



GOODWIN CONSULTING GROUP

**CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY
COMMUNITY FACILITIES DISTRICTS**

**SPECIAL TAX AND BOND ACCOUNTABILITY REPORT
(SENATE BILL 165)**

FISCAL YEAR 2022-23

January 12, 2024

***California Statewide Communities Development Authority
Community Facilities Districts
Special Tax and Bond Accountability Report***

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I. INTRODUCTION

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency.

The California Statewide Communities Development Authority (“Authority”) has levied special taxes in multiple community facilities districts (“CFDs”) in fiscal year 2022-23. Furthermore, the Authority has issued special tax bonds in connection with those CFDs in prior years. This report serves to satisfy the annual reporting requirements described above for the CFDs listed in the table below.

**California Statewide Communities Development Authority
Required SB 165 Reports for the Community Facilities Districts
Fiscal Year 2022-23**

CFD Name	Report for GC §50075.3 Required	Report for GC §53411 Required
CFD No. 2012-02 (Manteca Lifestyle Center)	Yes	Yes
CFD No. 2016-01 (Napa Pipe)	Yes	Yes

II. SENATE BILL 165 REPORTING REQUIREMENTS

Pursuant to Sections 50075.3 and 53411, the chief fiscal officer of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the governing body setting forth the following information.

Section 50075.3

Item (a): Identify the amount of special taxes that have been collected and expended.

See Table in Appendix A for each CFD.

Item (b): Identify the status of any project required or authorized to be funded by the special taxes.

See Table in Appendix A for each CFD. The authorized facilities to be funded from special taxes are described in Section III of this report for each CFD.

Section 53411

Item (a): Identify the amount of bonds that have been collected and expended.

See Table in Appendix B for each CFD.

Item (b): Identify the status of any project required or authorized to be funded from bond proceeds.

See Table in Appendix B for each CFD.

III. AUTHORIZED FACILITIES

CFD No. 2012-02 (Manteca Lifestyle Center)

Authorized Facilities

Proceeds of the Bonds and special tax revenues will primarily be used to finance a portion of the costs of acquiring public infrastructure improvements necessary for development of property within the CFD. The infrastructure authorized to be financed by the CFD is identified in the Resolution of Formation. Generally, the infrastructure authorized to be financed includes public “ring” streets; public entry magazines; storm drain facilities; sewer facilities; water facilities; landscape facilities; lake facilities; Antigua basin; irrigation line relocation; and development impact fees.

CFD No. 2016-01 (Napa Pipe)

Authorized Facilities

Proceeds of the Bonds and special tax revenues will primarily be used to finance a portion of the costs of environmental remediation necessary for development of property within the CFD. The facilities authorized to be financed by the CFD are identified in the Resolution of Formation. Generally, the Resolution of Formation authorizes all environmental remediation work, including but not limited to demolition, soil excavation, backfill, disposal of treated water from dewatering, on-site treatment of diesel soils, monitoring well destruction, design, planning, and permitting, as well as site observation and soil screening, verification soil testing, soil vapor testing, and reporting as may be required pursuant to the Remedial Action Plan and a Remedial Design and Implementation Plan applicable to the development project.

APPENDIX A

Special Taxes Levied and Expended

**California Statewide Communities Development Authority
Community Facilities District No. 2012-02
(Manteca Lifestyle Center)**

Special Taxes Levied and Expended
(As Required by CA Govt. Code Section 50075.3)

Fiscal Year 2022-23 Revenues	
FY 2022-23 Special Tax Levied	\$434,362
Delinquent Amount as of 09/20/2023	\$0
FY 2022-23 Special Tax Collected	\$434,362
Fiscal Year 2022-23 Expenditures	
Debt Service	\$395,050
Administrative Expenses	\$39,312
Total	\$434,362
Status of Project	
Special tax revenues were used to: (i) pay debt service on the outstanding CFD bonds and (ii) pay for the costs of administering the CFD. Acquisition and construction of the authorized facilities is ongoing.	

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California Statewide Communities Development Authority
Community Facilities District No. 2016-01
(Napa Pipe)

Special Taxes Levied and Expended
(As Required by CA Govt. Code Section 50075.3)

Fiscal Year 2022-23 Revenues	
FY 2022-23 Special Tax Levied	\$1,819,000
Delinquent Amount as of 06/30/2023	\$0
FY 2022-23 Special Tax Collected	\$1,819,000
Fiscal Year 2022-23 Expenditures	
Debt Service	\$1,795,450
Administrative Expenses	\$23,550
Total	\$1,819,000
Status of Project	
<p>Special tax revenues were used to: (i) pay debt service on the outstanding CFD bonds and (ii) pay for the costs of administering the CFD. Acquisition and construction of the authorized facilities is ongoing.</p>	

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APPENDIX B

Bonds Collected and Expended

California Statewide Communities Development Authority
Community Facilities District No. 2012-02
(Manteca Lifestyle Center)

Bonds Collected and Expended
(As Required by CA Govt. Code Section 53411)

Original Sources and Uses of Bond Proceeds

Bonds:	Series 2013A
Date of Issuance:	5/30/2013
Sources:	
Principal Amount of the Bonds	\$6,245,000.00
Original Issue Discount	(\$43,392.00)
Total	\$6,201,608.00
Uses:	
Acquisition and Construction Fund	\$5,204,373.68
Reserve Fund	\$556,961.44
Redemption Fund	\$79,147.88
Costs of Issuance Fund	\$361,125.00
Total	\$6,201,608.00

Expenditures During Fiscal Year 2022-23

Fund	Balance 7/1/2022	Balance 6/30/2023	Difference
<i>Series 2013A Bonds</i>			
Acquisition and Construction Fund	\$46,481.21	\$6,834.12	(\$39,647.09)
Reserve Fund	\$559,681.46	\$557,438.63	(\$2,242.83)
Redemption Fund	\$0.84	\$4,502.68	\$4,501.84
Costs of Issuance Fund	\$0.00	\$0.00	\$0.00

Status of Project

Bond proceeds are being used to fund the costs of authorized facilities. Acquisition and construction of the authorized facilities is ongoing.

California Statewide Communities Development Authority
Community Facilities District No. 2016-01
(Napa Pipe)

Bonds Collected and Expended
(As Required by CA Govt. Code Section 53411)

Original Sources and Uses of Bond Proceeds

Bonds:	Series 2017A
Date of Issuance:	6/21/2017
Sources:	
Principal Amount of the Bonds	\$20,830,000.00
Original Issue Discount	(\$437,859.50)
Total	\$20,392,140.50
Uses:	
Deposit to Project Fund	\$15,531,000.00
Deposit to Reserve Fund	\$1,796,875.00
Deposit to Redemption Fund	\$1,848,343.06
Underwriter's Discount	\$416,600.00
Costs of Issuance	\$799,322.44
Total	\$20,392,140.50

Expenditures During Fiscal Year 2022-23

Fund	Balance 7/1/2022	Balance 6/30/2023	Difference
<i>Series 2017A Bonds</i>			
Project Fund	\$119,181.72	\$119,181.72	\$0.00
Reserve Fund	\$1,796,875.00	\$1,796,875.00	\$0.00
Redemption Fund	\$0.00	\$0.00	\$0.00
Costs of Issuance Fund	\$0.00	\$0.00	\$0.00

Status of Project

Bond proceeds are being used to fund the costs of authorized facilities. Acquisition and construction of the authorized facilities is ongoing.