



Annual Report

Public Report of Capital Facilities Fees

Fiscal Year 2020-2021

Visalia Unified School District

PUBLIC REPORT OF CAPITAL FACILITIES FEES “DEVELOPER FEES” FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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, 2021, 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 II School Fee amount for assessable residential space from July 1, 2020, through June 30, 2021, was \$4.16 per square foot (Sq/Ft). The Statutory School Fee amounts for assessable commercial development were \$0.61 per square foot (Sq/Ft) from July 1, 2020 to August 31, 2020, followed by \$0.66 per square foot from September 1, 2020 to June 30, 2021. 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, 2020, was \$5,783,064.14, and as indicated in section IV, the Ending Balance on June 30, 2021, was \$7,178,232.27.

(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 2020-2021.

(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 District 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 \$5,282,834.93 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 2020-2021 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 does not have any Developer Fees in the county treasury that are more than 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 June 23, 2020, The Visalia Unified School District Board approved a new *School Facilities Needs Analysis (SFNA)*. 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 \$4.16 per square foot and the statutory fee of \$0.66 per square foot for commercial/industrial assessable properties. These amounts went into effect on July 1, 2020, for residential assessable spaces, and September 1, 2020, for commercial/industrial assessable spaces through June 30, 2021. The Commercial rate of \$0.61 per square foot in place prior to September 1, 2020, was identified in the previous Developer Fee Justification Study approved by the Visalia Unified School Board.

(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 main source of funding used to mitigate impacts from student population growth. Bond Proceeds may also be used to help alleviate the impacts from student population growth.

The District estimates annual revenue from Developer Fees between \$3,500,000 and \$4,500,000 for the current fiscal year and estimates revenues to be about the same in subsequent fiscal years. These fees will be used to 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 state facility fund as received. A portion of Measure A Bond was authorized by the governing board 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, 2020 to June 30, 2021**

I Beginning Balance at July 1, 2020		\$ 5,783,064.14	
Adjustments		\$ -	
Adjusted Beginning Balance			\$ 5,783,064.14
II Revenue			
* Developer Fees - City	\$ 6,902,806.81		
* Developer Fees - County	<u>781,395.64</u>		
Gross Developer Fees Collected		7,684,202.45	
Less Refunds		<u>0.00</u>	
Net Developer Fees Collected			7,684,202.45
Interest Income			101,585.02
Net Increase (Decrease) in the Fair Value			(87,756.72)
Other Local Revenue			<u>1,800.00</u>
Total Revenue			<u>\$ 7,699,830.75</u>
III Transfers and Expenditures			
Interfund Transfers Out for Partial Payment of Denton Elementary	<u>(5,282,834.93)</u>		
Total Interfund Transfers Out			(5,282,834.93)
Total Expenditures			<u>(1,021,827.69)</u>
Total Transfers & Expenditures			<u>\$ (6,304,662.62)</u>
IV Balance at June 30, 2021			<u>\$ 7,178,232.27</u>

* Level II Rate: \$4.16 per Sq/Ft for new Residential assessable space(s) from 07/01/2020 to 06/30/2021.

* Level I Rate(s): \$0.66 per Sq/Ft for new Commercial and/or Industrial assessable space(s) from 09/01/2020 to 06/30/2021.

\$0.61 per Sq/Ft for new Commercial and/or Industrial assessable space(s) from 07/01/2020 to 08/31/2020.

Expenditures By Site

Expenditures From Developer Fees -- City of Visalia

Location	Description	Amount	Site Total
Elementary Schools			
Annie R. Mitchell	Modular(s) Rental, Portables & Related Infrastructures	\$ 83,397.00	\$ 83,397.00
Crestwood	Modular(s) Rental, Portables & Related Infrastructures	\$ 67,033.61	\$ 67,033.61
Crowley	Modular(s) Rental & Portables	\$ 14,160.00	\$ 14,160.00
Denton	New Elementary School	\$ 5,284,379.43	\$ 5,284,379.43
Ferguson / Giddings	Appriaisal, Testing and Inspection	\$ 4,962.50	\$ 4,962.50
Four Creeks	Modular(s) Rental, Portables	\$ 22,080.00	\$ 22,080.00
Golden Oak	Modular(s) Rental & Portables	\$ 61,112.11	\$ 61,112.11
Manuel F. Hernandez	Modular(s) Rental, Portables	\$ 18,900.00	\$ 18,900.00
Oak Grove	Modular(s) Rental & Portables	\$ 54,720.00	\$ 54,720.00
Riverway	State Compliance - Clean Fleet & Form 50-05	\$ 1,186.20	\$ 1,186.20
	Modular(s) Rental, Portables & Related Infrastructures	\$ 46,276.32	\$ 46,276.32
Subtotal Elementary Schools:			\$ 5,658,207.17
Middle Schools			
Valley Oak	Modular(s) Rental & Portables	\$ 39,840.00	\$ 39,840.00
Subtotal Middle Schools:			\$ 39,840.00
High Schools			
El Diamante	Modular(s) Rental, Portables & Related Infrastructures	\$ 209,822.00	\$ 209,822.00
Mt Whitney	Modular(s) Rental & Portables	\$ 49,911.15	\$ 49,911.15
Reserve For New High School #6	Appraisal Report(s)	\$ 2,500.00	\$ 2,500.00
Sequoia	Modular(s) Rental & Portables	\$ 31,000.51	\$ 31,000.51
VCIS	Appraisal Report(s)	\$ 4,800.00	\$ 4,800.00
VTEC	DTSC Maintenance Plan & Portable Infrastructure	\$ 10,729.06	\$ 10,729.06
Subtotal High Schools:			\$ 308,762.72
Total Expenditures From Developer Fees -- City of Visalia:			\$ 6,006,809.89

Expenditures From Developer Fees -- County of Tulare

Location	Description	Amount	Site Total
Elbow Creek	Modular(s) Rental, Portables	<u>\$ 60,984.00</u>	\$ 60,984.00
Goshen	Modular(s) Rental, Portables	<u>\$ 79,844.00</u>	\$ 79,844.00
Ivanhoe	Modular(s) / Portables Infrastructure	<u>\$ 2,220.00</u>	\$ 2,220.00
Total Expenditures From Developer Fees -- County of Tulare:			\$ 143,048.00
			Total Site Expenditures: \$ 6,149,857.89

Other Expenditures

Collection Fees - City of Visalia (1.0%)	68,033.83
Collection Administrative Costs - VUSD (1.0%)	68,033.81
Notices - Visalia Times Delta	2,723.76
Appraisal - Candellas Property	1,400.00
Other Administrative Costs	14,613.33
Total Other Expenditures:	\$ 154,804.73
Total Expenditures : \$ 6,304,662.62	

DESCRIPTION	GENERAL	ANNIE R. MITCHELL ELEMENTARY	CRESTWOOD ELEMENTARY SCHOOL	CROWLEY ELEMENTARY SCHOOL
A & G TELEPHONE SERVICES INC.			8,864.69	
AMERICAN INC.				
ATI - AMERICAN TECHNOLOGIES INC.				
CDW CORPORATION				
CITY 1 % RES & COMM	68,033.83			
CONSOLIDATED ELECTRICAL DISTRIBUTORS (CED)			3,359.92	
DEPARTMENT OF TOXIC SUBSTANCES				
EKC ENTERPRISES COMPANY		9,940.00		
FALLING CREEK RANCH	7,083.73			
HOPPER	1,400.00			
LEVIN & SON, MORRIS		5,892.00	22,484.00	
MOBILE MODULAR MANAGEMENT		67,565.00	32,325.00	14,160.00
PADRE ASSOCIATES				
SAN JOAQUIN VALLEY AIR				
SCHOOL WORKS INC.				
SOUTHERN CALIFORNIA GAS CO.				
TORTOLEDO, YESICA	7,529.60			
UNION BANK				
VISALIA TIMES DELTA	2,723.76			
VUSD 1%	68,033.81			
WILLIAMS SCOTSMAN INC				
ZAYAS REAL ESTATE SOLUTIONS, LLC				
TOTAL	\$ 154,804.73	\$ 83,397.00	\$ 67,033.61	\$ 14,160.00

DESCRIPTION	DENTON ELEMENTARY SCHOOL	EL DIAMANTE HIGH SCHOOL	ELBOW CREEK ELEMENTARY SCHOOL	FERGUSON & GIDDINGS ELEM
A & G TELEPHONE SERVICES INC.				
AMERICAN INC.				
ATI - AMERICAN TECHNOLOGIES INC.				
CDW CORPORATION				
CITY 1 % RES & COMM				
CONSOLIDATED ELECTRICAL DISTRIBUTORS (CED)				
DEPARTMENT OF TOXIC SUBSTANCES				
EKC ENTERPRISES COMPANY		14,990.00		
FALLING CREEK RANCH				
HOPPER	1,500.00			2,800.00
LEVIN & SON, MORRIS		28,168.00		
MOBILE MODULAR MANAGEMENT		166,664.00	60,984.00	
PADRE ASSOCIATES				2,162.50
SAN JOAQUIN VALLEY AIR	44.50			
SCHOOL WORKS INC.				
SOUTHERN CALIFORNIA GAS CO.				
TORTOLEDO, YESICA				
UNION BANK	5,282,834.93			
VISALIA TIMES DELTA				
VUSD 1%				
WILLIAMS SCOTSMAN INC				
ZAYAS REAL ESTATE SOLUTIONS, LLC				
TOTAL	\$ 5,284,379.43	\$ 209,822.00	\$ 60,984.00	\$ 4,962.50

DESCRIPTION	FOUR CREEKS ELEMENTARY SCHOOL	GOLDEN OAK ELEMENTARY SCHOOL	GOSHEN ELEMENTARY SCHOOL.	IVANHOE ELEMENTARY SCHOOL
A & G TELEPHONE SERVICES INC.		10,797.23		
AMERICAN INC.		5,600.00		
ATI - AMERICAN TECHNOLOGIES INC.				
CDW CORPORATION		2,805.88		
CITY 1 % RES & COMM				
CONSOLIDATED ELECTRICAL DISTRIBUTORS (CED)				
DEPARTMENT OF TOXIC SUBSTANCES				
EKC ENTERPRISES COMPANY				
FALLING CREEK RANCH HOPPER				
LEVIN & SON, MORRIS		23,575.00		2,220.00
MOBILE MODULAR MANAGEMENT	22,080.00	18,334.00	79,844.00	
PADRE ASSOCIATES				
SAN JOAQUIN VALLEY AIR				
SCHOOL WORKS INC.				
SOUTHERN CALIFORNIA GAS CO.				
TORTOLEDO, YESICA				
UNION BANK				
VISALIA TIMES DELTA				
VUSD 1%				
WILLIAMS SCOTSMAN INC				
ZAYAS REAL ESTATE SOLUTIONS, LLC				
TOTAL	\$ 22,080.00	\$ 61,112.11	\$ 79,844.00	\$ 2,220.00

DESCRIPTION	MANUEL F. HERNANDEZ ELEMENTARY	MT WHITNEY HIGH SCHOOL	OAK GROVE ELEMENTAR Y SCHOOL	RESERVE FOR NEW HIGH SCHOOL #6
A & G TELEPHONE SERVICES INC.				
AMERICAN INC.				
ATI - AMERICAN TECHNOLOGIES INC.		15,051.15		
CDW CORPORATION				
CITY 1 % RES & COMM				
CONSOLIDATED ELECTRICAL DISTRIBUTORS (CED)				
DEPARTMENT OF TOXIC SUBSTANCES				
EKC ENTERPRISES COMPANY				
FALLING CREEK RANCH HOPPER				
LEVIN & SON, MORRIS				
MOBILE MODULAR MANAGEMENT	18,900.00	34,860.00	54,720.00	
PADRE ASSOCIATES				
SAN JOAQUIN VALLEY AIR				
SCHOOL WORKS INC.				
SOUTHERN CALIFORNIA GAS CO.				
TORTOLEDO, YESICA				
UNION BANK				
VISALIA TIMES DELTA				
VUSD 1%				
WILLIAMS SCOTSMAN INC				
ZAYAS REAL ESTATE SOLUTIONS, LLC				2,500.00
TOTAL	\$ 18,900.00	\$ 49,911.15	\$ 54,720.00	\$ 2,500.00

DESCRIPTION	RIVERWAY ELEMENTARY	SEQUOIA CONTINUATION HIGH SCHOOL	VALLEY OAK MIDDLE SCHOOL	VCIS	VTEC HIGH SCHOOL
A & G TELEPHONE SERVICES INC.					
AMERICAN INC.					
ATI - AMERICAN TECHNOLOGIES INC.					
CDW CORPORATION					
CITY 1 % RES & COMM					
CONSOLIDATED ELECTRICAL DISTRIBUTORS (CED)					
DEPARTMENT OF TOXIC SUBSTANCES					7,105.06
EKC ENTERPRISES COMPANY					
FALLING CREEK RANCH					
HOPPER				4,800.00	
LEVIN & SON, MORRIS		20,491.00			1,854.00
MOBILE MODULAR MANAGEMENT	37,800.00		39,840.00		
PADRE ASSOCIATES					1,770.00
SAN JOAQUIN VALLEY AIR	186.20				
SCHOOL WORKS INC.	1,000.00				
SOUTHERN CALIFORNIA GAS CO.	8,476.32				
TORTOLEDO, YESICA					
UNION BANK					
VISALIA TIMES DELTA					
VUSD 1%					
WILLIAMS SCOTSMAN INC		10,509.51			
ZAYAS REAL ESTATE SOLUTIONS, LLC					
TOTAL	\$ 47,462.52	\$ 31,000.51	\$ 39,840.00	\$ 4,800.00	\$ 10,729.06

Grand Total: \$ 6,304,662.62