



Folsom City Council Staff Report

MEETING DATE:	12/9/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 20-1, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council receive and file SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 20-1, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act.

BACKGROUND / ISSUE

The Local Agency Special Tax Bond and Accountability Act (the “Act”), enacted by Senate Bill 165, is codified in California Government Code Sections 50075 through 50077 and 53410 through 53412. The Act requires:

- that any local special tax measure subject to voter approval contain a statement indicating the specific single purpose of the special tax
- that the proceeds of the special tax be applied to that purpose
- the creation of an account into which the proceeds shall be deposited
- an annual report containing specified information concerning the use of the proceeds.

The Act imposes similar accountability requirements with respect to any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency.

These requirements only apply to local agencies that have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001.

The City currently has 18 districts which have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001. These districts are:

- Community Facilities District No. 13 (American River Canyon North Maintenance District)
- Community Facilities District No. 14 (Parkway II)
- Community Facilities District No. 2013-1 (Water Facilities and Supply)
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 1
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 2
- Community Facilities District No. 17 (Willow Hill Pipeline)
- Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services)
- Community Facilities District No. 19 (Mangini Ranch)
- Community Facilities District No. 20 (Russell Ranch)
- Community Facilities District No. 20-1 (Russell Ranch 2)
- Community Facilities District No. 21 (White Rock Springs Ranch)
- Community Facilities District No. 22 (Folsom Heights)
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 7

The Chief Fiscal Officer of these 18 districts hereby submits the annual reports for each of these districts.

POLICY / RULE

1. California Government Code, Section 50075.3 states the chief fiscal officer of the levying 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 both the following: (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 50075.1(a).
2. California Government Code, Section 53411 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 both the following:

- (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 53410(a).
3. California Government Code, Section 50075.1(a) requires a statement indicating the specific purposes of the special tax.
 4. California Government Code, Section 53410(a) requires a statement indicating the specific purposes of the bond.

ANALYSIS

Community Facilities District No. 13, American River Canyon North Maintenance District, was established July 24, 2001, primarily to fund the maintenance of landscape areas in American River Canyon North, as well as collecting for other authorized services. In fiscal year 2025, the district collected \$121,225 and expended \$113,753. The cash balance at year end was \$6,930 and the status of the district is on-going.

Community Facilities District No. 14, Parkway II, was established September 25, 2001, to finance the acquisition and construction of certain public facilities within the district. \$18,200,000 in bonds were issued May 9, 2002, and partially advance refunded July 19, 2007. In fiscal year 2018, additional bonds were issued. The 2007 bonds were refunded on July 11, 2017, and the final maturity for the outstanding bonds is September 1, 2032. In fiscal year 2025, the district had \$97,112 in collections and expended \$10,687 from the acquisition and construction fund, leaving a balance of \$2,222,035 remaining, and the status of the district is on-going.

Community Facilities District No. 2013-1, Water Facilities and Supply, was established January 14, 2014 to fund all or a portion of the water treatment and storage and distribution facilities, water supply costs, and other costs pursuant to the Water Supply and Facilities Plan and Agreement. In fiscal year 2025, the district collected \$1,599,496 and expended \$1,580,099. The cash balance at year end was \$1,010,281, and the status of the district is on-going.

Community Facilities District No. 16, The Islands at Parkshore, was established March 10, 2015 to finance the acquisition and construction of certain public facilities within the district, and to fund ongoing maintenance of the improvements within the district. In fiscal year 2025, Improvement Area 1 had no collections nor expenses for the acquisition and construction fund, leaving a balance of \$0. The debt service reserve account for Improvement Area 1 had a balance of \$430,216. On July 18, 2019, bonds were issued for Improvement Area 2. In fiscal year 2025, Improvement Area 2 had \$8,993 in collections and no expenses for the acquisition and construction fund, leaving a balance of \$199,312 remaining. The debt service reserve account for Improvement Area 2 had a balance of \$242,250. In fiscal year 2025, the district collected an amount of \$184,363 and expended \$79,525 for maintenance. The cash balance at year end was \$853,758, and the status of the district is on-going.

Community Facilities District No. 17, Willow Hill Pipeline, was established March 24, 2015 to finance water facilities, including the Willow Hill Transmission Pipeline construction and rehabilitation project, within or in the vicinity of CFD No. 17. In fiscal year 2025, the district had no collections nor expenses for the acquisition and construction fund, leaving a balance of \$0. The debt service reserve account for CFD No. 17 had a balance of \$400,892. The status of the district is on-going.

Community Facilities District No. 18, Folsom Plan Area – Area-Wide Improvements and Services, was established December 8, 2015 to finance the Willow Hill Pipeline facilities, offsite water facilities, sanitary sewer system, aquatic center phase 1 and 2, quarry road, water infrastructure, interchanges, selected trails and roadway widenings, and other backbone facilities to serve the Folsom Plan Area. In addition, the planned services to be financed include the maintenance of parks, trails, landscape corridors, medians and open spaces; streets, street light and safety light maintenance; and storm drainage facilities maintenance. \$26,735,000 in bonds were issued on October 23, 2024. The district had collections of \$26,286,744 and expenditures of \$7,975,541 from bond proceeds, leaving a balance of \$18,311,203 in the acquisition and construction fund. The debt service reserve account for CFD No. 18 had a balance of \$1,920,810. In fiscal year 2025, the district collected \$2,548,477 and expended \$1,075,173 for maintenance. The cash balance at year end was \$5,118,663, and the status of the district is on-going.

Community Facilities District No. 19, Mangini Ranch, was established January 12, 2016 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements, operations, and management; landscape corridor maintenance; streetlight, median, storm water, and community amenities maintenance; and miscellaneous cost related to any of the items described above. \$28,530,000 in bonds were issued August 10, 2017. In fiscal year 2020, an additional \$14,040,000 in bonds were issued. In fiscal year 2025, the district had no collections nor expenses for the acquisition and construction fund, leaving a balance of \$0. The debt service reserve account for CFD No. 19 had a balance of \$3,190,776. In fiscal year 2025, the district collected \$212,182 and expended \$61,269 in the maintenance account. The cash balance at year end was \$1,019,703, and the status of the district is on-going.

Community Facilities District No. 20, Russell Ranch, was established November 14, 2017 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. \$13,255,000 in bonds were issued June 5, 2018. In fiscal year 2024, an additional \$11,225,000 in bonds were issued. In fiscal year 2025, the district had collections of \$486,853 and no expenditures from bond proceeds, leaving a balance of \$10,790,105 in the acquisition and construction fund. The debt service reserve account had a balance of \$1,835,065. The status of the district is on-going.

Community Facilities District No. 20-1, Russell Ranch 2, was established June 24, 2025 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. As of June 30, 2025, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 21, White Rock Springs Ranch, was established February 13, 2018 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. On December 5, 2019, \$9,695,000 in bonds were issued. On April 21, 2021, an additional \$11,815,000 in bonds were issued. In fiscal year 2025, the district had no collections nor expenses for the acquisition and construction fund, leaving a balance of \$0. The debt service reserve account for CFD No. 21 had a balance of \$1,539,037. The status of the district is on-going.

Community Facilities District No. 22, Folsom Heights, was established November 27, 2018 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include landscape corridor maintenance; open space improvements, street light maintenance; and miscellaneous cost related to any of the items described above. As of June 30, 2025, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 1, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. \$12,925,000 in bonds were issued on October 30, 2020. On April 27, 2022, and additional \$11,855,000 in bonds were issued. In fiscal year 2025, the district had collections of \$96,184 and expended \$2,070,777 from bond proceeds, leaving a balance of \$60,951 in the acquisition and construction fund. The debt service reserve account had a balance of \$1,761,509. In fiscal year 2025, the district collected \$160,376 and expended \$53,770 in the maintenance account. The cash balance at year end was \$454,452 and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 2, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee

Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. \$10,760,000 in bonds were issued on April 25, 2024. In fiscal year 2025, the district collected \$218,422 and expended \$680,852 from bond proceeds, leaving a balance of \$3,982,531 in the acquisition and construction fund. The debt service reserve account had a balance of \$834,000. In fiscal year 2025, the district collected \$35,524 and expended \$23,441 in the maintenance account. The cash balance at year end was \$49,392, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 3, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. \$9,430,000 in bonds were issued August 10, 2022. In fiscal year 2025, the district collected \$117,382 and expended \$0 from bond proceeds, leaving a balance of \$2,601,527 in the acquisition and construction fund. The debt service reserve account had a balance of \$717,993. In fiscal year 2025, the district collected \$169,554 and expended \$7,011 in the maintenance account. The cash balance at year end was \$518,030, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 4, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. \$10,705,000 in bonds were issued on December 5, 2024. The district had collections of \$10,002,373 and expenditures of \$10,002,373 from bond proceeds, leaving a balance of \$0 in the acquisition and construction fund. The debt service reserve account had a balance of \$840,071. In fiscal year 2025, the district collected \$141,546 and expended \$22,832 in the maintenance account. The cash balance at year end was \$243,171, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 5, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee

Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. As of June 30, 2025, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 6, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. In fiscal year 2023, the special tax formula for the district was amended to remove the facilities special tax component, beginning fiscal year 2024. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. In fiscal year 2025, the district collected \$7,311 and expended \$1,963 in the maintenance account. The cash balance at year end was \$6,407, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 7, was established December 14, 2021 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. In fiscal year 2025, the district collected \$42,559 and expended \$5,560 in the maintenance account. The cash balance at year end was \$64,098, and the status of the district is on-going.

FINANCIAL IMPACT

There is no discernable financial impact on the City of Folsom.

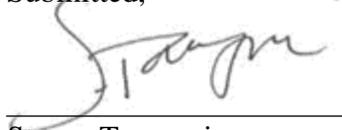
ENVIRONMENTAL REVIEW

This action is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3).

ATTACHMENT

1. SB-165 Annual Report for Community Facilities Districts

Submitted,

A handwritten signature in black ink, appearing to read "Stacey Tamagni". The signature is written in a cursive style with a large initial "S".

Stacey Tamagni
Finance Director