

**COMMUNITY FACILITIES DISTRICTS  
ANNUAL REPORT**



**FISCAL YEAR ENDING JUNE 30, 2021**

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Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act (the “Act”). The Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the special tax district and others are handled through annual reports. This section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states: “The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter.

The annual report shall contain the following information for each of the community facilities districts:

1. The amount of fund collected and expended.
2. The status of any project required or authorized to be funded.

In addition, this report incorporates by reference the following documents:

1. Annual District Administration Reports (available for viewing on the Finance and Technology Department page of the City’s website under financial documents).

CFD 8 Southport Industrial Park (Fund 713 Debt Service)  
 CFD 8 Southport Industrial Park & CFD 9 Staple Project (Fund 723 Debt Service)  
 CFD 8 Southport Industrial Park (Fund 763 Construction)

**CFD 8 Southport Industrial Park**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1,2]	Fiscal Agent Reserve 6/30/2021[2]	Project Status
2/5/2014	\$ 34,800,000.00	\$ 34,800,000.00	\$ 4,374,785.18	\$ 3,348,733.28	Complete
3/21/2001	\$ 15,500,000.00	\$ 15,500,000.00	\$ -	\$ -	Complete
1/20/1999	\$ 32,000,000.00	\$ 32,000,000.00	\$ -	\$ -	Complete

[1] Fund 713 debt service CFD 8.

[2] Fund 723 debt service CFDs 8 & 9.

Note: Bond series 1998 (issued in 1999) & 2001 refundings were combined for CFDs 8 & 9.

**CFD 9 Staple Project**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
2/5/2014	\$ 170,000.00	\$ 170,000.00	\$ 27,727.32	\$ -	Complete
1/20/1999	\$ 225,000.00	\$ 225,000.00	\$ -	\$ -	Complete

[1] Fund 716 debt service CFD 9.

Note: Bond series 1998 (issued in 1999) refunding was combined for CFDs 8 & 9.

**CFD 10 Bridgeway Island**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021[2]	Project Status
5/23/2006	\$ 24,330,379.00	\$ 24,330,379.00	\$ 1,696,331.04	\$ 2,295,558.50	Complete

[1] Fund 736 debt service CFD 10.

[2] Fund 735 debt service CFDs 10, 11, 15, 16, 18 & 19.

Note: Multiple bond series refundings were combined for CFDs 10, 11, 15, 16, 18 & 19 and completed in 2006.

**CFD 11 Gateway**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
5/23/2006	\$ 4,427,762.00	\$ 4,427,762.00	\$ 371,922.88	\$ -	Complete

[1] Fund 737 debt service CFD 11.

Note: Multiple bond series refundings were combined for CFDs 10, 11, 15, 16, 18 & 19 and completed in 2006.

**CFD 12 Raley's Field**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
6/1/2013	\$ 5,391,217.00	\$ 5,391,217.00	\$ 710,652.69	\$ -	Complete

[1] Fund 719 debt service CFD 12.

**CFD 14 Newport Estates**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1,2]	Fiscal Agent Reserve 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021[2]	Project Status
6/26/2014	\$ 6,820,000.00	\$ 6,820,000.00	\$ 646,406.59	\$ 617,730.98	\$ -	Complete
7/17/2012	\$ 3,855,000.00	\$ 3,855,000.00	\$ 65,153.10	\$ -	\$ 505,364.30	Complete
3/24/2004	\$ 4,800,000.00	\$ 4,800,000.00	\$ -	\$ -	\$ -	Complete
8/1/2001	\$ 3,860,000.00	\$ 3,860,000.00	\$ -	\$ -	\$ -	Complete

[1] Fund 722 debt service CFD 14.

[2] Fund 743 debt service CFDs 14 & 17.

Note: Bond series 2004 refunding was completed in 2014.

Note: Bond series 2001 refundings were combined for CFDs 14 & 17 and completed in 2012.

**CFD 15 Pheasant Hollow**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
5/23/2006	\$ 1,960,220.00	\$ 1,960,220.00	\$ 148,637.92	\$ -	Complete
12/4/2002	\$ 1,905,000.00	\$ 1,905,000.00	\$ -	\$ -	Complete

[1] Fund 724 debt service CFD 15.

Note: Multiple bond series refundings were combined for CFDs 10, 11, 15, 16, 18 & 19 and completed in 2006.

**CFD 16 Bridgeway Lakes**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021[1]	Project Status
5/23/2006	\$ 14,263,376.00	\$ 14,263,376.00	\$ 607,853.35	\$ 43,966.61	Complete
11/25/2003	\$ 13,585,000.00	\$ 13,585,000.00	\$ -	\$ -	Complete

[1] Fund 725 debt service CFD 16.

Note: Multiple bond series refundings were combined for CFDs 10, 11, 15, 16, 18 & 19 and completed in 2006.

**CFD 17 Parella**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021[2]	Project Status
2/17/2016	\$ 2,190,000.00	\$ 2,190,000.00	\$ 399,963.15	\$ 854,157.91	Complete
7/17/2012	\$ 2,730,000.00	\$ 2,730,000.00	\$ -	\$ -	Complete
8/30/2006	\$ 2,725,000.00	\$ 2,725,000.00	\$ -	\$ -	Complete
12/3/2003	\$ 2,850,000.00	\$ 2,850,000.00	\$ -	\$ -	Complete

[1] Fund 727 debt service CFD 17.

[2] Fund 745 debt service CFDs 17, 21, 23 & 24..

Note: Multiple bond series refundings were combined for CFDs 17, 21, 23 & 24 and completed in 2016.

Note: Bond series 2003 refunding was combined for CFDs 14 & 17 and completed in 2012.

**CFD 18 Gateway Unit 4**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
5/23/2006	\$ 828,722.00	\$ 828,722.00	\$ 74,127.25	\$ -	Complete
3/24/2004	\$ 800,000.00	\$ 800,000.00	\$ -	\$ -	Complete

[1] Fund 728 debt service CFD 18.

Note: Multiple bond series refundings were combined for CFDs 10, 11, 15, 16, 18 & 19 and completed in 2006.

**CFD 19 River Ranch**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
5/23/2006	\$ 2,780,803.00	\$ 2,780,803.00	\$ 213,451.11	\$ -	Complete
8/10/2004	\$ 2,640,000.00	\$ 2,640,000.00	\$ -	\$ -	Complete

[1] Fund 729 debt service CFD 19.

Note: Multiple bond series refundings were combined for CFDs 10, 11, 15, 16, 18 & 19 and completed in 2006.

**CFD 20 Bridgeway Lakes II**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021[1]	Project Status
2/27/2013	\$ 10,360,000.00	\$ 10,360,000.00	\$ 755,732.67	\$ 742,760.37	Complete
5/31/2005	\$ 11,000,000.00	\$ 11,000,000.00	\$ -	\$ -	Complete

[1] Fund 731 debt service CFD 20.

Note: Bond series 2005 refunding was completed in 2013.

**CFD 21 Parlin Ranch**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
2/17/2016	\$ 2,800,000.00	\$ 2,800,000.00	\$ 234,361.07	\$ -	Complete
10/4/2006	\$ 3,445,000.00	\$ 3,445,000.00	\$ -	\$ -	Complete

[1] Fund 732 debt service CFD 21.

Note: Bond series 2006 refunding was completed in 2016.

**CFD 23 Triangle Area**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
2/17/2016	\$ 6,180,000.00	\$ 6,180,000.00	\$ 509,587.39	\$ -	Complete
7/19/2007	\$ 6,936,118.25	\$ 6,936,118.25	\$ -	\$ -	Complete

[1] Fund 734 debt service CFD 23.

Note: Bond series 2007 refunding was completed in 2016.

**CFD 24 Bridgeway Lakes North**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
2/17/2016	\$ 1,155,000.00	\$ 1,155,000.00	\$ 144,899.41	\$ -	Complete
2/28/2008	\$ 1,312,424.70	\$ 1,312,424.70	\$ -	\$ -	Complete

[1] Fund 739 debt service CFD 24.

Note: Bond series 2008 refunding was completed in 2016.

**CFD 26 Yarbrough**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Fiscal Agent Reserve 6/30/2021	Project Status
12/9/2008	\$ 4,000,000.00	\$ 4,000,000.00	\$ 48,630.03	\$ -	Complete

[1] Fund 741 debt service CFD 26.

Note: Bond series paid off on 9/1/2018.

**CFD 27 Bridge District**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1]	Cash Balance 6/30/2021[3]	Fiscal Agent Construction 6/30/2021[3]	Fiscal Agent Reserve 6/30/2021[1,2]	Project Status
9/6/2017	\$ 14,190,000.00	\$ 1,803,003.85	\$ -	\$ 249,242.87	\$ 12,137,753.28	\$ 762,041.15	Ongoing
4/19/2016	\$ 16,075,000.00	\$ 16,075,000.00	\$ 1,945,195.50	\$ -	\$ -	\$ 1,033,454.46	Ongoing
8/9/2010	\$ 12,535,441.80	\$ 12,535,441.80	\$ -	\$ -	\$ -	\$ -	Complete

[1] Fund 742 debt service CFD 27.

[2] Fund 746 debt service CFD 27.

[3] Fund 792 construction CFD 27.

Note: Bond series 2010 refunding was completed in 2016.

**CFD 29 Port Towne**

Date of Bond Issuance	Amount of Bond Proceeds for Improvements	Expended Amount	Cash Balance 6/30/2021[1,2]	Fiscal Agent Reserve 6/30/2021[1,2]	Project Status
8/27/2019	\$ 3,645,000.00	\$ 3,645,000.00	\$ 160,705.20	\$ 248,559.62	Complete

[1] Fund 747 debt service CFD 29.

[2] Fund 790 construction CFD 29.

Note: Bond series issued in FY 2019/20 and assessed on FY 19/20 tax roll.