

City of Madera

Community Facilities District No. 2005-1 (Public Services)

Fiscal Year 2019/20
Annual District Administration Report

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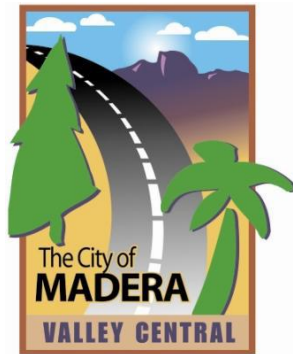
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ANNUAL DISTRICT ADMINISTRATION REPORT FISCAL YEAR 2019/20

CITY OF MADERA COMMUNITY FACILITIES DISTRICT No. 2005-1 (PUBLIC SERVICES)



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TABLE OF CONTENTS

This report provides a summary of the financial and administrative information for Community Facilities District No. 2005-1 (Public Services) (“District”) of the City of Madera (“City”) and organized in the following sections:

INTRODUCTION

- A. FORMATION
- B. BOUNDARIES AND DEVELOPMENT SUMMARY
- C. BONDS
- D. FINANCED FACILITIES

I. LEVY SUMMARY OVERVIEW

- A. FISCAL YEAR 2019/20 LEVY AMOUNTS
- B. FISCAL YEAR 2019/20 HANDBILL AMOUNTS

II. FINANCIAL OBLIGATIONS

- A. FISCAL YEAR 2019/20 LEVY COMPONENTS
- B. PREPAYMENT SUMMARY
- C. HISTORICAL BOND CALL SUMMARY

III. DELINQUENCY AND FORECLOSURE STATUS

- A. DELINQUENCY SUMMARY
- B. FORECLOSURE COVENANT
- C. DELINQUENCY MONITORING ACTIONS

IV. SPECIAL TAX LEVY AND METHOD OF APPORTIONMENT

- A. RATE AND METHOD OF APPORTIONMENT
- B. SPECIAL TAX SPREAD
- C. MAXIMUM AND APPLIED SPECIAL TAX RATES
- D. APPLIED SPECIAL TAX PROGRESSION

EXHIBITS

- EXHIBIT A: FISCAL YEAR 2019/20 CHARGE DETAIL REPORT
- EXHIBIT B: BOUNDARY DIAGRAM
- EXHIBIT C: DELINQUENCY SUMMARY

INTRODUCTION

The information provided in this report is derived primarily from documents developed at the time the District was formed and from data provided by the City or accessed through the City. The information sources include the Rate and Method of apportionment, annual budget, debt service schedule(s), fund balance(s) and special tax/assessment delinquency data. The development status, prepayments and historical information were accessed through the City and/or the developer and are maintained by Willdan Financial Services.

The Mello-Roos Community Facilities Act (“Act”) of 1982 came about as a response to the lack of adequate financing for public capital facilities and services in the post-Proposition 13 era. State Legislators Mello and Roos sponsored this Bill, which was enacted into law by the California Legislature and is now Sections 53311 through 53368 of the California Government Code. The Act authorizes a local governmental agency, such as a school district or city, to form a Community Facilities District (“CFD”) or (“District”) within a defined set of boundaries for the purposes of providing public facilities and services. A CFD is formed for financing purposes only, and is governed by the agency that formed it.

A. FORMATION

On November 16, 2005, the City formed the District by the adoption of Resolution No. 05-334. The qualified electors within the District approved the levy of the special tax in accordance with the rate and method of special tax.

B. BOUNDARIES AND DEVELOPMENT SUMMARY

The District boundaries at formation were composed of sixteen parcels, spread throughout four noncontiguous areas. Nine of those parcels are located in a triangular shaped area bordered on the east by Road 28, on the north by Avenue 14, and on the southwest by the Southern Pacific Co. railroad tracks. One parcel is located west of Highway 145, bounded on the north by Avenue 13 and on the west by Road 26 1/2. Two of the parcels are located west of Granada Drive, being bound on the north by Cleveland Avenue. The remaining four parcels are located east of North Lake St., bounded on the north by B. Ellis St., and on the east by Merced St. Since District formation, the original parcels have subdivided. The boundaries of the District include all properties and parcels on which special taxes may be levied to pay for the costs and expenses of the services. Since formation, there has been five (5) annexations expanding the District.

There are currently nine hundred and forty-nine (949) developed parcels located within the boundaries of the District which are subject to Special Tax.

C. BONDS

There are currently no bonds issued for this District.

D. FINANCED FACILITIES

It is the intention of City Council to finance certain services that are in addition to those provided in or required for the territory within the District and will not be replacing services already available. The following is a general description of services provided by the District:

Police protection services and fire protection and suppression services, including but not limited to (i) the costs of contracting services, (ii) equipment, vehicles, ambulances and paramedics, fire apparatus, supplies, (iii) the salaries and benefits of City staff that directly provide police protection services and fire protection and suppression services and other services as defined herein, respectively, and (iv) City overhead costs associated with providing such services within the District. On each July 1 following the Base Year the increases attributed to salaries and benefits shall be calculated and limited to the increase based on the Annual Escalation Factor as provided in the Rate and Method of Apportionment of the Special Taxes. The Special Tax will finance services that are in addition to those provided in or required for the territory within the District and will not be replacing services already available. The Special Tax provides only partial funding for police and fire services.

Park maintenance of the City of Madera, including but not limited to, labor, material, administration, personnel, equipment, and utilities necessary to maintain park improvements within the District, including recreational facilities, trees, plant material, sod, irrigation systems, sidewalks, drainage facilities, weed control and other abatements, public restrooms, signs, monuments, and associated appurtenant facilities located within the District. Storm drainage system maintenance and operations of the City of Madera, including but not limited to, labor, material, administration, personnel, equipment, and utilities necessary to maintain and operate the storm drainage system within the District.

I. LEVY SUMMARY OVERVIEW

A. FISCAL YEAR 2019/20 LEVY AMOUNTS

The following table summarizes the amounts levied (including handbilled/direct billed charges) for Fiscal Year 2019/20 for the District.

Parcel Count	Charge Amount
949	\$433,334.10

B. FISCAL YEAR 2019/20 HANDBILL AMOUNTS

The following table summarizes the amounts billed directly to the property owner rather than placed on the Secured Property Tax Roll, due to the tax exempt status Fiscal Year 2019/20 for the District.

Parcel Count	Charge Amount
0	\$0.00

II. FINANCIAL OBLIGATIONS

A. FISCAL YEAR 2019/20 LEVY COMPONENTS

The following table summarizes the financial obligations of the District.

Uses of Funds	Amount
Services	\$432,834.10
Administrative Costs	500.00
Adjustments Applied to the Levy –Addition/(Credit)	0.00
Total Charge Amount Levied	\$433,334.10

B. PREPAYMENT SUMMARY

For Fiscal Year 2018/19, there were no parcels that prepaid their special tax/assessment obligations.

APN	Prepayment Total ⁽¹⁾
N/A	\$0.00
Prepayment Total	\$0.00

⁽¹⁾ Total prepayment amount including but not limited to, reserve credit, redemption amount and premium, investment earnings and administrative fees.

C. HISTORICAL BOND CALL SUMMARY

The following table summarizes historical bond calls performed to date. There are currently no bonds issued for this District.

Date of Call	Amount	Source of Funds
N/A	\$0.00	N/A
Total Bond Call to Date	\$0.00	

III. DELINQUENCY AND FORECLOSURE STATUS

A. DELINQUENCY SUMMARY

The following table summarizes delinquency summary for the most recent fiscal year and the cumulative for all years with delinquencies as of May 10, 2019.

Summary for Most Recent Fiscal Year		Cumulative Summary for All Years with Delinquencies	
\$9,016.12	2.43%	\$24,709.31	1.56%

FOR A MORE COMPREHENSIVE SUMMARY, PLEASE SEE EXHIBIT C OF THIS REPORT.

B. FORECLOSURE COVENANT

The District is not bonded, therefore; there is no foreclosure covenant for the District.

C. DELINQUENCY MONITORING ACTIONS

Willdan Financial Services has taken the initial steps toward foreclosure proceedings or reducing delinquencies by performing the following Delinquency Monitoring Actions during Fiscal Year 2018/19.

Action(s)	Date Performed	Number of Parcels
Reminder Letters	May 31, 2019	10

IV. SPECIAL TAX LEVY AND METHOD OF APPORTIONMENT

The methodology employed to calculate and apportion the special tax is in accordance with the document entitled Rate and Method of Apportionment (“RMA”). The RMA is hereby referenced and summarized but not included in this report, however the official document can be requested and provided by the City’s special tax administrator Willdan Financial Services.

A. RATE AND METHOD OF APPORTIONMENT

Pursuant to Section D of the Rate of Method of Apportionment, commencing with Fiscal Year 2006/07 and for each following fiscal year, the District Administrator shall calculate the Special Tax Requirement based on the definitions in Section A of the Rate and Method of Apportionment and levy the Special Tax as follows until the amount of the Special Tax levied equals the Special Tax Requirement.

(FOR DETAILED INFORMATION OF THE SPECIAL TAX REQUIREMENT, PLEASE REFER TO SECTION (II) FINANCIAL OBLIGATIONS ABOVE).

First, the Special Tax shall be levied each Fiscal Year on each Assessor’s Parcel of Developed Property Proportionately between Developed Single- Family Residence and Developed Multi- Family Residence up to 100% of the applicable Maximum Special Tax.

Second, if the Special Tax Requirement has not been satisfied by the first step, then the Special Tax shall be levied each Fiscal Year on each Assessor’s Parcel of Entitled Property up to 100% of the applicable Maximum Special Tax for Entitled Property.

B. SPECIAL TAX SPREAD

The following table summarizes the number of parcels in each land use classification as well as the Applied Special Tax Rate for each classification.

Land Use Classification	Taxable Units	No. of Parcels	2019/20 Applied Special Tax Rate per Unit	2019/20 Dollars Levied
1 – Single-Family	903	903	\$467.18	\$421,863.54
3 – Entitled	46	46	\$249.36	11,470.56
Total		949		\$433,334.10

C. MAXIMUM ASSIGNED AND APPLIED SPECIAL TAX RATES

The following table summarizes the percent of the Applied Special Tax to the Maximum Assigned Special Tax rate.

Land Use Classification	2019/20 Maximum Assigned Special Tax Rate per Unit	2019/20 Applied Special Tax Rate per Unit	Percent of Maximum
1 – Single-Family	\$467.18	\$467.18	100.00%
3 – Entitled	\$249.36	\$249.36	100.00%

D. APPLIED SPECIAL TAX PROGRESSION

The following table summarizes the percent change of Fiscal Year 2019/20 Applied Special Tax Rate as compared to Fiscal Year 2018/19 Applied Special Tax Rate.

Land Use Classification	2019/20 Applied Special Tax Rate per Unit	2018/19 Applied Special Tax Rate per Unit	Percent Change from 2018/19
1 – Single Family	\$467.18	\$449.14	4.02%
3 – Entitled	\$249.36	\$239.74	4.01%

EXHIBIT A

CITY OF MADERA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

Fiscal Year 2019/20 Charge Detail Report

EXHIBIT B

CITY OF MADERA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

Boundary Diagram

EXHIBIT C

CITY OF MADERA COMMUNITY FACILITIES DISTRICT NO. 2005-1 (PUBLIC SERVICES)

Delinquency Summary