

Town of Corte Madera
Shoreline Parking Facility Assessment District
DISTRICT PARTICIPANTS

AGENCY

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DISTRICT ADMINISTRATOR

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ENGINEER

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UNDERWRITER

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Town of Corte Madera Shoreline Parking Facility Assessment District DISTRICT OVERVIEW

FISCAL YEAR 2015/16 LEVY AMOUNTS

Applied to County Roll		Handbilled		Total Levy
Parcel Count	Dollar Amount	Parcel Count	Dollar Amount	
1	\$108,965.42	0	\$0.00	\$108,965.42

ACCOUNT SUMMARY

Fund Description	Account Number	Balance	As of
Redemption Fund	N/A	\$57,173.82	April 30, 2015
Reserve Fund	N/A	\$99,978.00	April 30, 2015

Reserve Fund	Amounts
Balance	\$99,978.00
Requirement	99,977.90
Above (Below) Requirement	\$0.10

BOND CALL SUMMARY

There were no bond calls performed during Fiscal Year 2014/15. The outstanding bond amount as of September 2, 2015 is \$695,000.00.

DEBT VARIANCE ANALYSIS

Debt Variance Analysis compares what will be levied for a District each year until maturity of the bonds, to future interest and principal payments due to bondholders. The amount to be levied for the District is the sum of the Revised District Amortization Schedules for each of the remaining active parcels in the District. The future debt service payments due to bondholders are determined by the revised debt service schedule for the bonds. Any variance occurring between these two amounts becomes an important consideration when deciding whether or not to apply credits to future levies or to perform early bond calls. The *Annual Levy vs. Debt Service Projections* included with this report illustrates this analysis.

The following table indicates the amount of any variance for the Fiscal Year 2015/16 levy as well as the average annual variance for future years. A brief explanation of the reason for the variance follows. For a complete discussion of Debt Variances and why they occur, please refer to the first page behind the *Debt Variance* tab of this report.

Variance for Next Fiscal Year	Average Annual Variance	Reason For Variance	Recommended Actions
\$0	\$0	N/A	None

DELINQUENCY SUMMARY

There are no known delinquencies for this District.

Town of Corte Madera

Shoreline Parking Facility Assessment District

FRAMEWORK

SUMMARY

The following table shows formation proceeding information and applicable bond issue information for the District:

Formation and Bond Issue Information	
Resolution of Intention to Establish	No. 2827
Date of Resolution of Intention to Establish	October 17, 1995
Date of Bond Issue (Dated Date)	March 27, 1996
Final Maturity	September 2, 2026
Authorized Debt Amount	\$1,067,000.00
Amount of Bond Issue	\$1,067,000.00
Interest Rate Range	7-9%
Bond Call Notice	30 days
Redemption Premium	3%
Foreclosure Covenants	Y – October 1st
County Fund Number	109184

SYNTHESIS OF PROCEEDINGS

The Municipal Improvement Act of 1913 (Streets and Highways Code Section 10000 et seq., the “1913 Act”) contains provision for establishing Assessment Districts. Upon formation of the Assessment District, the 1915 Act (Streets and Highways Code Section 8500 et seq., the “1915 Act”) governs the issuance of the bonds and the ongoing administration of the district. Proceeds of the sale of assessment bonds may be used to finance a broad range of local public improvements, mostly related to public infrastructure facilities. An Assessment District is not a separate legal entity; it has no separate governing board and no authority to act independently of the local agency that established it.

BOUNDARIES

The Shoreline Parking Facility Assessment District is comprised of 3 parcels within the Town. Of the 3 parcels, two (2) have paid their assessments off during the cash payment period leaving one (1) parcel to be assessed for the debt service on the Bonds. The remaining parcel will serve as security for the Bonds.

THE BONDS

The Bonds described herein (the “Bonds”) are special limited obligation bonds being issued by the Town of Corte Madera, Marin County, California (the “Town”), to finance the acquisition of a parcel of land and the construction thereon of a public vehicular parking area specially benefiting properties located within the boundaries of the Town’s Shoreline Parking Facility Assessment District (the “Assessment District”). The Assessment District was formed and the aforementioned acquisition of land and construction thereon will be undertaken as authorized under the provisions of the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highways Code). The Bonds are issued pursuant to the provisions of the Improvement Bonds Act of 1915 (Division 10 of the California Streets and Highways Code) (the “1915 Act”).

COVENANT FOR JUDICIAL FORECLOSURE

No Later than October 1 in any year, the Town shall file and prosecute an action in the Superior Court to foreclose the lien on each delinquent assessment if the sum of uncured assessment delinquencies relating to the subject assessed property for the preceding fiscal year exceeds five percent (5%) of the assessment installments posted to the tax roll for that fiscal year, and if the amount of the Special reserve Fund is less than the Reserve Requirement.

FINANCED FACILITIES

Pursuant to the Assessment District proceedings, the improvements are generally described as acquisition of land and public vehicular parking improvements.

Town of Corte Madera
Shoreline Parking Facility Assessment District
ASSESSMENT METHODOLOGY

The costs for the acquisition of these improvements have been apportioned to all properties within the District boundaries based on Retail Area.

Town of Corte Madera
Shoreline Parking Facility Assessment District
FUND ACCOUNT SUMMARY

REDEMPTION FUND

The annual installments are to be paid into the Redemption Fund, which will be held by the Director of Finance and used to pay the principal of and interest on the Bonds as they become due. The installments billed against all of the parcels of property in the Assessment District subject to the assessments will be equal to the total principal and interest coming due on all of the Bonds that year.

RESERVE FUND

There shall be deposited into the Special Reserve Fund the amount of \$100,000 from the proceeds of the sale of bonds. That amount, less any amounts transferred to the redemption fund pursuant to Section 8884 of the Streets and Highways Code, shall constitute the "Reserve Requirement" for the Bonds. The Special Reserve Fund shall be maintained by the Director of Finance.

Town of Corte Madera
Shoreline Parking Facility Assessment District
ORIGINAL DEBT SERVICE SCHEDULE

Dated Date: 3/27/1996
First Coupon: 9/2/1996
First Maturity: 9/2/1997

Payment Due	Interest Rate	Bond Call	Called Amount	Principal Due	Interest Due	Semi-Annual Payment	Total Annual
9/2/1996	7.00000%			\$0.00	\$40,431.32	\$40,431.32	\$40,431.32
3/2/1997					46,952.50	46,952.50	
9/2/1997	7.00000%			12,000.00	46,952.50	58,952.50	105,905.00
3/2/1998					46,532.50	46,532.50	
9/2/1998	7.25000%			10,000.00	46,532.50	56,532.50	103,065.00
3/2/1999					46,170.00	46,170.00	
9/2/1999	7.50000%			10,000.00	46,170.00	56,170.00	102,340.00
3/2/2000					45,795.00	45,795.00	
9/2/2000	7.70000%			10,000.00	45,795.00	55,795.00	101,590.00
3/2/2001					45,410.00	45,410.00	
9/2/2001	7.80000%			10,000.00	45,410.00	55,410.00	100,820.00
3/2/2002					45,020.00	45,020.00	
9/2/2002	7.90000%			15,000.00	45,020.00	60,020.00	105,040.00
3/2/2003					44,427.50	44,427.50	
9/2/2003	8.00000%			15,000.00	44,427.50	59,427.50	103,855.00
3/2/2004					43,827.50	43,827.50	
9/2/2004	8.30000%			15,000.00	43,827.50	58,827.50	102,655.00
3/2/2005					43,205.00	43,205.00	
9/2/2005	8.40000%			15,000.00	43,205.00	58,205.00	101,410.00
3/2/2006					42,575.00	42,575.00	
9/2/2006	8.50000%			20,000.00	42,575.00	62,575.00	105,150.00
3/2/2007					41,725.00	41,725.00	
9/2/2007	8.75000%			20,000.00	41,725.00	61,725.00	103,450.00
3/2/2008					40,850.00	40,850.00	
9/2/2008	8.75000%			20,000.00	40,850.00	60,850.00	101,700.00
3/2/2009					39,975.00	39,975.00	
9/2/2009	8.75000%			20,000.00	39,975.00	59,975.00	99,950.00
3/2/2010					39,100.00	39,100.00	
9/2/2010	8.75000%			25,000.00	39,100.00	64,100.00	103,200.00
3/2/2011					38,006.25	38,006.25	
9/2/2011	8.75000%			25,000.00	38,006.25	63,006.25	101,012.50
3/2/2012					36,912.50	36,912.50	
9/2/2012	8.75000%			30,000.00	36,912.50	66,912.50	103,825.00
3/2/2013					35,600.00	35,600.00	
9/2/2013	8.75000%			30,000.00	35,600.00	65,600.00	101,200.00
3/2/2014					34,287.50	34,287.50	
9/2/2014	8.75000%			35,000.00	34,287.50	69,287.50	103,575.00
3/2/2015					32,756.25	32,756.25	
9/2/2015	8.75000%			35,000.00	32,756.25	67,756.25	100,512.50
3/2/2016					31,225.00	31,225.00	
9/2/2016	8.75000%			40,000.00	31,225.00	71,225.00	102,450.00
3/2/2017					29,475.00	29,475.00	
9/2/2017	9.00000%			45,000.00	29,475.00	74,475.00	103,950.00
3/2/2018					27,450.00	27,450.00	
9/2/2018	9.00000%			45,000.00	27,450.00	72,450.00	99,900.00
3/2/2019					25,425.00	25,425.00	
9/2/2019	9.00000%			50,000.00	25,425.00	75,425.00	100,850.00
3/2/2020					23,175.00	23,175.00	
9/2/2020	9.00000%			55,000.00	23,175.00	78,175.00	101,350.00
3/2/2021					20,700.00	20,700.00	
9/2/2021	9.00000%			60,000.00	20,700.00	80,700.00	101,400.00
3/2/2022					18,000.00	18,000.00	

Town of Corte Madera
Shoreline Parking Facility Assessment District
ORIGINAL DEBT SERVICE SCHEDULE

Dated Date: 3/27/1996
First Coupon: 9/2/1996
First Maturity: 9/2/1997

Payment Due	Interest Rate	Bond Call	Called Amount	Principal Due	Interest Due	Semi-Annual Payment	Total Annual
9/2/2022	9.00000%			65,000.00	18,000.00	83,000.00	101,000.00
3/2/2023					15,075.00	15,075.00	
9/2/2023	9.00000%			75,000.00	15,075.00	90,075.00	105,150.00
3/2/2024					11,700.00	11,700.00	
9/2/2024	9.00000%			80,000.00	11,700.00	91,700.00	103,400.00
3/2/2025					8,100.00	8,100.00	
9/2/2025	9.00000%			85,000.00	8,100.00	93,100.00	101,200.00
3/2/2026					4,275.00	4,275.00	
9/2/2026	9.00000%			95,000.00	4,275.00	99,275.00	103,550.00
Totals:		\$0.00	\$0.00	\$1,067,000.00	\$2,047,886.32	\$3,114,886.32	\$3,114,886.32

Outstanding Principal	\$695,000.00
Matured Principal	372,000.00
Called Principal	0.00
Total Bond Issue	\$1,067,000.00

Town of Corte Madera

Shoreline Parking Facility Assessment District

DEBT VARIANCE SUMMARY

Debt Variance Analysis compares what will be levied for a District each year until maturity of the District, to future interest and principal payments due to bondholders for the remaining life of the bonds. The amount to be levied for a District is the sum of the Revised District Amortization Schedules for each of the remaining active parcels in the District. The future debt service payments due to bondholders are determined by the revised debt service schedule for the bonds (net of bond calls). The Annual Levy vs. Debt Service Projections report included in this report illustrates this analysis. There are three basic variance patterns that emerge over the life of the typical assessment district. These variances are caused primarily by two factors.

The first type of variance is an *over-levy*, and occurs when future scheduled levy amounts exceed future debt service requirements creating a positive variance. This situation arises because surplus funds of some type are used to reduce the outstanding debt for the District by calling bonds early. The reduction in outstanding debt reduces future debt service payments. However, the number of parcels being levied and their associated liens remain the same; so future scheduled annual assessments do not change. The result is an annual levy that exceeds the amount required for debt service, and is a normal occurrence following this type of bond call. In order to offset this type of variance, credits can be applied annually to the levy. This will reduce annual assessments for property owners in the district and equalize projected levies with scheduled debt service payments.

The second type of variance is an *under-levy*, or negative variance. This variance arises because future scheduled levies of principal and interest will not be sufficient to meet future debt service requirements. This situation occurs when assessment liens for parcels in a district are prepaid in full, and a corresponding bond call is not performed. Ordinarily, a bond call should be performed as soon as possible following a prepayment, using the monies received by the Agency. This bond call will correct the negative variance. In some cases however, this bond call may be delayed for various reasons and the variance will persist. Until the bond call can be executed, annual debt service payments for the bonds will remain the same. However, the parcels that prepaid can no longer be levied, so the amount that can be collected to pay debt service is reduced. In this situation, it is critical that bonds be called as soon as possible in order to correct the variance. Prepayment funds will remain in the redemption fund and be used to offset the annual variance until bonds are called. Between the receipt of the prepayment and the bond call (January/March 2 or July/September 2) it is

imperative that these funds be set aside for a bond call, and not erroneously applied as a surplus credit to the annual levy.

The third type of variance is one in which there will be over levies in some of the remaining years and under levies in others. This variance may result from the execution of a bond call following the receipt of prepayments. When a bond call is performed using prepayment funds, a variance will almost always result. This is because in order to retire outstanding debt, bonds must be called in even increments (in most cases \$1,000 or \$5,000), yet prepayments are typically received in odd amounts. As a result, it is usually not possible to retire an amount of principal that exactly matches the amount of the prepayments that were received. Nor is it possible to select bonds for redemption from various maturities in such a way that the spread of principal in the revised debt service schedule corresponds exactly to the original debt service schedule.

As a result, from the time of the first prepayment, there will **always** be a variance between future levies and scheduled debt service. Again, this is a normal occurrence and will not affect the District's ability to meet its debt service commitments. Generally, surplus funds collected during years where positive variances exist, along with interest earnings on Redemption Funds, will provide sufficient funds to offset reduced collections during years where under levies occur.

Town of Corte Madera
Shoreline Parking Facility Assessment District
ANNUAL LEVY vs. DEBT SERVICE PROJECTIONS

Period	DISTRICT AMORTIZATION SCHEDULE			DISTRICT DEBT SERVICE SCHEDULE			Over/Under
	Principal	Interest	Principal & Interest	Principal	Interest	Principal & Interest	
2015/16	\$40,000.00	\$62,450.00	\$102,450.00	\$40,000.00	\$62,450.00	\$102,450.00	\$0.00
2016/17	\$45,000.00	\$58,950.00	\$103,950.00	\$45,000.00	\$58,950.00	\$103,950.00	\$0.00
2017/18	\$45,000.00	\$54,900.00	\$99,900.00	\$45,000.00	\$54,900.00	\$99,900.00	\$0.00
2018/19	\$50,000.00	\$50,850.00	\$100,850.00	\$50,000.00	\$50,850.00	\$100,850.00	\$0.00
2019/20	\$55,000.00	\$46,350.00	\$101,350.00	\$55,000.00	\$46,350.00	\$101,350.00	\$0.00
2020/21	\$60,000.00	\$41,400.00	\$101,400.00	\$60,000.00	\$41,400.00	\$101,400.00	\$0.00
2021/22	\$65,000.00	\$36,000.00	\$101,000.00	\$65,000.00	\$36,000.00	\$101,000.00	\$0.00
2022/23	\$75,000.00	\$30,150.00	\$105,150.00	\$75,000.00	\$30,150.00	\$105,150.00	\$0.00
2023/24	\$80,000.00	\$23,400.00	\$103,400.00	\$80,000.00	\$23,400.00	\$103,400.00	\$0.00
2024/25	\$85,000.00	\$16,200.00	\$101,200.00	\$85,000.00	\$16,200.00	\$101,200.00	\$0.00
2025/26	\$95,000.00	\$8,550.00	\$103,550.00	\$95,000.00	\$8,550.00	\$103,550.00	\$0.00
Totals:	\$695,000.00	\$429,200.00	\$1,124,200.00	\$695,000.00	\$429,200.00	\$1,124,200.00	\$0.00

Town of Corte Madera
Shoreline Parking Facility Assessment District
DELINQUENCY MANAGEMENT SUMMARY

There are no known delinquencies for this District therefore; Willdan Financial Services has not performed any Delinquency Monitoring Actions during Fiscal Year 2014/15.

Town of Corte Madera

2015/16 Budget Worksheet Shoreline Parking Facility Assessment District

Fund Number 109184

Levy Components	2014/15	2015/16
PRINCIPAL AND INTEREST		
Principal	\$35,000.00	\$40,000.00
Interest	65,512.50	62,450.00
TOTAL	\$100,512.50	\$102,450.00
ADMINISTRATION COSTS		
Agency Administration	\$4,538.96	\$4,629.74
Agency Auditor Fees	0.00	0.00
County Auditor and Assessor Fees	6.00	6.00
Registrar/Transfer/Paying Agent Fees	1,536.22	1,535.99
Consulting Services(1)	335.22	343.68
Total Fixed Admin Charge	0.00	0.00
Miscellaneous/Other Fees	0.00	0.00
Remaining Statutory Collection Fee(2)	0.00	0.00
Admin Sub Total	6,416.40	6,515.41
Delinquency Management Allowance	0.00	0.00
Escaped Levies	0.00	0.00
TOTAL ADMIN	\$6,416.40	\$6,515.41
Total Principal, Interest and Admin Costs	\$106,928.90	\$108,965.41
Fixed Admin Charge per Parcel	\$0.00	\$0.00
TOTAL CHARGE		
Total Charge	\$106,928.90	\$108,965.41
Applied Charge	\$106,928.90	\$108,965.42
Difference (due to rounding)(3)	\$0.00	\$0.01
ADDITIONAL INFORMATION		
Number of Parcels in District	3	3
Number of Parcels Charged	1	1
Statutory Collection Fee(4)	\$6.00	\$6.00
Admin Costs as a percent of Annual Levy	6.38%	6.36%

Town of Corte Madera
Shoreline Parking Facility Assessment District
Charge Detail Report (Sorted by Assessor's Parcel Number)

Assessor's Parcel Number	Situs Address	Land Assessed Value	Structure Assessed Value	Total Assessed Value	Original Assessment	Remaining ⁽¹⁾	Value-To-Lien Ratio ⁽²⁾	2015/16 Total Charge
024-032-30	1900 REDWOOD HWY	\$32,609,248.00	\$103,045,230.00	\$135,654,478.00	\$1,067,000.00	\$655,000.00	207.11:1	\$108,965.42
Total:		\$32,609,248.00	\$103,045,230.00	\$135,654,478.00	\$1,067,000.00	\$655,000.00		\$108,965.42
Parcel Count:								1

⁽¹⁾ Does not include principal levied on the Current Fiscal Year tax roll.

⁽²⁾ Value-To-Lien Ratio is Total Assessed Value/Remaining Principal.