



GOODWIN CONSULTING GROUP

**City and County of San Francisco  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)  
Continuing Disclosure Annual Report for  
Fiscal Year 2024-25  
(per SEC Rule 15c2-12(b)(5))**

**\$43,300,000 Development Special Tax Bonds, Series 2021A  
\$54,280,000 Development Special Tax Bonds,  
Series 2021B (Federally Taxable)  
\$10,000,000 Development Special Tax Bonds, Series 2021C  
\$8,795,000 Development Special Tax Bonds, Series 2023A  
\$19,090,000 Office Special Tax Bonds, Series 2023B  
\$18,010,000 Shoreline (Tax Zone 1) Special Tax Bonds, Series 2023C**

March 31, 2026

**CUSIP Numbers**

<b><u>Series 2021A</u></b>	<b><u>Series 2021B</u></b>	<b><u>Series 2021C</u></b>	<b><u>Series 2023A</u></b>	<b><u>Series 2023B</u></b>	<b><u>Series 2023C</u></b>
79771HAA1	79771HAH6	79771HAM5	79771JAA7	79771JAD1	79771JAH2
79771HAB9	79771HAJ2		79771JAB5	79771JAE9	79771JAJ8
79771HAG8	79771HAL7		79771JAC3	79771JAF6	79771JAK5
79771HAC7				79771JAG4	79771JAL3
79771HAD5					
79771HAE3					
79771HAF0					

***Continuing Disclosure Annual Report  
for the City and County of San Francisco  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)  
Fiscal Year 2024-25***

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The Continuing Disclosure Annual Report (the “Annual Report”) contains certain information required to be filed annually per SEC rule 15c2-12(b)(5) (the “Rule”) by the City and County of San Francisco (the “City”) Special Tax District No. 2020-1 (Mission Rock Facilities and Services) (the “District”). The Rule is applicable to following:

- The Development Special Tax Bonds, Series 2021A (the “Series 2021A Bonds”) issued in the aggregate principal amount of \$43,300,000 by the City on behalf of the District on May 27, 2021.
- The Development Special Tax Bonds, Series 2021B (Federally Taxable) (the “Series 2021B Bonds”) issued in the aggregate principal amount of \$54,280,000 by the City on behalf of the District on November 10, 2021.
- The Development Special Tax Bonds, Series 2021C (the “Series 2021C Bonds”) issued in the aggregate principal amount of \$10,000,000 by the City on behalf of the District on November 10, 2021.
- The Development Special Tax Bonds, Series 2023A (the “Series 2023A Bonds”) issued in the aggregate principal amount of \$8,795,000 by the City on behalf of the District on December 6, 2023.
- The Office Special Tax Bonds, Series 2023B (the “Series 2023B Bonds”) issued in the aggregate principal amount of \$19,090,000 by the City on behalf of the District on December 6, 2023.
- The Shoreline (Tax Zone 1) Special Tax Bonds, Series 2023C (the “Series 2023C Bonds”) issued in the aggregate principal amount of \$18,010,000 by the City on behalf of the District on December 6, 2023.

The Series 2021A Bonds, Series 2021B Bonds, Series 2021C Bonds, Series 2023A Bonds, Series 2023B Bonds, and Series 2023C Bonds are collectively referred to as the “Bonds” in this report. The Rule requires that an issuer undertake in a written agreement or contract, for the benefit of holders of the securities issued, to file with national and state repositories the following:

1. Certain financial information as presented in the Continuing Disclosure Certificates
2. Audited financial statements of the City
3. Notice of certain enumerated significant events
4. Notice of any failure to provide such annual financial information as agreed

In compliance with the Rule, the City signed the Continuing Disclosure Certificates requiring the District to provide annually, or as they occur, the aforementioned enumerated information or events.

## ***Section 4: Contents of Annual Report***

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Per Section 4 of the Continuing Disclosure Certificates, the City is required to file an annual report with the Municipal Securities Rulemaking Board which includes:

- a) The audited general purpose financial statements of the City prepared in accordance with generally accepted accounting principles applicable to governmental entities.

→ **A copy of the City’s audited financial statements for fiscal year 2024-25 have been uploaded separately to the MSRB’s Electronic Municipal Market Access (“EMMA”) website and can be found through the following link: <https://emma.msrb.org/P21993324-P21519058-P21973610.pdf>**

→ *The City’s annual financial statement is provided solely to comply with the Securities Exchange Commission staff’s interpretation of Rule 15c2-12. The Bonds are limited obligations of the City, secured by and payable solely from the Development Special Tax Revenues, Office Special Tax Revenues and Shoreline (Tax Zone 1) Special Tax Revenues, respectively, and the funds pledged therefor under the Fiscal Agent Agreement. The Bonds are not payable from any other source of funds other than Development Special Tax Revenues, Office Special Tax Revenues and Shoreline (Tax Zone 1) Special Tax Revenues, respectively, and the funds pledged therefor under the Fiscal Agent Agreement. Neither the General Fund of the City nor the enterprise funds of the Port are liable for the payment of the principal of or interest on the Bonds, and neither the faith and credit of the City, the Port, the State of California or any political subdivision thereof, nor the taxing power of the City (except to the limited extent set forth in the Fiscal Agent Agreement), the State of California or any political subdivision thereof is pledged to the payment of the Bonds.*

- b) (1) The principal amount of the outstanding Bonds as of September 2 preceding the date of the Annual Report and total debt service of the outstanding Bonds that was due in the Bond Year preceding the date of the Annual Report, and (2) the debt service of the outstanding Bonds by series and in total that was due or is scheduled to be due in the then-current Bond Year, and in each Bond Year thereafter through the final maturity date of the outstanding Bonds.

<b>Bond</b>	<b>Principal Outstanding*</b>	<b>Debt Service Due in 2025</b>	<b>Debt Service Due in 2026</b>
<b>Series 2021A</b>	<b>\$41,250,000</b>	<b>\$2,040,000</b>	<b>\$2,080,000</b>
<b>Series 2021B</b>	<b>\$53,490,000</b>	<b>\$3,184,575</b>	<b>\$3,247,175</b>
<b>Series 2021C</b>	<b>\$10,000,000</b>	<b>\$400,000</b>	<b>\$400,000</b>
<b>Series 2023A</b>	<b>\$8,690,000</b>	<b>\$485,413</b>	<b>\$500,413</b>
<b>Series 2023B</b>	<b>\$18,805,000</b>	<b>\$1,076,825</b>	<b>\$1,095,825</b>
<b>Series 2023C</b>	<b>\$17,745,000</b>	<b>\$1,012,000</b>	<b>\$1,036,250</b>

\*As of September 2, 2025.

→ **Please see Appendix A for the debt service schedules for the Bonds.**

- c) The balance in the Improvement Fund as of June 30 preceding the date of the Annual Report (until such fund has been closed).

<b>Account</b>	<b>Balance<sup>(1)</sup></b>
<b>2021A Improvement Fund</b>	<b>\$1,402</b>
<b>2021B Improvement Fund</b>	<b>\$109,491</b>
<b>2021C Improvement Fund</b>	<b>\$41,271</b>
<b>2023A Improvement Fund</b>	<b>\$19,681</b>
<b>2023B Improvement Fund</b>	<b>\$41,820</b>
<b>2023C Improvement Fund</b>	<b>\$39,748</b>

*(1) As of June 30, 2025. Balances shown above may include interest earnings.*

- d) The balance in the 2021A Reserve Fund and the then-current reserve requirement amount for the 2021A Development Special Tax Bonds and any 2021A Related Parity Bonds as of June 30 preceding the date of the Annual Report, the balance in the 2021B Reserve Fund and the then-current reserve requirement amount for the 2021B Development Special Tax Bonds and any 2021B Related Parity Bonds as of June 30 preceding the date of the Annual Report, the balance in the 2023A Reserve Fund and the then-current reserve requirement amount for the 2023A Development Special Tax Bonds and any 2023A Related Parity Bonds as of June 30 preceding the date of the Annual Report, the balance in the 2023B Reserve Fund and the then-current reserve requirement amount for the 2023B Office Special Tax Bonds and any 2023B Related Parity Bonds as of June 30 preceding the date of the Annual Report, and the balance in the 2023C Reserve Fund and the then-current reserve requirement amount for the 2023C Shoreline (Tax Zone 1) Special Tax Bonds and any 2023C Related Parity Bonds as of June 30 preceding the date of the annual Report.

<b>Account</b>	<b>Reserve Fund Balance<sup>(1)</sup></b>	<b>Reserve Requirement<sup>(1)</sup></b>
<b>2021A Reserve Fund</b>	<b>\$4,260,555</b>	<b>\$4,160,025</b>
<b>2021B Reserve Fund</b>	<b>\$4,712,708</b>	<b>\$4,661,673</b>
<b>2023A Reserve Fund</b>	<b>\$855,655</b>	<b>\$846,389</b>
<b>2023B Reserve Fund</b>	<b>\$1,818,063</b>	<b>\$1,798,375</b>
<b>2023C Reserve Fund</b>	<b>\$1,715,155</b>	<b>\$1,696,581</b>

*(1) As of June 30, 2025.*

- e) The balance in the IFD Payment Account Fund as of June 30 preceding the date of the Annual Report.

→ **The IFD Payment Account balance as of June 30, 2025 is \$0.**

- f) For the fiscal year for which the Annual Report is being issued, identify planning parcels for which a Parcel Lease was fully executed and will be subject to special taxes.

<b>Planning Parcel</b>	<b>Parcel Lease Execution Date</b>	<b>FY Parcel Becomes Developed Property</b>
<b>Parcel G</b>	<b>6/25/2020</b>	<b>2022-23</b>
<b>Parcel A</b>	<b>10/6/2020</b>	<b>2023-24</b>
<b>Parcel F</b>	<b>10/6/2020</b>	<b>2023-24</b>
<b>Parcel B</b>	<b>10/6/2020</b>	<b>2023-24</b>

- g) A completed table for the then current fiscal year, as detailed in the Continuing Disclosure Certificates, and footnote any parcel which has met the definition of “Assessed Parcel” under the Rate and Method.

→ **See Appendix B**

- h) For the most recently concluded fiscal year for each special tax, provide: (i) the special tax levied, (ii) the special tax collections, (iii) the number of parcels delinquent in payment of the special tax, and (iv) the amount of total delinquency and delinquency as a percentage of total special tax.

<b>Fiscal Year 2024-25</b>					
<b>Special Tax</b>	<b>Special Tax Levy</b>	<b>Special Tax Collections*</b>	<b>Parcels Delinquent*</b>	<b>Total Delinquent*</b>	<b>Percentage Delinquent*</b>
<b>Development</b>	<b>\$6,938,309</b>	<b>\$6,938,309</b>	<b>0</b>	<b>\$0</b>	<b>0.0%</b>
<b>Office</b>	<b>\$1,285,040</b>	<b>\$1,285,040</b>	<b>0</b>	<b>\$0</b>	<b>0.0%</b>
<b>Shoreline (TZ1)</b>	<b>\$1,218,111</b>	<b>\$1,218,111</b>	<b>0</b>	<b>\$0</b>	<b>0.0%</b>

*\*As of February 6, 2026.*

- i) For any delinquent parcels, provide the status of the City’s actions to pursue foreclosure proceedings upon delinquent properties pursuant to the Fiscal Agent Agreement.

→ **N/A**

- j) Any changes to the Rate and Method since the filing of the prior Annual Report.

→ **None**

- k) To the extent not otherwise provided pursuant to the preceding items (a) through (j), annual information required to be filed with respect to the District since the last Annual Report with the California Debt and Investment Advisory Commission pursuant to Sections 50075.1, 50075.3, 53359.5(b), 53410(d) or 53411 of the California Government Code.

→ **See Appendix C**

## ***Section 5: Reporting of Listed Events***

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Pursuant to Section 5 of the Continuing Disclosure Certificates, the City shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds not later than ten business days after the occurrence of the event:

- (1) Principal and interest payment delinquencies
- (2) Unscheduled draws on debt service reserves reflecting financial difficulties
- (3) Unscheduled draws on credit enhancements reflecting financial difficulties
- (4) Substitution of credit or liquidity providers, of their failure to perform
- (5) Issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701 TEB) or adverse tax opinions
- (6) Tender offers
- (7) Defeasances
- (8) Rating changes
- (9) Bankruptcy, insolvency, receivership or similar event of the City
- (10) Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the City, any which reflect financial difficulties.
- (11) Unless described in paragraph (5)(a)(5) of the Continuing Disclosure Certificates, other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds, if material
- (12) Modifications to rights of Bond holders, if material
- (13) Unscheduled or contingent Bond calls, if material
- (14) Release, substitution, or sale of property securing repayment of the Bonds, if material
- (15) Non-payment related defaults, if material
- (16) The consummation of a merger, consolidation, or acquisition involving the City 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, if material
- (17) Appointment of a successor or additional trustee, or the change of name of the trustee, if material
- (18) Incurrence of a Financial Obligation of the City, or agreement to covenants, events of default, remedies, priority rights or similar terms of Financial Obligation of the City, any of which affect security holders.

**The following notice was reported by the City to the MSRB EMMA website in relation to the Bonds:**

- **A Notice of Partial Redemption was filed with the MSRB on July 30, 2025, with respect to the 2021A Bonds regarding the redemption of a total of \$375,000 in bonds from mandatory sinking fund payments. The bonds were redeemed on September 1, 2025.**

- **A Notice of Partial Redemption was filed with the MSRB on July 30, 2025, with respect to the 2021B Bonds regarding the redemption of a total of \$435,000 in bonds from mandatory sinking fund payments. The bonds were redeemed on September 1, 2025.**
- **A Notice of Partial Redemption was filed with the MSRB on July 30, 2025, with respect to the 2023B Bonds regarding the redemption of a total of \$20,000 in bonds from mandatory sinking fund payments. The bonds were redeemed on September 1, 2025.**
- **A Notice of Partial Redemption was filed with the MSRB on July 30, 2025, with respect to the 2023C Bonds regarding the redemption of a total of \$15,000 in bonds from mandatory sinking fund payments. The bonds were redeemed on September 1, 2025.**

## **APPENDIX A**

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*City and County of San Francisco*  
*STD No. 2020-1 (Mission Rock Facilities and Services)*

*Debt Service Schedules*

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**City and County of San Francisco  
STD No. 2020-1 (Mission Rock Facilities and Services)**

**Development Special Tax Bonds Debt Service Schedules**

Interest Payment Date	Development Special Tax Bonds, Series 2021A				Development Special Tax Bonds, Series 2021B				Development Special Tax Bonds, Series 2021C				Development Special Tax Bonds, Series 2023A				Total Annual Debt Service
	Annual Debt Service			Annual Debt Service	Annual Debt Service			Annual Debt Service	Debt		Annual Debt Service		Annual Debt Service				
	Principal	Interest	Debt Service		Principal	Interest	Debt Service		Principal	Interest	Service	Annual Debt Service	Principal	Interest	Debt Service	Annual Debt Service	
9/1/2021	\$1,350,000	\$448,719	\$1,798,719	\$1,798,719	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,798,719
3/1/2022		\$839,000	\$839,000	\$839,000		\$852,164	\$852,164	\$839,000		\$123,333	\$123,333		\$0	\$0	\$0	\$0	
9/1/2022	\$0	\$839,000	\$839,000	\$1,678,000	\$0	\$1,381,888	\$1,381,888	\$2,234,051	\$0	\$200,000	\$200,000	\$323,333	\$0	\$0	\$0	\$0	\$4,235,385
3/1/2023		\$839,000	\$839,000			\$1,381,888	\$1,381,888			\$200,000	\$200,000			\$0	\$0		
9/1/2023	\$0	\$839,000	\$839,000	\$1,678,000	\$0	\$1,381,888	\$1,381,888	\$2,763,775	\$0	\$200,000	\$200,000	\$400,000	\$0	\$0	\$0	\$0	\$4,841,775
3/1/2024		\$839,000	\$839,000			\$1,381,888	\$1,381,888			\$200,000	\$200,000			\$115,851	\$115,851		
9/1/2024	\$325,000	\$839,000	\$1,164,000	\$2,003,000	\$355,000	\$1,381,888	\$1,736,888	\$3,118,775	\$0	\$200,000	\$200,000	\$400,000	\$105,000	\$245,331	\$350,331	\$466,182	\$5,987,957
3/1/2025		\$832,500	\$832,500			\$1,374,788	\$1,374,788			\$200,000	\$200,000			\$242,706	\$242,706		
9/1/2025	\$375,000	\$832,500	\$1,207,500	\$2,040,000	\$435,000	\$1,374,788	\$1,809,788	\$3,184,575	\$0	\$200,000	\$200,000	\$400,000	\$0	\$242,706	\$242,706	\$485,413	\$6,109,988
3/1/2026		\$825,000	\$825,000			\$1,366,088	\$1,366,088			\$200,000	\$200,000			\$242,706	\$242,706		
9/1/2026	\$430,000	\$825,000	\$1,255,000	\$2,080,000	\$515,000	\$1,366,088	\$1,881,088	\$3,247,175	\$0	\$200,000	\$200,000	\$400,000	\$15,000	\$242,706	\$257,706	\$500,413	\$6,227,588
3/1/2027		\$816,400	\$816,400			\$1,355,788	\$1,355,788			\$200,000	\$200,000			\$242,331	\$242,331		
9/1/2027	\$490,000	\$816,400	\$1,306,400	\$2,122,800	\$600,000	\$1,355,788	\$1,955,788	\$3,311,575	\$0	\$200,000	\$200,000	\$400,000	\$35,000	\$242,331	\$277,331	\$519,663	\$6,354,038
3/1/2028		\$806,600	\$806,600			\$1,343,788	\$1,343,788			\$200,000	\$200,000			\$241,456	\$241,456		
9/1/2028	\$550,000	\$806,600	\$1,356,600	\$2,163,200	\$690,000	\$1,343,788	\$2,033,788	\$3,377,575	\$0	\$200,000	\$200,000	\$400,000	\$60,000	\$241,456	\$301,456	\$542,913	\$6,483,688
3/1/2029		\$795,600	\$795,600			\$1,329,988	\$1,329,988			\$200,000	\$200,000			\$239,956	\$239,956		
9/1/2029	\$620,000	\$795,600	\$1,415,600	\$2,211,200	\$780,000	\$1,329,988	\$2,109,988	\$3,439,975	\$0	\$200,000	\$200,000	\$400,000	\$80,000	\$239,956	\$319,956	\$559,913	\$6,611,088
3/1/2030		\$783,200	\$783,200			\$1,314,388	\$1,314,388			\$200,000	\$200,000			\$237,956	\$237,956		
9/1/2030	\$685,000	\$783,200	\$1,468,200	\$2,251,400	\$885,000	\$1,314,388	\$2,199,388	\$3,513,775	\$0	\$200,000	\$200,000	\$400,000	\$100,000	\$237,956	\$337,956	\$575,913	\$6,741,088
3/1/2031		\$769,500	\$769,500			\$1,296,688	\$1,296,688			\$200,000	\$200,000			\$235,456	\$235,456		
9/1/2031	\$760,000	\$769,500	\$1,529,500	\$2,299,000	\$990,000	\$1,296,688	\$2,286,688	\$3,583,375	\$0	\$200,000	\$200,000	\$400,000	\$125,000	\$235,456	\$360,456	\$595,913	\$6,878,288
3/1/2032		\$754,300	\$754,300			\$1,276,888	\$1,276,888			\$200,000	\$200,000			\$232,331	\$232,331		
9/1/2032	\$835,000	\$754,300	\$1,589,300	\$2,343,600	\$960,000	\$1,276,888	\$2,236,888	\$3,513,775	\$0	\$200,000	\$200,000	\$400,000	\$295,000	\$232,331	\$527,331	\$759,663	\$7,017,038
3/1/2033		\$737,600	\$737,600			\$1,256,488	\$1,256,488			\$200,000	\$200,000			\$224,956	\$224,956		
9/1/2033	\$915,000	\$737,600	\$1,652,600	\$2,390,200	\$1,070,000	\$1,256,488	\$2,326,488	\$3,582,975	\$0	\$200,000	\$200,000	\$400,000	\$335,000	\$224,956	\$559,956	\$784,913	\$7,158,088
3/1/2034		\$719,300	\$719,300			\$1,233,750	\$1,233,750			\$200,000	\$200,000			\$216,581	\$216,581		
9/1/2034	\$1,000,000	\$719,300	\$1,719,300	\$2,438,600	\$1,355,000	\$1,233,750	\$2,588,750	\$3,822,500	\$0	\$200,000	\$200,000	\$400,000	\$205,000	\$216,581	\$421,581	\$638,163	\$7,299,263
3/1/2035		\$699,300	\$699,300			\$1,198,181	\$1,198,181			\$200,000	\$200,000			\$211,200	\$211,200		
9/1/2035	\$1,090,000	\$699,300	\$1,789,300	\$2,488,600	\$1,505,000	\$1,198,181	\$2,703,181	\$3,901,363	\$0	\$200,000	\$200,000	\$400,000	\$235,000	\$211,200	\$446,200	\$657,400	\$7,447,363
3/1/2036		\$677,500	\$677,500			\$1,158,675	\$1,158,675			\$200,000	\$200,000			\$205,031	\$205,031		
9/1/2036	\$1,180,000	\$677,500	\$1,857,500	\$2,535,000	\$1,675,000	\$1,158,675	\$2,833,675	\$3,992,350	\$0	\$200,000	\$200,000	\$400,000	\$255,000	\$205,031	\$460,031	\$665,063	\$7,592,413
3/1/2037		\$653,900	\$653,900			\$1,114,706	\$1,114,706			\$200,000	\$200,000			\$198,338	\$198,338		
9/1/2037	\$1,280,000	\$653,900	\$1,933,900	\$2,587,800	\$1,855,000	\$1,114,706	\$2,969,706	\$4,084,413	\$0	\$200,000	\$200,000	\$400,000	\$280,000	\$198,338	\$478,338	\$676,675	\$7,748,888
3/1/2038		\$628,300	\$628,300			\$1,066,013	\$1,066,013			\$200,000	\$200,000			\$190,988	\$190,988		
9/1/2038	\$1,385,000	\$628,300	\$2,013,300	\$2,641,600	\$2,035,000	\$1,066,013	\$3,101,013	\$4,167,025	\$0	\$200,000	\$200,000	\$400,000	\$310,000	\$190,988	\$500,988	\$691,975	\$7,900,600
3/1/2039		\$600,600	\$600,600			\$1,012,594	\$1,012,594			\$200,000	\$200,000			\$182,850	\$182,850		
9/1/2039	\$1,490,000	\$600,600	\$2,090,600	\$2,691,200	\$2,240,000	\$1,012,594	\$3,252,594	\$4,265,188	\$0	\$200,000	\$200,000	\$400,000	\$320,000	\$182,850	\$502,850	\$685,700	\$8,042,088
3/1/2040		\$570,800	\$570,800			\$953,794	\$953,794			\$200,000	\$200,000			\$173,650	\$173,650		
9/1/2040	\$1,605,000	\$570,800	\$2,175,800	\$2,746,600	\$2,445,000	\$953,794	\$3,398,794	\$4,352,588	\$0	\$200,000	\$200,000	\$400,000	\$375,000	\$173,650	\$548,650	\$722,300	\$8,221,488
3/1/2041		\$538,700	\$538,700			\$889,613	\$889,613			\$200,000	\$200,000			\$162,869	\$162,869		
9/1/2041	\$1,725,000	\$538,700	\$2,263,700	\$2,802,400	\$2,670,000	\$889,613	\$3,559,613	\$4,449,225	\$0	\$200,000	\$200,000	\$400,000	\$405,000	\$162,869	\$567,869	\$730,738	\$8,382,363
3/1/2042		\$504,200	\$504,200			\$819,525	\$819,525			\$200,000	\$200,000			\$151,225	\$151,225		
9/1/2042	\$1,850,000	\$504,200	\$2,354,200	\$2,858,400	\$2,905,000	\$819,525	\$3,724,525	\$4,544,050	\$0	\$200,000	\$200,000	\$400,000	\$445,000	\$151,225	\$596,225	\$747,450	\$8,549,900
3/1/2043		\$467,200	\$467,200			\$743,269	\$743,269			\$200,000	\$200,000			\$138,431	\$138,431		
9/1/2043	\$1,980,000	\$467,200	\$2,447,200	\$2,914,400	\$3,160,000	\$743,269	\$3,903,269	\$4,646,538	\$0	\$200,000	\$200,000	\$400,000	\$485,000	\$138,431	\$623,431	\$761,863	\$8,722,800
3/1/2044		\$427,600	\$427,600			\$660,319	\$660,319			\$200,000	\$200,000			\$124,488	\$124,488		
9/1/2044	\$2,115,000	\$427,600	\$2,542,600	\$2,970,200	\$3,430,000	\$660,319	\$4,090,319	\$4,750,638	\$0	\$200,000	\$200,000	\$400,000	\$530,000	\$124,488	\$654,488	\$778,975	\$8,899,813
3/1/2045		\$385,300	\$385,300			\$570,281	\$570,281			\$200,000	\$200,000			\$109,250	\$109,250		
9/1/2045	\$2,260,000	\$385,300	\$2,645,300	\$3,030,600	\$3,710,000	\$570,281	\$4,280,281	\$4,850,563	\$0	\$200,000	\$200,000	\$400,000	\$575,000	\$109,250	\$684,250	\$793,500	\$9,074,663
3/1/2046		\$340,100	\$340,100			\$472,894	\$472,894			\$200,000	\$200,000			\$92,719	\$92,719		
9/1/2046	\$2,415,000	\$340,100	\$2,755,100	\$3,095,200	\$4,010,000	\$472,894	\$4,482,894	\$4,955,788	\$0	\$200,000	\$200,000	\$400,000	\$620,000	\$92,719	\$712,719	\$805,438	\$9,256,425
3/1/2047		\$291,800	\$291,800			\$367,631	\$367,631			\$200,000	\$200,000			\$74,894	\$74,894		
9/1/2047	\$2,570,000	\$291,800	\$2,861,800	\$3,153,600	\$4,325,000	\$367,631	\$4,692,631	\$5,060,263	\$0	\$200,000	\$200,000	\$400,000	\$680,000	\$74,894	\$754,894	\$829,788	\$9,443,650
3/1/2048		\$240,400	\$240,400			\$254,100	\$254,100			\$200,000	\$200,000			\$55,344	\$55,344		
9/1/2048	\$2,735,000	\$240,400	\$2,975,400	\$3,215,800	\$4,665,000	\$254,100	\$4,919,100	\$5,173,200	\$0	\$200,000	\$200,000	\$400,000	\$730,000	\$55,344	\$785,344	\$840,688	\$9,629,688
3/1/2049		\$185,700	\$185,700			\$131,644	\$131,644			\$200,000	\$200,000			\$34,356	\$34,356		
9/1/2049	\$2,910,000	\$185,700	\$3,095,700	\$3,281,400	\$5,015,000	\$131,644	\$5,146,644	\$5,278,288	\$0	\$200,000	\$200,000	\$400,000	\$795,000	\$34,356	\$829,356	\$863,713	\$9,823,400

**City and County of San Francisco  
STD No. 2020-1 (Mission Rock Facilities and Services)**

**Office Special Tax Bonds Debt Service Schedule**

<b>Office Special Tax Bonds, Series 2023B</b>				
<b>Interest Payment Date</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
3/1/2024		\$252,657	\$252,657	
9/1/2024	\$265,000	\$535,038	\$800,038	\$1,052,694
3/1/2025		\$528,413	\$528,413	
9/1/2025	\$20,000	\$528,413	\$548,413	\$1,076,825
3/1/2026		\$527,913	\$527,913	
9/1/2026	\$40,000	\$527,913	\$567,913	\$1,095,825
3/1/2027		\$526,913	\$526,913	
9/1/2027	\$65,000	\$526,913	\$591,913	\$1,118,825
3/1/2028		\$525,288	\$525,288	
9/1/2028	\$90,000	\$525,288	\$615,288	\$1,140,575
3/1/2029		\$523,038	\$523,038	
9/1/2029	\$120,000	\$523,038	\$643,038	\$1,166,075
3/1/2030		\$520,038	\$520,038	
9/1/2030	\$145,000	\$520,038	\$665,038	\$1,185,075
3/1/2031		\$516,413	\$516,413	
9/1/2031	\$180,000	\$516,413	\$696,413	\$1,212,825
3/1/2032		\$511,913	\$511,913	
9/1/2032	\$210,000	\$511,913	\$721,913	\$1,233,825
3/1/2033		\$506,663	\$506,663	
9/1/2033	\$245,000	\$506,663	\$751,663	\$1,258,325
3/1/2034		\$500,538	\$500,538	
9/1/2034	\$285,000	\$500,538	\$785,538	\$1,286,075
3/1/2035		\$493,056	\$493,056	
9/1/2035	\$325,000	\$493,056	\$818,056	\$1,311,113
3/1/2036		\$484,525	\$484,525	
9/1/2036	\$370,000	\$484,525	\$854,525	\$1,339,050
3/1/2037		\$474,813	\$474,813	
9/1/2037	\$415,000	\$474,813	\$889,813	\$1,364,625
3/1/2038		\$463,919	\$463,919	
9/1/2038	\$465,000	\$463,919	\$928,919	\$1,392,838
3/1/2039		\$451,713	\$451,713	
9/1/2039	\$515,000	\$451,713	\$966,713	\$1,418,425
3/1/2040		\$437,550	\$437,550	
9/1/2040	\$570,000	\$437,550	\$1,007,550	\$1,445,100
3/1/2041		\$421,875	\$421,875	
9/1/2041	\$635,000	\$421,875	\$1,056,875	\$1,478,750
3/1/2042		\$404,413	\$404,413	
9/1/2042	\$695,000	\$404,413	\$1,099,413	\$1,503,825
3/1/2043		\$385,300	\$385,300	
9/1/2043	\$765,000	\$385,300	\$1,150,300	\$1,535,600
3/1/2044		\$364,263	\$364,263	
9/1/2044	\$840,000	\$364,263	\$1,204,263	\$1,568,525
3/1/2045		\$340,113	\$340,113	
9/1/2045	\$920,000	\$340,113	\$1,260,113	\$1,600,225
3/1/2046		\$313,663	\$313,663	
9/1/2046	\$1,005,000	\$313,663	\$1,318,663	\$1,632,325
3/1/2047		\$284,769	\$284,769	
9/1/2047	\$1,095,000	\$284,769	\$1,379,769	\$1,664,538
3/1/2048		\$253,288	\$253,288	
9/1/2048	\$1,190,000	\$253,288	\$1,443,288	\$1,696,575
3/1/2049		\$219,075	\$219,075	
9/1/2049	\$1,295,000	\$219,075	\$1,514,075	\$1,733,150
3/1/2050		\$181,844	\$181,844	
9/1/2050	\$1,400,000	\$181,844	\$1,581,844	\$1,763,688
3/1/2051		\$141,594	\$141,594	
9/1/2051	\$1,515,000	\$141,594	\$1,656,594	\$1,798,188
3/1/2052		\$98,038	\$98,038	
9/1/2052	\$1,640,000	\$98,038	\$1,738,038	\$1,836,075
3/1/2053		\$50,888	\$50,888	
9/1/2053	\$1,770,000	\$50,888	\$1,820,888	\$1,871,775
	<u>\$19,090,000</u>	<u>\$23,691,332</u>	<u>\$42,781,332</u>	<u>\$42,781,332</u>

**City and County of San Francisco**  
**STD No. 20201 (Mission Rock Facilities and Services)**

**Shoreline (Tax Zone 1) Special Tax Bonds**  
**Debt Service Schedule**

<b>Shoreline (TZ1) Special Tax Bonds, Series 2023C</b>				
Interest Payment Date	Principal	Interest	Debt Service	Annual Debt Service
3/1/2024		\$238,354	\$238,354	
9/1/2024	\$250,000	\$504,750	\$754,750	\$993,104
3/1/2025		\$498,500	\$498,500	
9/1/2025	\$15,000	\$498,500	\$513,500	\$1,012,000
3/1/2026		\$498,125	\$498,125	
9/1/2026	\$40,000	\$498,125	\$538,125	\$1,036,250
3/1/2027		\$497,125	\$497,125	
9/1/2027	\$60,000	\$497,125	\$557,125	\$1,054,250
3/1/2028		\$495,625	\$495,625	
9/1/2028	\$85,000	\$495,625	\$580,625	\$1,076,250
3/1/2029		\$493,500	\$493,500	
9/1/2029	\$110,000	\$493,500	\$603,500	\$1,097,000
3/1/2030		\$490,750	\$490,750	
9/1/2030	\$140,000	\$490,750	\$630,750	\$1,121,500
3/1/2031		\$487,250	\$487,250	
9/1/2031	\$170,000	\$487,250	\$657,250	\$1,144,500
3/1/2032		\$483,000	\$483,000	
9/1/2032	\$200,000	\$483,000	\$683,000	\$1,166,000
3/1/2033		\$478,000	\$478,000	
9/1/2033	\$235,000	\$478,000	\$713,000	\$1,191,000
3/1/2034		\$472,125	\$472,125	
9/1/2034	\$270,000	\$472,125	\$742,125	\$1,214,250
3/1/2035		\$465,038	\$465,038	
9/1/2035	\$305,000	\$465,038	\$770,038	\$1,235,075
3/1/2036		\$457,031	\$457,031	
9/1/2036	\$350,000	\$457,031	\$807,031	\$1,264,063
3/1/2037		\$447,844	\$447,844	
9/1/2037	\$390,000	\$447,844	\$837,844	\$1,285,688
3/1/2038		\$437,606	\$437,606	
9/1/2038	\$440,000	\$437,606	\$877,606	\$1,315,213
3/1/2039		\$426,056	\$426,056	
9/1/2039	\$485,000	\$426,056	\$911,056	\$1,337,113
3/1/2040		\$412,719	\$412,719	
9/1/2040	\$540,000	\$412,719	\$952,719	\$1,365,438
3/1/2041		\$397,869	\$397,869	
9/1/2041	\$595,000	\$397,869	\$992,869	\$1,390,738
3/1/2042		\$381,506	\$381,506	
9/1/2042	\$660,000	\$381,506	\$1,041,506	\$1,423,013
3/1/2043		\$363,356	\$363,356	
9/1/2043	\$725,000	\$363,356	\$1,088,356	\$1,451,713
3/1/2044		\$343,419	\$343,419	
9/1/2044	\$790,000	\$343,419	\$1,133,419	\$1,476,838
3/1/2045		\$320,706	\$320,706	
9/1/2045	\$865,000	\$320,706	\$1,185,706	\$1,506,413
3/1/2046		\$295,838	\$295,838	
9/1/2046	\$945,000	\$295,838	\$1,240,838	\$1,536,675
3/1/2047		\$268,669	\$268,669	
9/1/2047	\$1,030,000	\$268,669	\$1,298,669	\$1,567,338
3/1/2048		\$239,056	\$239,056	
9/1/2048	\$1,125,000	\$239,056	\$1,364,056	\$1,603,113
3/1/2049		\$206,713	\$206,713	
9/1/2049	\$1,220,000	\$206,713	\$1,426,713	\$1,633,425
3/1/2050		\$171,638	\$171,638	
9/1/2050	\$1,320,000	\$171,638	\$1,491,638	\$1,663,275
3/1/2051		\$133,688	\$133,688	
9/1/2051	\$1,430,000	\$133,688	\$1,563,688	\$1,697,375
3/1/2052		\$92,575	\$92,575	
9/1/2052	\$1,550,000	\$92,575	\$1,642,575	\$1,735,150
3/1/2053		\$48,013	\$48,013	
9/1/2053	\$1,670,000	\$48,013	\$1,718,013	\$1,766,025
	\$18,010,000	\$22,349,779	\$40,359,779	\$40,359,779

## **APPENDIX B**

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*City and County of San Francisco  
STD No. 2020-1 (Mission Rock Facilities and Services)*

*Maximum Development Special Tax Revenue  
and Summary of Value-to-Lien Ratios*

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**City and County of San Francisco  
Special Tax District No. 2020-1  
(Mission Rock Facilities and Services)**

**Actual Special Tax Levies, Maximum Special Tax Revenues, and Summary of Value-to-Lien Ratios**

<b>Planning Parcel</b>	<b>Market-Rate Residential Square Footage /1</b>	<b>Office Square Footage /1</b>	<b>FY 2025-26 Assessed Value /2</b>	<b>Actual FY 2025-26 Development, Office, and Shoreline (TZ1) Special Tax Levy</b>	<b>Tax Increment Applied to Reduce Development Special Tax Levy /3</b>	<b>FY 2025-26 Maximum Development, Office, and Shoreline (TZ1) Special Tax Revenues</b>	<b>Allocated Bond Debt /4</b>	<b>Average Value-to-Lien</b>
Parcel A /5	141,909	42,113	\$284,606,263	\$210,478	(\$1,833,123)	\$2,043,601	\$16,019,580	17.77
Parcel B /5	0	258,994	\$234,650,831	\$1,490,490	(\$1,496,204)	\$2,986,694	\$25,874,878	9.07
Parcel F	131,129	21,966	\$204,779,020	\$1,520,340	\$0	\$1,520,340	\$11,801,008	17.35
Parcel G /5	0	283,125	\$325,618,241	\$1,630,702	(\$1,635,718)	\$3,266,419	\$28,296,682	11.51
<b>Subtotal</b>	<b>273,038</b>	<b>606,198</b>	<b>\$1,049,654,355</b>	<b>\$4,852,010</b>	<b>(\$4,965,044)</b>	<b>\$9,817,054</b>	<b>\$81,992,147</b>	<b>12.80</b>
Parcel C	0	324,548	--	\$0	\$0	\$2,964,154	\$22,130,727	--
Parcel D	104,650	0	--	\$0	\$0	\$1,011,178	\$7,666,641	--
Parcel E	0	125,275	--	\$0	\$0	\$1,144,159	\$8,542,425	--
Parcel H	54,079	49,999	--	\$0	\$0	\$979,187	\$7,371,219	--
Parcel I	0	129,733	--	\$0	\$0	\$1,184,874	\$8,846,413	--
Parcel J	0	129,458	--	\$0	\$0	\$1,182,363	\$8,827,661	--
<b>Subtotal</b>	<b>158,729</b>	<b>759,013</b>	<b>\$12,521,656</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,465,915</b>	<b>\$63,385,085</b>	<b>0.20</b>
Parcel K	62,828	0	\$0	\$0	\$0	\$607,074	\$4,602,768	0.00
<b>Subtotal</b>	<b>62,828</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$607,074</b>	<b>\$4,602,768</b>	<b>0.00</b>
<b>Total</b>	<b>494,595</b>	<b>1,365,211</b>	<b>\$1,062,176,011</b>	<b>\$4,852,010</b>	<b>(\$4,965,044)</b>	<b>\$18,890,043</b>	<b>\$149,980,000</b>	<b>7.08</b>

- /1 Based on expected land uses at buildout as of May 22, 2025, per the Master Developer. For Parcel G, the Master Developer identified a slight decrease in the taxable square footage from the amount used to determine the fiscal year 2022-23 special tax levy, which is reflected in the table above. Pursuant to the Rate and Method, if the First Bond Sale has taken place, under no circumstances shall the maximum special tax on Developed Property be reduced. Since the first Development Special Tax Bonds were issued in 2021, the square footage used to calculate the Development Special Tax is maintained at 283,323 square feet.
- /2 Based on the July 1, 2025 Assessor's Tax Roll date. Does not reflect adjustments that may have been made during the fiscal year. Per the Assessor's Tax Roll, Planning Parcels C, D, E, H, I and J make up one assessor's parcel for fiscal year 2025-26.
- /3 Application of Parcel Increment, as such term is defined in the Rate and Method.
- /4 Allocated based on the fiscal year 2025-26 maximum special tax revenue. Represents the debt lien as of the date of the Annual Report of \$41,250,000 for the Series 2021A Bonds, \$53,490,000 for the Series 2021B Bonds, \$10,000,000 for the Series 2021C Bonds, \$8,690,000 for the Series 2023A Bonds, \$18,805,000 for the Series 2023B Bonds, and \$17,745,000 for the 2023C Bonds.
- /5 This parcel is considered an Assessed Parcel under the Rate and Method.

Sources: San Francisco County Assessor's Office; Goodwin Consulting Group, Inc.

## **APPENDIX C**

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*City and County of San Francisco  
STD No. 2020-1 (Mission Rock Facilities and Services)*

*CDIAC Mello-Roos Yearly Fiscal Status Reports  
For the Fiscal Year Ended June 30, 2025*

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# MELLO ROOS REPORT

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

CDIAC # : 2021-0126  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name:	San Francisco City & County
Issue Name:	2021 Development Special Tax Bonds
Project Name:	District No 2020-1 Mission Rock Facs & Svcs Series A
Actual Sale Date:	5/6/2021
Settlement Date:	5/27/2021
Original Principal Amount:	\$43,300,000.00
Date of Filing:	
Reserve Fund Minimum Balance:	Yes
Reserve Fund Minimum Balance Amount:	\$4,160,025.16
Credit Rating from Report of Final Sale	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating from Mello-Roos Last Yearly Fiscal Status Report	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	
Credit Rating for This Reporting Period	
Credit Rating:	Not Rated
Standard & Poor:	
Fitch:	
Moody's:	
Other:	



# MELLO ROOS REPORT

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

CDIAC # : 2021-0126  
Status: Submitted  
10/30/2025

## Fund Balance

Principal Amount of Bonds Outstanding:	\$41,625,000.00
Bond Reserve Fund:	\$4,260,555.13
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$1,401.60

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,062,176,011.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$6,938,308.80
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
No data available to display.		



## MELLO ROOS REPORT

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

CDIAC # : 2021-0126  
Status: Submitted  
10/30/2025

### Retired Issues

Indicate Reason for Retirement:

Not Retired

### Filing Contact

Filing Contact Name:

Miriam Adamec

Agency/Organization Name:

Goodwin Consulting Group Inc

Address:

655 University Avenue

City:

Sacramento

State:

CA

Zip Code:

95825

Telephone:

916-5610890

Fax Number:

561-0891

E-mail:

miriam@goodwinconsultinggroup.net

### Comments

Issuer Comments:



# MELLO ROOS REPORT

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

CDIAC # : 2021-1934  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Devlpmnt STBs,  
Series 2021B (Federally Taxable)

Project Name: Special Tax District No 2020-1 Mission Rock Fac & Services Series B

Actual Sale Date: 10/21/2021

Settlement Date: 11/10/2021

Original Principal Amount: \$54,280,000.00

Date of Filing:

Reserve Fund Minimum

Balance: Yes

Reserve Fund Minimum

Balance Amount: \$4,661,672.55

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:



# MELLO ROOS REPORT

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

CDIAC # : 2021-1934  
Status: Submitted  
10/30/2025

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$53,925,000.00
Bond Reserve Fund:	\$4,712,707.82
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$109,490.70

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,062,176,011.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$6,938,308.80
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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## MELLO ROOS REPORT

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

CDIAC # : 2021-1934  
Status: Submitted  
10/30/2025

No data available to display.

### Retired Issues

Indicate Reason for Retirement: Not Retired

### Filing Contact

Filing Contact Name: Miriam Adamec

Agency/Organization Name: Goodwin Consulting Group Inc

Address: 655 University Avenue

City: Sacramento

State: CA

Zip Code: 95825

Telephone: 916-5610890

Fax Number: 561-0891

E-mail: miriam@goodwinconsultinggroup.net

### Comments

Issuer Comments:



# MELLO ROOS REPORT

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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1935  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Development  
Special Tax Bonds, Series 2021C

Project Name: Special Tax District No 2020-1 Mission Rock Fac & Services Series C

Actual Sale Date: 10/21/2021

Settlement Date: 11/10/2021

Original Principal Amount: \$10,000,000.00

Date of Filing:

Reserve Fund Minimum

Balance: Yes

Reserve Fund Minimum Balance

Amount: \$4,160,025.16

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:



# MELLO ROOS REPORT

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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1935  
Status: Submitted  
10/30/2025

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$10,000,000.00
Bond Reserve Fund:	\$4,260,555.13
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$41,271.17

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,062,176,011.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$6,938,308.80
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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# MELLO ROOS REPORT

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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2021-1935  
Status: Submitted  
10/30/2025

No data available to display.

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Miriam Adamec

Agency/Organization Name: Goodwin Consulting Group Inc

Address: 655 University Avenue

City: Sacramento

State: CA

Zip Code: 95825

Telephone: 916-5610890

Fax Number: 561-0891

E-mail: miriam@goodwinconsultinggroup.net

## Comments

Issuer Comments: The Reserve Fund is shared between CDIAC #2021-0126, and #2021-1935.



# MELLO ROOS REPORT

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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2023-1096  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Development  
Special Tax Bonds, Series 2023A

Project Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Development  
Special Tax Bonds, Series 2023A

Actual Sale Date: 11/16/2023

Settlement Date: 12/6/2023

Original Principal Amount: \$8,795,000.00

Date of Filing:

Reserve Fund Minimum

Balance: Yes

Reserve Fund Minimum Balance

Amount: \$846,388.97

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:



# MELLO ROOS REPORT

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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2023-1096  
Status: Submitted  
10/30/2025

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$8,690,000.00
Bond Reserve Fund:	\$855,655.09
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$19,681.16

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,062,176,011.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$6,938,308.80
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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CDIAC # : 2023-1096  
Status: Submitted  
10/30/2025

No data available to display.

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Miriam Adamec

Agency/Organization Name: Goodwin Consulting Group Inc

Address: 655 University Avenue

City: Sacramento

State: CA

Zip Code: 95825

Telephone: 916-5610890

Fax Number: 561-0891

E-mail: miriam@goodwinconsultinggroup.net

## Comments

Issuer Comments:



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Room 400, Sacramento, CA 95814 P.O. Box 942809, Sacramento, CA  
94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2023-1097  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Office Special Tax Bonds, Series 2023B

Project Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Office Special Tax Bonds, Series 2023B

Actual Sale Date: 11/16/2023

Settlement Date: 12/6/2023

Original Principal Amount: \$19,090,000.00

Date of Filing:

Reserve Fund Minimum Balance: Yes

Reserve Fund Minimum Balance Amount: \$1,798,374.52

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:



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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2023-1097  
Status: Submitted  
10/30/2025

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$18,825,000.00
Bond Reserve Fund:	\$1,818,062.82
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$41,820.05

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,062,176,011.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,285,039.82
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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CDIAC # : 2023-1097  
Status: Submitted  
10/30/2025

No data available to display.

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Miriam Adamec

Agency/Organization Name: Goodwin Consulting Group Inc

Address: 655 University Avenue

City: Sacramento

State: CA

Zip Code: 95825

Telephone: 916-5610890

Fax Number: 561-0891

E-mail: miriam@goodwinconsultinggroup.net

## Comments

Issuer Comments:



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

CDIAC # : 2023-1099  
Status: Submitted  
10/30/2025

Mello Roos Report Information as of Reporting Year End: 6/30/2025

## Issuance

Issuer Name: San Francisco City & County

Issue Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Shoreline (Zone 1)  
Special Tax Bonds, Series 2023

Project Name: Special Tax District No. 2020-1 (Mission Rock Facilities and Services) Shoreline (Tax  
Zone 1) Special Tax Bonds, Series 2023C

Actual Sale Date: 11/16/2023

Settlement Date: 12/6/2023

Original Principal Amount: \$18,010,000.00

Date of Filing:

Reserve Fund Minimum

Balance: Yes

Reserve Fund Minimum

Balance Amount: \$1,696,581.10

Credit Rating from Report of Final Sale

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating from Mello-Roos Last Yearly Fiscal Status Report

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:

Other:

Credit Rating for This Reporting Period

Credit Rating: Not Rated

Standard & Poor:

Fitch:

Moody's:



# MELLO ROOS REPORT

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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2023-1099  
Status: Submitted  
10/30/2025

Other:

## Fund Balance

Principal Amount of Bonds Outstanding:	\$17,760,000.00
Bond Reserve Fund:	\$1,715,154.99
Capitalized Interest Fund:	\$0.00
Construction Fund(s):	\$39,748.12

## Assessed Value

Assessed or Appraised Value Reported as of:	7/1/2025
Use Appraised Value only in first year or before annual tax roll billing commences:	From Equalized Tax Roll
Total Assessed Value of All Parcels:	\$1,062,176,011.00

## Tax Collection

Total Amount of Special Taxes Due Annually:	\$1,218,110.68
Total Amount of Unpaid Special Taxes Annually:	\$0.00
Does this agency participate in the County's Teeter Plan?	No

## Delinquent Reporting

Delinquent Parcel Information Reported as of Equalized Tax Roll of:	7/1/2025
Total Number of Delinquent Parcels:	0
Total Amount of Special Taxes Due on Delinquent Parcels:	\$0.00

## Delinquency Parcel Reporting

Document Type	Document Name	File Upload Date
No data available to display.		

## Foreclosure

Date Foreclosure Commenced	Total Number of Foreclosure Parcels	Total Amount of Tax on Foreclosure Parcels
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California Debt and Investment Advisory Commission, 915 Capitol Mall,  
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94209-0001 Tel.: (916) 653-3269 Fax: (916) 654-7440

CDIAC # : 2023-1099  
Status: Submitted  
10/30/2025

No data available to display.

## Retired Issues

Indicate Reason for Retirement: Not Retired

## Filing Contact

Filing Contact Name: Miriam Adamec

Agency/Organization Name: Goodwin Consulting Group Inc

Address: 655 University Avenue

City: Sacramento

State: CA

Zip Code: 95825

Telephone: 916-5610890

Fax Number: 561-0891

E-mail: miriam@goodwinconsultinggroup.net

## Comments

Issuer Comments: