

ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2015
RELATING TO
\$6,215,000
COMMUNITY FACILITIES DISTRICT NO. 2
(SANTALUZ)
IMPROVEMENT AREA NO. 4
SPECIAL TAX REFUNDING BONDS SERIES A OF 2015
(CUSIP Number 802808)

This Annual Report is being provided by the City of San Diego (the "City") on behalf of the District for the above stated issuance (the "Bonds"), pursuant to the Continuing Disclosure Certificate (entered into to allow the respective underwriter to comply with Securities and Exchange Commission Rule 15c2-12) for the fiscal year ending June 30, 2015 (the "Annual Report").

This Annual Report, including any amendment or supplement hereto, will be electronically transmitted by the City acting as the Dissemination Agent to the Electronic Municipal Market Access ("EMMA") system of the Municipal Securities Rulemaking Board ("MSRB").

This Annual Report is provided in accordance with the terms of the Continuing Disclosure Certificate, and does not purport to provide full and complete information on the terms of the Bonds. The filing of this Annual Report does not constitute or imply any representation that no changes, circumstances or events have occurred since the end of the Fiscal Year to which this Annual Report relates (other than as contained in the Annual Report), or that no other information exists, which may have a bearing on the security for the Bonds, or an investor's decision to buy, sell or hold the Bonds. Certain information and data provided herein was obtained from sources other than the City (the "Outside Information"), as indicated by the source citations. Although the information contained in the Annual Report has been obtained from sources that are believed to be reliable, the City has not independently verified such Outside Information, and the City cannot guarantee its completeness or accuracy. No statements in this Annual Report should be construed as a prediction or representation about future financial performance of the City or Community Facilities District No. 2 (Santaluz).

The City is acting as the Dissemination Agent for the above stated issuance. The City does not have any obligation to update this report other than as expressly provided in the Continuing Disclosure Certificate.

Any statements regarding the above stated issuance, other than a statement made by the City in an official release that is filed with the MSRB's EMMA system or posted on the City's investor information webpage, are not intended to be the basis of, nor should they be relied upon, in making an investment decision. The City is not responsible for the accuracy, completeness or fairness of any statements other than those obtained in the aforementioned locations.

DATED: February 26, 2016

CITY OF SAN DIEGO

By: Mary Lewis
Mary Lewis
Chief Financial Officer

\$6,215,000
COMMUNITY FACILITIES DISTRICT NO. 2
(SANTALUZ)
IMPROVEMENT AREA NO. 4
SPECIAL TAX REFUNDING BONDS SERIES 2015

Annual Report Under the Continuing Disclosure Certificate

Fiscal Year Ending June 30, 2015

This Annual Report includes information required by the Continuing Disclosure Certificate for Community Facilities District No. 2 (Santaluz) Improvement Area No. 4 Special Tax Refunding Bonds, Series 2015:

1. Annual Report For Community Facilities District No. 2 (Santaluz):

(a) Financial Statements.

The requirement that the City file its audited financial statements as a part of the Annual Report has been included in the Disclosure Certificate solely to satisfy the provisions of Rule 15c2-12. The inclusion of this information does not mean that the Bonds are secured by any resources or property of the City.

The City of San Diego's Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2015 (CAFR), which includes the City's Fiscal Year 2015 audited financial statements, was filed on the EMMA System of the MSRB on February 1, 2016. The capital improvements financed by District Funds are reported in the Required Supplementary Information section, under the Nonmajor Governmental Funds-Capital Projects, Special Assessment/Special Tax Bonds-Unbudgeted column, of the City's CAFR. The other remaining District Funds are included in the Required Supplementary Information section, under Fiduciary Funds-Agency Funds, Other Miscellaneous Agency. Additional information related to outstanding Special Assessment/Special Tax Bonds can be found in Note 18-Debt Without Governmental Commitment and Note 24-Subsequent Events of the City's CAFR.

(b) Financial and Operating Data.

- (i) Principal amount of Bonds outstanding (data as of September 30, 2015 pursuant to the Continuing Disclosure Certificate):

\$6,215,000

Source: City of San Diego, Debt Management

- (ii) Fund balances for each fund under the Bond Indenture (data as of September 30, 2015 pursuant to the Continuing Disclosure Certificate):

Special Tax Fund	\$4,256
Interest Account	\$25,584
Principal Account	\$0
Redemption Account	\$0

Reserve Account ^(a)	\$501,128
Administrative Expense Account	\$31,416
Rebate Fund	\$0
Costs of Issuance Fund	\$0
Proceeds Fund	\$0
Surplus Fund	\$55,445

Source: City of San Diego, Debt Management; Union Bank Trustee Statements

(iii) Any changes to the Rate and Method of Apportionment of the Special Taxes approved or submitted to the qualified electors for approval prior to the filing of the Annual Report and a description of any parcels for which the Special Taxes have been prepaid, including the amount prepaid, since the date of the last Annual Report:

- No changes to the Rate and Method of Apportionment of Special Taxes have been approved or submitted to the qualified electors for approval prior to the filing of this Annual Report, and no parcels have been prepaid.

Source: City of San Diego, Debt Management

(iv) An update of Table 3 of the Official Statement is attached as Exhibit 1.

(v) An update of Table 6 of the Official Statement including a list of all taxpayers within the District which own property in the District upon which 5% or more of the total Special Taxes for the current fiscal year have been levied, and a statement as to whether any of such taxpayers is delinquent in the payment of Special Taxes.

- An update of Table 6 setting forth the Special Tax Delinquency History including information for the five most recent Fiscal Years in which Special Taxes were levied and any foreclosures is attached as Exhibit 2.

- As of September 30, 2015, there were no taxpayers within the District owning property upon which 5% or more of the total Special Taxes for the 2015-2016 fiscal year have been levied.

Source: City of San Diego, Debt Management; Willdan Financial Services

(vi) Any information not already included under (i) through (v) above that the Issuer [District] is required to file in its annual report to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended:

- The applicable California Debt and Investment Advisory Commission (“CDIAC”) Yearly Fiscal Status Report for Fiscal Year 2014-2015 was filed with CDIAC on October 19, 2015 and is attached as Exhibit 3.

Source: City of San Diego, Debt Management

^(a) Reserve Requirement: \$500,816

EXHIBIT 1

COMMUNITY FACILITIES DISTRICT NO. 2 (SANTALUZ) IMPROVEMENT AREA NO. 4 ANNUAL CHANGE IN NET ASSESSED VALUE

Year	Net Assessed Value ⁽¹⁾	% Change in Assessed Value
2010/11	\$203,696,322	N/A
2011/12	202,871,913	-0.40%
2012/13	191,752,125	-5.48%
2013/14	192,002,009	0.13%
2014/15	210,325,230	9.54%
2015/16	220,131,314	4.66%

⁽¹⁾ Net Assessed Values as of January of each year from the San Diego County Assessor's Roll. Net assessed values are net of homeowners' exemptions, which provide for a reduction of \$7,000 off the assessed value of a qualifying residence. Significant increase in 2014/15 is due to 48 parcels whose assessed values increased between \$200,000 and \$500,000 primarily due to Proposition 8 reassessments.

Source: Willdan Financial Services

EXHIBIT 2

**COMMUNITY FACILITIES DISTRICT NO. 2 (SANTALUZ)
IMPROVEMENT AREA NO. 4
FIVE YEAR SPECIAL TAX DELINQUENCY HISTORY**

Fiscal Year	Parcels Levied	Total Levied	Fiscal Year-End Delinquencies ⁽¹⁾			Remaining Delinquent as of 2/18/2016 ⁽²⁾			
			Delinquent Parcels	Amount Delinquent	Percent Delinquent	Delinquent Parcels	Amount Delinquent	Percent Delinquent	
2014-15	214	\$575,434	1	\$1,810	0.31%	0	\$0	0.00%	
2013-14	214	609,698	2	5,029	0.82%	0	0	0.00%	
2012-13	214	696,120	0	0	0.00%	0	0	0.00%	
2011-12	214	811,853	5	22,565	2.78%	0	0	0.00%	
2010-11	215	800,941	5	18,342	2.29%	0	0	0.00%	
Total Amount Delinquent								<u>\$0</u>	

⁽¹⁾ Reflects final fiscal year end data reported in August of each year; does not include penalties and interest.

⁽²⁾ Delinquent data as of February 18, 2016.

The District has covenanted that it will commence judicial foreclosure proceedings against parcels with delinquent special taxes in excess of \$5,000 by the October 1 following the close of each fiscal year in which such special taxes were due. As of February 18, 2016, no delinquencies met the foreclosure threshold.

Source: City of San Diego, Debt Management based on San Diego County Delinquency Reports ST280190 and ST28009002

Exhibit 3

**STATE OF CALIFORNIA
MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT**

Submitted:
Monday, October 19, 2015
10:04:22AM
CDIAC #: 2015-0249

California Debt and Investment Advisory Commission
915 Capitol Mall, Room 400, Sacramento, CA 95814
P.O. Box 942809, Sacramento, CA 94209-0001
(916) 653-3269 Fax (916) 654-7440

For Office Use Only	
Fiscal Year	<u>2015</u>

I. GENERAL INFORMATION

A. Issuer San Diego CFD No 2

B. Project Name Santaluz IA No 4

C. Name/ Title/ Series of Bond Issue 2015 Special Tax Ref Bonds

D. Date of Bond Issue 5/20/2015

E. Original Principal Amount of Bonds \$6,215,000.00

F. Reserve Fund Minimum Balance Required Yes Amount \$500,816.00 No

II. FUND BALANCE FISCAL STATUS

Balances Reported as of: 6/30/2015

A. Principal Amount of Bonds Outstanding \$6,215,000.00

B. Bond Reserve Fund \$500,747.00

C. Capitalized Interest Fund \$0.00

D. Construction Fund(s) \$0.00

III. ASSESSED VALUE OF ALL PARCELS IN CFD SUBJECT TO SPECIAL TAX

A. Assessed or Appraised Value Reported as of: 7/1/2015

From Equalized Tax Roll

From Appraisal of Property
(Use only in first year or before annual tax roll billing commences)

B. Total Assessed Value of All Parcels \$221,338,114.00

IV. TAX COLLECTION INFORMATION

A. Total Amount of Special Taxes Due Annually \$575,434.00

B. Total Amount of Unpaid Special Taxes Annually \$1,810.00

C. Taxes are Paid Under the County's Teeter Plan? N

V. DELINQUENT REPORTING INFORMATION

Delinquent Parcel Information Reported as of Equalized Tax Roll of: 6/30/2015

A. Total Number of Delinquent Parcels: 1

B. Total Amount of Taxes Due on Delinquent Parcels: \$1,810.00
(Do not include penalties, penalty interest, etc.)

VI. FORECLOSURE INFORMATION FOR FISCAL YEAR

(Aggregate totals, if foreclosure commenced on same date) *(Attach additional sheets if necessary.)*

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax Due on Foreclosure Parcels
		\$0.00
		\$0.00
		\$0.00
		\$0.00
		\$0.00

STATE OF CALIFORNIA

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)
YEARLY FISCAL STATUS REPORT

For Office Use Only
Fiscal Year 2015

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VII. ISSUE RETIRED

This issue is retired and no longer subject to the Yearly Fiscal Status report filing requirements.
(Indicate reason for retirement)

Matured Redeemed Entirely Other

If Matured, indicate final maturity date:

If Redeemed Entirely, state refunding bond title & CDIAC #:
and redemption date:

If Other:
and date:

VIII. NAME OF PARTY COMPLETING THIS FORM

Name Chuck Wilcox
Title Debt Coordinator
Firm/ Agency City of San Diego / Debt Management
Address 202 C Street, 7th Floor, MS 7B
City/ State/ Zip San Diego, CA 92101
Phone Number (619) 533-4519 Date of Report 10/19/2015
E-Mail CWilcox@sandiego.gov

IX. ADDITIONAL COMMENTS:

Section II.B. Bond Reserve Fund Balance \$500,747 is reported at its market value; the balance at cost value is \$500,816.
Section III.B: Total Assessed Value of All Parcels is based on Gross Assessed Value.
Section IV.B and V: Per San Diego County Delinquency Report Numbers: ST280190 and ST28-0090-02, Dated June 30, 2015.
Section VI: No properties have met the foreclosure threshold.