forth herein.

B. Enterprise Funds

The City shall strive to maintain sufficient reserves in its enterprise funds necessary to maintain cash flow requirements, and contingencies for unforeseen operating or capital needs.

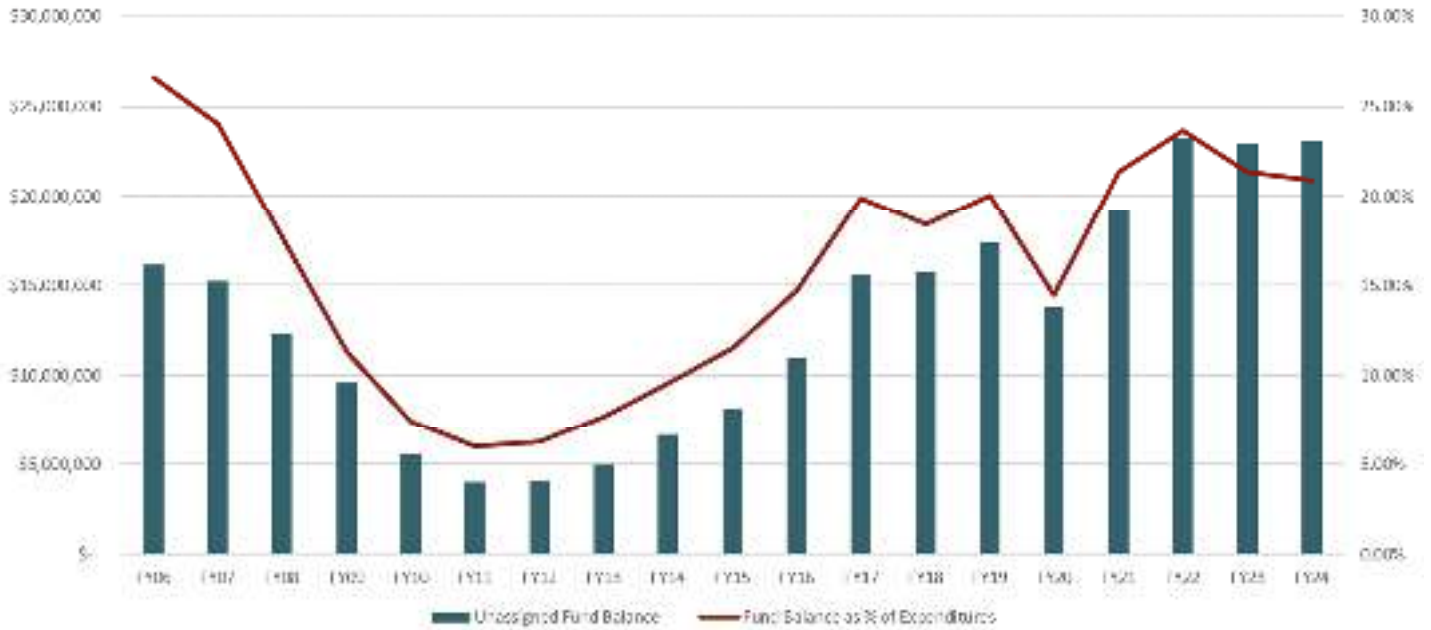
C. Transfer of Amounts in Excess of Specified Reserve

To the extent funds accumulate in excess of the percentage described in paragraph A, above, such funds shall be transferred to the Capital Projects Fund. This transfer shall be made upon completion of the annual financial audit. It is the intent of the City Council to affect such transfers through a Mid-Year Budget Resolution.

Current Level of General Fund Unassigned Fund Balance (Reserves)

As noted above, the current policy calls for reserves in the General Fund to be no less than 15% of annual operating expenditures and the policy does not specify a maximum reserve level.

The chart below displays the historical level of reserves in the General Fund from FY 2005-06 through FY 2023-24. Before the Great Recession began to impact the City’s finances in 2008, the average level of reserves was at 23% of expenditures for the 10-year period prior to the recession, reaching a high of 26.6% in FY 2005-06. Having this level of reserves allowed the City to get through the Great Recession, but service cuts and layoffs were still required. Even with this level of reserves as a starting point, total reserves reached a low point of \$3.99 million or 5.98% of expenditures by FY 2010-11.



The current policy states that funds shall be allocated each year in the budget process to replace any use of the Unassigned Fund Balance during the preceding fiscal year to maintain the balance of the Unassigned Fund Balance at the percentage set forth (by the policy). As required, the City worked over many years to rebuild the reserve from the 5.98% low point.

Although the current adopted policy sets a minimum of 15% of expenditures, there is no specified maximum reserve level and the reserve as a % of expenditures has remained at an average of 20% over the past eight years. This consistent level of reserve is in part due to using the Risk Management Fund reserves to stabilize the General Fund during the COVID-19 pandemic. The reserves used from the Risk Management Fund have not been replenished.

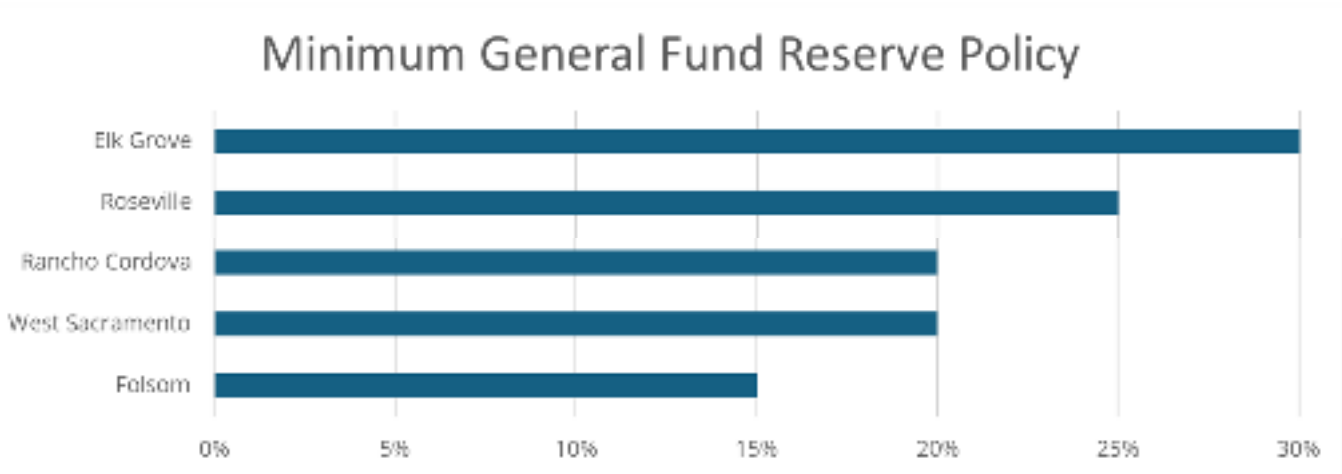
Determining an Appropriate Reserve Range

In preparing this item for the City Council, staff reviewed over 20 different reserve policies from city organizations and studied the GFOA’s recent publication titled “Rethinking Reserves.” In that publication, the GFOA writes that it has found that a policy that identifies a floor and ceiling for reserves, rather than just a single target number, may provide more useful guidance. This is because a city government will rarely, if ever, have exactly the amount of reserves called for by its policy. Having a range defines the acceptable tolerances the reserves should stay within.

GFOA additionally states that a reserve range better supports the ongoing management of reserves. Reserves fluctuate from year to year. If the reserve stays in range, there is little need to revisit whether the actual reserve is too high or low relative to the policy. If the reserve falls outside the range, it suggests a clear course of action (i.e., do something to get it back in range). This helps make sure that reserves stay where they need to be to manage risks.

A range includes a floor that communicates that there is a minimum amount necessary to be a good steward of the community but also a ceiling that communicates that there is an upper limit on the usefulness of reserves and a point at which excess resources should be devoted to some other purpose.

To assist in determining an appropriate range, we can look to our neighboring cities for comparison. The chart below shows Folsom’s policy of maintaining a 15% minimum reserve, in comparison to neighboring cities. All others have a reserve policy minimum of 20% or higher. In practice, each of these cities maintain actual General Fund reserve balances in excess of their minimum policy requirement.



In addition to their General Fund reserves, these cities also have “other unrestricted funds” set aside outside of their General Fund to mitigate specific risks or to plan for anticipated future expenditures. When last surveyed, Rancho Cordova, West Sacramento and Elk Grove, were

all in the 80-88% range when you compare total reserves as a % of their general fund expenditures. Roseville was at 54% and the City of Folsom was lowest by far at 29%.

Risk Assessment

In addition to comparing to our neighbors, we can use a risk assessment template developed by the GFOA to help cities determine an appropriate reserve range based on their unique risk profile. This risk assessment subjectively determines the City's vulnerability to extreme events, level of revenue stability, volatility of expenditures, the dependency of other funds on the General Fund to cover shortfalls, the rate of growth in the City and the City's ability to pay for services related to that growth, and the extent of unfunded infrastructure and capital needs within the City.

This risk assessment template also takes into consideration the size of the government, budget practices, and borrowing capacity to ultimately develop a "risk score" and provide analytical guidance for selecting an appropriate reserve target.

When staff worked through the risk assessment process, we found that the City does not have an unusually high or an unusually low level of risk in most of the risk factor categories. However, the categories of (1) dependency of other funds on the General Fund to cover shortfalls and (2) extent of unfunded infrastructure and capital needs within the City both received a higher risk score.

With all risk factors taken into consideration, the result of the risk assessment for the City was a score of 20 out of 40, putting the City in the low to moderate risk category (scores between 17-24). GFOA recommends cities within this category consider adopting a reserve target somewhat higher than the GFOA minimum of 17%. Their recommendation is a range of 17%-25% of expenditures. They also recommend cities in this risk category consider an informal benchmarking study with peer agencies to provide further guidance, which was completed.

Recommended Reserve Range

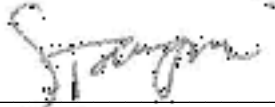
After careful analysis, risk assessment and benchmarking with peer agencies, staff recommends the City Council consider replacing the current 15% reserve target with a reserve range. The floor should be no less than the GFOA's recommended minimum of 17% of expenditures. An appropriate ceiling may be 20% of expenditures, consistent with the average reserve the City has held over the past eight years, and within the suggested range that resulted from the risk assessment.

If a range is the City Council's desire, any reserves accumulated above the ceiling would be transferred to the Capital Projects Fund upon completion of the annual financial audit, per the current policy. Staff recommends that reserves for purposes of this annual transfer be calculated using the current year's Adopted General Fund budgeted operating expenditures.

ATTACHMENTS

1. Financial Policies, May 25, 2004

Submitted,



Stacey Tamagni, Finance Director/CFO

CITY OF FOLSOM, CALIFORNIA

FINANCIAL POLICIES



**MARTHA CLARK LOFGREN,
CITY MANAGER**

**NAVDEEP S. GILL,
FINANCE DIRECTOR**

ADOPTED MAY 25, 2004

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I. Purpose

The purpose for implementing financial policies is to provide operating and planning guidelines that support the City's financial operations. The financial policies shall guide staff in evaluating financial implications of program and policy recommendations to the City Council. The financial policies shall also serve as parameters for City Council action to ensure a long-term, stable economic base for the City. The City Council and staff shall comply with the guidelines set forth herein absent a compelling reason not to do so. Any recommended deviation from these policies shall be clearly identified in appropriate written documentation (e.g., staff report, resolution, or budget presentation). These policies are intended to be applied in conjunction with requirements set forth in state law, the City Charter, and the Folsom Municipal Code and Generally Accepted Accounting Procedures (GAAP). In the case of any conflict, the provisions of such laws, ordinances or GAAP will control.

II. Financial Planning

A. Annual Financial Planning

The City shall engage in annual financial planning through the adoption of an Annual Budget. Through the Annual Budget, the City will link resources with results by:

1. Identifying community needs for essential services.
2. Organizing the programs required to provide these essential services.
3. Establishing program goals and objectives that define the nature and level of program services to be provided.
4. Identifying activities to be performed in delivering program services.
5. Proposing objectives for improving the delivery of program services.
6. Identifying operational, maintenance, staffing and long-term renovation costs in connection with any new proposed level of program services and/or activities.
7. Identifying and appropriating the resources required to perform program activities and to accomplish program objectives.
8. Setting standards to measure and evaluate:
 - a. Output of program activities.
 - b. Accomplishment of program objectives.
 - c. Expenditure of program appropriations.
 - d. Cost comparisons with other service providers (e.g., benchmarking service delivery cost against other local agencies and/or options for contracting with private service providers).

B. Multi-Year Financial Planning

In order to determine the effect of current year decisions on the City's future, a five-year financial forecast, projecting revenues and expenditures for all operating funds, shall be developed as a part of each year's budget process and shall be updated during the mid-year budget review. Individual and aggregate revenue categories, as

well as expenditures, shall be projected by revenue and/or expenditure type. Historical growth rates, inflation assumptions, and City expenditure priorities will be used in developing the forecast. This tool shall be used as a planning document for developing the budget guidelines and for evaluating the future impact of current year decisions.

C. Planning for Long-Term Liabilities

To avoid future financial burdens that could affect financial stability, the City shall proactively plan for potential liabilities, such as leave payouts, pension plans, retiree health costs, state and/or federal unfunded mandates,

III. Budget Preparation

The Annual Budget shall comply with the provisions of Section 5.05 (Budget and Accounting) of the Folsom City Charter and Chapter 3.02 (Budgeting, Accounting and Fiscal Procedures) of the Folsom Municipal Code. The Annual Budget shall meet the following criteria:

A. Balanced Budget

The City shall maintain a balanced budget. The total of proposed expenditures shall not exceed the total of estimated revenues plus carried forward fund balance, exclusive of reserves, for any fund.

B. Structural Balance

The Annual Budget shall clearly identify anticipated revenue for all funds for the upcoming fiscal year. Current revenue shall be sufficient to support current expenditures (defined as “structural balance”). Estimates of current revenue shall not include beginning fund balances (whether General Fund, Revenue Funds, or other Specially Designated Funds). Any unreserved fund balance available at the commencement of a fiscal year shall generally be used only to fund capital items in the operating budget or in the capital improvement plan. If projected revenue is insufficient to support projected funding requirements, the City Manager and Finance Director may recommend allocation of all or a portion of an unreserved fund balance if it appears that (1) the revenue source leading to the development of the available revenues is likely to remain stable in future years, (2) the expenditure requiring the appropriation of additional revenues is not likely to be recurring, or (3) the City Manager and Finance Director can otherwise establish an appropriate match of revenue/expenditures that will not lead to structural imbalance in future years.

C. Appropriations Limit

Appropriations in the Annual Budget shall comply with the annual determination of the City’s appropriations limit, calculated in accordance with Article XIIB of the Constitution of the State of California and Government Code section 7900.

D. Operating Carryover

Operating program appropriations not spent during the fiscal year will not automatically carry-over into the next fiscal year, and shall lapse at year-end, subject to reappropriation into the subsequent fiscal year, except for long-term projects in progress that are carried forward to the following year and reserved for encumbrances. This policy shall not preclude the adoption by the City Council of an expenditure control program that may be designed as an incentive to encourage departments to achieve annual cost-savings to fund large capital expenditures.

E. One-Time Revenues

One-time revenues shall only be used for one-time expenditures. Prior to allocating any one-time revenues, the Finance Director shall determine that such revenues are not being used to subsidize an imbalance between operating revenues and expenditures. If the Finance Director determines that one-time revenues are needed to correct a structural imbalance, the Finance Director shall present the City Manager and City Council with a financial forecast demonstrating that the operating deficit will not continue.

F. Internal Service Funds

The City may establish and operate one or more Internal Service Funds. Internal Service Funds shall be created to report any services that are provided to other City departments and the Cost Allocation Plan does not recoup that cost. It is the policy of the City Council to minimize the creation of Internal Service Funds unless it is clearly established that no other fund type is applicable. At the same time that it adopts the budget ordinance, the City Council must approve a balanced financial plan for each Internal Service Fund. A financial plan is balanced when estimated expenditures do not exceed estimated revenue.

G. Maintenance Accounts

Equipment and buildings shall be maintained at reasonable levels to avoid service disruptions, and to achieve maximum useful life, and to ensure safety of employees and the public. Maintenance and replacement funding shall be allocated each year consistent with this policy.

H. Level of Contingency Appropriations

A General Fund Contingency of 1% of total budgeted departmental expenditures shall be budgeted annually. The Contingency Appropriation may be used to provide for unanticipated or unforeseen needs that arise during the year; for example, expenses associated with unforeseen weather or other natural disasters such as debris removal following a flood, unexpected liability created by federal or state legislation, new service needs that have been identified after the budget process, new public safety or health needs, revenue shortfalls, service enhancements, or opportunities to achieve cost

savings. Funds shall be allocated from the Contingency Fund only after an analysis has been prepared and presented by the Finance Director and City Manager to the City Council outlining the initial and recurring costs associated with the proposed expenditure. Funds shall be allocated each year in the budget process to replace any use of the Contingency Fund during the preceding fiscal year and to maintain the balance of the Contingency Fund at one percent (1%) of budgeted departmental expenditures. The Contingency Fund will be exhausted prior to any utilization of the Undesignated Fund Balance. This fund is subject to the City Manager's contract approval limit as defined in the Folsom Municipal Code.

I. Strategic Plan Objectives

The Annual Budget shall establish measurable program objectives consistent with the City's Strategic Plan. The status of major program objectives identified in the Annual Budget and the Strategic Plan shall be formally reported as part of the Quarterly Financial Report.

IV. Budget Management

A. Internal Controls

A comprehensive system of financial internal controls shall be maintained to protect the City's assets and sustain the integrity of the City's financial systems. Managers at all levels shall be responsible for implementing sound controls and for regularly monitoring and measuring their effectiveness.

B. Revenue Forecast

Revenue estimates shall be monitored on a monthly basis to identify any potential trends that would significantly impact revenue sources. The Finance Director shall consult with stakeholders to review current local economic trends that may impact City revenues sources.

C. Fiscal Impact Statement

Effective management dictates that the City Council and citizens be presented with the direct and indirect costs of all items as part of the decision making process. Items presented to the City Council for approval shall include a Statement of Projected Fiscal Impact. Proposals that were not included in the annual budget work plan shall be identified, and funding shall be based on the identification of savings or additional revenue necessary to fund the unanticipated needs. The Finance Director shall also review state and federal legislative items that might result in a fiscal or policy impact on the City and shall promptly report on such items to the City Manager and City Council.

D. Quarterly Financial Report

As required by Section 5.05R of the City Charter, the City Manager and the Finance Director shall submit a Quarterly Financial Report to the City Council after the end of each quarter of the fiscal year. The Quarterly Financial Report shall analyze budgeted versus actual revenues and appropriations, expenditures and encumbrances on a year-to-date basis.

E. Mid-Year Budget Review

The City Manager and the Finance Director shall prepare and submit a mid-year budget review for the City Council's review. The report shall review the City's fiscal condition, and amend appropriations if necessary.

F. Appropriations During Fiscal Year

1. Supplemental Appropriations

As set forth in Section 5.05H of the City Charter, prior to the City Council making any supplemental appropriation, the City Manager shall certify that monies in excess of those estimated in the budget are available for appropriation. Any such supplemental appropriation may be made for the fiscal year by resolution up to the amount of any available excess funds.

2. Emergency Appropriations

As set forth in Section 5.05I of the City Charter, the City Council, by four-fifths vote only, may make emergency appropriations to respond to a public emergency affecting life, health, public welfare, property or the public peace.

3. Reductions in Appropriations

Appropriations may be reduced any time during the fiscal year by the City Council or City Manager if it appears probable that either the revenues or fund balances available will be insufficient to finance the expenditures for which appropriations have been authorized. The City Manager shall report any appropriation reductions to the City Council as required by Section 5.05J of the City Charter.

4. Transfer of Funds

The City Manager may transfer monies between departments and divisions, programs and accounts within departments and divisions as provided for in Section 5.05K of the City Charter. All such transfers made by the City Manager shall be reported in writing quarterly to the City Council. Only the City Council, by resolution, may transfer monies between funds and from unappropriated balances or fund balances to any fund or appropriation account.

G. Interfund Borrowing

From time to time it becomes necessary for the City to loan funds from one fund to another. If this need arises a written request shall be made to the Finance Director. The Finance Director shall make a written recommendation to the City Manager regarding the request and the appropriate repayment schedule and interest rate. If approved by the City Manager the Finance Department and the requesting department(s) shall prepare an agenda item seeking City Council approvals. Any intrafund borrowing contemplated shall be consistent with documents establishing the fund.

VI. Undesignated Fund Balances (Reserves)

A. General Fund Reserve

The City shall maintain an Undesignated Fund Balance (reserve) for the General Fund of no less than 15% of the annual operating expenditures. The Undesignated Fund Balance will be used to provide for temporary financing for unanticipated extraordinary needs of an emergency nature; for example, costs related to a natural disaster or calamity, economic recession, or an unexpected liability created by Federal or State legislative action. Funds shall be appropriated from the Undesignated Fund Balance only after the Finance Director and the City Manager have prepared an analysis and presented to City Council. The analysis shall provide sufficient evidence to establish that the remaining Undesignated Fund Balance is adequate to offset potential downturns in revenue sources and provide a sufficient cash balance for daily financial needs. The analysis shall address the nature of the proposed expenditure and the revenue requirement in subsequent budget years. Prior to allocating funds from the Undesignated Fund Balance, the City Council shall find that an emergency or extraordinary need exists to justify the use of these funds.

Funds shall be allocated each year in the budget process to replace any use of the Undesignated Fund Balance during the preceding fiscal year to maintain the balance of the Undesignated Fund Balance at the percentage set forth herein.

B. Enterprise Funds

The City shall strive to maintain sufficient reserves in its enterprise funds necessary to maintain cash flow requirements, and contingencies for unforeseen operating or capital needs.

C. Transfer of Amounts in Excess of Specified Reserve

To the extent funds accumulate in excess of the percentage described in paragraph A, above, such funds shall be transferred to the Capital Projects Fund. This transfer shall be made upon completion of the annual financial audit. It is the intent of the City Council to affect such transfers through a Mid-Year Budget Resolution.

VI. Capital Improvement Plan

As required by Section 5.05M of the City Charter and Folsom Municipal Code sections 3.02.040, a Capital Improvement Plan (also known as a Capital Investment Plan or “CIP”) shall be prepared for the upcoming budget year and the next five fiscal years. The purpose of the CIP is to systematically plan, schedule and finance capital projects to ensure cost-effectiveness as well as conformance with established funding and construction policies. The CIP shall reflect a balance between capital replacement projects that repair, replace or enhance existing facilities, equipment or infrastructure, and capital facility projects that significantly expand or add to the City’s existing fixed assets.

A. Annual Adoption of CIP

The City Council shall adopt the annual CIP that addresses all capital investments planned for the budget year and for the subsequent budget years at the same time as adoption of the Annual Budget.

B. Annual Appropriation Requirement

The capital budget represents only the first year of the CIP. The primary difference between the capital budget and the CIP is that, through the annual Appropriation Resolution passed by the City Council, the Capital Budget legally authorizes expenditures during the upcoming fiscal year. The CIP includes the first year projections as well as future projects for which financing has not been secured or legally authorized. The funding allocation for future years of the CIP are therefore subject to change.

C. Project Manager

Every CIP will have a project manager who prepares the project proposal, ensures that required phases are completed on schedule, authorizes all project expenditures, ensures that all regulations and laws are observed, and periodically reports project status.

D. Statement of Impact on the Operating Budget

Each approved CIP project will contain a statement of impact on the annual operating budget.

VII. Preserving Capital Investments

The City invests in capital assets such as property, plant, equipment, facilities and infrastructure. Preservation of such investments through regular maintenance and a long-term renovation plan is necessary to preserve the value of such capital investments. The City must also plan for the replacement of capital investments (particularly vehicles and equipment). The following policy requirements are intended to ensure the preservation of capital investments and to provide a sound economic base for their replacement.

1. The budget shall provide sufficient funding for adequate maintenance, renovation and the orderly replacement of capital assets such as equipment, fleet, facilities, and parks.
2. All capital assets shall be maintained at a level that protects capital investment and minimizes future maintenance and replacement costs.
3. A five-year schedule of equipment replacement and maintenance needs as well as facility and parks renovation and maintenance needs shall be prepared on an annual basis. Expenditures consistent with such plans shall be included in annual budget appropriations.

A. Parks Maintenance and Renovation

- a. Each budget year the Parks and Recreation Department shall present to the City Manager a budget request that includes the maintenance, operation and renovation costs for all parks in the City's park system.
- b. If the City Manager concludes for fiscal or other operational reasons that full funding should not be included for the park maintenance, operations and renovation expenses, the City Manager shall explain such recommendations to the City Council as part of the annual budget presentation.
- c. The Finance Director shall segregate all park renovation funding in a separate account that shall be used only for renovation projects as outlined in the Park Renovation Plan.
- d. The City's Annual Budget will include an update of the current funds available for park renovation and an updated five-year projection of park renovation funding requirements.

B. Capital Assets

The City defines capital assets as assets with an initial cost of more than \$5,000 and an estimated life in excess of three years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are valued at their fair value on the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Property, plant and equipment, and depreciable infrastructure assets of the City shall be depreciated using the straight-line method over the following useful lives.

Assets	Years
Specialty equipment and vehicles	3-20
Computer and office equipment	3-7
Construction equipment	10-20
Buildings, facilities and improvements	10-40
Roads (surface only)	10-20
Utility underground systems	33-40
Bridges	99

VIII. Debt Management

The Debt Management Policy provides operating guidelines for all major debt transactions of the City. Additional guidelines specifically applicable to land-secured (including Community Facilities Districts (“CFDs”) and Assessment Districts (“ADs”)) and conduit financings. The Debt Management Policy addresses the following objectives:

1. To guide the City Council and management in policy in debt issuance decisions having significant fiscal impact;
2. To maintain appropriate capital assets for present and future needs;
3. To promote sound financial management by providing accurate and timely information on financial condition;
4. Protect and enhance the city's credit rating;
5. To ensure the legal use of city bonding authority through an effective system of financial security and internal controls;
6. To promote cooperation and coordination with other governments and the private sector in the financing and delivery of services; and
7. Properly articulate the City’s policies and make them available to interested parties.

A. Debt Management Approach

The City will manage its debt to ensure high credit quality, access to credit markets, and financial flexibility. This debt management program will lower the overall long-term cost of government for Folsom residents and businesses.

1. Credit Quality

All City debt management activities will be conducted to receive the highest credit ratings possible and then, at a minimum, to maintain at least the current credit ratings assigned to the City's debt by the major credit rating agencies. The City shall use the following ratios, standards and limits to guide its maintenance of credit quality:

- a. Non-self supporting annual debt service will not exceed 25 percent of total annual general fund expenditures.
- b. The City shall not exceed the statutory debt limits.
- c. Overlapping debt (including debt from all other jurisdictions which tax Folsom taxpayers) will be taken into consideration in planning debt issuance.

2. Standards for Use of Debt Financing

Debt will be used only in those cases where public policy, equity, and economic efficiency favor debt over cash (pay-as-you-go) financing. Whenever possible, the debt shall be self supporting.

- a. *Long-Term Capital Projects:* Debt will be used primarily to finance long-term capital projects -- paying for the facilities or equipment over their useful life and concurrent with the stream of benefits from these facilities.
- b. *Special Circumstances for Debt Issuance.* Debt may be used in special circumstances for other than long-term capital projects, only after careful policy evaluation by the City Council and management.
- c. *Cash Financing of Capital Outlays.* To demonstrate the City's commitment to a continued capital program, to ensure careful consideration of the level of capital expenditures, and to enhance the City's overall creditworthiness, the City will continue to fund at least between 2 and 5 percent of the overall capital program from current resources, depending upon the specific projects and annual budgetary constraints.

3. Record-Keeping

The Finance Department will develop and maintain a central system for all debt-related records. At a minimum, this repository will include all official statements, bid documents, ordinances, indentures, leases, etc. for all City debt. To the extent that official transcripts incorporate these documents, possession of a transcript will suffice. The Finance Department will collect all available documentation for outstanding debt, and will develop a standard procedure for archiving transcripts for any new debt.

4. Rebate Policy and System

It will be the policy of the City to accurately account for all interest earnings in debt-related funds. These records will be designed to ensure that the City is in compliance with all debt covenants, and with State and Federal laws. The Finance Department shall maintain a system of reporting interest earnings, which relate to Internal Revenue Code of 1986 as amended, rebate, yield limits, and arbitrage. The City's policy shall be to maximize the interest earning on all funds while minimizing rebates to the Federal Government.

5. Disclosure and Market Relationships

The Finance Director shall maintain a system of disclosure, which will ensure that investors, rating agencies and other interested parties are provided full and accurate disclosure of all matters relevant and material to each debt issue. All City official statements will be designed to meet or exceed industry standard disclosure guidelines.

- a. *Investment Community and Rating Agency Relationships:* Private decision makers and opinion-leaders in the investment community can have a significant effect on the City's borrowing cost. In order to ensure the lowest possible cost of capital, the City shall seek to maintain positive relationships with all members of the investment community.

The foundation of these positive relationships will be frequent, open, and effective communication of the City's financial status to these parties. The Finance Director will seek to inform the investment community through a yearly publication detailing the financial health and fiscal forecasts of the City. Such publication shall be made available to all credit market participants.

Except for all Mello-Roos and Assessment District Financings, the City will seek a rating, either directly or indirectly through the purchase of bond insurance. The City will also seek a rating when appropriate for Mello-Roos and Assessment District debt.

B. Financing Criteria

1. Types of Debt

a. Long-Term Debt

Whenever possible, long-term debt shall be self-supporting and as such will be revenue debt, or revenue-backed with a general fund pledge. Other long-term debt may be issued as best meets the City's needs.

b. Short-Term Debt

- i. *Bond Anticipation Notes (BANs)* may be issued instead of capitalizing interest to reduce the debt service during the construction period of a project or facility. The BANs shall not mature more than 3 years from the date of issuance. BANs shall mature within 6 months after substantial completion of the financed facility.
- ii. *Tax and Revenue Anticipation Notes (TRANs)* shall be issued only to meet actual cash flow needs and shall never exceed 10 percent of projected budget resources.
- iii. *Lines of Credit* shall be considered as an alternative to other short-term borrowing options. The lines of credit shall be structured to limit concerns as to the Internal Revenue Code.

2. Lease Purchase Debt

Lease purchase debt, including certificates of participation, shall be considered as an alternative to long-term vendor leases. Such debt shall be subject to annual appropriation. In order to reduce the cost of lease borrowing and to improve control over leases, the City may adopt a master lease program. Lease-purchase debt -- equipment and furnishings -- will not be issued for items, singularly or when aggregated, that cost less than \$10,000 or that have a useful life of less than 3 years. Long-term non-self-supporting leases -- buildings and facilities -- will be used when the cost of leasing such buildings is more than or equal to the debt service paid for the lease purchase of such facilities.

3. Variable Rate Debt

The City shall consider variable rate debt only in the following circumstances:

- a. *High Interest rates*: Interest rates are above historic average trends;
- b. *Variable Revenue Stream*: The revenue stream for repayment is variable, and is anticipated to move in the same direction as market-generated variable interest rates, or the dedication of revenues allows capacity for variability;
- c. *Adequate Safeguards against Risk*: Financing structure and budgetary safeguards are in place to prevent adverse impacts from interest rate shifts; such structures could include, but are not limited to, interest rate caps;
- d. *Finance Department Analysis*: A report from the Finance Director shall be forwarded to the City Council evaluating and quantifying the risks and returns involved in the variable rate financing and recommending variable rate as the lowest cost option.

4. Swaps, Foreign Markets

The City will not issue any foreign denominated debt nor engage in any interest rate swaps, unless such transactions have been first thoroughly evaluated and the risk exposure from such transactions is quantified and presented to the City Council for review.

5. Terms and Conditions of Bonds

All terms and conditions of City debt shall be established by the City Council with advice from the City Manager and Finance Director. The Finance Director will control, manage and invest all bond proceeds, including those from land-secured or conduit project issued bonds. Unless otherwise authorized by the City, the following shall serve as bond requirements:

- a. *Term* - If a single series of bonds is contemplated, the bonds will mature within a period that is no greater than twenty-five (25) years unless extended to more closely relate the final maturity to the useful life of the facility being financed. If multiple series of bonds are contemplated, the term of each series will be appropriately determined to meet the City's objectives.
- b. *Capitalized Interest* - Unless otherwise agreed to by the City, interest shall not be funded (capitalized) beyond two years or a shorter period if further restricted by statute. The City may require that capitalized interest on the initial series of bonds be funded from the proceeds of the bonds. Interest earnings may, at the City's discretion, be applied to extend the term of capitalized interest but in no event beyond the term statutorily authorized.
- c. *Debt Service Structure* - Debt issuance shall be planned to achieve relatively rapid repayment of debt while still matching debt service to the useful life of facilities. Beginning with the commencement of the repayment of principal, annual debt service of the City's General Obligation indebtedness shall be retired on a level debt service basis unless project circumstances require otherwise. In regard to Mello-Roos CFD debt, annual debt service may be

level or may escalate up to a maximum of 2% per year, subject to restrictions imposed by applicable laws and regulations. To the extent that bonds are issued in series, individual series of bonds may have uneven debt service if the intent is to create level debt service at such time as all series of bonds are issued and to minimize the potential of a fluctuating annual debt service.

- d. Court Validation Proceedings - Upon advice of bond counsel and prior to the issuance of bonds, the City shall authorize its bond counsel to commence and process to final judgment an action establishing the validity of the proceedings, special tax and issuance of bonds.
- e. Underwriter's Discount - The underwriter's discount shall be negotiated and determined solely by the City and shall be competitive with and comparable to such discounts on similar financings being issued by the City or other public entities. The City shall consider any other compensation the underwriter may be receiving in connection with the bond financing in determining the appropriate amount of the discount.
- f. Original Issue Discount - An original issue discount will be permitted only if the City determines that such discount results in lower total debt service payments, a lower true interest cost on the bonds and that, for land-secured financings, the use of an original issue discount will not adversely affect the ability of the financing district or conduit project to construct facilities identified by the bond documents.
- g. Multiple Series - In instances where multiple series of bonds are to be issued, the City shall make a final determination as to which facilities are of the highest priority and those facilities which will be financed first, pursuant to funding availability and the proposed timing of facilities development, and will be subject to the earliest or most senior lien except, when concerning land-secured financing if the City and applicant/developer agree separately.

6. Credit Enhancements

The City will consider the use of credit enhancements on a case-by-case basis, evaluating the economic benefit versus cost for each case. Only when a clearly demonstrable savings can be shown shall an enhancement be considered. The City will consider each of the following enhancements as alternatives by evaluating the cost and benefit of such enhancements.

- a. Bond Insurance - The City shall have the authority to purchase bond insurance when such purchase is deemed prudent and advantageous. The predominant determination shall be based on such insurance being less costly than the present value of the difference in the interest on the bonds insured versus uninsured.
- b. Debt Service Reserves - A reserve fund equal to the lesser of ten percent (10%) of the original principal amount of the bonds, maximum annual debt service or one-hundred-and-twenty-five percent (125%) of average annual debt service (the "Reserve Requirement") shall be funded from the proceeds of each series of bonds, subject to federal tax regulations. The City shall have the authority to purchase reserve equivalents when such purchase is deemed prudent and advantageous. Such equivalents shall be evaluated in comparison to cash

funding of reserves on a net present value basis (i.e., the use of a reserve fund surety).

- c. Letters of Credit - The City shall have the authority to enter into a letter-of-credit agreement when such an agreement is deemed prudent and advantageous.

7. Refunding

The Finance Director shall analyze all outstanding bond issues for refunding opportunities on a periodic basis. Such review shall consider the benefits and costs of the proposed refinancing. In addition, the City will accept refunding proposals from underwriting firms and financial advisors, which the Finance Director shall then analyze and verify. The Finance Director shall consider the following issues/criteria in analyzing refunding possibilities:

- a. Debt Service Savings - The City shall consider refunding bonds if the refunding generates at least three (3) percent of the refunded bond principal amount or at least \$750,000 (including foregone interest earnings) or that the refunding will capture at least 75% of the option value of the outstanding debt. The present value savings will be net of all costs related to the refinancing.
- b. Advance Refunding - The advance refunding of outstanding indebtedness may be appropriate to meet City service and financial objectives. In giving its authorization for the advance refunding, the City will state the reasons and goals to be achieved by the refinancing, as well as acknowledging that each bond issue is allowed to be advance refunded only once. The City will retain a verification agent to independently determine that the advance refunding escrow is sufficient to pay all necessary principal and interest payments for the refunded bonds.
- c. Restructuring - The City will refund debt to achieve a restructuring of its debt when it is in the best financial interest of the City to do so. Such refundings will be limited to restructuring to meet unanticipated revenue expectations or to remove unduly restrictive bond covenants.
- d. Term of Refunding Issues - No refunding shall result in the extension of debt service payments beyond the term of the originally issued debt. The term may be shortened to realize greater savings, but such shortening should be guided by the remaining useful life of the financed facility and the concept of inter-generational equity.

8. Methods of Issuance

The City will issue all of its debt through competitive sale unless the Finance Director finds that the sale by negotiation would provide significant cost advantages to the City or eliminate or reduce certain risks such as those related to the timing of certain sales. The Finance Department shall provide the City Council with a recommendation whenever a negotiated sale is contemplated.

- a. Methods of Issuance
 - i. *Competitive*: Sale of securities by competitive bid shall be the method of choice for general obligation debt and other types of debt on a case-by-case basis.
 - ii. *Negotiated*: The City recognizes that some securities are best sold through negotiation. The City shall elect to sell securities through this method if conditions exist that would otherwise limit the market access of the City for these securities. The criteria to be used when evaluating the negotiated sale of indebtedness may include:
 - 1) Structure: Whether the financial structure of the issue is simple and straightforward, or is complicated and/or a "story" bond;
 - 2) Capital Market Conditions: Whether the capital markets are calm, changing little on a week- to-week basis, or if they are volatile and changing frequently.
 - 3) Security: Whether the issue is Certificates of Participation of the City, Mello-Roos, Assessment District debt, or other types of debt on a case-by-case basis.
 - iii. *Private Placement*: From time to time the City may elect to privately place its debt. Such placement shall only be authorized if this method is demonstrated to result in a cost savings to the City relative to other methods of debt issuance.
- b. Issuance Method Analysis:
The City shall evaluate each method of issuance on a net present value basis, using the City's investment rate as the appropriate measure of the discount rate.
- c. Feasibility Analysis:
Issuance of self-supporting revenue bonds may be accompanied by a feasibility projection or report demonstrating the projected revenue stream's ability to meet future debt service payments.

9. Terms and Conditions of Sale

The City shall establish the terms and conditions of the sale prior to the actual sale date. In competitive sales the terms shall be approved by the Finance Director prior to the publication of the notice of sale. In negotiated sales, the terms shall be set in an underwriting agreement at least five days prior to the pricing of the securities.

- a. General
 - i. *Call Provisions*: The Finance Director shall ensure that an analysis of the cost of all provisions for each financing is performed. Based upon this analysis, the City's securities shall provide for redemption at the option of the City as early as current market conditions allow, given the appropriate cost-benefit to the City. In general, the City's securities shall include an optional call feature no later than 10 years from the date of delivery of the bonds (and approximately 50% of the life of the last maturity for issues which are shorter than twenty years).

- ii. *Purchase Offer Analysis:* Offers to purchase the City's debt will be analyzed according to the true interest cost method. The interest calculation in this method determines the rate at which the present value of the debt service equals the par amount of the bonds less the discount (plus any premium) plus accrued interest.
- iii. *Bond Denominations:* In general, the City's securities will have denominations of \$5,000. The City will consider denominations of less than \$5,000 if targeting special markets or initiating mini-bond programs. When in the best interest of the City, Capital Appreciation Bonds (bonds which pay interest only at maturity and whose value at that time equals \$5,000 or multiples thereof) will be considered as an alternative to traditional current interest bearing municipal securities. When undertaking a project the City believes is necessary for its general health and welfare, but has higher-than-normal risks associated with it, the City may require denominations of greater than \$5,000 to insure that only sophisticated buyers can purchase these bonds.

b. **Competitive Sale**

When conducting a competitive sale, the City will undertake to publish a Preliminary Official Statement (“POS”). Such POS shall be prepared by the Finance Department with the assistance of an appointed disclosure counsel. The POS shall be in accordance to the standard heretofore mentioned. The POS and final Official Statement shall be published according to timelines established by the Municipal Securities Rulemaking Board (MSRB) and other rulemaking bodies.

- i. *Market:* The City shall inform the potential market for its securities on a timely basis prior to the sale date and make available sufficient POSs to assure the maximum number of bids for all of the City's sales. The market for municipal securities is increasingly a national market. In marketing the City's bond issues, trends, structures, and factors in the California regional markets as well as national credit markets should be considered. The City's marketing should be designed to take maximum advantage of the factors in both the national and regional markets, which will provide the lowest borrowing cost for City residents and businesses.
- ii. *Official Bid Form:* The City shall make available an official bid form for all sales, which will be used by all bidders and provide a common structure for all bids.
- iii. *Bid Constraints:* The City will list any constraints of the bid so desired. In general, the City shall not allow a discount to exceed 2 percent of the par amount of the securities. Prevailing state and federal law should guide discounts and other bid constraints.
- iv. *Award of Bid:* All bids shall be evaluated by the True Interest Cost Method (“TIC”). Bids shall be awarded to the lowest TIC bidder.

c. Negotiated Sale

When the City's interests may be best served by a negotiated sale.

- i. *Selection of Underwriter:* The City shall select the negotiated underwriter(s) through a request for proposal for underwriting services. The City may select more than one underwriter for a single issue. Underwriter selection will be based on the Firm's demonstrated experience and ability to market the type and size issue being contemplated, assigned personnel's experience with similar credits and structure, estimated costs and fees, and the proposed marketing plan.
- ii. *Negotiating Techniques:* The City shall separate the negotiation of the terms of the bonds, the management fees, the expenses chargeable and the underwriting fees from the takedown and rate discussion. The City shall receive a pre-pricing book, before the sale date, which will include comparable sales and a proposed rates and prices for the bonds. On the day of the pricing, only interest rates, final financing structure and takedown will be discussed unless takedown has been previously agreed upon. In cases where the bonds will be offered at an Original Issue Discount, this too may be discussed at the time of the sale.

d. Private Placement

From time to time the City may seek to privately place its securities. The City will send inquiries to several investors seeking interest in such a placement. The City will seek bids from such private placements for its securities.

e. Lease Purchase

The City shall consider coordinating its lease purchase financings through the development of a master lease program. The Finance Director shall submit the master lease purchase program to the City Manager and City Council for approval.

C. Process

1. Evaluation of Financing Options and Proposals

- a. Submission and Review of Financing Proposals (City and/or land-secured new money debt)

Early communication with the City is encouraged to assist applicants in evaluating the feasibility of available financing programs and to discuss program procedures. The submission of a proposal does not guarantee the feasibility of a project or the City's willingness to proceed with any project. A proposer's completion of all or part of the proposal submission and review process neither creates nor implies any vested right to reimbursement by the City or any other public agency of costs incurred or revenues foregone.

b. Assessment of Alternatives

The review of financing proposals will include a review of all alternatives, including cash financing, which could lower the net present value of acquiring the capital asset.

c. Establishment of Financing Priorities

In evaluating individual financing proposals, the Finance Department will consider all pending financing requirements of the City. This approach will allow the City to take a long-term strategic approach to each financing in order to ensure that each financing is completed efficiently, at the lowest cost, and will not negatively impact future City transactions.

d. Adoption of Capital Financing Plan/Debt Calendar.

The City will periodically adopt a Capital Financing Plan/Debt Calendar which will control all issuance of debt by the City. No debt will be issued unless it has been included on the Debt Calendar. The Finance Director should periodically update the Debt Calendar. Authorization for refunding of outstanding debt that is sensitive to market rate fluctuations shall have a special approval process, which gives maximum authorization to the Finance Director to carry out such financings after the City Council has approved the refinancing within parameters such as:

- i. Minimum present value savings;
- ii. Maximum principal amount;
- iii. Maximum true interest cost;
- iv. Maximum final maturity; and
- v. Date this authorization terminates (no longer than the end of the current fiscal year).

2. Use of Consultants

The City shall select, retain, employ, and be responsible for, in its sole discretion, any consultants necessary for the formation of a special district, review of the financing, and the issuance and administration of bonds, including but not limited to the underwriter(s) and underwriters' counsel; bond counsel; financial advisor; special tax consultant; engineers; appraiser; district administrator, market absorption study consultant; or any other consultant deemed necessary by the City in its judgment to complete the legal proceedings; and financial analysis for issuance of bonds. The cost reimbursement provisions of Section IV.D of this policy shall apply to all costs and expenses incurred by City in employing such consultants.

An applicant/developer may retain its own consultants for its own benefit, but will work through those consultants hired by the City. If the developer/applicant retains its own consultants, all costs associated therewith shall be borne by the developer/applicant.

No firm may serve in more than one capacity as design engineer or special tax consultant on the same District pursuant to California Government Code. Similarly,

no firm may serve as a financial advisor or bond counsel during the planning stages for a district or conduit project and subsequently as underwriter or disclosure counsel for the bonds of the district or project.

3. Land Use Approvals

All proposed projects within the proposed district or project area, together with the infrastructure and public facilities, must be consistent with the City's adopted General Plan, zoning classifications, and the California Environmental Quality Act (CEQA). All property within the proposed district must possess land use determinations or zoning classifications of sufficient certainty, and facility requirements of sufficient specialty that each parcel can be adequately assessed.

D. Additional Policies Regarding Land-Secured and Conduit Financing

1. Purpose of Additional Policies Regarding Land-Secured and Conduit Financing

The purpose of these Additional Policies Regarding Land-Secured and Conduit Financing is to facilitate the acquisition and construction of public facilities on commercial, industrial and residential properties in order to promote any of the following:

- a. The health and welfare of developed areas;
- b. The orderly development of the City; and
- c. The development of needed commercial or industrial property.

2. Policy for Use of Public Financing for Public Facilities

Factors to be considered in reviewing a request that a Community Facilities District (CFD) or an Assessment District be formed shall include but not be limited to the following:

- a. Whether there is a need for additional commercial, industrial or residential zoned lots in the City;
- b. Whether the inventory of existing improved parcels in the community is adequate for orderly development needs;
- c. If additional commercial, industrial or residential lots are desired in the City, and if the project's financial feasibility is dependent upon financing the public improvements with tax-exempt bonds;
- d. Whether the proposed assessment or special tax, when added to the existing public indebtedness in the area will result in an unusually high tax rate or collection charge, which tends to make the sale or use of property uneconomic. Total tax assessment including special taxes must be less than 2%; and
- e. Whether the City anticipates debt issuance during the applicable calendar year for the purpose of general City operations, which might be precluded or negatively impacted as a result of an assessment district or CFD financing.

The City encourages the development of commercial or industrial property. The City Council will consider the use of community facility districts (hereinafter "CFDs") or special benefit assessment districts (hereinafter "Assessment Districts"), as well as other financing methods to assist these types of development. Where, in the City's opinion, the public facilities of a residential development represents a significant public benefit, this type or other appropriate types of public financing will also be considered.

While recognizing that public facilities proposed to be financed must meet a public need and must benefit properties within the proposed development project, public benefit implies that a significant benefit will also result to the community at large. An example of significant public benefit is a public facility having regional impact such as a bridge, a freeway overpass, a regional water or wastewater treatment plant, etc. Significant public benefit can also take the form of affordable housing through reduced housing costs, etc.

Public financing will be permitted for real property public improvements that will benefit the ultimate property owner and whose useful life will be equal to or greater than the term of the bonds.

The proposed development project must be consistent with the City's Comprehensive General Plan and have secured appropriate land use approvals from the City to allow for the implementation of the ultimate development of the area.

Facilities, which are, upon completion, owned, operated or maintained by public agencies, shall be considered public facilities. Limited exceptions will be made for certain facilities to be owned, operated or maintained by private utilities.

An appraisal of the property subject to any lien required to secure any public financing shall be required. A minimum property value to lien/debt ratio of 3:1 (after inclusion of the public facilities being financed and including any overlapping assessment or community facilities districts) must be present pursuant to Premise 3 entitled, *Bulk Land Value*, as determined by an M.A.I. appraisal. Exceptions may be granted for commercial, industrial and mixed-use development projects. The appraisal shall be reviewed by the City and shall be prepared according to the requirements discussed in Section H, below.

3. Legal Environment

Numerous laws codify assessment proceedings and bond issuance in California, with the most relevant, for purposes of the Policies, being the Municipal Improvement Act of 1913 (setting forth procedures for forming an assessment lien on property), the Improvement Bond Act of 1915 (providing a method of issuing bonds secured by those assessment liens), and Proposition 218. The Improvement Act of 1911, routinely used by municipal issuers for small assessment projects, is rarely, if ever, used for developer-sponsored assessment financing

The bonds shall be issued in accordance with the 1913, 1915 or Mello-Roos Bond Acts as determined jointly by the City and project proponents. In the absence of a development agreement, no bonds shall be issued unless the City Council makes findings that a development agreement is not in the best interest of the City.

Facilities shall be funded in accordance with the provisions of the Municipal Improvement Acts of 1911, 1913, and 1915 and the Mello-Roos Community Facilities Act of 1982 as amended. In the event the acquisition provisions of the 1913 Act are utilized, the City and the project proponent shall mutually agree upon the facilities to be acquired and the method of determining the construction costs incurred. Furthermore, the project proponent shall be required to provide evidence satisfactory to the City of (1) competitive bids for the construction contract and (2) payment of prevailing wage with respect to such construction contract(s).

4. Project Costs and Reimbursement Policies

- a. Costs incurred by the City prior to approval of project: All costs incurred by the City prior to formation of a district or approval of a land-secured or a conduit project, including but not limited to consultant costs (e.g., legal counsel, engineering firms, appraisers, special tax consultants, financial advisors), City staff and administrative costs and related expenses, cost of providing notices, printing and publication costs, and all expenses directly or indirectly relating to these items, shall be reimbursed to the City by the applicant/developer prior to formation of the district or approval of the conduit project. Reimbursement shall be facilitated by advance deposit increments as required by the City. At the City's discretion, the City may consider as an alternative to a cash reimbursement by the applicant/developer, in-kind improvements which are dedicated to the City, and which have a value at least as great as the identified City costs. The City may also allow the reimbursement to be accommodated for in the development agreement, which would stipulate that the City's costs will be paid from bond proceeds.
- b. Costs incurred prior to bond closing: If a district is formed or a conduit project is finalized, and if bonds are issued, the City may direct that a portion or all of the City's costs be reimbursed and the consultant's costs be paid from bond proceeds.
- c. Costs incurred by the City subsequent to formation of district: in the case of a land-secured financing, all City administrative and consultant costs related to administration of the district and incurred after formation shall be included within the assessment or special tax formula in accordance with applicable provisions of law.
- d. Reimbursement to applicant/developer
 - i. *Where district is formed or conduit project is approved and bonds are issued:* If the district is formed or conduit project is approved and bonds are issued, the applicant/developer shall be entitled to reimbursement from bond proceeds for all reasonable costs and expenses incident to the proceedings and construction of the

facilities, subject to approval of the City Council, and subject to any applicable restrictions contained in the Improvement Acts, the Mello-Roos Community Facilities Act of 1982, and other applicable laws and regulations as amended. With regard to applicant/developer paid consultant costs, reimbursement shall be limited to those project-related consultants hired by the City or those hired by the developer/applicant and expressly approved by the City prior to expenses being incurred. The City reserves the right, in the City's sole discretion, to retain any independent consultant, which shall be at the applicant/developer's cost, to review or audit project related costs, including, but not limited to applicant/developer paid costs. Eligibility for reimbursement for any otherwise-eligible expense is conditioned upon the applicant/developer providing paid invoices therefore to the City, and City approval.

The applicant/developer shall not be entitled to reimbursement from bond proceeds for any of the following reasons: interest expense incurred by the applicant/developer during the planning or design or construction (subject to the exception for construction-related interest expense, set forth below) of the public improvements, any other costs and expenses incurred by the applicant/developer which are not legally authorized for reimbursement, or as to which bond counsel has declined approval for reimbursement, and any costs not expressly approved by the City.

- ii. *Where district is not formed (or conduit project is not approved), or where district is formed (or conduit project is approved) and bonds are not issued:* In the event that the district is not formed (or the project does not proceed) due to City disapproval or abandonment, or due to applicant/developer abandonment, or the district is formed (or the project is approved) and bonds are not issued for any reason, the City will refund to applicant/developer any remaining unexpended and unobligated portion of advance deposits posted with the City, subject to the City's prior and full reimbursement of all its direct and indirect costs. If the applicant/developer's advance deposit to the City is not sufficient to reimburse the City for all of its direct and indirect costs, the City, at its sole discretion, will require an additional deposit by the applicant/developer for the difference. The City shall be entitled to pay any refund to the applicant/developer listed on the application form without interest, irrespective of any changes in the ownership or composition of the applicant/developer.

5. Jurisdictional Impact Study

At the City's discretion, a jurisdictional impact study may be required to determine the aggregate public service needs for the project. Upon receipt of an application for public financing, the City may notify the other public entities having responsibility to service the proposed project and request comment on the application. Periodic meetings, on a regional basis, with all affected public entities may be required by the City to address issues relative to overlapping debt and other considerations.

6. Agreements Required

The applicant will be required to enter into all agreements incident to district or conduit project proceedings as determined by the City in a form provided by the City and consistent with these policies. These agreements may include, but not be limited to:

- a. Development Agreement
- b. Disposition and Development Agreement
- c. Acquisition Agreement
- d. Funding and Reimbursement Agreement
- e. Advance Deposit Agreement
- f. Land Dedication Agreement
- g. Other Agreements (as required)

As a condition to the issuance and sale of the bonds, all of the agreements required by the City shall be duly approved and executed by the parties thereto. Prior to execution of any agreements, the City Attorney, the Finance Director and the City's bond counsel shall review such agreements. Additional agreements and conditions are described below.

All contracts for public improvements to be owned, operated or maintained by the City shall be solicited, let and administered as required by City policy.

The proponents (developers) will covenant that bond proceeds will be used and dispersed at times and in the manner as specified on the resolutions forming the financing districts and other such agreements entered into with the City.

7. Information Regarding Feasibility of Project

- a. Fiscal Feasibility Report - Prior to the formation of a financing district or project, a fiscal feasibility report may be required if a portion of the land within a district or project area is substantially undeveloped. The report shall be prepared by or at the direction of the City. All costs for preparing this report shall be borne by the applicant/developer.
- b. Property Owner Support - Where the formation of a district is applicant/developer initiated and where multiple property owners are involved, the district applicant shall be required to produce letters of support

from the other property owners who are in favor of the district as an attachment to the district application. The applicant/developer must demonstrate, to the satisfaction of the City, that the project has, or is likely to have, sufficient property owner support to meet all legal and statutory requirements, including but not limited to the Mello-Roos Act and Proposition 218.

- c. Market Absorption Study - An absorption study of the proposed development project may be required for land-secured financings. The absorption study shall be used as a basis for verification that sufficient revenues can be produced and to determine if the financing of public facilities is appropriate given the timing of the development. Additionally, the projected absorption rates will be provided to the appraiser for use in the appraisal required in Section H, below.

8. Appraisal

A current appraisal will be required of the property that comprises the financing district against which a lien will be placed to secure the bonded indebtedness to be incurred. The City may also require a current appraisal of the proposed conduit financing project in such cases that the City considers appropriate which may include but not be limited to the case in which the proposed debt issue is neither to be rated nor insured. The appraisal will be made by an appraiser retained by the City and is to be made consistent with the following guidelines (with special emphasis on section five, "Form and Content of Appraisal").

a. Introduction

The process of arriving at an appraised value outlined by the California Debt Advisory Commission's *Guidelines for Appraisal Services for Land-secured Financing* may be summarized as follows:

- i. Statement of appraisal problem.
- ii. Required data and sources of data.
- iii. Gathering, recording and verification of data.
- iv. Determination of "highest and best use."
- v. Estimation of land value.
- vi. Estimation of improvement value by relevant approach:
 - 1. sales comparison,
 - 2. cost (or replacement value), or
 - 3. income capitalization.
- vii. Reconciliation of results to concluded value.
- viii. Report of value with statement of limitations, conditions, and assumptions.

b. The Appraiser - General Requirements

Appraisals undertaken to establish value-to-lien ratios for land-secured financing can be complex, requiring the appraiser to interpret the significance of various financial and demographic data. Because an appraisal essentially is an appraiser's *opinion* of value, the City requires that the appraiser be qualified to render this opinion.

- i. City Oversight: Appraisers must be selected from a "pre-qualified" list of appraisers determined by the City.
- ii. Credentials: The appraiser will be accredited by the State of California Office of Real Estate Appraisers and be a Member of the Appraisal Institute (MAI), or have similar training, experience and qualifications as determined in the City's sole discretion.
- iii. Independence: The appraiser will be a member of City staff or an independent contractor retained by the City, rather than a land owner/developer. No appraiser or review appraiser shall have any direct or indirect interest in the real property being appraised for the City that would in any way conflict with the preparation of or review of the appraisal. Compensation for making an appraisal shall be neither based on the amount of the valuation, nor subject to contingency fee arrangements, nor based on successful sale of the bonds.

c. The Appraisal Problem

The appraiser will begin each assignment by defining the *appraisal problem* - that is, succinctly stating the objective of the appraisal. The statement of the appraisal problem will identify (1) the property rights to be valued, (2) the operative definition of value, and (3) the specific date of the value estimate.

- i. Property Rights to be Valued: Appraisals undertaken to establish value-to-lien ratios in CFDs and assessment districts will value the fee simple estate within the established district and subject to the special tax or assessment lien.
- ii. Definition of Value: Appraisals undertaken to establish value-to-lien ratios in CFDs and assessment districts will estimate the market value of the subject property. The market value estimate will be the bulk sale value for all vacant properties - both unimproved properties and improved or partially improved but unoccupied properties. The bulk land value will include the property within the district as it is currently entitled with all appropriate zoning and in its current state of development, the value of the improvements to be financed with the proposed bond issue, if any, and the value of other improvements to be financed with any other cash escrow or security whose cash value is entirely controlled by the City.
- iii. Date of the Value Estimate: The date of the value estimate should clearly be identified in the appraisal report. The period between the

date of the appraisal and the financing should be no more than four months, to accurately represent land values to prospective investors.

d. Valuation Methods

The first three valuation methods discussed in this section - the Sales Comparison Approach to Value, the Cost Approach to Value, and the Income Capitalization Approach to Value - form the core of modern real estate appraisal practices. These valuation methods are appropriate for conventional appraisal assignments involving improved real property, but are less well suited to the valuation of unimproved land. Appraisals of unimproved CFDs and assessment districts will additionally employ a Discounted Cash Flow (DCF) analysis based upon the bulk land value of the property appraised, the fourth valuation method discussed in this section. This section concludes with a brief discussion of Mass Appraisal techniques and an assessed value approach alternative. An appraisal may include more than one appraisal method, depending on the status of the project.

- i. Sales Comparison Approach to Value: The Sales Comparison Approach to Value offers the best indication of the market value of the subject property, because it is based on actual sales data. This methodology is appropriate for most improved properties, but the absence of comparable sales data usually constrains its application to appraisals of unimproved CFDs and assessment districts. The Sales Comparison approach, however, provides the analytical basis for estimating future retail value of presently unimproved properties, which may be incorporated into a Discounted Cash Flow analysis.
- ii. Cost Approach to Value: The Cost Approach to Value is not appropriate for appraisals undertaken to establish value-to-lien ratios in CFDs and assessment districts. Cost does not create value. The Cost Approach may be useful, however, for adjusting for physical differences between properties under the Sales Comparison Approach. Sales Comparison appraisals can be adjusted to reflect infrastructure differences between different projects.
- iii. Income Capitalization Approach to Value: The Income Capitalization Approach to Value is appropriate for retail value calculations of income-producing properties. It also may be appropriate for estimating the future retail values of income-producing properties for use in a Discounted Cash Flow analysis.
- iv. Discounted Cash Flow Analysis: Discounted Cash Flow Analysis is appropriate for bulk sale valuations of unimproved properties and improved or partially improved but unoccupied properties. Discounted Cash Flow valuations should rely on an absorption study to estimate how quickly properties can be developed and sold or leased to end users. The expenses of converting raw land to finished product or improved lots must be deducted from gross cash flow to derive net cash flow prior to discounting. The value of the public

facilities to be financed with the contemplated bond financing will be included in the appraisal. The discount rate should reflect the rates of return needed to attract debt and equity participation in the project

- v. Mass Appraisal Techniques: When an entire tract or project has been built and fully absorbed, the appraiser may employ mass appraisal techniques, utilizing conservative per dwelling unit estimates.
 - vi. Assessed Value: If, based upon assessed value, the value-to-lien ratio of the project and 90% of the undeveloped parcels is greater than 5:1, then a separate appraisal may not be required at the City's sole discretion. If the assessed value of 90% of the undeveloped parcels is not greater than five times the amount of the lien, then the City can require an appraisal to be completed on the undeveloped portion of the project while it uses the assessed value for the developed portion.
- e. Form and Content Of Appraisal
The appropriate format and level of appraisal documentation can vary according to its complexity. A detailed appraisal will reflect nationally recognized appraisal standards, including, to the extent appropriate, the Uniform Standards of Professional Appraisal Practice. Appraisal methodology and presentation of the results of the appraisal shall be presented in writing in either form report or narrative report, as required, by the Finance Director and City Manager.

Appraisals should conform to the following specific criteria:

- i. Appraisals must be in writing, using either a "form report" (Uniform Commercial and Industrial Appraisal Report - Existing Property) or a "narrative report."
- ii. Each appraisal shall clearly state the purpose of the report; a definition of the estate being appraised (i.e., fee, leasehold, etc.); and a description of the limiting conditions and assumptions underlying the appraisal.
- iii. Valuation dates shall be as determined by the City, but in no event more than 120 days prior to the sale of bonds. To the extent practical, valuation dates on all properties shall be synchronized to a specific date, such as "October 1, 2002."
- iv. A physical description of the property being appraised, along with a discussion of its "highest and best use," land use regulations, present use and location.
- v. An opinion of value which specifically considers the value of the property (including individual parcels) with the completed public facilities (bond proceeds and other financial guarantees).

- vi. A certificate of the appraiser stating the absence of any direct or indirect interests in the property, along with a brief description of the appraiser's qualifications.
- vii. Improvement description (to the extent information is practically available)
 - (a) Land parcels which have been developed and subsequently sold should at minimum indicate land parcel size, number of lots, density, number of plans, square footage, year construction was initiated, year of completion, and when sales were initiated.
 - (b) Land parcels with product under construction or with standing inventory should be described as in (a) above and include a summary of the stage of development including: number of residential units or buildings completed, number of buildings, status of buildings under construction, finished lots and mass-graded or raw lots. In addition, a comment on the marketability of the buildings (architecture, size, etc.) is appropriate.
 - (c) Land parcels which have been developed with income-producing (or owner-occupied) commercial, industrial, offices, etc., should be described as follows:
 - 1. Commercial-Retail - Land parcel size; basic construction type; typical tenant improvements (and who is responsible for their construction); leaseable area, when construction was initiated; and date of completion.
 - 2. Industrial - Land parcel size; basic construction type, whether single or multi-tenant; typical office build-out as percentage of total area, when construction was initiated; and date of completion.
 - 3. Office - Land parcel size; basic construction type; typical tenant improvements/allowance; net rentable area, when construction was initiated; and date of completion.
 - 4. Residential - Land parcel size; basic construction type; whether single or multi-family; when construction was initiated; and date of completion

9. Value-to-Lien Ratios

The following guidelines describe the City's general policy on value-to-lien ratios, however the requirements will be determined on a project by project basis and are subject to the City's sole discretion.

- a. The District (or improvement area) property value-to-lien ratio should be at least 3:1 after including in the appraisal the value of the financed public facilities to be installed and including as part of the lien any prior or pending special taxes or improvement liens. Individual properties within the boundaries of the proposed District must also meet the minimum value-to-lien ratio test of 3:1 on a parcel by parcel basis.

- b. If the value-to-lien ratio is 3:1 or greater for the entire district and if there is a value-to-lien ratio of 3:1 on at least 90% of vacant land in the district, the City may not require, at the City's sole discretion, letters of credit or other security to secure payment of the special taxes to be levied annually on properties within the district.
- c. If the value-to-lien ratio is less than 3:1 for the district as a whole or on at least 90% of approved parcels in the district, the City may require either letters of credit or other security (assigned deposits, deposits to escrow) to secure payment of the special taxes/special assessments on properties within the district or may elect to abandon the district.

10. Credit Enhancement

Each bond issue shall be structured to adequately protect bondholders and to not negatively impact the bonding capacity or credit rating of the City through some combination of credit enhancement, foreclosure covenant, special reserve fund or deposits and/or a contractual commitment by the proponents and successors to pay the special taxes or assessments during at least the first four years of the bonds. Specifically:

- a. Financial Plan: Prior to City approval of the district or project, the applicant/developer may be required to submit a financial plan which demonstrates to the City's satisfaction the applicant/developer's ability to pay all assessments and/or special taxes through build out of the project.
- b. Credit Enhancement Requirements: In general, where credit enhancement is required for the bond issue as a whole, in the opinion of the City, the applicant/developer shall provide such enhancement in such form as is approved by the City and the underwriters. Such enhancement may, for example, be required in cases where the value-to-lien ratio for property within the district or project area is insufficient, and may take the form of letters of credit, policies of insurance, or other vehicles.
- c. Letter of Credit Requirements: With regard to the formation of either a Community Facilities District pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, or a Special Assessment District pursuant to the Municipal Improvement Act of 1913, as amended, if a person or persons owning property within the proposed boundaries of a District will be responsible for payment of thirty-three percent (33%) or more of the total annual special tax or special assessment to be levied, then said property owner or owners may be required to provide a Letter of Credit naming the City as beneficiary. In general, the following requirements apply to letters of credit:
 - i. The term shall be the longer of one year, the length of time anticipated for the completion of the improvements, or the length of time anticipated for the subject parcel(s) to reach a sufficient value-to-lien ratio, as determined by the City, an appraiser and market absorption consultant retained by the City, with automatic renewal

unless canceled in writing by the City. In addition, the letter of credit will terminate when the obligated party's property holding has an annual special tax or special assessment liability of below thirty-three percent (33%) of the total annual special tax or special assessment to be levied. New property owners responsible for thirty-three percent (33%) or more of the total annual special tax or special assessment may be required to provide a substitute Letter of Credit under the same terms and conditions described herein.

- ii. The Letter of Credit is to be in an amount equivalent to the gross debt service on the bonds allocable to the person's property for the current fiscal year and the succeeding fiscal year or in such other amount as is determined by the City. The amount of the Letter of Credit will be proportionately reduced as the property owner sells portions of his or her property.
- iii. The letter of credit must be posted with the City in final form, properly authorized and executed, prior to City authorization to issue bonds for the district or project. Irrevocable credit commitments, commitment letters, in-lieu letter of credit guarantee forms, or other similar instruments, will not be accepted.
- iv. The letter of credit shall be irrevocable, and issued for the benefit of the City on or before the date of the delivery of the bonds.
- v. The issuer of any Letter of Credit or other credit enhancement shall be a bank legally operating within the State of California, and which has a rating that is acceptable to the City Treasurer, including a Thompson Bank Watch rating of "C" or higher, or an equivalent rating by any other nationally recognized financial institution rating agency, and whose letters of credit are deemed marketable by the City for public financing purposes.
- vi. The City reserves the right to consider other forms of credit enhancement or bond guarantee which are determined by the City, in its sole discretion, to be a lawful and adequate substitute for a letter of credit. An irrevocable credit commitment, commitment letter or in-lieu Letter of Credit guarantee will not be accepted irrespective of whether capitalized interest is funded from bond proceeds.

11. Refunding of Prior Issues

The City may require that each new district or conduit project bond issue refund any prior issues, if they exist on properties included in the district or project area, in order to avoid subordinated liens. Instances where prior issues may not require refunding are:

- a. Where refunding of prior issues will result in higher interest costs;
- b. Where there can be assurance that prior liens may pose no marketing problems for the new district or project area bonds; or

- c. Where refunding of prior issues may present future administrative difficulties to the City or other affected public entities

12. Security Supporting Financings

- a. Conduit Financings - Bonds issued through conduit financing mechanisms are to be supported by the flow of payments from the developer to whom the issuer of the bonds has loaned the bond proceeds. Frequently, the repayment of the loaned proceeds is guaranteed by a letter of credit or similar credit support (as described in Section J: "Credit Enhancement," above). The requirement for a letter of credit on conduit financings shall be determined on a project by project basis and shall be at the sole discretion of the City.
- b. Limited Obligations - All statements and materials related to the sale of special tax bonds (CFDs) and Assessment District bonds shall emphasize and state that neither the faith, credit nor the taxing power of the City of Folsom, Sacramento County, the State of California, nor any other taxing entity, is pledged to the repayment of the bonds, nor is there an obligation of the City to replenish the reserve fund from revenue sources other than special taxes, annual assessments or proceeds from foreclosure proceedings.
- c. Technical Defaults - Concerning each CFD with outstanding bonds, all City departments and agencies with administrative responsibilities will notify the Finance Director and file a written report of the circumstances if an event of technical default has occurred or is likely to occur.
- d. Foreclosure Covenant - A foreclosure covenant may be required as follows:

The City covenants for the benefit of the owners of the Bonds that it will commence appropriate foreclosure proceedings within one-hundred-and-eighty (180) days of notice of a delinquency from the Auditor-Controller of the County of Sacramento in the Special Tax or Assessment Collections Department identifying the parcel(s) with respect to which the Special Tax has not been paid, and once existing delinquencies amount to at least (5%) of annual debt service and the City determines that the benefits are greater than the costs of pursuing foreclosure proceedings, the City will diligently pursue to completion such foreclosure proceedings.

As used herein "benefits" are defined as either monetary (more revenue is generated than costs incurred) or non-monetary (prevention of bonds issued in the City's name from going into default).

13. Special Taxes and Assessments

Land-secured bonds are termed "limited obligations" whose primary repayment is secured, in the case of community facilities districts, by a special tax, or in case of assessment districts, by a confirmed assessment lien.

The rate and method of apportionment of the special tax must be both reasonable and equitable in apportioning the costs of the public facilities to be financed to each of the parcels within the boundaries of the proposed district. For an assessment district, as State Law requires, the apportionment of the assessment lien among the parcels comprising the proposed assessment district shall be based upon the direct and special benefit each parcel receives from the public facilities to be financed. For community facilities districts, the City prefers that this apportionment of costs be based on the benefit that each parcel is to receive from the public facilities financed.

The projected special assessment and/or special tax, when added to the ad valorem property tax and other benefit assessments, special taxes levied for authorized but unissued debt, and any other anticipated special assessments, fees, taxes or charges which may be included on a property owner's annual property tax bill, should not exceed two percent (2%) of the projected assessed value of each improved parcel within the district. A backup special tax to protect against changes in densities resulting in insufficient annual special tax revenues to pay annual debt service and administrative expenses shall be required. A formula to reimburse the special tax payments may be permitted.

14. Special Tax Formula for Land-Secured Financing

a. Maximum Overall Tax Burden

The total of the following should not exceed two percent (2%) of the projected assessed value of the subject properties:

- i. Ad valorem property taxes levied by the City.
- ii. Voter approved ad valorem taxes levied by the City in excess of one percent (1%) of the assessed value.
- iii. Special taxes levied by any existing CFD for the payment of bonded indebtedness or on-going services.
- iv. Assessments levied for any assessment district or maintenance district for the payment of bonded indebtedness or services.
- v. The maximum special tax for the proposed CFD.
- vi. Any other fees or charges secured by the property.

b. Maximum Special Tax

The maximum special tax formula shall adhere to the following requirements:

- i. The maximum special tax submitted to the qualified voters of the district shall not exceed one percent (1%) of the projected assessed value of the developed properties at the time of full build-out of district formation.

- ii. In regard to CFDs, the total projected annual special tax revenues, less estimated annual administrative expenses, must exceed the projected annual gross debt service on the bonds by ten percent (10%). Projected annual interest earnings (at current treasury yields) on bond reserve funds may also be included as revenue for the purpose of structuring the special tax. Reserve fund interest earnings credit in excess of the foregoing will only be permitted if an investment agreement, satisfactory to the City, is secured at the time any bonds are sold and delivered.
- iii. The maximum special tax may be established when a developed parcel is first subject to the tax and shall include reasonable annual administrative expenses and other direct costs to the CFD.
- iv. Under limited circumstances, an increase in the maximum special tax will be permitted, not to exceed two percent (2%) annually for residential property.
- v. The City shall have discretion to allow a special tax in excess of the two percent (2%) maximum tax burden limits for any commercial or industrial lands within the district. The City may allow exceptions to the maximum tax burden in situations where the excess tax burden would not affect the marketability of the district lands, or the credit quality or flexibility of future City financing.
- vi. All property not otherwise statutorily exempted or owned (or to be owned) by a public entity shall bear its appropriate share of the special tax liability. The special tax may be apportioned on the basis of benefit to all categories and classes of property within the CFD. The apportionment should be based upon ultimate use of the property.

15. Special Tax Consultant Report

The City shall retain a special tax consultant to prepare a report which:

- a. Recommends a special tax for the proposed CFD, and
- b. Evaluates the proposed special tax in light of its ability to adequately fund identified public facilities, City administrative costs and services (if applicable) and other related expenditures. Such analysis shall also address the resulting aggregate tax burden of all proposed special taxes plus existing special taxes, ad valorem taxes and assessments on the properties within the CFD.

16. Disclosure and Notification Requirements

- a. Proposal

At the time of proposal submission and prior to the sale and issuance of any bonds, the applicant/developer must demonstrate the financial wherewithal to complete the project by meeting the City's requests for information which

may include but not be limited to the following: a pro forma of the project, a Dunn and Bradstreet Report, and disclosure of material events, including bankruptcy filings and outstanding liens. In addition, the applicant for a land-secured or conduit debt issue and all property owners within the boundaries of the proposed financing district or project area that will be responsible for twenty percent (20%) or more of the debt service on the bonded indebtedness to be incurred shall, at the request of the City, provide financial statements (preferably audited) for the current and prior two fiscal years if such financial statements are already done in the normal course of business (as covered in SEC rule 15(c)2-12). This requirement may be adjusted appropriately if the proposed debt issue is to be rated or insured or otherwise guaranteed by an appropriate credit enhancement. The applicant shall also provide all other financial information related to the proposed project that may be requested by the City. The City reserves the right to reject a project based on failure to comply with the City's disclosure requirements if the City determines, in the City's sole discretion, that facts or circumstances relating to disclosure may have a material effect on the applicant/developer's ability to implement the project.

In order to obtain appropriate disclosure information on the developer/applicant, the City shall require the developer/applicant to complete an information questionnaire similar to Attachment A. Failure to fill out the questionnaire to the City's sole satisfaction will be the basis for the City's rejection of the application.

b. Notification of Intention to Form a District

When an assessment district or CFD is formed by petition of the property owners or by direct action of the City Council, all property owners and holders of first deeds of trust on property within the proposed district will be notified of the procedures undertaken to establish such a district and the public hearing to be held not less than thirty (30) days after the City adopts the Resolution of Intention.

c. Offering Statements

It is the intent of the City to comply with all applicable federal or state requirements regarding disclosure to insure that fair and accurate descriptions of debt issues are provided to the purchasers of the bonds. Decisions as to the adequacy of the disclosure will be determined by the Finance Director, the City Attorney, bond counsel, financial advisor and underwriter or disclosure counsel. No preliminary or final offering statement for a particular land-secured financing will be released for circulation unless it is deemed final by the City.

The proponent(s) of a particular land-secured or conduit financing and all principal participants therein are expected to provide the information requested by the Finance Director, the City Attorney, financial advisor, the underwriter, disclosure counsel or bond counsel that is deemed necessary for disclosure purposes. Failure on the part of the proponent and any principal

participants to comply with such requests will jeopardize completion of the debt issue.

The proponent of a particular land-secured financing and all principal participants therein will be required to execute those certificates and provide those written opinions of their respective counsel that are required by the terms of the bond purchase agreement. Failure to do so will result in the bonds not being issued and sold.

d. Continuing Disclosure

The developer will comply with federal and state securities laws and SEC rule 15(c)2-12 requirements concerning secondary market (continuing) disclosure as those requirements are interpreted by the City and its counsel.

e. Notice to Future Purchasers of District Properties

The following provisions apply to land-secured financings. The applicant/developer shall be responsible for compliance with all applicable federal and state statutory disclosure requirements, as well as any additional City requirements, in transactions with purchasers of properties within the district.

- i. *Community Facilities Districts*: The Mello-Roos Community Facilities Act requires that certain disclosure certificates regarding the existence of a community facilities district and the special tax obligation be provided to those individuals purchasing property within the district. The City will require that the statutorily prescribed disclosure be made to the initial purchaser of property within a community facilities district, and it will make available the information necessary to complete the disclosure certificate required for secondary transfers. In its sole discretion, the City may require additional disclosure if to do so will aid subsequent purchasers to be made aware of the existence of the community facilities district and the lien obligations created by the special tax.
- ii. *Assessment Districts*: Consistent with the applicable provisions of the Streets and Highways Code dealing with notice as to the existence of an assessment district, the City considers the recordation of the notice of assessment lien with regard to a parcel sufficient notice as to the existence of an assessment district and the amount of the lien.

IX. Strengthening Financial Position

Development projections indicate that the City shall reach build-out in approximately 2009-2010. At this time, revenue sources shall begin to stabilize. To preserve General Fund revenues, the City will need to take proactive steps to strengthen its financial condition. The following policies shall guide those efforts.

A. Diversified Economy and Revenues

1. Preservation of Commercial and Industrial Development Opportunities

The City shall diversify its economic base by encouraging a broad range of private sector commercial and industrial employment. While it is important to maintain an inventory of land zoned for residential use, the City shall carefully consider economic impacts before rezoning any commercial or industrial land to residential use with any proposed rezoning from commercial or industrial land use to residential land use. The City Council shall be presented with an analysis of trend data comparing percentages of residential development to commercial/industrial development.

2. Jobs/Housing Balance

The City shall implement growth principles designed to encourage an equal ratio of jobs to housing, and shall encourage the expansion of businesses that will provide opportunities for Folsom residents to work in their home community.

3. Effect of Fees/Charges/Rates on Commercial and Industrial Development

In setting fees, charges, and/or rates on commercial and industrial development, the City shall evaluate the comparative fee structure of other neighboring jurisdictions. The City shall strive to implement fees, charges and/or rates that are competitive with other jurisdictions and that shall not have a negative impact on sales tax or other valuable sources of revenue.

B. Economic Incentives for Commercial and Industrial Development

The City shall provide economic incentives for commercial and/or industrial development when such incentives shall lead to a positive economic return for the City in terms of jobs, workforce housing opportunities, enhanced revenues, a more diversified economic base, or enhanced transportation or other public services. Any economic incentive policies shall be attached as an Appendix to this document.

C. Redevelopment Revenues

Within the boundaries of the Redevelopment Agency, property tax increment revenues are a resource for housing-related subsidies, and also provide resources to support commercial and industrial business expansion. Consistent with the statutory goal of eliminating blight and the adopted Redevelopment Plan, the Redevelopment Agency shall develop and implement a long-term economic plan that leverages the use of available property tax increment and other redevelopment revenues in a manner that sustains ongoing property tax growth and provides increased opportunities for enhancement of property values within the Redevelopment Agency boundaries. The Redevelopment Agency shall develop an appropriate balance between investment of Redevelopment revenues in public projects within the Redevelopment Agency boundaries and private development opportunities. The Redevelopment Agency shall also consider the generation of increased sales tax revenues and the creation of a stable and diverse economic base in evaluating opportunities for the investment of property tax increment.

D. Intergovernmental Revenues

1. Grants

Grants from federal, state or private organizations are an appropriate and desirable means of enhancing available revenues. However, grant funding is rarely a long-term, stable economic base. The following policies shall ensure that grant funding is appropriately leveraged to enhance City services.

a. Grant Applications

Requests to the City Council for approval of a grant application shall identify anticipated long-term maintenance and/or renovation costs, required City matching funds, and additional personnel that may be needed if the grant is awarded for a capital project. With respect to grants for staffing, the source of funds for long-term staffing after the expiration of the grant shall also be identified in the request for approval of the grant application.

b. Grant Administration

All grants and other federal and state funds shall be managed to comply with the laws, regulations, and guidance of the grantor, and all gifts and donations shall be managed and expended according to the wishes and instructions of the donor.

c. Grant Project Resolutions

All grants received from the Federal or State government for operating or capital purposes shall be recognized in separate grant project resolutions. A balanced grant project resolution must be adopted prior to beginning the

project. A grant project resolution is balanced when estimated expenditures do not exceed estimated revenue. Information on each grant project resolution shall be included in the Annual Budget.

- d. Review by Finance Department
All grant applications on behalf of the City shall be reviewed by the Finance Director before submittal to the City Council or the grantor.

2. State Shared Revenues

To protect against fluctuations in intergovernmental revenues. The City shall maintain fifteen percent in undesignated fund balance as a reserve against unanticipated or uncontrollable reductions in state subventions.

E. Cost Allocation Charges

The City Council recognizes that certain administrative functions are performed for services that are funded by fees, rates or other service charges. The General Fund should be reimbursed for the cost of such services when the administrative functions are performed by City staff paid out of General Fund revenues (e.g., legal, finance and personnel). To preserve General Fund revenue and to properly allocate the cost of such administrative services, Enterprise and Special Revenue Funds shall be charged for administrative services in an amount equal to the value of the time spent on such services. The process for determining Cost Allocation shall be determined by the Finance Director, and shall be revised from time to time as may be necessary. In each Annual Budget, the amount charged to an Enterprise or Special Revenue Fund shall be separately identified as a "Transfer Out." The Cost Allocation amount shall be examined annually and adjusted as deemed necessary to respond to changes in cost of service.

F. User Fee Cost Recovery

The City provides certain services to Folsom residents and business that are funded in whole or in part by fees that are intended to cover all or a portion of the cost of providing such services. To the extent User Fees do not cover the entire cost of providing such services; the General Fund subsidizes the additional expense. Careful examination of User Fees shall enhance the stability of the General Fund. The following policies shall be implemented to ensure that User Fees keep pace with changes in the cost-of-living as well as changes in methods or levels of service delivery.

1. General Principles

- a. Revenues derived from User Fees shall not exceed the reasonable cost of providing the service.
- b. Cost recovery goals shall be based on the total cost of delivering the service, including all direct costs, departmental administration costs, and organization-

wide support costs such as accounting, personnel, data processing, building and/or vehicle maintenance, and insurance.

- c. The method of assessing and collecting fees shall be as simple as possible in order to reduce the administrative cost of collection. Although a high cost of recovery may be appropriate for specific services, if it is impractical or costly to charge the user, a lower level of cost recovery shall be appropriate.
 - d. Fee levels shall be sensitive to the “market” for similar services, including the provision of services by private sector service or program providers. User Fees shall not be set so high that services shall not be used. Conversely, User Fees shall not be set so low that the City is stimulating a demand by artificially low prices. Specifically, the City shall carefully consider whether it is appropriate to provide services at a subsidized cost (or a cost that does not include all cost of services, such as room rental costs, building maintenance or personnel charges) if such services are available through the private sector.
 - e. Fee levels shall be sensitive to smaller, infrequent users of the service, for example, small businesses that may have less of an opportunity to recover the cost of User Fees through ordinary business income.
 - f. The level of cost recovery should consider the community-wide versus special benefit of the program or activity that is the subject of the User Fee. The use of general-purpose revenues shall be appropriate for community-wide services, while User Fees at some level shall be appropriate for services that are of special benefit to easily identified individuals or groups. (For example, it would be unusual to charge a User Fee for a community-wide event such as an Easter Egg Hunt, while it would be appropriate to charge a User Fee at some level for an adult recreational program with a limited number of participants.)
 - g. The level of cost recovery shall consider the financial benefit to the service user, and whether the user is a service driver or a service recipient. In cases where there user benefits financially from the provision of the service, and the service would not be provided but for the expanded business or revenue opportunities, the level of User Fee should more closely approximate 100% cost recovery. (For example, a developer receives financial benefit at the conclusion of the development review process, and the City would not provide the review of development applications but for the expanded business or revenue opportunity for the developer. While the community may be the actual service recipient of the review of development applications, the developer is the service driver.)
2. Factors Favoring High Levels of Cost Recovery. High cost recovery levels are especially appropriate in the following circumstances:
 - a. The service is similar to services provided through the private sector.

- b. Other private or public sector alternatives could or do exist for the delivery of the service.
 - c. The demand for the service is high and cost of service is needed as a mechanism to help control demand.
 - d. The cost of service can be used as a mechanism for encouraging compliance with the law. (For example, police response to false burglary alarm calls.)
 - e. The service is regulatory and voluntary compliance is not expected to be the primary method of detecting failure to meet regulatory requirements. (For example, building permit, plan checks and subdivision review services.)
3. Factors Favoring Low Levels of Cost Recovery. In addition to the general policy considerations noted above, low cost recovery levels are appropriate in the following circumstances:
- a. The program or services falls within the range of general public services which are provided to the community to promote the general safety, health and well-being of the community, and there is no intended relationship between the amount paid and the benefit received. (For example, police and fire services, general access to park facilities.)
 - b. The service is not generally available through private sources and is necessary to promote the general safety, health and well-being of the community. (For example, teen after school programs.)
 - c. The service is generally non-recurring, delivered on a “peak demand” or emergency basis, cannot reasonably be planned for on an individual basis, and is not readily available from a private sector source. (For example, police and fire services in response to emergencies.)
 - d. Collecting fees would discourage compliance with regulatory requirements and adherence to regulatory requirements is not readily identified by the City. (For example, home-based business licenses.)
4. Periodic Adjustment of User Fees. A comprehensive analysis of User Fees shall be made at least every three years. In the interim, if applicable, fees shall be adjusted by no less than the amount of the annual change in the Consumer Price Index. Fees may also be adjusted more frequently than every three years based on supplemental analysis whenever there has been significant change in the method, level or cost of service delivery. A schedule reporting the rate of all User Fees shall be included as an Appendix to the mid-year budget review, and the City Council may direct adjustment in User Fees as part of the annual budget process.
5. Recreation Programs. Consistent with the policies described above, the following cost recovery policies apply to the City’s recreation programs.

- a. Cost recovery for activities directed to adults should be relatively high.
- b. Cost recovery for activities directed to youth and seniors should be relatively low. In those circumstances where services are similar to those provided in the private sector, cost recovery levels should be higher.
- c. Differential rates may be established for User Fees for non-residents whenever there is not full cost recovery for a program. Differential rates may not be appropriate if the higher User Fee for non-residents reduces attendance and there is no appreciable savings in the cost of providing the program with a lower number of participants.
- d. The following cost recovery goals shall be considered in establishing recreational User Fees. These goals are not mandatory, and given appropriate analysis may not apply to a particular program.

High-Range Cost Recovery Activities (75-100%):

- i. Adult and special interest classes
- ii. Day care services
- iii. Adult sports

Mid-Range Cost Recovery Activities (50-75%):

- i. City library room rentals.
- ii. Fee based special events sponsored by the City.
- iii. Youth sports and special interest classes
- iv. Indoor and outdoor facility and equipment rentals

Low-Range Cost Recovery Activities (0-50%)

- v. Teen services.
- vi. Senior Services.
- vii. Zoo Entrance Fees
- viii. Non fee based special events sponsored by the City

- e. Charges shall be assessed for the use of rooms, swimming pool, gymnasiums, ball fields, special-use areas, and recreational equipment for activities that are not sponsored or co-sponsored by the City. Such charges shall generally conform to the guidelines for cost recovery described above. However, the Parks and Recreation Director is authorized to charge fees that are closer to full cost recovery for facilities that are heavily used at peak times and include a majority of non-resident users.
- f. A vendor charge shall be assessed from individuals or organizations that use City facilities for money-making activities based on mutual agreement between the City and the vendor.
- g. The Parks and Recreation Director is authorized to offer reduced fees such as introductory rates, family discounts and coupon discounts on a pilot basis to

promote new recreation programs or to increase attendance at existing programs. All such special rate programs shall be enumerated in the mid-year budget report to the City Council.

- h. Fees for City facilities and/or programs shall only be waived if the City Manager or his/her designee determines in writing that an undue hardship exists or overriding circumstances justify the benefits.
6. Development Review Programs. Cost recovery for development review programs shall be very high, and in most cases the goal for cost recovery should be 100%. The City shall also impose clear performance standards to ensure that there is high value for services rendered. This cost recovery principle applies to the following types of development review programs:
- a. Planning (planned development permits, tentative and parcel maps, rezonings, general plan amendments, variances, use permits, etc.)
 - b. Building and safety inspections (building permits, structural plan checks, fire inspections, etc.)
 - c. Engineering (public improvement plan checks, inspections, subdivision requirements, encroachments, etc.)

G. Enterprise Fund Rates

The City operates sewer, water and solid waste Enterprise Funds. Each of the Enterprise Funds shall be operated in a manner to fully cover the total direct and indirect costs (including operations, capital outlay and debt service) for operating such functions so as to avoid General Fund subsidies for enterprise operations.

1. Rates shall be reviewed on an annual basis and shall be adjusted as appropriate and equitable.
2. Rates charged for enterprise activities shall be compared periodically against rates charged by other public agencies for purposes of benchmarking cost of service and operations. Private contracting opportunities shall be evaluated as appropriate as a means of reducing expenses, while remaining in compliance with Sections 5.04 *Purchasing and Contracting* and 7.01 *Conflicts of Interest* of the Charter.
3. Collections

The City shall implement a uniform collection policy pursuant to the Folsom Municipal Code section 1.09.062. The costs of this collection procedure shall be reviewed annually to ensure the total direct and indirect costs are fully covered. The costs shall be passed on to the delinquent customers as a penalty in the collection process.

The following options for collection are defined in the Folsom Municipal Code section 1.09.062.

- a. **Property Liens.** After a small claims judgment, a lien shall be placed on the property should the owner fail to pay utility charges, penalties and interest charges.
- b. **Special Assessments.** A resolution must be presented to the City council to declare a special assessment on a delinquent customer's real property. Upon passage and adoption a certified copy shall be recorded with the Sacramento County recorder's office. The assessment shall be collected at the same time and in the same manner as ordinary municipal taxes.
- c. **Withholding Entitlements.** The City may withhold issuing any licenses, permits and other entitlements until payment for the utility charges, penalty and interest is received.
- d. **Collection Agency (other enforcement procedures).** The City can take other actions allowed for enforcement of a civil judgment. Collection agency fees shall be passed on to the customer through penalty and interest charges therefore avoiding gifting of public funds.

X. Investments

The Investment Policy provides operating guidelines for the investment of City monies. It is the primary duty of the City officers having investment responsibility to protect, preserve and maintain the cash and investments placed in their trust on behalf of the citizens of the City.

A. Policy Adoption

Annually, in accordance with the Folsom Municipal Code, Chapter 30.30.030 (I.), and the California Government Code, Section 53646, the City Council shall consider and approve a Statement of Investment Policy at a public meeting. Any modifications made to the investment policy must be approved by the City Council during this annual process.

B. Delegation of Authority

The California Government Code allows for the delegation of investment authority to the Treasurer for a one-year period, to be renewed annually. This action shall be performed in conjunction with the City Council's annual adoption of the investment policy, unless otherwise necessary throughout the year.

Authority to manage the City's investment program is derived from Section 2.11.080 of the Municipal Code. Management responsibility for the investment program is hereby delegated to the Finance Director/Treasurer, who may delegate investment program management functions to others.

The Finance Director/Treasurer shall be responsible for all transactions undertaken and shall maintain a system of internal controls to regulate the activities of subordinate officials to whom investment management functions have been delegated.

C. Scope

This investment policy applies to all financial assets of the City of Folsom, including the Folsom Redevelopment Agency and the Folsom Public Financing Authority. These assets are accounted for in the City of Folsom Comprehensive Annual Financial Report and include:

1. General Fund
2. Special Revenue Funds
3. Capital Project Funds
4. Enterprise Funds
5. Debt Service Funds
6. Trust and Agency Funds
7. Internal Service Funds

D. Prudence

Investments shall be made with judgment and care – under circumstances then prevailing – that persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital, their liquidity needs, as well as the probable income to be derived.

The standard of prudence to be used by investment officials shall be the *Prudent Investor Standard* as set out in Government Code Section 53600.3. This standard shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

E. Objectives

The City's primary investment objectives, in priority order as per Government Code Section 53600.5, are:

1. **Safety**
 Safety of principal is the primary objective of the investment program. Investment transactions shall be made in a manner that seeks to minimize credit risk, and ensure the preservation of capital in the overall portfolio. To attain this objective, the City shall limit investments to the safest types of investment grade securities and diversify investments among a variety of securities and financial institutions offering independent returns.
2. **Liquidity**
 The investment portfolio shall remain sufficiently liquid to enable the City to meet all reasonably anticipated operating requirements. Liquidity is accomplished by investing the City's operating funds primarily in shorter-term securities and structuring the portfolio so that investments mature concurrent with cash needed to meet anticipated demands. Emphasis should be on securities with a low sensitivity to market risk by considering the investment's overall issue size, denomination, market of issuance and form of security.
3. **Return on Investments**
 Investment earnings on the portfolio shall be tertiary to the basic requirements of safety and liquidity. The investment portfolio shall be designed and managed with the objective of attaining a benchmark market rate of return throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristics of the portfolio.

F. Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or

which could impair their ability to make impartial investment decisions. These officers and employees shall disclose to the City Manager any material financial interests in financial institutions that conduct business within their jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City's investment portfolio.

Pursuant to Government Code Section 53637, deposits in financial institutions where a member of the City's governing body or employees with investment decision-making authority serve on the board of directors or the specified committees of that financial institution are prohibited.

G. Investment Procedures

The Finance Director/Treasurer shall maintain written investment procedures for the operation of the investment program consistent with this policy. The procedures should include reference to: safekeeping, repurchase agreements, wire transfers, banking service contracts and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Finance Director/Treasurer.

H. Authorized Financial Dealers and Institutions

The Finance Director/Treasurer shall maintain a list of financial institutions authorized to provide investment services. In addition, a list shall also be maintained of approved security broker/dealers who are authorized to provide investment services to the City. These broker/dealers must be registered to provide investment services in the State of California and may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule). No public deposit shall be made except in a qualified public depository as established by State laws.

All financial institutions and broker/dealers who desire to become qualified bidders to provide investment services to the City must submit the following:

1. Audited financial statements
2. Proof of National Association of Securities Dealers (NASD) certification
3. Proof of State registration
4. Completed City Broker/Dealer Questionnaire
5. Certification of having read and agreeing to comply with the City's Investment Policy and depository contracts

I. Authorized and Suitable Investments

1. Authorized Investments

The City of Folsom is authorized to invest in securities allowable under the California State Government Code. Investments that are authorized and suitable for inclusion in the City's investment portfolio are listed in the table below. A

complete copy of Government Code Sections 53600-53609, *Investment of Surplus*, and Section 16429.1 *Local Agency Investment Fund* are provided in Exhibits 1 and 2 of this policy.

Investment Type	Conditions and Limitations	Term
California State Treasurer's Local Agency Investment Fund (LAIF)	Portfolio Limit: 80%	n/a
Bonds Issued by the City	Portfolio Limit: 80%	5 Years
U.S. Treasury Bills, Notes and Bonds	Portfolio Limit: 80%	5 Years
Registered State Warrants, Treasury Notes or Bonds of the State	Portfolio Limit: 20%	5 Years
Bonds, Notes or Warrants of any Local Agency within the State	Portfolio Limit: 20%	5 Years
Federal Agency Securities or U.S. Government Sponsored Enterprise Obligations	Portfolio Limit: 50% with no more than 20% invested in a single agency	5 years
Bankers Acceptances	Portfolio Limit: 40% and no more than 10% in a single commercial bank	180 Days
Commercial Paper	Portfolio Limit: 15% and no more than 10% in a single corporation. An additional 15%, or a total of 30%, may be invested in commercial paper if the dollar weighted dollar average maturity of the entire amount does not exceed 31 days. Conditions: Must be a domestic corporation with assets in excess of \$500 million and have an investment grade rating of A or higher on its debt other than commercial paper.	270 Days
Negotiable Certificates of Deposit	Portfolio Limit: 30% Conditions: Maximum dollar amount of deposits are subject to various conditions set forth in Government Code Section 53678. Must be a national or state chartered bank, state or federal association, or a state licensed branch of a foreign bank	5 Years
Repurchase Agreements	Portfolio Limit: 20% Conditions: A master repurchase agreement is required, with securities	1 year

	underlying the agreement valued daily at 102 percent. Securities limited to U.S. Treasury and Federal Agencies.	
Reverse Repurchase Agreements	Portfolio Limit: 20% Conditions: Requires prior approval of the governing body. Various conditions apply if the security was not owned or specifically committed to purchase prior to 12/31/1994, as set forth in Govt. Code Section 53601.	92 Days
Medium Term Notes	Portfolio Limit: 30% Conditions: May invest in domestic corporations or financial institutions only and must be rated "A" or better by a nationally recognized rating service.	5 Years
Mutual Funds	Portfolio Limit: 20%, no more than 10% in a single mutual fund. Conditions: Must invest in securities authorized by Govt. Code Section 53601 (a-j, m, n). Must have highest letter and number rating by at least two nationally recognized rating agencies, and must have investment advisor registered with the Securities and Exchange Commission and at least 5 years experience.	n/a
Monies Held by Trustee or Fiscal Agent	Conditions: Pledged for payment of bonds, other indebtedness, lease obligations, installment sale, and certificates of participation or other agreement of a local agency invested with the statutory provisions governing the issuance of the indebtedness.	Per Bond Issue
Notes, Bonds or Obligations for Purpose of Securing Local Agency Deposits	Conditions: Must at all times be secured by first priority interest in securities listed in Government Code Section 53651. Market value must be at least equal to requirements set out in Section 53652.	5 Years
Mortgage Backed or Consumer Pass-through Securities	Limitation: 20% of portfolio Conditions: Must have an investment grade rating of at least AA with the issuer's other debt rated at least A by a nationally recognized rating agency.	5 Years

2. Diversification

To mitigate credit risk in the investment portfolio, the City shall diversify investments by security type and issuer. With the exception of U.S. Treasury securities, the Local Agency Investment Fund and bonds issued by the City, no more than 50% of the City's total investment portfolio shall be invested in a single security type or with a single issuer.

3. Maximum Maturities

The investment portfolio shall be structured so that securities mature to meet the City's anticipated cash flow requirements. The City shall maintain a minimum of 50 percent of the investment portfolio in securities with a maturity of one year or less as required by Municipal Code Section 3.30.020. Investments with a maturity of more than five-years must be specifically authorized by the City Council no less than three months prior to the purchase of such an investment as required by the Government Code.

4. Prohibited Investments

Investments in inverse floaters, range notes or mortgage derived interest-only strip securities are prohibited as set forth in Government Code Section 53601.6. Also prohibited are investments in any security that could result in zero interest accrual if held to maturity. A local agency may hold previously purchased prohibited investments until their maturity dates.

J. Investment Pools/Mutual Funds Due Diligence

A thorough evaluation of an investment pool or mutual fund is required prior to investing, and on a continual basis, to ascertain the following:

1. A description of eligible investments, and a written statement of investment policy and objectives.
2. A description of interest calculations and distribution method, and how gains and losses are treated.
3. A description of how securities are safeguarded (including the settlement process), and how often the securities are priced and the program audited.
4. A description of who may invest in the program, how often, what size deposits and withdrawals are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Whether reserves, retained earnings, etc. are utilized by the pool/fund.
7. A fee schedule, including when and how it is assessed.
8. Whether the pool/fund is eligible for the investment of bond proceeds and/or shall it accept such proceeds.

K. Collateralization

Collateralization is required for investments in repurchase agreements. To anticipate market changes and provide a level of security for all funds, a collateralization level of 102% of daily market value of principal and accrued interest is required. Collateral is limited to the following types of securities:

1. United States Treasury securities, certificates of indebtedness or those for which the full faith and credit of the United States is pledged for the payment of principal and interest.
2. Securities issued by United States Federal Agencies or U.S. Government Sponsored Enterprises

L. Safekeeping and Custody

All investment transactions, including collateral for repurchase agreements, entered into by the City shall be conducted on a delivery-versus-payment (DVP) basis. Securities shall be held by a third party custodian designated by the Finance Director/Treasurer and evidenced by safekeeping receipts.

M. Internal Controls

The Finance Director/Treasurer shall maintain a written system of internal controls over investments designed to prevent losses of public monies from fraud, error, theft or misuse. The Finance Director/Treasurer shall provide for an annual process of independent review by an external auditor to ensure compliance with the internal control system.

N. Performance Standards

The investment portfolio shall be managed with the objective of obtaining a market-average rate of return throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and cash flow needs.

The City's investment strategy is generally passive, and securities shall not be sold prior to maturity with the following exceptions:

1. To minimize the loss of principal from a declining credit security
2. To swap a security to improve quality, yield or portfolio target duration
3. To meet portfolio liquidity needs

Given this strategy, the basis used to determine whether an appropriate rate of return is being achieved shall be to identify a benchmark comparable to the duration or the average weighted maturity of the investment portfolio for the period evaluated.

O. Reporting

The Finance Director/Treasurer shall provide monthly investment reports to the City Council on a quarterly basis. The investment reports shall include the elements required by California Government Code Section 53646 and Municipal Code Section 3.30.030. The investment reports should also include information on the fixed income markets and economic conditions, changes in the portfolio structure and investment strategies. Schedules in the report should include:

1. Individual securities held, by authorized investment category
2. Par value, amortized book value and market value
3. Average life and final maturity of investments listed
4. Coupon, discount or earnings rate
5. Interest earnings to date
6. Average portfolio weighted yield
7. Percentage of portfolio represented by each investment category
8. Investment transactions

XI. Financial Reporting

Clear, accurate and understandable financial reporting provides accountability over all components of the City's financial affairs and ensures compliance with applicable statutory and other regulatory requirements. Financial reports shall meet requirements established by various governmental regulatory oversight organizations. Financial reports that are understandable by the public shall also be generally available.

A. Accounting Practices

The City shall establish accounting practices that conform to Generally Accepted Accounting Principles (GAAP) as set forth by the authoritative standard setting body for units of local government.

B. Annual Financial Audit

As required by Folsom Municipal Code Section 3.02.160, an annual audit shall be performed by an independent certified public accounting firm. An official comprehensive annual financial report (CAFR) shall be issued no later than 6 months following year-end. The CAFR shall contain the independent auditor's report and financial statements of the City, along with operating results, statistical and demographic information about the City. This report shall be prepared under the guidelines of GAAP and the GFOA for Certificate of Achievement for Excellence in Financial Reporting Program. A management letter, the by-product of an annual audit, shall be provided by the independent certified public accounting firm no later than March 31.

C. Quarterly Financial and Management Report

As required by Folsom Municipal Code Section 3.02.050 (b), the City Manager shall submit a quarterly financial and management report to the City Council within 30 days from the end of each quarter.

D. Availability of Reports to the Public

The CAFR and other financial reports shall be available for public inspection and, to the extent practicable, shall be posted on the City website.

XII. Productivity

The City shall constantly monitor and review methods of service delivery to ensure that services continue to be delivered in the most cost-effective manner possible. The review process shall encompass a wide range of productivity considerations, including:

A. Technology

Evaluating and implementing appropriate technology to improve customer service and productivity.

B. Contracting for Services

Evaluating the ability of the private sector to perform city services at a similar or expanded service level at a lower cost.

C. Customer Service

Evaluating and implementing changes to business systems to enhance service to the residents, businesses and developers that interact with City government. Efforts to streamline and eliminate duplicative review process shall be a high priority.

D. Training

Identifying and budgeting for training that shall enhance service delivery and reduce cost of providing services by developing the skills and abilities of all City employees.

E. Performance Measurement

Employees at all levels of City government shall be evaluated on a regular basis. The City is committed to being a high performing organization, and all efforts shall be made to improve the productivity of the City's programs and its employees through performance measurement. The City is committed to continuous improvement of productivity and service through analysis and measurement of actual performance objectives and customer feedback.

XIII. Risk Management

Continuing growth in the City's assets and operations increases the possibility of significant property losses as well as exposure to liability to third parties for injuries to person or property. In recognition of this, the City has adopted a policy of professional and prudent management of risk exposures. Prudent risk management program objectives are as follows:

A. Insurance

The City shall maintain worker's compensation insurance as required by law, shall insure its real property, vehicles and other capital assets, and shall participate in a general liability insurance program (through self-insurance or participation in an appropriate insurance pool.)

B. Safety Training and Risk Management

The City shall train its work force on safety measures and shall institute all practical measures to eliminate or control injury to persons, loss to property or other loss-producing conditions.

C. Third Party Indemnification

Whenever appropriate, the City shall shift liability for injury to property or person to third parties through appropriate indemnification language in contracts or entitlements issued by the City. The City shall require insurance in forms satisfactory to the City Attorney and with carriers of approved standing prior to executive of any contract. The City shall also require the right to audit all provisions of contracts, to review any financial /escrow accounts, bank letters of credit or other credit instruments, and the right to require complete financial reports if appropriate for the situation.

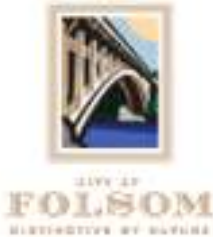
D. Emergency Operations Plan

The City shall implement an Emergency Operations Plan consistent with regional, state and federal requirements. To the extent possible, the City shall cooperate with regional agencies in preparing for emergency situations and shall endeavor to share emergency equipment and facilities to the extent practicable. Appropriate City personnel and officials shall be trained in the conduct of emergency operations procedures.

Appendix A

Appendix B

Appendix C



Folsom City Council Staff Report



MEETING DATE:	12/12/2023
SECTION:	Elections
SUBJECT:	Selection of Mayor and Vice Mayor for 2024
FROM:	City Clerk's Department

CITY COUNCIL ACTION

Staff recommends that the City Council select a Mayor and Vice Mayor for 2024.

BACKGROUND / ISSUE

The Mayor and Vice Mayor serve at the pleasure of the City Council, with the Vice Mayor authorized to possess and perform the duties of the Mayor in the absence of the Mayor. Traditionally, the City Council selects a Mayor and Vice Mayor each December to serve for the following calendar year.

POLICY/ RULE

Folsom Charter sections 2.03 and 2.05 establish the selection of the Mayor and Vice Mayor by the City Council.

The Mayor’s primary responsibilities include:

- Presiding at meetings of the Council;
- Meeting regularly and as appropriate with the City Manager to provide policy guidance relative to the actions of the Council, expressing the desires of the Council and its members, and monitoring the administrative implementation of Council policies;

- Recommending City policy, legislation, and programs, subject to approval by a majority of the City Council;
- Representing the City for ceremonial purposes;
- Represent the City in intergovernmental relations, personally or by a designated representative with the concurrence of the Council; and
- Establishing and dissolving limited-term ad hoc committees, subject to the approval of the Council

The Vice Mayor's primary responsibility is to perform the Mayor's duties in the Mayor's absence.

ATTACHMENTS

None

Respectfully submitted,

Christa Freemantle, CMC
City Clerk