



Annual Report

Public Report of Capital Facilities Fees

Fiscal Year 2021-2022

Visalia Unified School District

PUBLIC REPORT OF CAPITAL FACILITIES FEES “DEVELOPER FEES” FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Attached are the District submittals for the requirements pertaining to the reporting and expenditures of the District’s Developer Fee Account (Fund 250) pursuant to Government Code Sections 66001 and 66006.

ANNUAL REPORTING REQUIREMENTS

Government Code Section 66006 requires that within 180 days after the last day of each fiscal year, the District must make the following information available to the public for each separate account.

(A) A brief description of the type of fee in the account;

Visalia unified collects both Level I Fees for commercial/Industrial assessable spaces and Level II Fee for residential assessable spaces. These School Fees were collected pursuant to Government Code sections 66001 and 65995, et seq., and Education Code sections 17620, et seq. School Fees are deposited into the Capital Facilities Fund, Fund 250. In the public Report of Capital Facilities Fees (“Developer Fees,” Report) for the fiscal year ended June 30, 2022, under section II, Revenue, the first two lines describe the fees charged. The Report is attached hereto and incorporated herein.

(B) The amount of the fee;

The Level I School Fee amount for assessable residential space from July 1, 2020, through August 20, 2021, was \$4.08 per square foot (Sq/Ft). Starting on August 21, 2021, the Level II School Fee amount for assessable residential space increased to \$4.41 per square foot (Sq/Ft) through the end of the fiscal year on June 30, 2022. The Statutory School Fee amounts for assessable commercial development were \$0.66 per square foot (Sq/Ft) from July 1, 2021 through the end of the fiscal year on June 30, 2022. In the Report, section II, the amount of the fees and the total fees collected per each type of fee are indicated in the first three lines.

(C) The beginning and ending balance of the account;

As stated in the Report, section I, the Adjusted Beginning Balance on July 1, 2021, was \$7,178,232.27, and as indicated in section IV, the Ending Balance on June 30, 2022, was \$10,960,866.48.

(D) The amount of the fees collected and the interest earned;

Section II of this Report lists the amount of the fees collected and the interest earned for the fiscal year 2021-2022.

(E) An identification of each public improvement on which fees from the account were expended and the amount of the expenditures on each improvement and an identification of the total percentage of the cost of the improvement that was funded with fees;

Starting on page 4, the report indicates the amounts spent at each school site within and outside the city limits. Expenditures are listed in detail, and all itemized expenses were 100% funded with developer fees. Even

though some projects may be multi-funded, the report only lists the developer fees portion of each project(s). Please note that about 50% of the total cost of Denton Elementary is drawn from Developer Fees, with the remaining amount coming from other Visalia Unified funds.

(F) An identification of an approximate date by which the construction of an incomplete improvement will commence if the District determines that sufficient funds have been collected to complete financing on that improvement and that improvement has been identified by the District as a use to which the fee will be put;

Sufficient funds were collected for the following projects:

1. Planned Growth Modular projects at various sites;
2. Temporary leased portables at multiple sites to accommodate unexpected growth;
3. Partial payment toward the Developer Fees portion of the construction cost for Denton Elementary;

(G) A description of each interfund transfer or loan made from the account, including the public improvement on which the transferred or loaned fees will be expended. In the case of an interfund loan, an identification of the date on which the loan will be repaid, and the rate of interest the account will receive;

An Interfund Transfers Out of the Developer Fee Account (Fund 250) was authorized in the amount of \$1,943,981.26 to repay a portion of the 2018 Certificate of Participation that was used to complete Denton Elementary.

(H) The amount of refunds of developer fees refunded or allocated either under Government Code Section 66001 (e) (requiring a refund if the District determines that adequate funds to complete an incomplete improvement exist but fails within 180 days of that determination to identify an approximate date by which the construction of the public improvement will be commenced) or section 66001 (f) (allowing the District to allocate funds that would otherwise be refunded pursuant to section 66001 (e) to another purpose if the administrative costs of refunding the unexpended revenues is determined to be greater than the amount to be refunded).

There were no refunds made during the 2021-2022 fiscal year. Statutory School Fees collected to date are insufficient to complete any District's school facilities construction project's financing except for those identified in this report (see section (F) above).

PROVISIONS FOR UNEXPENDED FEES

Every five years, Government Code Section 66001 requires local agencies to make the following findings with respect to that portion of the fees remaining unexpended, whether committed or uncommitted.

(1) Identify the purpose to which the fee is to be put;

The purpose of Developer Fees is for the construction and/or reconstruction of facilities necessary to accommodate the students generated by new residential and commercial development. The District has no Developer Fees in the county treasury over five years old. Please note that Visalia Unified spends the beginning balance first before expending the amount collected in the current year.

(2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;

On August 10, 2021, The Visalia Unified School District Board approved a School Facilities Needs Analysis (SFNA) and fee(s) based on a June 2021 study. The SFNA identified the necessary capital improvements required to mitigate the impact of new students due to development growth. The estimated cost of these essential improvements shows an allowable Level II School Fee for new residential construction and reconstruction of \$4.41 per square foot. The amount went into effect on August 21, 2021, for residential assessable spaces and remained until the end of the Fiscal year.

From July 1, 2021, to August 20, 2021, the residential construction and reconstruction fee was at the Level I fee of \$4.08 per square foot. The Level I fee was based on a study approved by the District's board on June 23, 2020. The Level I fee was held in abeyance until the Level II fee effective during the 2020-21 fiscal year ceased on June 30, 2021. The Level I fee then became effective from July 1, 2021, until August 20, 2021 whereon the District's board adopted the current SFNA and the current Level II fee went into effect.

The commercial rate of \$0.66 per square foot in place from July 1, 2021, through the end of the fiscal year, was identified in the previous Developer Fee Study approved by the Visalia Unified School Board on June 23, 2020, and has been in place from September 1, 2020, through the end of the Fiscal year.

(3) Identify all sources and amounts of funding anticipated to complete financing of incomplete facilities, which were originally identified for the use of fees;

Developer Fees and State Funds are the primary funding source used to mitigate student population growth impacts. Bond Proceeds may also be used to help alleviate the impacts of student population growth. The District estimates annual revenue from Developer Fees between \$4,500,000 and \$5,500,000 for the current fiscal year and estimates revenues to be about the same in subsequent fiscal years. These fees will finance some, but not all, District projects.

(4) Designate the approximate dates on which the funding referred to in paragraph (3) is expected to be deposited into the appropriate account;

State funding is deposited into the state facility fund as received. In addition, the governing board authorized a portion of the Measure A Bond in June 2020, and the related bond proceeds are deposited in the Building Fund as received.

**Public Report of Capital Facilities
Developer Fees For the Period of
July 1, 2021 to June 30, 2022**

I Beginning Balance at July 1, 2021			\$ 7,178,232.27	
Adjustments			\$ -	
Adjusted Beginning Balance				\$ 7,178,232.27
II Revenue				
* Developer Fees - City	\$	6,914,517.85		
* Developer Fees - County		<u>736,845.70</u>		
Gross Developer Fees Collected			7,651,363.55	
Less Refunds			<u>0.00</u>	
Net Developer Fees Collected				7,651,363.55
Interest Income				83,347.71
Net Increase (Decrease) in the Fair Value				(362,167.68)
Other Local Revenue				<u>300.00</u>
Total Revenue				<u>\$ 7,372,843.58</u>
III Transfers and Expenditures				
Interfund Transfers Out for Partial Payment of Denton Elementary		<u>(1,943,981.26)</u>		
Total Interfund Transfers Out				(1,943,981.26)
Total Expenditures				<u>(1,646,228.11)</u>
Total Transfers & Expenditures				<u>\$ (3,590,209.37)</u>
IV Balance at June 30, 2022				<u>\$ 10,960,866.48</u>

* Level II Rate: \$4.41 per Sq/Ft for new Residential assessable space(s) from 08/21/2021 to 06/30/2022.

* Level I Rate(s): \$4.08 per Sq/Ft for new Residential assessable space(s) from 07/01/2021 to 08/20/2021.

* Level I Rate(s): \$0.66 per Sq/Ft for new Commercial and/or Industrial assessable space(s) from 07/01/2021 to 06/30/2022.

Expenditures By Site

Expenditures From Developer Fees -- City of Visalia

Location	Description	Amount	Site Total
Elementary Schools			
Annie R. Mitchell	Modular(s) Rental, & Portables	\$ 68,345.00	\$ 68,345.00
Blue Oak Charter	Modular(s) Rental, Portables & Related Infrastructures	\$ 87,412.53	\$ 87,412.53
Crestwood	Modular(s) Rental, & Portables	\$ 35,475.00	\$ 35,475.00
Crowley	Modular(s) Rental & Portables	\$ 16,060.00	\$ 16,060.00
Denton	New Elementary School	\$ 1,943,981.26	\$ 1,943,981.26
Four Creeks	Modular(s) Rental, Portables	\$ 2,490.00	\$ 2,490.00
Golden Oak	Modular(s) Rental, Portables & Related Infrastructures	\$ 54,123.83	\$ 54,123.83
Hurley	Field Clean-up	\$ 10,725.00	\$ 10,725.00
Manuel F. Hernandez	Modular(s) Rental, Portables	\$ 18,900.00	\$ 18,900.00
Mt. View	Modular(s) Rental & Portables	\$ 25,785.60	\$ 25,785.60
Oak Grove	Modular(s) Rental & Portables	\$ 55,670.00	\$ 55,670.00
Riverway	Modular(s) Rental, Portables & Related Infrastructures	\$ 37,800.00	\$ 37,800.00
Sycamore Valley Academy Charter	Modular(s) Rental & Portables	\$ 18,900.00	\$ 18,900.00
Subtotal Elementary Schools:			\$ 2,375,668.22
Middle Schools			
La Jova	Modular(s) Rental, Portables & Related Infrastructures	\$ 86,228.01	\$ 86,228.01
Ridgeview	OPSC Form SAB 50-06 & Project Information Worksheet	\$ 1,000.00	\$ 1,000.00
Valley Oak	Modular(s) Rental & Portables	\$ 39,840.00	\$ 39,840.00
Subtotal Middle Schools:			\$ 127,068.01
High Schools			
El Diamante	Modular(s) Rental, Portables & Related Infrastructures	\$ 202,700.85	\$ 202,700.85
Mt Whitney	Modular(s) Rental & Portables	\$ 41,500.00	\$ 41,500.00
Golden West	Modular(s) Rental, & Portables	\$ 192,099.80	\$ 192,099.80
Redwood	Modular(s) Rental & Portables	\$ 113,400.00	\$ 113,400.00
VTEC	DTSC Maintenance Plan & Testing	\$ 4,587.14	\$ 4,587.14
Subtotal High Schools:			\$ 554,287.79
Total Expenditures From Developer Fees -- City of Visalia:			\$ 3,057,024.02

Expenditures From Developer Fees -- County of Tulare

Location	Description	Amount	Site Total
Elbow Creek	Modular(s) Rental, Modular Site Work & Related Cost(s)	<u>\$ 306,662.77</u>	\$ 306,662.77
Goshen	Modular(s) Rental, Portables	<u>\$ 76,752.00</u>	\$ 76,752.00
Total Expenditures From Developer Fees -- County of Tulare:			\$ 383,414.77
			Total Site Expenditures: \$ 3,440,438.79

Other Expenditures

Collection Fees - City of Visalia (1.0%)	65,904.28
Collection Administrative Costs - VUSD (1.0%)	65,904.29
Notices - Visalia Times Delta	2,462.01
Other Administrative Costs	15,500.00
Total Other Expenditures:	\$ 149,770.58
Total Expenditures :	\$ 3,590,209.37

DESCRIPTION	GENERAL (ADMIN)	ANNIE R. MITCHELL ELEMENTARY	BLUE OAK CHARTER	CRESTWOOD ELEMENTARY SCHOOL	CROWLEY ELEMENTARY SCHOOL
A & G TELEPHONE SERV AMERICAN INC.			8,113.19		
ATKINS CONTRACTOR					
CDW CORPORATION			2,247.34		
CITY ADMIN COSTS 1%	65,904.28				
EKC ENTERPRISES COMPANY					
ELECTRIC MOTOR SHOP					
LEVIN & SON, MORRIS			13,991.00		
MOBILE MODULAR MANAGEMENT		68,345.00	63,061.00	35,475.00	16,060.00
PADRE ASSOCIATES					
PURCARO, KIRK					
SIM					
TAYLOR EQUIPMENT					
U.S. BANK NATIONAL					
VISALIA TIMES DELTA	2,462.01				
VUSD ADMIN COSTS 1%	65,904.29				
DEPARTMENT OF TOXIC SUBSTANCES					
ALL-STATE UTILITY SUPPLY, INC.					
SCHOOLWORKS	15,500.00				
TOTAL	\$ 149,770.58	\$ 68,345.00	\$87,412.53	\$ 35,475.00	\$ 16,060.00

DESCRIPTION	DENTON ELEMENTARY SCHOOL	EL DIAMANTE HIGH SCHOOL	ELBOW CREEK ELEMENTARY SCHOOL	FOUR CREEKS ELEMENTARY SCHOOL	GOLDEN OAK ELEMENTARY SCHOOL
A & G TELEPHONE SERV AMERICAN INC.		7,992.21			8,113.19
ATKINS CONTRACTOR			224,508.55		
CDW CORPORATION		2,081.64			2,081.64
CITY ADMIN COSTS 1%					
EKC ENTERPRISES COMPANY		6,000.00			
ELECTRIC MOTOR SHOP					
LEVIN & SON, MORRIS		2,057.00			13,569.00
MOBILE MODULAR MANAGEMENT		184,570.00	62,644.00	2,490.00	30,360.00
PADRE ASSOCIATES					
PURCARO, KIRK			5,740.00		
SIM			12,178.04		
TAYLOR EQUIPMENT					
U.S. BANK NATIONAL	1,943,981.26				
VISALIA TIMES DELTA			1,592.18		
VUSD ADMIN COSTS 1%					
DEPARTMENT OF TOXIC SUBSTANCES					
ALL-STATE UTILITY SUPPLY, INC.					
SCHOOLWORKS					
TOTAL	\$ 1,943,981.26	\$ 202,700.85	\$ 306,662.77	\$ 2,490.00	\$ 54,123.83

DESCRIPTION	GOLDEN WEST HIGH SCHOOL	GOSHEN ELEMENTARY SCHOOL.	HURLEY ELEMENTARY SCHOOL	LA JOYA MIDDLE SCHOOL	MANUEL F. HERNANDEZ ELEMENTARY
A & G TELEPHONE SERV					
AMERICAN INC.			10,725.00		
ATKINS CONTRACTOR					
CDW CORPORATION					
CITY ADMIN COSTS 1%					
EKC ENTERPRISES COMPANY					
ELECTRIC MOTOR SHOP				5,450.01	
LEVIN & SON, MORRIS					
MOBILE MODULAR MANAGEMENT	192,099.80	76,752.00		80,778.00	18,900.00
PADRE ASSOCIATES					
PURCARO, KIRK					
SIM					
TAYLOR EQUIPMENT					
U.S. BANK NATIONAL					
VISALIA TIMES DELTA					
VUSD ADMIN COSTS 1%					
DEPARTMENT OF TOXIC SUBSTANCES					
ALL-STATE UTILITY SUPPLY, INC.					
SCHOOLWORKS					
TOTAL	\$ 192,099.80	\$ 76,752.00	\$ 10,725.00	\$ 86,228.01	\$ 18,900.00

DESCRIPTION	MT WHITNEY HIGH SCHOOL	MT. VIEW ELEMENTARY SCHOOL	OAK GROVE ELEMENTARY SCHOOL	REDWOOD HIGH SCHOOL	RIDGEVIEW MIDDLE SCHOOL
A & G TELEPHONE SERV					
AMERICAN INC.					
ATKINS CONTRACTOR					
CDW CORPORATION					
CITY ADMIN COSTS 1%					
EKC ENTERPRISES COMPANY					
ELECTRIC MOTOR SHOP					
LEVIN & SON, MORRIS					
MOBILE MODULAR MANAGEMENT	41,500.00	14,770.00	55,670.00	113,400.00	
PADRE ASSOCIATES					
PURCARO, KIRK					
SIM					
TAYLOR EQUIPMENT		5,200.00			
U.S. BANK NATIONAL					
VISALIA TIMES DELTA					
VUSD ADMIN COSTS 1%					
DEPARTMENT OF TOXIC SUBSTANCES					
ALL-STATE UTILITY SUPPLY, INC.		5,815.60			
SCHOOLWORKS					1,000.00
TOTAL	\$ 41,500.00	\$ 25,785.60	\$ 55,670.00	\$ 113,400.00	\$ 1,000.00

DESCRIPTION	RIVERWAY ELEMENTARY	SYCAMORE VALLEY ACADEMY CHARTER	VALLEY OAK MIDDLE SCHOOL	VIS TECHNICAL EARLY COLLEGE HS
A & G TELEPHONE SERV				
AMERICAN INC.				
ATKINS CONTRACTOR				
CDW CORPORATION				
CITY ADMIN COSTS 1%				
EKC ENTERPRISES COMPANY				
ELECTRIC MOTOR SHOP				
LEVIN & SON, MORRIS				
MOBILE MODULAR MANAGEMENT	37,800.00	18,900.00	39,840.00	
PADRE ASSOCIATES				1,218.75
PURCARO, KIRK				
SIM				
TAYLOR EQUIPMENT				
U.S. BANK NATIONAL				
VISALIA TIMES DELTA				
VUSD ADMIN COSTS 1%				
DEPARTMENT OF TOXIC SUBSTANCES				3,368.39
ALL-STATE UTILITY SUPPLY, INC.				
SCHOOLWORKS				
TOTAL	\$ 37,800.00	\$ 18,900.00	\$ 39,840.00	\$ 4,587.14

Grand Total: \$ 3,590,209.37