



**SOUTH TAHOE REDEVELOPMENT AGENCY
COMMUNITY FACILITIES DISTRICT NO. 2001-1
(Park Avenue Project)
SERIES 2015 SPECIAL TAX REFUNDING BONDS
(Heavenly Village)
\$6,135,000**



South Lake Tahoe, California
Dated: October 1, 2015
Base CUSIP+: 840533

**2014/15 ANNUAL CONTINUING DISCLOSURE
INFORMATION STATEMENT
AS OF MARCH 20, 2016**

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CITY OF SOUTH LAKE TAHOE

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* In its role as Disclosure Consultant, Willdan Financial Services has not passed upon the accuracy, completeness or fairness of the statements contained herein.

I. INTRODUCTION

Pursuant to an Official Statement dated September 18, 2015 the South Tahoe Redevelopment Agency (the “Agency”) issued \$6,135,000 Community Facilities District No. 2001-1 (the “District”) (Park Avenue Project) Series 2015 Special Tax Refunding Bonds (Heavenly Village) (the “Series 2015 Bonds”). The proceeds of the Bonds were primarily used to refund the \$7,200,000 South Tahoe Redevelopment Agency Community Facilities District No. 2001-1 (the “District”) (Park Avenue Project) Series 2007 Special Tax Bonds.

The City of South Lake Tahoe (the “City”) is located at the Southwest corner of Lake Tahoe adjacent to the Nevada state line and is approximately 190 miles northeast of San Francisco and 100 miles east of Sacramento. The District boundaries presently encompass an area of approximately 9.32 acres which includes approximately 5.38 acres of private development property that is subject to Special Tax levies and approximately 3.94 acres of property that has been used for perimeter landscaping, an ice rink, open space and a public parking garage, all of which will be exempt from Special Taxes of the District.

The Bonds are payable solely from the proceeds of the special tax to be levied annually on the real property within the District. Neither the faith and credit nor the taxing power of the City, the State of California or any political subdivision thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds. The Bonds are not in any way a debt, liability or obligation of the City.

This Annual Continuing Disclosure Information Statement is being provided pursuant to a covenant made by the Agency and the City for the benefit of the holders of the Bonds and includes the information specified in the Continuing Disclosure Agreement. For further information and a more complete description of the District, the Agency the City, and the Bonds, reference is made to the Official Statement.

The information set forth herein has been furnished by the Agency and the City and by sources, which are believed to be accurate and reliable but is not guaranteed as to accuracy or completeness. Statements contained in this Annual Continuing Disclosure Information Statement which involve estimates, forecasts, or other 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. Further, the information and expressions of opinion contained herein are subject to change without notice and the delivery of this Annual Continuing Disclosure Information Statement will not, under any circumstances, create any implication that there has been no change in the affairs of the Agency and the City or any other parties described herein.

THIS REPORT IS OF A FACTUAL NATURE WITHOUT SUBJECTIVE ASSUMPTIONS, OPINIONS, OR VIEWS AND MAY NOT BE RELIED UPON AS ADVICE OR RECOMMENDATION TO PURCHASE OR SELL ANY PRODUCT OR UTILIZE ANY PARTICULAR STRATEGY RELATING TO THE ISSUANCE OF MUNICIPAL SECURITIES OR PURCHASE OF FINANCIAL PRODUCTS. WILLDAN FINANCIAL

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II. BOND INFORMATION

A. PRINCIPAL OUTSTANDING

Bond Issue	As of October 2, 2015
South Tahoe Redevelopment Agency Community Facilities District No. 2001-1 Series 2015	6,135,000

The Agency has not authorized any additional debt payable from or secured by assessments or special taxes with respect to property within the District.

B. FUND BALANCES

Fund Balances	As of October 31, 2015
Bond Reserve Fund	\$516,050
Reserve Requirement ⁽¹⁾	\$516,050
Cost of Issuance	\$12,682
Project Account	\$0
Surplus Fund	\$0
Special Tax Fund	\$0

(1) Reserve Requirement, which is defined as the amount, as of any date of calculation, equal the lowest of (i) 10% of the initial principal amount of the Bonds, less original issue discount, if any, plus original issue premium, if any, or; (ii) the Maximum Annual Debt Service on the Bonds, or (iii) one hundred twenty-five percent (125%) of average annual debt service on the Bonds (the Reserve Requirement). Source: The Official Statement.

III. FINANCIAL INFORMATION

The audited financial statements for the Agency for the Fiscal Year Ended September 30, 2015 will be separately filed with the MSRB's Electronic Municipal Market Access system ("EMMA") and are hereby incorporated by reference into this Annual Continuing Disclosure Information Statement.

THE CITY'S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15C2-12. NO FUNDS OR ASSETS OF THE CITY ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS AND THE CITY IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM THE CITY TREASURY TO COVER ANY DELINQUENCIES. INVESTORS SHOULD

NOT RELY ON THE FINANCIAL CONDITION OF THE CITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS

IV. OPERATING INFORMATION

A. TOTAL ASSESSED VALUE

The following table sets forth a summary of the assessed values of all parcels subjected to the Special Tax levied. The information in this table is based on the El Dorado County 2015/16 Secured Property Roll and does not reflect any subsequent development or change of ownership.

Fiscal Year	Assessed Value	% Change
2002-03 ⁽¹⁾	\$66,300,000	-
2003-04	162,465,413	145%
2004-05	170,685,530	5%
2005-06	275,867,819	62%
2006-07	299,848,103	9%
2007-08	328,259,651	9%
2008-09	339,734,139	3%
2009-10	351,274,438	3%
2010-11 ⁽²⁾	340,840,382	-3%
2011-12 ⁽²⁾	269,864,478	-21%
2012-13 ⁽²⁾	217,483,484	-19%
2013-14	240,805,219	11%
2014-15 ⁽³⁾	188,581,580	-22%
2015-16	194,299,482	3%

⁽¹⁾First year Special Taxes were levied; Total Assessed Value for each fiscal year is based on levied parcels only.

⁽²⁾ Proposition 8 temporary reductions applied.

⁽³⁾ Assessed values decreased from the prior fiscal year due to a Proposition 8 reduction on over 10,000 parcels.

Note: Variance due to rounding.

Source: El Dorado County, as compiled by Willdan Financial Services

B. TOP TEN TAXPAYERS

Owner	Number of Parcels Taxed	2015-16 Special Tax Levy	% of Total Levy	2015-16 Assessed Value Total
Heavenly Valley LTD Partnership (Gondola)	1	148,440	17.18%	16,313,409
First American Trust - Timber Lodge	2,106	127,289	14.73%	34,205,669
TSI Investments A Nevada	8	75,352	8.72%	29,545,020
First American Trust - Grand Residence	659	60,815	7.04%	13,299,589
Cecils	1	19,954	2.31%	7,303,982
Marriot Ownership Resorts	89	11,617	1.34%	5,174,455
Heavenly Resort Properties	12	7,368	0.85%	2,962,944
Neil Goodhue	1	3,415	0.40%	2,338,942
Richard Katz	5	1,410	0.16%	94,438
Shvedoff Living Trust	4	1,128	0.13%	72,000
Top Ten Taxpayer Subtotal	2,886	456,788	52.87%	111,310,448
All Other Special Taxpayers Subtotal	8,398	413,904	47.13%	82,989,034
Total All Property Owners	11,284	870,692	100%	194,299,482

C. DELINQUENCY SUMMARIES

Fiscal Year	Number of Parcels	Number of Parcels Delinquent	Annual Special Tax	Amount Delinquent	Percent Delinquent
2014/15	11,102	791	\$925,874	\$30,348.15	3.28%

Source: El Dorado County and South Tahoe Redevelopment Agency as compiled by Willdan Financial Services

D. FORECLOSURE COVENANT

The covenant requires the Agency to institute foreclosure proceedings against all parcels that are delinquent in the payment of the Special Tax by \$1,000 or more in the fiscal year and if the total amount collected is less than 90% of the total amount of the Special Tax levied in the fiscal year.

E. FORECLOSURE PROCEEDINGS

Six parcels are subject to the foreclosure covenant. The Agency is seeking to retain foreclosure counsel. The City will take actions as necessary, under advice from legal counsel, to enforce collection in the event of continued non-payment.