



GOODWIN CONSULTING GROUP

**WEST PATTERSON FINANCING AUTHORITY
COMMUNITY FACILITIES DISTRICTS**

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

FISCAL YEAR 2020-21

December 17, 2021

***West Patterson Financing 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 West Patterson Financing Authority (“Authority”) has levied special taxes in several community facilities districts (“CFDs”) in fiscal year 2020-21. Furthermore, the Authority has issued a number of 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.

**West Patterson Financing Authority
Required SB 165 Reports for Community Facilities Districts
Fiscal Year 2020-21**

CFD Name	Report for GC §50075.3 Required	Report for GC §53411 Required
CFD No. 2001-1 (Public Improvements)	Yes	Yes
CFD No. 2005-1 (West Patterson Business Park)	Yes	Yes
CFD No. 2015-1 (Arambel-KDN)	Yes	Yes
CFD No. 2015-2 (Arambel-KDN Public Safety/Fire Protection Services)	Yes	No
CFD No. 2018-1 (Villages of Patterson)	Yes	No*

** Not subject to GC §53411 reporting requirements since the Series 2021 Special Tax Bonds were issued after June 30, 2021.*

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 Tables 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 Tables in Appendix A for each CFD. The authorized facilities and/or services 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 Tables in Appendix B for CFDs No. 2001-1, 2005-1, and 2015-1.

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

See Tables in Appendix B for CFDs No. 2001-1, 2005-1, and 2015-1.

III. AUTHORIZED FACILITIES AND SERVICES

CFD No. 2001-1 (Public Improvements)

Authorized Facilities

Proceeds of the Bonds 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: (a) certain water improvements such as test wells, storage tanks, booster stations and new distribution lines to connect new development within the CFD to existing systems in the City of Patterson, (b) sewer improvements that connect lines from Patterson's existing wastewater treatment plant to those in the CFD, (c) storm drain improvements consisting of a major storm drain line connecting the existing drainage facility at Highway 33 and M Street with a new detention facility that will be acquired, along with the construction of a new drainage facility that includes a pump station and force main, (d) certain street and road improvements to Sperry Avenue, Baldwin Road, and Ward Avenue, which may include streets, pipelines, traffic signals, undergrounding and/or relocation of utilities, medians, landscaping, sidewalks, curbs, and gutters, (e) the construction of a new fire station in the vicinity of Sperry Avenue and Baldwin Road, (f) school and community facilities such as the construction and equipping of elementary, middle, and high schools, and the acquisition and/or construction of a City hall, police facility, community center, a corporate yard, and additions to the existing Patterson City Sports Complex.

CFD No. 2005-1 (West Patterson Business Park)

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: a wastewater treatment plant expansion; a water transmission and distribution loop pipeline; roadway improvements within and in the vicinity of the West Patterson Business Park; water, sewer, and storm drainage facilities; and West Patterson environmental impact report mitigation measure improvements.

CFD No. 2015-1 (Arambel-KDN)

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: water system infrastructure; wastewater collection and treatment system facilities; transportation facilities and improvements; drainage system improvements; public safety related facilities, improvements, equipment and land acquisition; and solid waste improvements.

CFD No. 2015-2 (Arambel-KDN Public Safety/Fire Protection Services)

Authorized Services

The Resolution of Formation authorized the provision of public safety and fire protection services. Generally these services may include, but not be limited to: fire protection and suppression services; emergency medical services including ambulatory services; community information with regard to public safety; earthquake and other emergency relief programs; and any other public safety services, including police protection services.

CFD No. 2018-1 (Villages of Patterson)

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: water improvements; drainage system improvements; wastewater improvements; water, sewer, and drainage facility oversizing; fire department facilities and equipment; school facilities; community center as proposed by the City of Patterson; transportation/road improvements; City of Patterson downtown redevelopment; and any costs associated with the authorized improvements.

As of the date of this report, the Series 2021 Special Tax Bonds have been issued, and will be subject to GC §53411 reporting requirements in next year's FY 2021-22 Special Tax and Bond Accountability Report.

APPENDIX A

Special Taxes Levied and Expended

**West Patterson Financing Authority
Community Facilities District No. 2001-1
(Public Improvements)**

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

Fiscal Year 2020-21 Revenues	
FY 2020-21 Special Tax Levied	\$5,354,737
Delinquent Amount as of 06/08/2021	(\$41,899)
FY 2020-21 Special Tax Collected	\$5,312,838
Fiscal Year 2020-21 Expenditures	
Debt Service	\$5,277,335
Administrative Expenses	\$77,403
Total	\$5,354,737
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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**West Patterson Financing Authority
Community Facilities District No. 2005-1
(West Patterson Business Park)**

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

Fiscal Year 2020-21 Revenues	
FY 2020-21 Special Tax Levied	\$719,256
Delinquent Amount as of 05/04/2021	(\$11,968)
FY 2020-21 Special Tax Collected	\$707,288
Fiscal Year 2020-21 Expenditures	
Debt Service	\$504,131
Administrative Expenses	\$65,124
Pay-Go	\$150,000
Total	\$719,256
Status of Project	
<p>Special tax revenues were used to: (i) pay debt service on the outstanding CFD bonds, (ii) pay for the costs of administering the CFD, and (iii) pay directly for a portion of the costs of acquiring and/or constructing the authorized facilities. Acquisition and construction of the authorized facilities is ongoing.</p>	

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**West Patterson Financing Authority
Community Facilities District No. 2015-1
(Arambel-KDN)**

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

Fiscal Year 2020-21 Revenues	
FY 2020-21 Special Tax Levied	\$316,458
Delinquent Amount as of 05/04/2021	\$0
FY 2020-21 Special Tax Collected	\$316,458
Fiscal Year 2020-21 Expenditures	
Debt Service	\$280,338
Administrative Expenses	\$36,121
Total	\$316,458
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 complete.	

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**West Patterson Financing Authority
Community Facilities District No. 2015-2
Arambel-KDN Public Safety/Fire Protection Services**

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

Fiscal Year 2020-21 Revenues	
FY 2020-21 Special Tax Levied	\$90,459
Delinquent Amount as of 05/04/2021	\$0
FY 2020-21 Special Tax Collected	\$90,459
Fiscal Year 2020-21 Expenditures	
Services Costs	\$90,033
Administrative Expenses	\$425
Total	\$90,459
Status of Project	
Special tax revenues were used to: (i) pay for the costs of providing the authorized services and (ii) pay for the costs of administering the CFD. Provision of the authorized services is ongoing.	

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**West Patterson Financing Authority
Community Facilities District No. 2018-1
(Villages of Patterson)**

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

Fiscal Year 2020-21 Revenues	
FY 2020-21 Special Tax Levied	\$85,087
Delinquent Amount as of 05/04/2021	<u>(\$23,688)</u>
FY 2020-21 Special Tax Collected	\$61,398
Fiscal Year 2020-21 Expenditures	
Authorized Facilities and Administrative Expenses	<u>\$85,087</u>
Total	\$85,087
Status of Project	
<p>Special tax revenues were used to: (i) pay for the costs of acquiring and constructing the authorized facilities and (ii) administer the CFD. Acquisition and construction of the authorized facilities is ongoing.</p>	

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APPENDIX B

Bonds Collected and Expended

**West Patterson Financing Authority
Community Facilities District No. 2001-1
(Public Improvements)**

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

Original Sources and Uses of Bond Proceeds			
Authority:	West Patterson Financing Authority	Patterson Public Financing Authority	
Bonds:	Series 2013 A-1, A-2, B	Series 2013A & B	
Date of Issuance:	8/14/2013	8/14/2013	
 Sources:			
Principal Amount of Bonds			
Series A Bonds	\$65,200,718.00	\$67,190,000.00	
Series B Bonds	\$4,353,803.00	\$6,465,000.00	
Amounts held with respect to Prior Bonds	\$10,507,016.11	\$0.00	
Original Issue Discount	\$0.00	(\$853,389.45)	
Total	\$80,061,537.11	\$72,801,610.55	
 Uses:			
Escrow Fund	\$75,560,389.39	\$0.00	
Reserve Fund	\$395,256.26	\$0.00	
Delinquency Maintenance Fund	\$230,000.00	\$0.00	
Improvement Fund	\$3,875,891.46	\$0.00	
Purchase of Special Tax Bonds	\$0.00	\$69,554,521.00	
Program Fund	\$0.00	\$1,440,989.55	
Costs of Issuance Fund	\$0.00	\$1,806,100.00	
Total	\$80,061,537.11	\$72,801,610.55	
Expenditures During Fiscal Year 2020-21			
Fund	Balance 7/1/2020	Balance 6/30/2021	Difference
<i>West Patterson Financing Authority Series 2013 A-1, A-2, B Bonds</i>			
Escrow Fund	\$0.00	\$0.00	\$0.00
Reserve Fund	\$395,767.53	\$395,807.61	\$40.08
Delinquency Maintenance Fund	\$239,164.20	\$239,189.15	\$24.95
Improvement Fund	\$2,432,363.96	\$2,417,607.18	(\$14,756.78)
<i>Patterson Public Financing Authority Series 2013A & B Bonds</i>			
Program Fund	\$991,478.95	\$991,577.95	\$99.00
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.			

**West Patterson Financing Authority
Community Facilities District No. 2005-1
(West Patterson Business Park)**

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

Original Sources and Uses of Bond Proceeds			
Bonds:	Series 2015		
Date of Issuance:	9/29/2015		
Sources:			
Principal Amount of the Bonds	\$9,630,000.00		
Original Issue Discount	(\$214,200.50)		
Total	\$9,415,799.50		
Uses:			
Improvement Fund	\$8,235,058.06		
Reserve Fund	\$777,145.44		
Costs of Issuance Fund	\$403,596.00		
Total	\$9,415,799.50		
Expenditures During Fiscal Year 2020-21			
Fund	Balance 7/1/2020	Balance 6/30/2021	Difference
<i>Series 2015 Bonds</i>			
Improvement Fund	\$369,657.48	\$25,107.47	(\$344,550.01)
Reserve Fund	\$777,145.44	\$777,145.44	\$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.			

**West Patterson Financing Authority
Community Facilities District No. 2015-1
(Arambel-KDN)**

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

Original Sources and Uses of Bond Proceeds			
Bonds:	Series 2015		
Date of Issuance:	9/29/2015		
Sources:			
Principal Amount of the Bonds	\$4,775,000.00		
Original Issue Premium	\$63,385.80		
Total	\$4,838,385.80		
Uses:			
Improvement Fund	\$4,041,140.22		
Reserve Fund	\$429,720.58		
Costs of Issuance Fund	\$367,525.00		
Total	\$4,838,385.80		
Expenditures During Fiscal Year 2020-21			
Fund	Balance 7/1/2020	Balance 6/30/2021	Difference
<i>Series 2015 Bonds</i>			
Improvement Fund	\$0.00	\$0.00	\$0.00
Reserve Fund	\$429,720.58	\$429,720.58	\$0.00
Costs of Issuance Fund	\$0.00	\$0.00	\$0.00
Status of Project			
Bond proceeds were used in prior fiscal years to fund the costs of the authorized facilities. Acquisition and construction of the authorized facilities is complete.			