

**Mossdale Tract Enhanced Infrastructure Financing
District Public Finance Authority**

2800 W. March Lane, Suite 200 | Stockton, CA 95219 | (209) 299-4200 | www.sjafca.org

BOARD OF DIRECTORS

City of Stockton

Michael Blower
Brando Villapudua

Public Members

Steve DeBrum
Vacant

San Joaquin County

Paul Canepa, Chair
Mario Gardea

City of Manteca

Gary Singh
Charlie Halford

City of Lathrop

Diane Lazard
Steve Dresser, Vice-Chair

**BOARD MEETING – In Person
San Joaquin Council of Governments
Board Conference Room
555 E. Weber Avenue, Stockton, CA**

THURSDAY, May 8, 2025

**2:00 P.M. or immediately following
the conclusion of the SJAFCA Board of Director's meeting**

- 1. CALL TO ORDER / ROLL CALL**
- 2. SELECTION OF CHAIR & VICE CHAIR**
- 3. PLEDGE TO FLAG**
- 4. PUBLIC COMMENT**
- 5. CONSENT ITEMS**
 - 5.1) Approval of Minutes from the August 15, 2024, Board Meeting
 - 5.2) Adopt Resolution to accept Independent Auditor's Report and Financial Statements for the fiscal years ending June 30, 2024 and 2023
- 6. PUBLIC HEARINGS & ACTION ITEMS**
 - 6.1) Public Hearing on EIFD 2025 Annual Report and approval of resolution adopting the Annual Report and Budgets for Fiscal Years 2024/25 and 2025/26
- 7. ORAL REPORT FROM EXECUTIVE DIRECTOR**
- 8. BOARD QUESTIONS, COMMENTS, ACTIONS**
- 9. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications accommodations to participate in this meeting, please contact the Board's office at (209) 299-4200. Requests must be made one full business day before the start of the meeting.

Agenda Item 2.0

May 8, 2025

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Finance Authority (PFA) Board

FROM: Darren Suen, Executive Director

SUBJECT: **Electing a Chair and Vice-Chair for the Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Finance Authority (PFA)**

RECOMMENDATION

That the Board of Directors select or confirm the prior selections as Chair and Vice Chair for the PFA Board of Directors for Fiscal Year 2024/25.

DISCUSSION

The Board of Directors previously selected a Chair and Vice Chair at its meeting in May 2023. At that time the Board selected Director Canepa as Chair and Director Dresser as Vice Chair. At that time, the selection noted that the Chair and Vice would serve until the first meeting in 2024. However, at the meeting in August 2024, the Board deferred the selection of a Chair and Vice Chair until a later date. Given the term of the prior selection in May 2023, it is recommended the Board of Directors of the Mossdale Tract Enhanced Infrastructure Financing District Public Finance Authority (EIFD PFA or Agency) adopt a Resolution either confirming the existing Chair and Vice Chair or electing a new Chair and new Vice-Chair for the EIFD PFA Board of Directors for the coming year.

FISCAL IMPACT

There is no fiscal impact as a result of the EIFD PFA Board's approval of the recommendation.



DARREN SUEN
EXECUTIVE DIRECTOR,
PUBLIC FINANCE AUTHORITY

ATTACHMENTS

1. EIFD PFA Resolution 2025-01

RESOLUTION NO. 2025-01**Public Financing Authority of the
Mosssdale Tract Enhanced Infrastructure Financing District**

**RESOLUTION ELECTING A CHAIR AND VICE CHAIR FOR THE
PUBLIC FINANCING AUTHORITY OF THE MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PUBLIC FINANCING AUTHORITY OF THE MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT, AS FOLLOWS:

1. The Chair and the Vice-Chair is to be elected among its members of the Public Financing Authority of the Mosssdale Tract Enhanced Infrastructure Financing District.
2. The Chair and the Vice-Chair will hold office until the appointment of new Chair and Vice Chair which is expected to take place at the first meeting in 2026.
3. The following persons are hereby elected:

_____	CHAIR
_____	VICE-CHAIR

PASSED AND ADOPTED by the Public Financing Authority of the Mosssdale Tract Enhanced Infrastructure Financing District on this 8th day of May, 2025, by the following votes.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____, Chair
Public Financing Authority of the Mosssdale
Tract Enhanced Infrastructure Financing
District

ATTEST:

DARREN SUEN, Secretary
Public Financing Authority of the
Mosssdale Tract Enhanced Infrastructure
Financing District

APPROVED AS TO FORM:

SCOTT L. SHAPIRO, Legal Counsel
for the Mosssdale Tract Enhanced
Infrastructure Financing District

Mosssdale Tract EIFD – PFA

Agenda Item 5.1

MINUTES
MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCE AUTHORITY
BOARD MEETING OF AUGUST 15, 2024

STOCKTON, CALIFORNIA

1. CALL TO ORDER / ROLL CALL 11:59 AM

Present:	Absent:
Director Akinjo	Director Lazard
Director Canepa	Director Patti
Director DeBrum	Director Warmesley
Director Dresser	
Director Halford	
Director Singh	
Director Wright	

2. PLEDGE TO FLAG: 12:00 PM

3. PUBLIC COMMENTS 12:02 PM

None.

4. SELECTION OF CHAIR & VICE CHAIR 12:01 PM

Postponed to a later date.

5. CONSENT ITEMS 12:03 PM

5.1) Approve Minutes from May 18, 2023, Board Meeting

Motion: To approve the Minutes from May 18, 2023
Moved by: Director Singh, Second Director Halford
Vote: Motion carried 7-0
Yes: Director Akinjo, Director Canepa, Director DeBrum, Director Dresser, Director Halford, Director Singh, Director Wright
Absent: Director Lazard, Director Patti, Director Warmesley

6. NEW BUSINESS 12:04 AM

6.1) Public Hearing on EIFD Annual Report and approval of Resolution.

Open Hearing: Time: 12:14 PM
Public Comments: None
Closed Public Hearing: Time: 12:14 AM

Motion: To approve the EIFD Annual Report and approval of Resolution
Moved by: Director Halford, Second Director Singh
Vote: Motion carried 7-0
Yes: Director Akinjo, Director Canepa, Director Dresser, Director DeBrum, Director Halford, Director Singh, Director Wright
Absent: Director Lazard, Director Patti, Director Warmesley

7. ORAL REPORT FROM EXECUTIVE DIRECTOR 12:04 PM

Nothing to report.

8. BOARD QUESTIONS, COMMENTS, ACTIONS 12:06 PM

None.

9. ADJOURNMENT 12:15 PM

The meeting adjourned at 12:15pm.

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CHRIS ELIAS, Secretary
Public Finance Authority
of the Mossdale Tract Enhanced
Infrastructure Financing District

AUGUST 15, 2024, EIFD - PFA Meeting Minutes

Agenda Item 5.2

May 8, 2025

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Finance Authority (PFA) Board

FROM: Darren Suen, Executive Director

SUBJECT: **Independent Auditor's Report and Financial Report for the fiscal years ending June 30, 2024 and 2023**

RECOMMENDATION

Staff Recommends that the EIFD PFA Board of Director adopt a resolution accepting the Independent Auditor's Report and Financial Statements for the two fiscal years ending June 30, 2024 and 2023.

DISCUSSION

EIFD Law requires that, on an annual basis, EIFD PFA shall require the preparation of an annual independent financial audit which shall be paid for from revenues of the enhanced infrastructure financing district.

The EIFD was formed in July 2022 and first received Tax Increment revenues in late FY 2022/23. The EIFD PFA Board entered into an MOU with SJAFCA in May 2023 to provide staff support to the EIFD PFA. EIFD staff began coordinating the preparation of an independent financial audit during FY 2023/24 to cover all prior fiscal years up to the fiscal year ending June 30, 2024 to ensure compliance with the requirements of EIFD Law.

EIFD staff, on behalf of the EIFD PFA, engaged the services of the audit firm of Schwartz, Gianinni, Lantsberger and Adamson Accountancy Corporation (the Auditor). The Auditor completed its review of the EIFD PFA's financial statements for the fiscal years ending June 30, 2024, and 2023 and issued their report dated February 21, 2025 (**Attachment 1**). The Auditor's report presents an unmodified or "clean" audit opinion concerning the EIFD PFA's financial statements.

The EIFD PFA's audit report will be made available on the EIFD PFA's pages on SJAFCA's web site for public view at <https://www.sjafca.org/finances/annual-audits>.

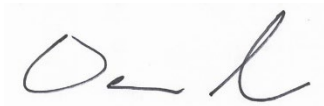
Staff recommends the EIFD PFA Board adopt a resolution accepting the Auditor's Report and the Annual Financial Statements for the fiscal years ending June 30, 2024 and 2023.

FISCAL IMPACT

This is an informational item only. There is no net budgetary impact from the EIFD PFA Board's approval of staff's recommendation.

Independent Auditor's Report and Financial Report for the fiscal years ending June 30, 2024 and 2023

PREPARED BY: Seth Wurzel, Financial Consultant



APPROVED
DARREN SUEN
EXECUTIVE DIRECTOR,
PUBLIC FINANCE AUTHORITY

Attachments

1. Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority Financial Statements, June 30, 2024 and 2023 and Independent Auditor's Report dated February 21, 2025
2. Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority Auditor's Communication Letter dated February 21, 2025
3. Resolution No. 2025-02 Accepting the Independent Auditor's Report and Financial Statements of the Mossdale Tract EIFD PFA for the Fiscal Years Ending June 30, 2024 and 2023

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

FINANCIAL STATEMENTS

JUNE 30, 2024 AND 2023

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INDEPENDENT AUDITOR'S REPORT



To the Board of Directors

Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority
Stockton, California

Opinions

We have audited the accompanying financial statements of the governmental activities of the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (the "Authority"), as of and for the years ended June 30, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Authority, as of June 30, 2024 and 2023, and the respective changes in financial position thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Philip Lantsberger, CPA
Robert Gross, CPA
Nikolas A. Torres, CPA

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-5 and 19-21, respectively, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 21, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Stockton, California
February 21, 2025

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024 AND 2023

This section of the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority's (the Authority) annual financial report represents a discussion and analysis of the Authority's financial performance during the fiscal years ended June 30, 2024 and 2023. It should be read in conjunction with the Authority's basic financial statements following this section.

FINANCIAL HIGHLIGHTS

The Authority is the governing body of the Mossdale Tract Enhanced Infrastructure Financing District (EIFD) and is tasked with managing the EIFD pursuant to the Infrastructure Financing Plan (IFP) approved by the Authority on July 21, 2022. As stated in the IFP, the goal of the EIFD is to provide funding to the San Joaquin Area Flood Control Agency (SJAFCFA) to help finance the construction of improvements that will provide an Urban Level of Flood Protection (ULOP) to the Mossdale Tract Area. Given this relationship, the accomplishments of SJAFCFA related to its Mossdale Tract Area flood risk reduction program and efforts to achieve ULOP are also the accomplishments of the Authority. As such, this MD&A highlights the specific efforts of both entities to accomplish this mission. Notable accomplishments include:

- On April 30, 2024, the Governor signed into law SB 586 which extended the timeline for providing ULOP to the Mossdale Tract Area (Lathrop-Manteca) to 2040.
- Fiscal year 2024 was the second year of collecting tax increment by the Authority for cost sharing of the Mossdale Tract Area levee improvements with the State and, eventually, the US Army Corps of Engineers (USACE). In January 2023, the Authority received the first apportionment of tax increment of \$937,570. A second apportionment of \$915,586 was received in April 2024.
- In fiscal year 2023, SJAFCFA made an initial payment of \$425,000 to USACE to initiate federal study of the Lathrop-Manteca project, including preparation of the Project Management Plan. In fiscal year 2024, an additional payment of \$874,500 was made to USACE for continuation of the Lathrop and Manteca Feasibility Study.
- In September 2024, SJAFCFA executed an amendment to its existing Urban Flood Risk Reduction (UFRR) Program funding agreement with the State of California Department of Water Resources securing an additional \$75 million to initiate the design and construction of improvements to the Mossdale Tract Area levees.
- In June 2024, after a successful Proposition 218 property owner ballot proceeding, the Mossdale Tract Overlay Assessment District (OAD) was formed. Assessment revenues from the OAD will be used in combination with property tax increment from the Authority to help finance the local cost share of flood risk reduction that will provide ULOP to the Mossdale Tract Area.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2024 AND 2023

Historical Background to Financial Highlights

As noted previously, on July 21, 2022, the Board of Directors of the Authority formed the EIFD and approved the IFP. The IFP describes how the participating taxing entities of the EIFD, which include San Joaquin County, City of Lathrop, City of Manteca, and City of Stockton, will contribute a portion of all new property tax increment generated within the boundary of the EIFD to help SJAFCA implement its Mossdale Tract Area Program. The EIFD is authorized to finance flood risk reduction projects designed to comply with the Urban Levee Design Criteria promulgated by the California Department of Water Resources and SJAFCA's Adopted Policy for Adapting Design Standards for the Mossdale Tract Area of SJAFCA in light of Climate Change. The implementation of these improvements would provide ULOP to the Mossdale Tract Area.

Because the Authority received tax increment funds at the end of fiscal year 2023, and the sole purpose of the EIFD is to provide funds for SJAFCA's Mossdale Tract Area Program, SJAFCA and the Authority entered into a Memorandum of Understanding (MOU) on May 18, 2023, to allow for the movement of funds from the Authority to SJAFCA. With this MOU in place, the Authority will be able to budget expenses and fund the Mossdale Tract Area Program on an on-going basis. Through coordination with the San Joaquin County Auditor Controller, as part of a final tax apportionment for fiscal year 2024, these funds were budgeted as part of available fund balance in fiscal year 2024.

In September 2022, SJAFCA executed a Feasibility Cost Share Agreement with USACE and the State of California to advance a Federal Feasibility Study of Federal Interest in flood risk reduction in the Mossdale Tract Area. This is the first step toward USACE constructing improvements at a 65% cost share, with the State and SJAFCA paying the remaining 35% of a federally authorized project's construction. The Federal Feasibility Study is actively underway and advancing with the USACE. The Study's purpose is to investigate the Federal interest by evaluating the costs and benefits of a range of alternatives to address the flood risk and ecosystem restoration opportunities in the Mossdale Tract Area. The Feasibility Cost Share Agreement describes the study cost share arrangement, feasibility study scope, schedule and study cost estimate. The cost-sharing for the study is based on a 50% contribution by the federal government, with the non-federal sponsors' (State of California and SJAFCA) 50% contribution provided in cash and in-kind contributions. Currently, the Study is estimated to cost \$7.1 million and last 4.5 years.

At the same time, while federal interest is being studied, SJAFCA continues to advance a portion of the improvements in partnership with the State through its UFRR Program agreement. It is expected that these improvements will help satisfy the 35% cost share with the USACE. SJAFCA intends to utilize funding from the OAD and the Authority to cost share with the State on these improvements.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

STATEMENTS OF NET POSITION
JUNE 30, 2024 AND 2023

	Governmental Activities	
	2024	2023
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 2,811,592	\$ 911,326
Interest income receivable	30,309	2,636
Total current assets	<u>2,841,901</u>	<u>913,962</u>
Total assets	<u>2,841,901</u>	<u>913,962</u>
LIABILITIES AND NET POSITION		
Net position:		
Unrestricted	<u>2,841,901</u>	<u>913,962</u>
Total net position	<u>2,841,901</u>	<u>913,962</u>
Total liabilities and net position	<u>\$ 2,841,901</u>	<u>\$ 913,962</u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

Functions / Programs	Program Expenses	Program Revenues		
		Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue
Governmental activities:				
Operations and maintenance	\$ -	\$ -	\$ -	\$ -
Agency management	-	-	-	-
Interest and other charges	-	-	-	-
Total governmental activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
General revenues:				
				\$ 1,853,156
				68,853
				<u>5,930</u>
				<u>1,927,939</u>
				1,927,939
				<u>913,962</u>
				<u>\$ 2,841,901</u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2023

Functions / Programs	Program Expenses	Program Revenues		
		Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue
Governmental activities:				
Operations and maintenance	\$ -	\$ -	\$ -	\$ -
Agency management	-	-	-	-
Interest and other charges	-	-	-	-
Total governmental activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
General revenues:				
				\$ 925,309
				2,636
				<u>(13,983)</u>
				913,962
				913,962
				-
				<u>\$ 913,962</u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

GOVERNMENTAL FUNDS BALANCE SHEETS
JUNE 30, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
ASSETS		
Cash and cash equivalents	\$ 2,811,592	\$ 911,326
Interest income receivable	<u>30,309</u>	<u>2,636</u>
TOTAL ASSETS	<u><u>2,841,901</u></u>	<u><u>913,962</u></u>
 FUND BALANCES		
Assigned	<u>2,841,901</u>	<u>913,962</u>
Total fund balances	<u>2,841,901</u>	<u>913,962</u>
 TOTAL LIABILITIES AND FUND BALANCES	<u><u>\$ 2,841,901</u></u>	<u><u>\$ 913,962</u></u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 PUBLIC FINANCING AUTHORITY

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEETS
 TO THE GOVERNMENT-WIDE STATEMENTS OF NET POSITION
 JUNE 30, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Total Fund Balances - Governmental Funds	\$ 2,841,901	\$ 913,962
Reconciling items	<u>-</u>	<u>-</u>
Net Position of Governmental Activities	<u>\$ 2,841,901</u>	<u>\$ 913,962</u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
 ENHANCED INFRASTRUCTURE FINANCING DISTRICT
 PUBLIC FINANCING AUTHORITY

STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
 IN GOVERNMENTAL FUND BALANCES
 FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Revenues:		
Assessments	\$ 1,853,156	\$ 925,309
Investment earnings - interest	68,853	2,636
Investment earnings - unrealized gain (loss)	<u>5,930</u>	<u>(13,983)</u>
Total revenues, net	<u>1,927,939</u>	<u>913,962</u>
Expenditures:		
	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	1,927,939	913,962
Fund balances, beginning	<u>913,962</u>	<u>-</u>
Fund balances, ending	<u><u>\$ 2,841,901</u></u>	<u><u>\$ 913,962</u></u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES,
AND CHANGES IN GOVERNMENTAL FUND BALANCES TO THE
GOVERNMENT-WIDE STATEMENTS OF ACTIVITIES
FOR THE YEARS ENDED JUNE 30, 2024 AND 2023

	<u>2024</u>	<u>2023</u>
Net changes in Fund Balances - Governmental Funds	\$ 1,927,939	\$ 913,962
Reconciling items	<u>-</u>	<u>-</u>
Changes in Net Position of Governmental Activities	<u><u>\$ 1,927,939</u></u>	<u><u>\$ 913,962</u></u>

See accompanying notes to basic financial statements.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NOTE 1. DESCRIPTION OF THE AUTHORITY

In July 2022, the Mossdale Tract Enhanced Infrastructure Financing District (Authority) was formed and a related Infrastructure Financing Plan was adopted. Through the Authority, the cities of Stockton, Lathrop and Manteca, and San Joaquin County committed a portion of the new property tax revenues from within the Authority boundary to flood protection improvements. The incremental participating taxing entity property tax revenue from properties within the Authority boundary will be used to help finance the local cost share for a project to provide 200-year flood protection to properties within the Authority boundary.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

Financial Authority

The Authority's basic financial statements include the accounts of all Authority operations.

Basis of Presentation – Government-Wide Accounting

The government-wide financial statements include the Statements of Net Position and the Statements of Activities and report financial information of the Authority as a whole.

The Statements of Activities present a comparison between direct expenses and program revenues for functions of the Authority's governmental activities. Direct expenses are those that are clearly identifiable with specific function. Program revenues include 1) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and 2) fees, grants, and contributions that are restricted to financing the acquisition or construction of capital assets. Other items not properly included are reported instead as general revenues and expenses.

Basis of Presentation – Fund Accounting

Fund financial statements provide information about the Authority's funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures. Authority resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled. The Authority does not have any proprietary or fiduciary funds.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized in the year for which they are levied.

The governmental fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when they are both measurable and available. “Measurable” means the amount of the transaction can be determined and “available” means collectible within the current period or within 60 days after year-end. Expenditures are recorded when the related liability is incurred, except for general obligation on principal and interest which are reported as expenditures in the year they are due.

The major sources of revenues susceptible to accrual are property tax increment and investment income.

When both restricted and unrestricted resources are available for use, it is the Authority’s policy to use restricted resources first, then unrestricted resources as needed.

Reservation of Fund Balances

The Authority records reservations for portions of fund balance which are legally segregated for specific future use or which do not represent available expendable resources and, therefore, are not available for appropriations or expenditure in the governmental funds balance sheets.

Restriction of Net Position

Net position is the excess of all the Authority’s assets over all its liabilities, regardless of fund. Net position is divided into three captions under Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements- and Management’s Discussion and Analysis- for State and Local Governments*. If restricted and unrestricted net position are available for the same purpose, then restricted net position will be used before unrestricted net position. These captions apply only to net position, which is determined only at the government-wide level, and are described below:

Net Investment in Capital Assets – This amount consists of capital assets net of accumulated depreciation, less the outstanding balance of any debt issued to finance these assets.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Restricted – This amount is restricted by external creditors, grantors, contributors, laws or regulations of other governments, enabling legislation, and constitutional provisions.

Unrestricted – The amount is all the net position that does not meet the definition of “net investment in capital assets” or “restricted.”

Property Tax Increment

The County collects the Authority’s property tax increment as part of the County’s property taxes. The County’s secured property tax payments are levied in two equal installments: the first is generally due November 1st and delinquent with penalties after December 10th; the second is due February 1st and delinquent with penalties after April 10th. Secured property with unpaid taxes incurs a lien on January 1st preceding the fiscal year for which taxes are levied. Property taxes on the unsecured roll are due on the January 1st lien date and become delinquent if unpaid on August 31st.

Cash and Cash Equivalents

The Authority maintains a large portion of its cash in the County Treasury. The County pools these funds with those of other agencies in the County and invests the cash.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from these estimates.

Fund Balance

In March 2009, GASB issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. These classifications are described below:

Nonspendable Fund Balance – Amounts that are inherently nonspendable such as inventory or long-term receivables.

Restricted Fund Balance – Amounts that have externally enforceable limitations on use that are either imposed by law or constrained by grantors, contributors, or laws and regulations of other governments.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Committed Fund Balance – Amounts that can only be used for specific purposes determined by formal action of the Authority’s highest level of decision-making authority, the Board of Directors. These committed amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use through the same type of formal action taken to establish the commitment. The formal action must occur prior to the end of the reporting period; however, the amount can be determined subsequently.

Assigned Fund Balance – Amounts that are constrained by the Authority’s intent to be used for specific purposes, but are neither restricted nor committed, should be reported as assigned fund balance. The intent can be expressed by the Board of Directors itself or by an official to which the governing body has delegated the authority.

Unassigned Fund Balance – The residual positive net resources of the General Fund in excess of what can properly be classified in one of the other four categories. This amount is reported only in the General Fund except in cases of negative fund balance. Negative fund balances in other governmental funds are reported as Unassigned Fund Balance.

The accounting policies of the Authority consider restricted fund balance to have been spent first when an expenditure is incurred if both restricted and unrestricted fund balance are available. Similarly, when all expenditure is incurred for purposes for which amounts in any of the unrestricted classification of fund balance could be used, the Authority considers committed amounts to be reduced first, followed by assigned amounts, and then unassigned amounts.

Most non-general funds were designated for one purpose at the time of their creation. Therefore, expenditures made out of a fund will be allocated to the applicable fund balance classifications in the order of the spending policy above.

NOTE 3. DETAILED NOTES ON FUNDS

The Authority maintains a large portion of its cash in the County Treasury as part of the common investment pool (the Pool), which had a carrying value of \$2,811,592 and \$911,326 as of June 30, 2024 and 2023, respectively.

The Authority is considered to be an involuntary participant in the external investment Pool. The Pool has established a treasury oversight committee to monitor and review the management of public funds maintained in the Pool.

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NOTE 3. DETAILED NOTES ON FUNDS (CONTINUED)

Participants' equity in the Pool is determined by the dollar amount of the participant's deposits, adjusted for withdrawals and distributed investment income. Investment income is prorated to individual funds based on their average daily cash balances.

The value of the Authority's shares in the Pool, which may be withdrawn, is determined on an amortized cost basis, which is different than the fair value of the Authority's position in the Pool. The Authority's investment in the Pool is unrated, stated at amortized cost which approximates fair value, available on demand, and considered cash equivalents.

Interest Rate Risk - Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of fair value to changes in market interest rate. As of year-end, the weighted average maturity of the investments contained in the Pool was approximately one year.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. California statutes and the County's investment policy limit the County investments to obligations of the U.S. Treasury, certain Federal agencies, bankers' acceptances, "prime" commercial paper, certificates of deposit, swaps and trades, State Treasurer's Local District Investment Fund, and repurchase agreements.

Concentration of Credit Risk - Concentration of credit risk is the loss risk attributed to the magnitude of a government's investment in a single issuer. The County's investment policy places certain maximum percentage limitations of investments by investment type and the Treasurer has adhered to this policy with no exception.

Custodial Credit Risk - Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools. The County issues a financial report that includes custodial credit risk disclosures for the cash in the County Treasury. The report may be obtained by writing to the County Treasurer, 44 North San Joaquin Street, Stockton, California 95202.

NOTE 4. FUND BALANCES

Fund balances on the governmental funds balance sheet are presented in the following categories: restricted, assigned, and unassigned (See Note 2 for a description of these categories).

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024 AND 2023

NOTE 5. RELATED PARTY TRANSACTIONS

On May 18, 2023, the Authority approved an MOU between SJAFCA and the Authority which addresses how SJAFCA will provide administrative services to the Authority and the Authority will reimburse SJAFCA for these services.

NOTE 6. SUBSEQUENT EVENTS

In preparing the financial statements, the Authority has evaluated events and transactions for potential recognition or disclosure through February 21, 2025, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

BUDGET TO ACTUAL COMPARISON SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2024

Mossdale EIFD PFA

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance from Final Budget</u>
Revenues:				
Assessments	\$ -	\$ -	\$ 1,853,156	\$ 1,853,156
Investment earnings - interest	-	-	68,853	68,853
Investment earnings - unrealized gain	-	-	5,930	5,930
Total revenues	<u>-</u>	<u>-</u>	<u>1,927,939</u>	<u>1,927,939</u>
Expenditures:				
Maintenance and operations	-	-	-	-
Agency management	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources (uses):				
Transfers in (out)	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>1,927,939</u>	<u>\$ 1,927,939</u>
Fund balance, beginning			913,962	
Fund balance, ending			<u>\$ 2,841,901</u>	

See Notes to Required Supplementary Information

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

BUDGET TO ACTUAL COMPARISON SCHEDULE
FOR THE YEAR ENDED JUNE 30, 2023

Mossdale EIFD PFA

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance from Final Budget</u>
Revenues:				
Assessments	\$ -	\$ -	\$ 925,309	\$ 925,309
Investment earnings - interest	-	-	2,636	2,636
Investment earnings - unrealized (loss)	-	-	(13,983)	(13,983)
Total revenues	<u>-</u>	<u>-</u>	<u>913,962</u>	<u>913,962</u>
Expenditures:				
Maintenance and operations	-	-	-	-
Agency management	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources (uses):				
Transfers in (out)	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>913,962</u>	<u>\$ 913,962</u>
Fund balance, beginning			-	
Fund balance, ending			<u>\$ 913,962</u>	

See Notes to Required Supplementary Information

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
JUNE 30, 2024 AND 2023

NOTE 1. BUDGETARY INFORMATION

A. Budget Policy and Practice

The Authority submits an annual budget to the Board of Directors. The Board of Directors formally approves the annual budget in accordance with the bylaws established by the joint power agency agreement. The Board of Directors is to prepare and adopt a budget within the first 90 days of the fiscal year.

B. Basis of Budgeting

The budget is prepared under accounting principles generally accepted in the United States of America basis. Revenues are budgeted by source. Expenditures are budgeted by class as follows: administration costs, and capital projects. Expenditures may not exceed appropriations at this level.

NOTE 2. EXPENDITURES OVER APPROPRIATIONS

For the fiscal years ended June 30, 2024 and 2023, there were no expenditures which exceeded appropriations.

ADDITIONAL INFORMATION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***



To the Board of Directors

Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority
Stockton, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities of the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (the Authority), as of and for the years ended June 30, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 21, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Philip Lantsberger, CPA
Robert Gross, CPA
Nikolas A. Torres, CPA

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Stockton, California
February 21, 2025

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2024

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

Material weaknesses identified? No

Significant deficiencies identified not
considered to be material weakness? No

Noncompliance material to the financial statements noted? No

Section II – Summary of Material Weaknesses

None

Section III – Summary of Significant Deficiencies

None

Section IV – Review of Prior Year Material Weaknesses and Significant Deficiencies

None

MOSSDALE TRACT
ENHANCED INFRASTRUCTURE FINANCING DISTRICT
PUBLIC FINANCING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
JUNE 30, 2023

Section I – Summary of Auditor’s Results

Financial Statements

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

Material weaknesses identified? No

Significant deficiencies identified not
considered to be material weakness? No

Noncompliance material to the financial statements noted? No

Section II – Summary of Material Weaknesses

None

Section III – Summary of Significant Deficiencies

None

Section IV – Review of Prior Year Material Weaknesses and Significant Deficiencies

None



February 21, 2025

To the Board of Directors
 Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority
 Stockton, California

We have audited the financial statements of the governmental activities of the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (the Authority) for the years ended June 30, 2024 and 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated July 18, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in the notes to the financial statements. There were no significant changes to accounting policies during the years ended June 30, 2024 and 2023. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no material estimates during the years ended June 30, 2024 and 2023.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no correct or uncorrected misstatements resulting from the audit of the Authority's financial statements for the years ended June 30, 2024 and 2023.

Philip Lantsberger, CPA
 Robert Gross, CPA
 Nikolas A. Torres, CPA

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Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 21, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis and budgetary comparison information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the board of directors and management of the Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in blue ink that reads "Schwartz, Giannini, Lantberger & Adamson".

Stockton, California

RESOLUTION NO. 2025 - 02**Public Financing Authority of the
Mossdale Tract Enhanced Infrastructure Financing District****A RESOLUTION ACCEPTING THE INDEPENDENT AUDITOR'S REPORT AND
FINANCIAL STATEMENTS OF THE MOSSDALE TRACT ENHANCED
INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY
FOR THE FISCAL YEARS ENDING JUNE 30, 2024 AND 2023**

WHEREAS, the California Legislature enacted California Government Code sections 53398.50 through 53398.88 (the "EIFD Law") authorizing cities and counties to establish enhanced infrastructure financing districts and use specific property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, the City Council (the "City Council") of the City of Lathrop (the "City of Lathrop") adopted its Resolution No. 22-5019 on January 13, 2022 (the "Resolution of Intention"), which initiated the process to establish the Mossdale Tract Enhanced Infrastructure Financing District (the "EIFD") to finance certain public and other specified facilities and approved the establishment of the EIFD's Public Financing Authority (the "Authority"); and

WHEREAS, on March 2, 2022, the Authority, as the governing board of the EIFD, directed the preparation of an Infrastructure Financing Plan ("Infrastructure Financing Plan") for the EIFD; and

WHEREAS, after the Cities of Manteca and Stockton and County of San Joaquin adopted the requisite resolutions declaring their respective intentions to participate in the proposed EIFD and approving the Infrastructure Financing Plan, on July 21, 2022, the Authority adopted its resolution adopting the Infrastructure Financing Plan for the EIFD and forming the EIFD; and

WHEREAS, the projects in the Infrastructure Financing Plan to be financed by the Authority shall be undertaken by the San Joaquin Area Flood Control Agency ("SJAFCA"), and SJAFCA staff provides certain administrative functions for the Authority; and

WHEREAS, Government Code section 53398.66(j)(1), requires that the Authority prepare an annual independent financial audit.

WHEREAS, at the direction of the Authority, Schwartz, Gianinni, Lantsberger and Adamson Accountancy Corporation Certified Public Accountants completed a review of the Authority's financial statements for the fiscal years ended June 30, 2024 and 2023; and

WHEREAS, Schwartz, Gianinni, Lantsberger and Adamson Accountancy Corporation Certified Public Accountants opined that the financial statements present fairly, in all material respects, the respective financial position of the governmental activities of the Authority, as of June 30, 2024 and 2023, and the respective changes in financial position thereof for the years then

ended in accordance with accounting principles generally accepted in the United States of America.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District that:

Section 1. Recitals. The Authority finds and determines that the foregoing recitals are true and correct.

Section 2. Annual Audit. That the Authority Board accepts the Independent Auditor's Report and Financial Statements of the Authority for the fiscal years ended June 30, 2024 and 2023 and directs staff to make the Report and Financial Statements available on the EIFD PFA's pages of on the SJAFCA's web site for public view.

Section 3. Severability. If any section, subsection, phrase, or clause of this resolution is for any reason found to be invalid, such section, subsection, phrase, or clause shall be severed from, and shall not affect the validity of, all remaining portions of this resolution that can be given effect without the severed portion.

Effective Date. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the Governing Board of the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District on this ____ day of _____, 2025, by the following votes.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Chair, Public Financing Authority of the Mossdale
Tract Enhanced Infrastructure Financing District

ATTEST:

DARREN SUEN,
Secretary, Public Financing Authority of the Mossdale
Tract Enhanced Infrastructure Financing District

Agenda Item 6.1

May 8, 2025

TO: Mossdale Tract Enhanced Infrastructure Financing District (EIFD) Public Finance Authority (PFA) Board

FROM: Darren Suen, PE, Executive Director
Seth Wurzel, Financial Consultant

SUBJECT: **FY 2024/25 Annual Report and FY 2024/25 and FY 2025/26 Budgets for the Mossdale Tract Enhanced Infrastructure Financing District**

RECOMMENDATION

Staff Recommends that the EIFD PFA Board conduct the required public hearing on the EIFD Annual Report and, upon conclusion of the Public Hearing, adopt a resolution approving the Annual Review of the Infrastructure Financing Plan, Adopting the EIFD Annual Report and approving the EIFD PFA budgets for Fiscal Years 2024/25 and 2025/26.

DISCUSSION

EIFD Law requires that, on an annual basis, the EIFD PFA review the EIFD's Infrastructure Financing Plan ("IFP"), make any amendments that are necessary and appropriate, and prepare an annual report ("Annual Report") that describes the following:

- The projects undertaken in the fiscal year,
- Present the actual revenues and expenses compared to budgeted revenues and expense,
- Report the amount of tax increment revenues received,
- Report on the status of EIFD funded projects; and,
- Report on the amount revenues expended to assist private business.

Further, the EIFD PFA must prepare a draft of that report, make it available at least 30-days prior to a public hearing on the website of the EIFD PFA, mail a written notice of the availability of the draft report on the internet website to each owner of land, resident and participating taxing entity within the area covered by the Infrastructure Financing Plan.

Staff has direct Larsen Wurzel & Associates, Inc. to review the Infrastructure Financing Plan and prepare the "Fiscal Year 2024-2025 Annual Report for the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District" a copy of which is attached as Exhibit A to the Resolution. The Resolution is **Attachment 1** and the Annual Report is **Attachment 2** to this staff report.

Staff made the Annual Report available on the EIFD PFA's website on March 27th, more than 30-days in advance of this hearing. Staff mailed the attached Notice of Availability of Draft Annual Report and Public Hearing (**Attachment 3**) to all land owners, residents and participating taxing entities within the area covered by the Infrastructure Financing Plan on March 28th.

Annual Report Summary

The Annual Report notes the following:

- For Fiscal Year 2024-25, as expected, no projects planned within the IFP have commenced construction.

**FY 2024/25 Annual Report and FY 2024/25 and FY 2025/26 Budgets for the Mosssdale Tract
Enhanced Infrastructure Financing District**

- \$1,373,836 in Property Tax Increment has been apportioned to the EIFD PFA in Fiscal Year 2024/25 year to date as of March 25, 2025. \$1,872,403 in Property Tax Increment was apportioned in prior fiscal year, Fiscal Year 2023/24 (as adjusted). The Annual Report reflects an additional \$19,247.16 of Tax Increment revenues for Fiscal Year 2023/24 over what was reported in the FY 2023/24 Annual Audit Report related to a delayed Real Property Transfer Tax Fund apportionment.
- The EIFD has expended approximately \$18,026 in administrative expenses in Fiscal Year 2024/25 year to date. The EIFD PFA did not expend any funds in the prior fiscal year, Fiscal Year 2023/24. No transfer of funds have been made to fund the Capital Improvement Projects identified by SJAFCA pursuant to the Memorandum of Understanding dated June 15, 2023 between SJAFCA and the EIFD PFA in Fiscal Year 2024/25 year to date.
- SJAFCA has accounted for the EIFD funding within the Mosssdale Program budget. When funding is needed to cash flow and support the Mosssdale Program, SJAFCA will request funding that it has budgeted for the Program from the PFA. SJAFCA expects that work will commence in the upcoming Fiscal Year 2025/26.
- No funds have been expended to assist Private Businesses in FY 2024-25.

EIFD PFA Budget FY 2024/25 and 2025/26

Together with this Annual Report and accompanying resolution, staff also presents budgets for the EIFD for PFA Board approval for FY 2024/25 and FY 2025/26 (**Attachment 4**). The FY 2024/25 budget is being presented toward the end of the year to retroactively budget for the administrative expenses of the Agency. Pursuant to the Memorandum of Understanding between SJAFCA and EIFD PFA, SJAFCA provides administrative services to the PFA subject to the PFA's reimbursement. Staff now understands the expected costs associated with EIFD PFA administration and can better project the costs associated with administration and present budgets for the PFA Board's approval.

In addition to the administrative expenses budgeted for FY 2024/25 and FY 2025/26, staff's budget also presents a budget for Capital Improvement Project funding for the PFA's approval. Depending upon the pace of implementation of the Mosssdale UFRF Project, SJAFCA projects a potential need for FY 2025/26 PFA funding. The current schedule targets the start of construction in the Summer of calendar year 2027. This timing could require funding from the PFA to advance right of way acquisition during FY 2025/26. The amount of funding requested from the PFA, if any, will be a function of timing and the availability of revenues to SJAFCA from other sources including the Development Impact Fee, the Overlay Assessment District and UFRF grant funding from the Department of Water Resources. SJAFCA has requested that the PFA Budget up to \$7,000,000 available funding for Capital Improvement Projects in FY 2025/26.

Annual List of CIP's from SJAFCA

The Memorandum of Understanding between SJAFCA and EIFD PFA (MOU) related to the transfer of funding for projects requires that SJAFCA annually prepare a list of the capital improvement projects (CIPs) and transmit that list to the EIFD by the end of the third fiscal quarter

FY 2024/25 Annual Report and FY 2024/25 and FY 2025/26 Budgets for the Mossdale Tract Enhanced Infrastructure Financing District

of each year. To the extent that the PFA has available funding, after administrative expenses, to fund the CIPs, the PFA shall allocate funding to SJAFCA for the listed projects upon SJAFCA's request. The list of CIPs for FY 2024/25 from SJAFCA is attached to this Staff Report (**Attachment 5**). This list of CIPs will be updated for FY 2025/26, per the MOU, by SJAFCA by the end of March 2026 (the end of the third fiscal quarter).

FISCAL IMPACT

The approval of the annual report, budget and receipt of SJAFCA's CIP list do not obligate the PFA to incur additional expenses. As result, there is no fiscal impact as a result of the EIFD PFA Board's approval of the recommendation and associated resolution.

PREPARED BY: Seth Wurzel, Financial Consultant



APPROVED
DARREN SUEN
EXECUTIVE DIRECTOR,
PUBLIC FINANCE AUTHORITY

ATTACHMENTS

1. EIFD PFA Resolution 2025-03 – A Resolution Approving the Annual Review of the Infrastructure Financing Plan, Adopting an Annual Report, Adopting a Budget for Fiscal Years 2024/25 and 2025/26 and related actions
2. Fiscal Year 2024-2025 Annual Report for the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District
3. Copy of Mailed Notice to all Property Owners, Residents and Taxing Entities
4. FY 2024/25 Proposed Budget & FY 2025/26 Proposed Budget for the Mossdale Tract Enhanced Infrastructure Financing District Public Finance Authority
5. FY 2024/25 List of Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority Capital Improvements Projects Pursuant the Memorandum of Understanding dated June 15, 2023

RESOLUTION NO. 2025 - 03**Public Financing Authority of the
Mosssdale Tract Enhanced Infrastructure Financing District****A RESOLUTION APPROVING ANNUAL REVIEW OF THE INFRASTRUCTURE
FINANCING PLAN, ADOPTING AN ANNUAL REPORT, ADOPTING A BUDGET FOR
FISCAL YEARS 2024/25 AND 2025/26 AND RELATED ACTIONS**

WHEREAS, the California Legislature enacted California Government Code sections 53398.50 through 53398.88 (the “EIFD Law”) authorizing cities and counties to establish enhanced infrastructure financing districts and use specific property tax increment revenue generated within such districts to finance certain infrastructure and community benefit projects; and

WHEREAS, the City Council (the “City Council”) of the City of Lathrop (the “City of Lathrop”) adopted its Resolution No. 22-5019 on January 13, 2022 (the “Resolution of Intention”) which initiated the process to establish the Mosssdale Tract Enhanced Infrastructure Financing District (the “EIFD”) to finance certain public and other specified facilities, and approved the establishment of the EIFD’s Public Financing Authority (the “Authority”); and

WHEREAS, on March 2, 2022, the Authority, as the governing board of the EIFD, directed the preparation of an Infrastructure Financing Plan (“Infrastructure Financing Plan”) for the EIFD; and

WHEREAS, after the Cities of Manteca and Stockton and County of San Joaquin adopted the requisite resolutions declaring their respective intentions to participate in the proposed EIFD and approving the Infrastructure Financing Plan, on July 21, 2022, the Authority adopted its resolution adopting the Infrastructure Financing Plan for the EIFD and forming the EIFD; and

WHEREAS, the projects in the Infrastructure Financing Plan to be financed by the Authority shall be undertaken by the San Joaquin Area Flood Control Agency (“SJAFC”), and SJAFC staff provides certain administrative functions for the Authority; and

WHEREAS, Government Code section 53398.66, requires that the Authority review the EIFD’s Infrastructure Financing Plan at least annually, make any amendments that are necessary and appropriate, prepare an independent financial audit, and adopt an annual report (“Annual Report”) following a public hearing on the Annual Report; and

WHEREAS, notice of the public hearing on the Annual Report and availability of said report was duly provided 30 days prior to the public hearing as required by the EIFD Law, as evidenced by the affidavit on file with the Authority Secretary, and a copy of the Annual Report that was posted on the EIFD’s website is attached hereto as Attachment 2 which is incorporated herein by reference; and

WHEREAS, pursuant to the EIFD Law the Board convened a public hearing on April 10, 2025, at its regularly scheduled meeting; and

WHEREAS, at the hearing, the testimony of all interested persons, including all property owners and residents within the EIFD desiring to be heard on the Annual Report was heard and considered, and a full and fair hearing was held thereon; and

WHEREAS, the Authority has reviewed the proposed Annual Report; and

WHEREAS, staff has prepared budgets for Fiscal Years 2024/25 and 2025/26; and

WHEREAS, SJAFCA has prepared a list of capital improvement projects for Fiscal Year 2024/25 eligible for funding by the EIFD and has transmitted that list to the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Governing Board of the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District that:

Section 1. Recitals. The Authority finds and determines that the foregoing recitals are true and correct.

Section 2. Review of Infrastructure Financing Plan. The Authority has performed its annual review of the Infrastructure Financing Plan and determined that there are no amendments that are necessary and appropriate.

Section 3. EIFD Annual Report. The Annual Report in the form attached hereto as Exhibit A is hereby approved as presented.

Section 4. Severability. If any section, subsection, phrase, or clause of this resolution is for any reason found to be invalid, such section, subsection, phrase, or clause shall be severed from, and shall not affect the validity of, all remaining portions of this resolution that can be given effect without the severed portion.

Section 5. Annual Audit. The Executive Director, the Secretary of the Authority, and all other officers and agents of the Authority are hereby authorized and directed to take all actions necessary to have an independent financial audit covering Fiscal Year 2024-25 completed and transmitted to the Board consistent with the provisions of the EIFD Law.

Section 6. Annual Budget. The budgets presented for Fiscal Years 2024/25 and 2026 for the Authority are incorporated by this reference and hereby approved and adopted.

Section 7. CIP. The Authority acknowledges receipt of a list of capital improvement projects for Fiscal Year 2024/25 from SJAFCA that are eligible for funding from the EIFD.

Section 8. Severability. If any section, subsection, phrase, or clause of this resolution is for any reason found to be invalid, such section, subsection, phrase, or clause shall be severed from, and shall not affect the validity of, all remaining portions of this resolution that can be given effect without the severed portion

Section 9. General Authorization. The Executive Director, the Secretary of the Authority, and all other officers and agents of the Authority are hereby authorized and directed to take all actions necessary or advisable to give effect to the transactions contemplated by this

Resolution. Any actions heretofore taken by said officers and agents, on behalf of the Authority, that is in conformity with the purposes and intent of this Resolution and with the provisions of the EIFD Law, are hereby approved and confirmed.

DRAFT

Effective Date. This Resolution shall take effect from and after its adoption.

PASSED AND ADOPTED by the Governing Board of the Public Financing Authority of the Mossdale Tract Enhanced Infrastructure Financing District on this ____ day of _____, 2024, by the following votes.

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Chair, Public Financing Authority of the Mossdale
Tract Enhanced Infrastructure Financing District

ATTEST:

DARREN SUEN,
Secretary, Public Financing Authority of the Mossdale
Tract Enhanced Infrastructure Financing District

Mossdale Tract Enhanced Infrastructure Financing District

Fiscal Year 2024/25 Annual Report

Prepared for: Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (PFA)

Prepared by: Elisabet Abdissa

Reviewed by: Seth Wurzel, CGFM

March 25, 2025

Background

The San Joaquin Area Flood Control Agency (SJAFCA) has partnered with the Mossdale Tract Enhanced Infrastructure Financing District Public Financing Authority (PFA) through a Memorandum of Understanding (MOU) executed in May 2023 to advance flood control improvements to the Mossdale 2023/24 Tract Area. SJAFCA is the local entity leading the effort to plan, finance and construct the needed flood control improvements and through the MOU, will request financial assistance when needed.

SJAFCA has multiple funding sources in place including a grant with the State of California, a development impact fee program and a recently approved benefit assessment district. Funding from these mechanisms has provided the needed resources to advance the planning, environmental review, and design of the increment of improvements. SJAFCA is targeting commencing construction of the needed improvements in 2026. SJAFCA will need to acquire rights of way in advance of construction. SJAFCA expects to need funding from PFA for Rights of Way and construction.

Annual Report

This Annual Report is issued in accordance with the requirements of the Enhanced Infrastructure Financing District (EIFD) Law. The Public Financing Authority (PFA) was established in 2022. To date, the PFA, either independently or in coordination with SJAFCA, has not undertaken construction of any of the projects set forth in the June 2022 Mossdale Tract EIFD Infrastructure Financing Plan. SJAFCA has requested no funding from the PFA to date pursuant to the MOU to advance the projects identified.

A. Projects Undertaken in Fiscal Year (FY) 2024-2025:

- No authorized projects have commenced construction. As noted in Section D, this project status meets the expected progress to be made during FY 2024-2025.

B. Actual versus Budgeted Revenues and Expenses in FY 2024-2025:

- Property Tax Increment:
 - Tax Increment Revenues by Fiscal Year
 - FY 2022-23: \$925,309 (Actual)

- FY 2023-24: \$1,872,403 (*Actual/Revised from prior report*)
- FY 2024-25: \$1,373,836 (*To Date*)
- Expenses:
 - EIFD Expenses by Fiscal Year
 - FY 2022-23: \$0
 - FY 2023-24: \$0
 - FY 2024-25: \$18,026 (*To Date*)
- C. Amount of Property Tax Increment Projected to be Received in FY 2024-2025:
 - Approximately \$2,737,036 in tax increment revenue is expected to be received by the PFA by June 2025.
- D. Assessment of Completion of Projects in FY 2024-2025:
 - No projects are expected to be completed in this reporting period. SJAFCA has commenced work on the planning, environmental review, permitting and design on various authorized projects in FY 2024-2025. It is expected that this work will continue during FY 2025-26. SJAFCA expects to utilize funding from an approved Development Impact Fee, Assessment District and the EIFD to advance this work.
- E. Amount of Revenues Expended to Assist Private Businesses in FY 2024-2025:
 - None during this reporting period.

For more information, please visit www.sjafca.org/mosssdale-tract or call (209) 475-7009.



APRIL 2025

Mossdale Tract

ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY

WHAT IS THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD)?

The EIFD, in conjunction with San Joaquin County, and the cities of Lathrop, Manteca, and Stockton, will use incremental participating taxing entity property tax revenue from properties within the EIFD boundaries (see map on reverse) to help finance the local cost share for a project to provide 200-year flood protection to properties within the EIFD boundary. Other financing sources for the project will include, but aren't limited to, state and federal funding, property assessments and development impact fees.

DOES THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT (EIFD) INCREASE MY PROPERTY TAXES?

No, the EIFD will not increase property taxes. Properties will continue to be subject to the base 1% property tax rate authorized by State law. A portion from the future growth of property taxes will be the source of funding for the EIFD. Generally speaking, property tax revenues grow each year. Growth in revenues can occur as a result of new development, the sale of properties (due to an increase in assessed value as part of a reassessment at sale) and the regular annual increase in assessed property values. Through the EIFD, the cities of Stockton, Lathrop and Manteca and San Joaquin County are committing a portion of the new property tax revenues from within the EIFD boundary to flood protection improvements. Those improvements will benefit the properties within the EIFD boundaries.

WHAT IS SJAFCA DOING TO REDUCE FLOOD RISK FOR MY PROPERTY?

Your property is located within the Mossdale Tract Area, which includes portions of Stockton, Lathrop and Manteca. It's home to about 55,000 people and critical infrastructure, like hospitals, police and fire stations, schools, Interstate 5 and State Route 120. This area is at risk of flooding from the San Joaquin River. This risk is expected to worsen due to extreme weather, specifically rapid swings between too little (drought) and too much (flood) water.

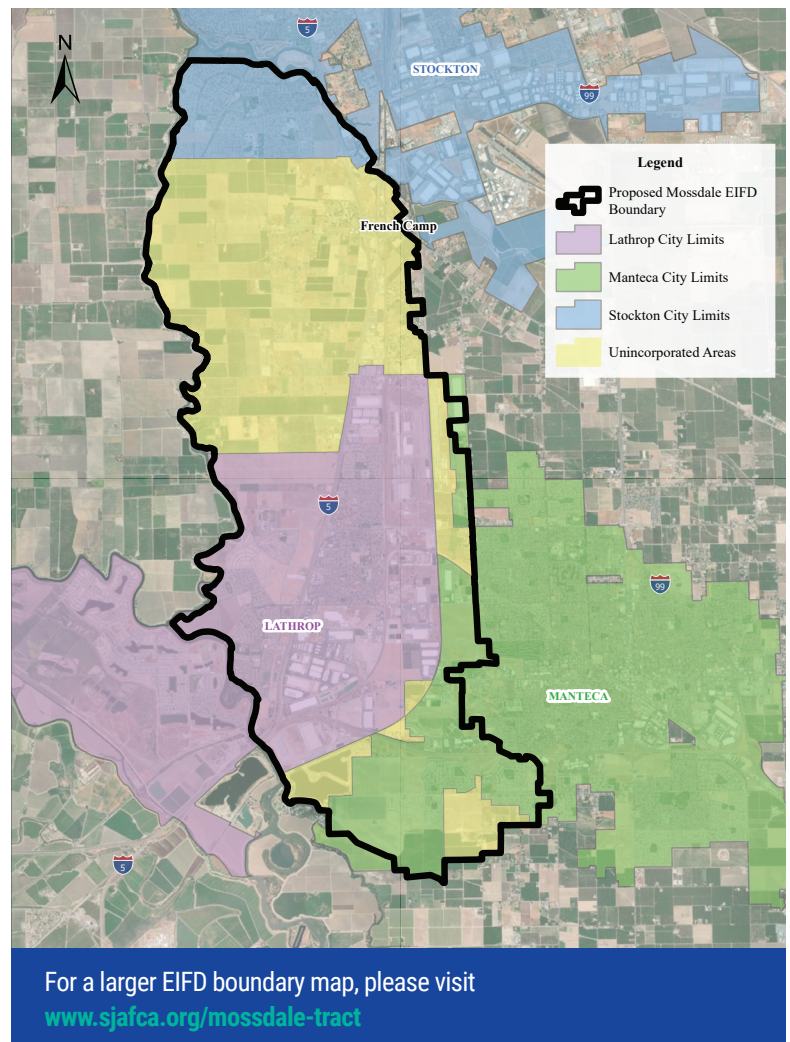
Properties in the Mossdale Tract Area – which includes Weston Ranch and portions of Lathrop and Manteca – are at risk of flooding from the San Joaquin River and its tributaries. The levees that provide flood protection to this area are maintained by Reclamation District 17 (RD 17). These levees currently provide 100-year flood protection, which is a flood that has a one percent chance of happening in any given year.

However, these levees are not adequate to meet the potential for increased flows in the San Joaquin River due to climate change. They also don't meet existing state requirements for 200-year flood protection, nor anticipated changes to federal regulations for 100-year flood protection.

SJAFCA is working with state and federal agencies on a \$500 million levee improvement project to reduce loss of life and property over the long term, and meet state and federal flood protection regulations. Generally speaking, the project consists of fix-in-place levee improvements along the east bank of the San Joaquin River and an extension of the existing dryland levee in Manteca, south of Highway 120. A draft of the project's environmental impact report is scheduled for public review in mid-2025. Construction on the dryland levee extension could begin as early as 2027.

SJAFCA expects state and federal agencies to cover 77 percent of project costs. The remaining 23 percent will be funded with a combination of local EIFD revenues, development impact fees, and an annual property assessment that was supported by property owners with 75 percent of the weighted vote (June 2024).

For more information, please visit www.sjafca.org/mossdale-tract, or (209) 475-7009.



PUBLIC NOTICE

NOTICE OF AVAILABILITY
OF DRAFT ANNUAL REPORT AND PUBLIC HEARING

April 8, 2025

Pursuant to Government Code section 53398.66(j)(2), the Public Financing Authority (the "Authority") of the Mossdale Tract Enhanced Infrastructure Financing District (the "District") has prepared the District's Fiscal Year 2023-2024 draft annual report (the "Report") to be considered for adoption following a public hearing to be held at the May 8, 2025, meeting of the Authority. The Authority meeting will begin at 1 p.m. or as soon thereafter as the matter may be heard.

1 p.m., Thursday, May 8
San Joaquin Council of Governments
555 E. Weber Avenue, Stockton, CA

The draft Report is available on the District's website in the following locations:

<https://www.sjafca.org/mossdale-tract>
<https://www.sjafca.org/governance/eifd-pfs-meetings-agendas>

End of official public notice

ABOUT SJAFCA

The San Joaquin Flood Control Agency (SJAFCA) is a Joint Powers Authority that was created in 1995. SJAFCA's mission is to reduce and manage the region's flood risk. To accomplish this mission, SJAFCA coordinates and partners with local, State and Federal agencies. SJAFCA's member agencies include the City of Stockton, San Joaquin County, City of Manteca, City of Lathrop, and the San Joaquin County Flood Control & Water Conservation District.

Visit SJAFCA's website at www.sjafca.org for the latest news, project updates and meeting announcements.



SAN JOAQUIN AREA
FLOOD CONTROL AGENCY

Darren Suen, P.E., Executive Director

2800 W. March Lane, Suite 200
Stockton, CA 95219

Mossdale Tract Hotline: (209) 475-7009
info@sjafca.com

sjafca.org

NOTICE OF AVAILABILITY
OF DRAFT ANNUAL REPORT
AND PUBLIC HEARING

DETAILS INSIDE



Attachment 4

FY 2024/25 Proposed Budget & FY 2025/26 Proposed Budget Mosssdale Tract Enhanced Infrastructure Financing District Public Financing Authority	Proposed	Proposed
	Budget	Budget
	Fiscal Year 24/25	Fiscal Year 25/26
REVENUES		
Projected Tax Increment Revenue	2,737,000	3,600,000
Total Revenues	\$2,737,000	\$3,600,000
EXPENDITURES		
PFA Administration		
Noticing	\$25,000	\$27,000
Audit	\$10,000	\$10,000
Professional Services	\$40,000	\$45,000
SJAFCA Staff Support	\$25,000	\$35,000
Subtotal PFA Administration	\$100,000	\$117,000
Capital Improvement Projects		
Mosssdale UFRR 200-Year Project [1]	\$0	\$7,000,000
Subtotal Capital Improvement Projects	\$0	\$7,000,000
TOTAL EXPENDITURES	\$100,000	\$7,144,000
NET FUND BALANCE CHANGE	\$2,637,000	(\$3,544,000)
ESTIMATED BEGINNING BALANCE	\$2,841,901	\$5,478,901
ENDING BALANCE	\$5,478,901	\$1,934,901

[1] FY 2025/26 Mosssdale UFRR Project Expenses representing funding allocations to SJAFCA to support Project Implementation.

San Joaquin Area Flood Control Agency
List of
Mossdale Tract Enhanced Infrastructure Financing District Public Financing
Authority
Capital Improvements Projects
Pursuant the Memorandum of Understanding dated June 15, 2023

Pursuant to Section 3.1 of the MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN JOAQUIN AREA FLOOD CONTROL AGENCY AND THE MOSSDALE TRACT ENHANCED INFRASTRUCTURE FINANCING DISTRICT PUBLIC FINANCING AUTHORITY dated June 15, 2023, the following presents SJAFCAs list of Capital Improvement Projects (CIP's) for FY 2024/25. The following list of CIP's are reflected in the EIFD Infrastructure Financing Plan. The list below indicates the FY that the listed CIP will begin implementation and the first FY that SJAFCAs has identified the potential need for Available Funds for the Project.

Project Name	Total Element Estimated Cost (2023 \$)	FY Starting of Implementation	Planned Construction	First FY identified for Available Funds
Mossdale Tract UFRR Element 15 (FRM - Dryland Levee Extension)	\$58,078,400	2023/24	2027	2023/24 (But only if needed after Fee, Assessment and Grant Funding)
Mossdale Tract UFRR Elements 1-7 (FRM - Seepage/Stability)	\$114,957,300	TBD	2031	
Mossdale Tract UFRR Elements 8-12 (FRM - Levee Height)	\$46,116,500	TBD	2031	
Mossdale Tract UFRR Element 13 (FRM - Erosion)	\$13,189,500	TBD	2032	
Mossdale Tract UFRR Element 14 (FRM - ROE + Wise Use Easement)	\$71,744,500	TBD	2027	
Mossdale Tract UFRR ER Site 13B + 14	\$36,416,900	TBD	2028	

**End of
Agenda Packet**