

City of Modesto Capital Facilities Fees Annual Report Fiscal Year 2024-25

Prepared By:

Community & Economic Development
Infrastructure Financing Program

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LEGAL REQUIREMENTS

A. What Are Impact Fees?

California Government Code §66000 allows a local jurisdiction to establish an impact fee to mitigate the impacts of new development. These fees may be used for the purchase, construction, expansion, rehabilitation, or acquisition of public facilities, and must be consistent with the adopted fee program, which is updated every five years.

New development increases the demand for health and safety services provided by a city, affects the quality of the community's infrastructure, and increases the need for public facilities. Typically, impact fees are paid to a city at the time a building permit is issued and assist in paying for the cumulative impact of new development through infrastructure improvements and additions. Facilities partly funded by impact fees include police and fire administrative buildings, park sites, bike trails, public landscape areas, community centers, transportation and transit facilities and roadway improvements. Impact fees cannot be used for maintenance of existing or future city facilities.

B. Establishing An Impact Fee Program

The City of Modesto ("City") impact fee program, more commonly known as the Capital Facilities Fees Program ("CFF Program"), was established in 1987 and has been updated periodically to reflect the changes in land values, projects and costs. Impact fees imposed on new development must have the proper nexus to any project on which they are imposed. The CFF Program sets forth the relationship between contemplated future developments, facilities needed to serve future development and the estimated cost of those improvements based on the current General Plan for build-out. Estimated project costs and the summary of fee apportionment for each CFF Program fee category are identified in the 2003, 2011, 2019, 2020 and 2024 CFF Program updates.

C. Adoption of a Capital Improvement Program

California Government Code §66002 requires local agencies that have implemented an impact fee program to adopt a Capital Improvement Program (CIP) indicating the approximate location, size, and time of projects, plus an estimate for the costs of all facilities or improvements to be financed by the impact fees. At a minimum, a formal CIP is recommended as a five-year plan. The City annually produces a five-year CIP which assists in maintaining and updating the City's General Plan.

The City's CIP connects annual capital expenditures to a long-range plan for public improvements. The City's CIP also assists in maximizing the funds available, connecting the plan for public improvements to the City's capacity for funding, and projecting expenditures over a period of years. This type of fiscal management is particularly

important during periods where budgetary demands exceed financial resources. The City's CIP is financed in part by the impact fees collected through the CFF Program.

D. Reporting

Annual reporting of a local agency's impact fee program is required by Government Code §66006. The impact fees collected must be segregated from general and other funds containing fees collected for other improvements. Interest on each impact fee fund or account must be credited to that fund or account and be used only for the purpose for which the impact fee was collected.

California Government Code §66006(b) requires that a local agency make the following information available to the public for each separate impact fee fund on an annual basis and that the local agency review that information at a public meeting. The law also requires the annual report include the following information for the prior Fiscal Year and be made available within 180 days after the last day of each fiscal year:

- Describe the type of impact fee in the account or fund.
- Identify the amount of the impact fee.
- Provide the beginning and ending balance of the account or fund.
- Provide the amount of impact fees collected and interest earned.
- Identify each public improvement on which impact fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with the impact fee.
- Identify an approximate date by which the construction of the public improvement will commence, if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete.
- Describe each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned impact fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan.
- Provide the amount of refunds made due to sufficient funds being collected to complete financing on incomplete public improvements, and the amount of reallocation of impact funds made to administrative costs of refunding unexpended revenues exceeding the amount to be refunded.

If an agency no longer needs the funds for the purposes collected or fails to make the required findings or perform certain administrative tasks prescribed, the agency may be required to refund, on a prorated basis to owners of the properties upon which the impact fees for the improvement were imposed, the monies collected for that project and any interest earned on those funds.

California Government Code §66001(d) also requires that the local agency make all of the following findings every fifth year with respect to that portion of the account remaining unexpended, whether committed or uncommitted:

- Identify the purpose to which the impact fee is to be allocated.
- Demonstrate a reasonable relationship between the impact fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing of incomplete improvements.
- Designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund.
- In any action imposing a fee as a condition of approval of a development project by a local agency, the local agency shall determine how there is a reasonable relationship between the amount of the impact fee and the cost of the public facility or portion of the public facility attributable to the development on which the impact fee is imposed.

DESCRIPTION OF CAPITAL FACILITIES FEES

The CFF Program mitigates the impacts associated with new development on certain public facilities. The CFF Program is used to finance the acquisition, construction, and improvement of public facilities as a result of new development. The City has the following CFF Program fee categories:

Streets Capital Facilities Fee – Fund 3410

This fee is collected for roadway improvements such as expressways, interchanges, arterial and collector roads, turn lanes, intersections and traffic signals.

Public Transportation Capital Facilities Fee – Fund 3420

This fee is collected for new buses, bus shelters, bus stops, bus maintenance facilities, and the northeast transfer station.

Air Quality and Parks Facilities Fee – Fund 3432

This fee is collected for facilities that reduce automobile travel by facilitating alternative modes of travel such as the Amtrak station parking lot, park and ride lots, vanpooling, carpooling, Class I bike trails, bike storage, turn lanes, footpaths, and pedestrian accesses as well as land and construction costs for neighborhood, community, and regional parks, sports facilities, and community buildings.

Police Capital Facilities Fee – Fund 3440

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This fee is collected for the Police Tactical Training Center, police vehicles, parking facilities, communication systems, special equipment, and the future Northeast Area Precinct (to be shared with Fire).

Fire Capital Facilities Fee – Fund 3450

This fee is collected for fire facility expansions, fire vehicles, special equipment, and the future Northeast Area Precinct (to be shared with Police).

City Hall and Other Government Facilities Capital Facilities Fee – Fund 3470

This fee is collected for debt service payments on City Hall, related parking facilities, the corporation yard and related facilities, City vehicles, and the City’s information technology expansion.

Administration Capital Facilities Fee – Fund 3480

This fee is collected for the administration of the CFF Program. This includes preparation of an Annual CFF Program Report, preparation of a Five-Year CFF Report, day-to-day management of the CFF Program including preparation of annual CIP budgets, CFF Program annual inflationary updates, land value analyses and updates and CFF Program Proformas.

FISCAL YEAR 2024-25 CURRENT FEE SCHEDULES

The current CFF Program allows for an annual inflationary adjustment equal to the increase in the annual change in the San Francisco Bay Area Engineering News Record (ENR) Construction Cost Index (CCI) through the month of December of the preceding year. Based on the ENR CCI, the CFF fee schedule was not adjusted from the previous fiscal year. Table 1 reflects the breakdown of the CFFs for the Fiscal Year 2024-25 from July 1, 2024 to June 30, 2025 by the following fee dwelling area: City Limits, Sphere of Influence and Downtown Economic Incentive.

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES¹

The Combining Statement of Revenues, Expenditures and Changes in Fund Balances provided in Table 2 outlines the beginning and ending balance of each fund for Fiscal Year 2024-25. Expenditures are identified by general categories. All revenue, unless collected under the deferral program, is collected at the time a building permit is issued. Since the CFF Program is a “pay-as-you-go” program, the City must accrue enough revenue prior to commencing construction of a project, resulting in an “aging” of fund balances. The aging or accumulation occurs until enough revenue has been collected to construct a project.

¹ Financial data is current as of September 30, 2025

FIVE YEAR REVENUE AND EXPENSE HISTORY

As previously discussed, most revenue is collected when a building permit is issued for new development. Tables 3 and 4 provide a five-year snapshot of the CFF Program revenues and expenditures, respectively. Table 5 offers a combined picture of revenues, expenses and fund balance levels over the past five years.

DEFERRED CAPITAL FACILITIES FEES

Multi-Family, Commercial and Industrial

The CFF Deferral Program for Multi-Family, Commercial, and Industrial developments has been implemented since 1991. Deferrals assist in off-setting the cost of new development by allowing applicants to pay a portion of the CFF due at the time of building permit issuance and the balance, plus interest, over a predetermined period of time. Table 6 details the five (5) active deferrals in Fiscal Year 2024-25.

Single-Family Residential

The Single-Family Deferral Program allows applicants to pay a portion of their fees due at the time of building permit issuance and defer payment of the CFF, water connection and wastewater capacity fees until final inspection. There were no Single-Family Residential Deferrals in Fiscal Year 2024-25.

REFUNDS

There can be instances when CFFs collected may be refunded if a building permit expires, is revoked, voluntarily surrendered or voided, and no construction or improvement of land has commenced. In addition, CFF paid for placement of Trailers may be refunded if requested in writing with six years of payment, minus the administration component. There were no CFF refunds made in Fiscal Year 2024-25, as shown on Table 7.

CREDITS

CFF credits are granted when previously existing building(s) are removed and new building(s) are constructed. These credits may off-set up to but not more than 100% of the CFF due for the new development. Moreover, additional square footage added shall be subject to payment of applicable CFF at building permit issuance.

In Fiscal Year 2024-25, there were a total of six (6) credits provided for previously existing buildings.

Table 8 details the credits provided in Fiscal Year 2024-25.

TRANSFERS

A total of fourteen (14) inter-fund transfers occurred in Fiscal Year 2024-25.

Table 9 offers details of each transfer.

CAPITAL IMPROVEMENT PROJECTS

Information on projects funded by the CFF Program can be found in Table 10. The information in the table includes a listing of current projects, estimated construction start and end dates, estimated project costs, percentage of project funded by the CFF Program and general accounting information.

EXEMPTIONS FOR ACCESSORY DWELLING UNITS (ADUs)

California law (Government Code §65852.2) exempts an Accessory Dwelling Unit (ADU) less than 750 sq. ft from CFF and requires that fees for an ADU over 750 sq. ft. be charged proportionately in relation to the square footage of the primary dwelling unit. Table 11 lists all ADUs for Fiscal Year 2024-25. There were a total of one-hundred and eight (108) ADUs issued permits, this includes permits for ADUs within the City of Modesto's Sphere of Influence.

In Fiscal Year 2024-25, there were twelve (12) ADUs which were developed more than 750 square feet and due CFF. Three (3) of these permits were charged proportionately based on ADU size in relation to the primary unit.

There are occasions in which an ADU has a higher proportionate rate. Per the City's CFF Policies and Procedures, in no event shall the impact fee for the ADU exceed the CFF rate for Multi-Family residential. In Fiscal Year 2024-25, nine (9) were charged at the multi-family rate.

REDUCTION OF CAPITAL FACILITIES FEES

An applicant may request a reduction in the CFF if it is determined that the project will generate a lower number of trips than the trip generation rates that were used as the basis for the current CFF. Any such fee reduction must be based on a trip generation study, using accepted methodology, as determined by the City. The fee reduction shall be no greater than a proportionate reduction in trips demonstrated in the trip generation study. Any such reduction shall be approved by the City Manager. There were no CFF reductions granted in Fiscal Year 2024-25.

Table 1: Fee Schedules Effective July 1, 2024 through June 30, 2025

FY 2024-2025 CFF PROGRAM - Development within City Limits									
Fee Category	Unit Measure Per	Streets	Transit	Parks and Air Quality	Police	Fire	General Gov't.	Admin	Total
Single-Family Residential	Dwelling Unit	\$ 8,244	\$ 120	\$ 7,551	\$ 766	\$ 477	\$ 631	\$ 357	\$ 18,146
Multi-Family Residential	Dwelling Unit	\$ 5,709	\$ 83	\$ 5,195	\$ 462	\$ 220	\$ 387	\$ 194	\$ 12,250
Senior Housing	Dwelling Unit	\$ 4,975	\$ 45	\$ 5,067	\$ 450	\$ 215	\$ 380	\$ 136	\$ 11,268
Hotel/Motel	Room	\$ 4,287	\$ 75	\$ -	\$ 174	\$ 83	\$ 146	\$ 109	\$ 4,874
Retail <50,000 SF	1,000 SF	\$ 12,394	\$ 246	\$ -	\$ 207	\$ 101	\$ 175	\$ 335	\$ 13,459
Retail 50,000-100,000 SF	1,000 SF	\$ 10,290	\$ 203	\$ -	\$ 208	\$ 99	\$ 174	\$ 278	\$ 11,252
Retail 100,000-300,000 SF	1,000 SF	\$ 8,684	\$ 171	\$ -	\$ 209	\$ 101	\$ 175	\$ 236	\$ 9,575
Retail >300,000 SF	1,000 SF	\$ 8,102	\$ 157	\$ -	\$ 208	\$ 99	\$ 176	\$ 221	\$ 8,963
Medical Office	1,000 SF	\$ 15,654	\$ 313	\$ -	\$ 347	\$ 167	\$ 291	\$ 432	\$ 17,204
General Office	1,000 SF	\$ 7,576	\$ 134	\$ -	\$ 347	\$ 166	\$ 291	\$ 196	\$ 8,710
Hospital	1,000 SF	\$ 10,978	\$ 194	\$ -	\$ 347	\$ 167	\$ 292	\$ 273	\$ 12,250
Daycare	1,000 SF	\$ 6,063	\$ 106	\$ -	\$ 347	\$ 167	\$ 291	\$ 158	\$ 7,132
Church	1,000 SF	\$ 1,292	\$ 23	\$ -	\$ 352	\$ 168	\$ 296	\$ 45	\$ 2,176
Nursing Home	1,000 SF	\$ 1,892	\$ 33	\$ -	\$ 351	\$ 168	\$ 295	\$ 58	\$ 2,796
Industrial (Manufacturing)	1,000 SF	\$ 2,937	\$ 51	\$ -	\$ 149	\$ 71	\$ 124	\$ 76	\$ 3,408
Industrial (Warehousing)	1,000 SF	\$ 2,058	\$ 36	\$ -	\$ 150	\$ 71	\$ 125	\$ 56	\$ 2,496

Table 1, cont'd: Fee Schedules Effective July 1, 2024 through June 30, 2025

FY 2024-2025 CFF PROGRAM - Development within City's Sphere of Influence									
Fee Category	Unit Measure Per	Streets	Transit	Parks and Air Quality	Police	Fire	General Gov't.	Admin	Total
Single-Family Residential	Dwelling Unit	\$ 8,963	\$ 96	\$ 1,817	\$ -	\$ -	\$ -	\$ 231	\$ 11,107
Multi-Family Residential	Dwelling Unit	\$ 6,451	\$ 69	\$ 1,152	\$ -	\$ -	\$ -	\$ 157	\$ 7,829
Senior Housing	Dwelling Unit	\$ 3,774	\$ 41	\$ 1,260	\$ -	\$ -	\$ -	\$ 126	\$ 5,201
Hotel/Motel	Room	\$ 4,519	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ 68	\$ 4,634
Retail <50,000 SF	1,000 SF	\$ 12,894	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ 188	\$ 13,216
Retail 50,000-100,000 SF	1,000 SF	\$ 10,734	\$ 112	\$ -	\$ -	\$ -	\$ -	\$ 157	\$ 11,004
Retail 100,000-300,000 SF	1,000 SF	\$ 9,100	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ 132	\$ 9,329
Retail >300,000 SF	1,000 SF	\$ 8,500	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ 125	\$ 8,716
Medical Office	1,000 SF	\$ 16,391	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ 240	\$ 16,806
General Office	1,000 SF	\$ 8,023	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ 123	\$ 8,230
Hospital	1,000 SF	\$ 11,480	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ 173	\$ 11,774
Daycare	1,000 SF	\$ 6,474	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ 99	\$ 6,642
Church	1,000 SF	\$ 1,549	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ 34	\$ 1,599
Nursing Home	1,000 SF	\$ 2,185	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ 41	\$ 2,249
Industrial (Manufacturing)	1,000 SF	\$ 3,123	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ 47	\$ 3,203
Industrial (Warehousing)	1,000 SF	\$ 2,229	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ 2,288

Table 1, cont'd: Fee Schedules Effective July 1,2024 through June 30, 2025

FY 2024-2025 CFF PROGRAM - Development within the Downtown Economic Incentives Program									
Fee Category	Unit Measure Per	Streets	Transit	Parks and Air Quality	Police	Fire	General Gov't.	Admin	Total
Single-Family Residential	Dwelling Unit	\$ -	\$ 120	\$ 7,550	\$ 766	\$ 477	\$ 631	\$ 357	\$ 9,902
Multi-Family Residential	Dwelling Unit	\$ -	\$ 83	\$ 5,196	\$ 462	\$ 220	\$ 387	\$ 194	\$ 6,541
Senior Housing	Dwelling Unit	\$ -	\$ 45	\$ 5,068	\$ 449	\$ 215	\$ 379	\$ 137	\$ 6,293
Hotel/Motel	Room	\$ -	\$ 75	\$ -	\$ 174	\$ 83	\$ 146	\$ 109	\$ 588
Retail <50,000 SF	1,000 SF	\$ -	\$ 247	\$ -	\$ 208	\$ 100	\$ 175	\$ 335	\$ 1,066
Retail 50,000-100,000 SF	1,000 SF	\$ -	\$ 203	\$ -	\$ 208	\$ 99	\$ 174	\$ 278	\$ 963
Retail 100,000-300,000 SF	1,000 SF	\$ -	\$ 171	\$ -	\$ 209	\$ 100	\$ 175	\$ 235	\$ 891
Retail >300,000 SF	1,000 SF	\$ -	\$ 157	\$ -	\$ 208	\$ 99	\$ 175	\$ 221	\$ 861
Medical Office	1,000 SF	\$ -	\$ 313	\$ -	\$ 347	\$ 167	\$ 290	\$ 431	\$ 1,548
General Office	1,000 SF	\$ -	\$ 134	\$ -	\$ 347	\$ 167	\$ 291	\$ 195	\$ 1,134
Hospital	1,000 SF	\$ -	\$ 193	\$ -	\$ 347	\$ 167	\$ 291	\$ 272	\$ 1,270
Daycare	1,000 SF	\$ -	\$ 106	\$ -	\$ 347	\$ 167	\$ 291	\$ 158	\$ 1,070
Church	1,000 SF	\$ -	\$ 23	\$ -	\$ 351	\$ 168	\$ 296	\$ 45	\$ 883
Nursing Home	1,000 SF	\$ -	\$ 33	\$ -	\$ 350	\$ 168	\$ 295	\$ 58	\$ 904
Industrial (Manufacturing)	1,000 SF	\$ -	\$ 51	\$ -	\$ 149	\$ 71	\$ 125	\$ 76	\$ 472
Industrial (Warehousing)	1,000 SF	\$ -	\$ 36	\$ -	\$ 150	\$ 71	\$ 125	\$ 56	\$ 438

Table Endnotes

Endnote 1

To qualify for this program, the project must consist of *new* development in the designated Downtown areas and must include a residential use.

Table 2: Combining Statement of Revenues, Expenditures and Changes in Fund Balances Year Ended June 30, 2025²

FY 2024-25	3410 Streets	3420 Public Transp.	3430 Air Quality	3432 Parks & Air Quality	3440 Police	3450 Fire	3460 Parks	3470 General Gov't	3480 Admin.	Total
REVENUES:										
Intergovernmental	\$ 55,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,167
Fees Collected	\$ 1,505,965	\$ 24,562	\$ -	\$ 283,375	\$ 81,205	\$ 41,919	\$ 23,468	\$ 67,330	\$ 41,787	\$ 2,069,611
Interest and Rent	\$ 1,221,741	\$ 22,424	\$ -	\$ 313,283	\$ 1,576	\$ 880	\$ 5,086	\$ 1,387	\$ 10,912	\$ 1,577,289
Net Change in Fair Value of Investments	\$ 852,162	\$ 15,586	\$ -	\$ 249,916	\$ 530	\$ 278	\$ -	\$ 435	\$ 7,183	\$ 1,126,090
Miscellaneous	\$ 15,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,245
TOTAL REVENUES	\$ 3,650,280	\$ 62,572	\$ -	\$ 846,574	\$ 83,311	\$ 43,077	\$ 28,554	\$ 69,152	\$ 59,882	\$ 4,843,402
EXPENDITURES:										
Current:										
General Gov't.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,677	\$ 19,677
Highways and Streets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay:										\$ -
Community Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Highways and Streets	\$ 1,713,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,713,761
Parks and Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,196,427	\$ -	\$ -	\$ 4,196,427
TOTAL EXPENDITURES	\$ 1,713,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,196,427	\$ -	\$ 19,677	\$ 5,929,865
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	\$ 1,936,519	\$ 62,572	\$ -	\$ 846,574	\$ 83,311	\$ 43,077	\$ (4,167,873)	\$ 69,152	\$ 40,205	\$ (1,086,463)
OTHER FINANCING SOURCES (USES)										
Transfers In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,539,702	\$ -	\$ -	\$ 1,539,702
Transfers Out ¹	\$ (2,203,798)	\$ -	\$ -	\$ (2,083,936)	\$ (91,000)	\$ (10,054)	\$ -	\$ (75,000)	\$ -	\$ (4,463,788)
Sale of Assets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER FINANCING SOURCES	\$ (2,203,798)	\$ -	\$ -	\$ (2,083,936)	\$ (91,000)	\$ (10,054)	\$ 1,539,702	\$ (75,000)	\$ -	\$ (2,924,086)
EXCESS (DEFICIENCY) OF REVENUES & OTHER USES	\$ (267,279)	\$ 62,572	\$ -	\$ (1,237,362)	\$ (7,689)	\$ 33,023	\$ (2,628,171)	\$ (5,848)	\$ 40,205	\$ (4,010,549)
FUND BALANCES, July 1	\$ 35,078,090	\$ 634,643	\$ -	\$ 8,820,782	\$ 9,089	\$ (304,142)	\$ 2,656,460	\$ 7,224	\$ 290,159	\$ 47,192,305
PRIOR PERIOD ADJUSTMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUND BALANCES, June 30	\$ 34,810,811	\$ 697,215	\$ -	\$ 7,583,420	\$ 1,400	\$ (271,119)	\$ 28,289	\$ 1,376	\$ 330,364	\$ 43,181,756

² Financial data is current as of September 30, 2025.

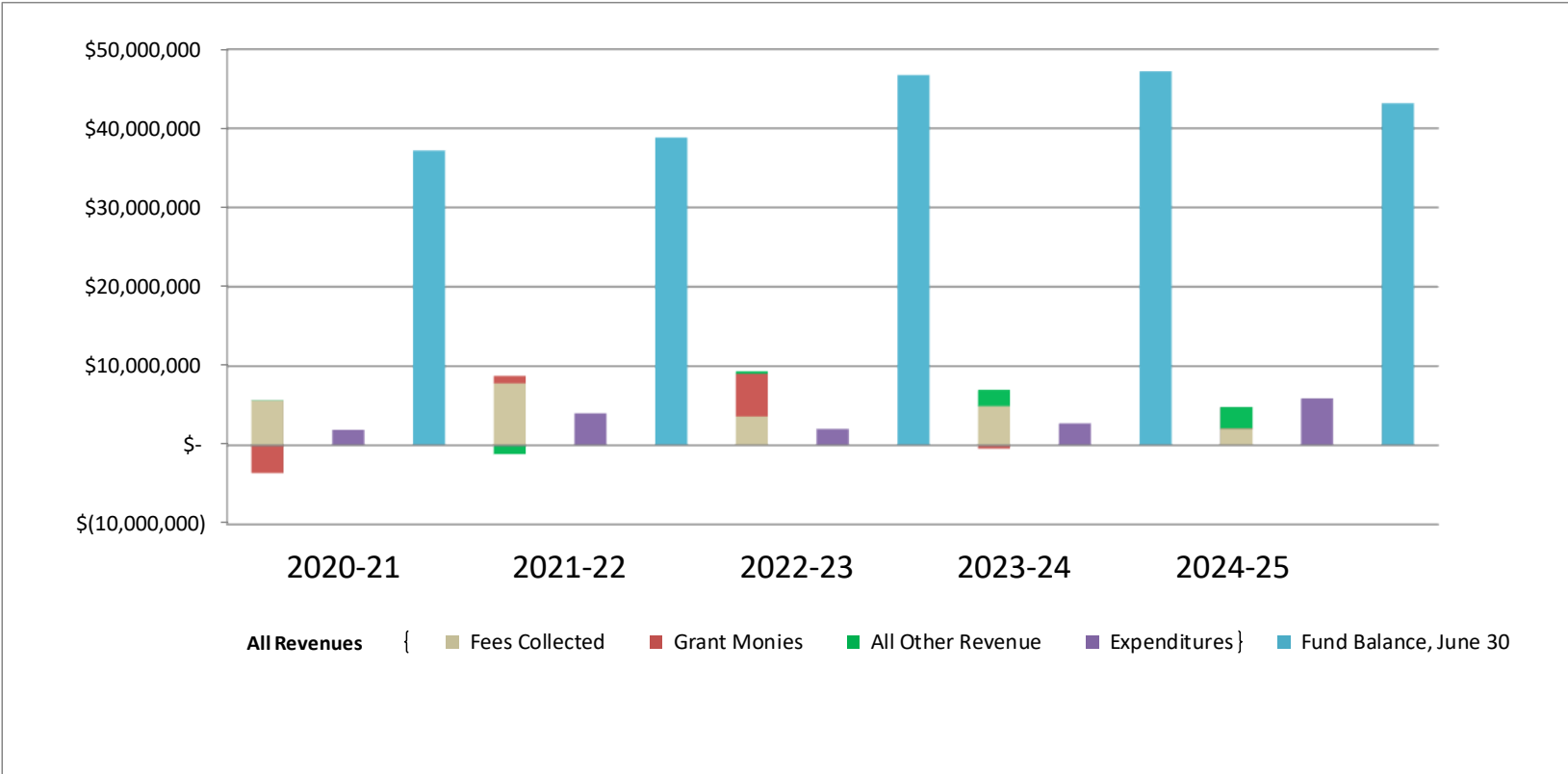
Table 3: Five Year Revenue History

Fund	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Five Year Total
FUND 3410 – STREETS						
Fees Collected	\$ 3,522,904	\$ 4,555,401	\$ 2,463,578	\$ 3,649,898	\$ 1,505,965	\$ 15,697,746
Grant Monies	\$ (3,495,247)	\$ 948,142	\$ 5,386,673	\$ (417,948)	\$ 55,167	\$ 2,476,787
All Other Revenue Sources	\$ 26,665	\$ (727,444)	\$ 234,398	\$ 1,493,224	\$ 2,089,148	\$ 3,115,991
Subtotal	\$ 54,322	\$ 4,776,099	\$ 8,084,649	\$ 4,725,174	\$ 3,650,280	\$ 21,290,524
FUND 3420 – PUBLIC TRANSPORTATION						
Fees Collected	\$ 54,546	\$ 70,380	\$ 31,242	\$ 64,721	\$ 24,562	\$ 245,451
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ 126	\$ (13,976)	\$ 5,417	\$ 26,488	\$ 38,010	\$ 56,065
Subtotal	\$ 54,672	\$ 56,404	\$ 36,659	\$ 91,209	\$ 62,572	\$ 301,516
FUND 3430 – AIR QUALITY MITIGATION						
Fees Collected	\$ 25,814	\$ 3,528	\$ -	\$ -	\$ -	\$ 29,342
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ 113	\$ (2,803)	\$ -	\$ -	\$ -	\$ (2,690)
Subtotal	\$ 25,927	\$ 725	\$ -	\$ -	\$ -	\$ 26,652
FUND 3432 – PARKS AND AIR QUALITY						
Fees Collected	\$ 1,168,952	\$ 2,243,935	\$ 853,248	\$ 731,604	\$ 283,375	\$ 5,281,114
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ 1,472	\$ (263,233)	\$ 71,969	\$ 533,238	\$ 563,199	\$ 906,645
Subtotal	\$ 1,170,424	\$ 1,980,702	\$ 925,217	\$ 1,264,842	\$ 846,574	\$ 6,187,759
FUND 3440 – POLICE						
Fees Collected	\$ 251,079	\$ 360,120	\$ 93,820	\$ 165,438	\$ 81,205	\$ 951,662
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ (614)	\$ (15,932)	\$ 4,200	\$ 12,119	\$ 2,106	\$ 1,879
Subtotal	\$ 250,465	\$ 344,188	\$ 98,020	\$ 177,557	\$ 83,311	\$ 953,541
FUND 3450 – FIRE						
Fees Collected	\$ 125,491	\$ 171,598	\$ 55,766	\$ 83,102	\$ 41,919	\$ 477,876
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ (141)	\$ (7,738)	\$ 1,811	\$ 4,169	\$ 1,158	\$ (741)
Subtotal	\$ 125,350	\$ 163,860	\$ 57,577	\$ 87,271	\$ 43,077	\$ 477,135
FUND 3460 – PARKS						
Fees Collected	\$ 202,188	\$ 8,847	\$ -	\$ -	\$ 23,468	\$ 234,503
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ 1,393	\$ (42,396)	\$ -	\$ -	\$ 5,086	\$ (35,917)
Subtotal	\$ 203,581	\$ (33,549)	\$ -	\$ -	\$ 28,554	\$ 198,586
FUND 3470 – GENERAL GOVERNMENT						
Fees Collected	\$ 190,097	\$ 269,333	\$ 77,225	\$ 137,598	\$ 67,330	\$ 741,583
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ (408)	\$ (9,820)	\$ 2,826	\$ 8,064	\$ 1,822	\$ 2,484
Subtotal	\$ 189,689	\$ 259,513	\$ 80,051	\$ 145,662	\$ 69,152	\$ 744,067
FUND 3480 – ADMINISTRATION						
Fees Collected	\$ 110,676	\$ 146,873	\$ 65,283	\$ 105,453	\$ 41,787	\$ 470,072
Grant Monies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
All Other Revenue Sources	\$ 61	\$ (3,977)	\$ 1,365	\$ 11,543	\$ 18,095	\$ 27,087
Subtotal	\$ 110,737	\$ 142,896	\$ 66,648	\$ 116,996	\$ 59,882	\$ 497,159
TOTAL	\$ 2,185,167	\$ 7,690,838	\$ 9,348,821	\$ 6,608,711	\$ 4,843,402	\$ 30,676,939

Table 4: Five Year Expenditure History

Fund	2020-21	2021-22	2022-23	2023-24	2024-25	Five Year Total
Fund 3410 - Streets	\$ (1,752,997)	\$ (3,914,103)	\$ (1,125,606)	\$ (2,661,728)	\$ (1,713,761)	\$ (11,168,195)
Fund 3420 - Public Transportation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund 3430 - Air Quality Mitigation	\$ (8,431)	\$ -	\$ -	\$ -	\$ -	\$ (8,431)
Fund 3432 - Parks and Air Quality	\$ -	\$ -	\$ (797,485)	\$ -	\$ -	\$ (797,485)
Fund 3440 - Police	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund 3450 - Fire	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund 3460 - Parks	\$ (140,487)	\$ (43,433)	\$ (89,292)	\$ (100,250)	\$ (4,196,427)	\$ (4,569,889)
Fund 3470 - General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund 3480 - Administration	\$ (76,394)	\$ (86,371)	\$ (56,252)	\$ (16,066)	\$ (19,677)	\$ (254,760)
TOTAL	\$ (1,978,309)	\$ (4,043,907)	\$ (2,068,635)	\$ (2,778,044)	\$ (5,929,865)	\$ (16,798,760)

Table 5: Five Year Revenue and Expenditure History³



³ Financial data is current as of September 30, 2025.

Table 6: Multifamily, Commercial and Industrial Deferrals

Receivable								Outstanding Balance
Fund	Applicant	Address	Payment Start Date	Payment End Date	Years Remaining	Balance as of 30-Jun-24	Payoffs	30-Jun-25
Fund 3410 Streets	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 41,463.56	\$ 13,251.88	\$ 28,211.68
	Osiel & Karina Luna ⁵	108 Spencer Ave. ²	10/29/2020	12/1/2026 ³	2	\$ 3,089.98	\$ 100.00	\$ 2,989.98
	Group 5 & Hiremath	3600 Dale Rd. ⁴	8/17/2022	9/1/2027	2	\$ 113,280.73	\$ 25,793.02	\$ 87,487.71
	LPC Kiernan, LLC	1224 Kiernan Ave. ⁶	12/7/2022	8/27/2024	-	\$ 389,105.01	\$ 389,105.01	\$ -
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 197,285.04	\$ -	\$ 197,285.04
Subtotal						\$ 744,224.32	\$ 428,249.91	\$ 315,974.41
Fund 3420 Public Transportation	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 606.17	\$ 194.41	\$ 411.76
	Osiel & Karina Luna	108 Spencer Ave.	10/29/2020	12/1/2026 ³	2	\$ 37.06	\$ -	\$ 37.06
	Group 5 & Hiremath	3600 Dale Rd.	8/17/2022	9/1/2027	2	\$ 1,643.79	\$ 376.35	\$ 1,267.44
	LPC Kiernan, LLC	1224 Kiernan Ave.	12/7/2022	8/27/2024	-	\$ 4,234.18	\$ 4,234.18	\$ -
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 2,878.44	\$ -	\$ 2,878.44
Subtotal						\$ 9,399.64	\$ 4,804.94	\$ 4,594.70
Fund 3432 Parks and Air Quality	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 37,713.75	\$ 12,053.50	\$ 25,660.25
	Osiel & Karina Luna	108 Spencer Ave.	10/29/2020	12/1/2026 ³	2	\$ 619.46	\$ -	\$ 619.46
	Group 5 & Hiremath	3600 Dale Rd.	8/17/2022	9/1/2027	2	\$ 103,065.74	\$ 23,468.52	\$ 79,597.22
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 179,458.92	\$ -	\$ 179,458.92
Subtotal						\$ 320,857.87	\$ 35,522.02	\$ 285,335.85
Fund 3440 Police	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 4,900.72	\$ 1,566.90	\$ 3,333.82
	Group 5 & Hiremath	3600 Dale Rd.	8/17/2022	9/1/2027	2	\$ 9,158.27	\$ 2,086.51	\$ 7,071.76
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 15,858.08	\$ -	\$ 15,858.08
Subtotal						\$ 29,917.07	\$ 3,653.41	\$ 26,263.66
Fund 3450 Fire	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 1,595.81	\$ 510.69	\$ 1,085.12
	Group 5 & Hiremath	3600 Dale Rd.	8/17/2022	9/1/2027	2	\$ 4,367.79	\$ 996.21	\$ 3,371.58
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 7,460.28	\$ -	\$ 7,460.28
Subtotal						\$ 13,423.88	\$ 1,506.90	\$ 11,916.98
Fund 3470 General Government	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 2,803.37	\$ 986.90	\$ 1,816.47
	Group 5 & Hiremath	3600 Dale Rd.	8/17/2022	9/1/2027	2	\$ 7,678.86	\$ 1,748.91	\$ 5,929.95
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 13,303.16	\$ -	\$ 13,303.16
Subtotal						\$ 23,785.39	\$ 2,735.81	\$ 21,049.58
Fund 3480 Administration	1192 Norwegian Ave. LP	1192 Norwegian Ave. ¹	12/22/2021	1/1/2027	2	\$ 1,402.46	\$ 443.93	\$ 958.53
	Osiel & Karina Luna	108 Spencer Ave. ²	10/29/2020	12/1/2026 ³	2	\$ 84.65	\$ -	\$ 84.65
	Group 5 & Hiremath	3600 Dale Rd.	8/17/2022	9/1/2027	2	\$ 3,851.17	\$ 874.45	\$ 2,976.72
	LPC Kiernan, LLC	1224 Kiernan Ave.	12/7/2022	8/27/2024	-	\$ 6,111.60	\$ 6,111.60	\$ -
	Perfect Logistics Inc.	4113 Coffee Rd ⁴	11/1/2025	11/1/2030	5	\$ 6,610.08	\$ -	\$ 6,610.08
Subtotal						\$ 18,059.96	\$ 7,429.98	\$ 10,629.98
TOTAL						\$ 1,159,668.13	\$ 483,902.97	\$ 675,765.16

Table 7: Refunds

There were no refunds processed in the Fiscal Year 2024-25.

Table 8: Credits for Previously Existing Buildings

Fund	Address	CFF Due	CFF Credit	CFF Paid
Fund 3410	111 Laurel St	\$ 5,709.00	\$ (5,709.00)	\$ -
Streets	429 14th St	\$ 8,244.00	\$ (8,244.00)	\$ -
	620 Cedar Ave	\$ 8,244.00	\$ (8,244.00)	\$ -
	829 Brady Ave	\$ 8,244.00	\$ (8,244.00)	\$ -
	1707 Connie Way	\$ 8,244.00	\$ (8,244.00)	\$ -
	1900 El Sereno St	\$ 8,244.00	\$ (8,244.00)	\$ -
Subtotal		\$ 46,929.00	\$ (46,929.00)	\$ -
Fund 3420	111 Laurel St	\$ 83.00	\$ (83.00)	\$ -
Public	429 14th St	\$ 120.00	\$ (120.00)	\$ -
Transportation	620 Cedar Ave	\$ 120.00	\$ (120.00)	\$ -
	829 Brady Ave	\$ 120.00	\$ (120.00)	\$ -
	1707 Connie Way	\$ 120.00	\$ (120.00)	\$ -
	1900 El Sereno St	\$ 120.00	\$ (120.00)	\$ -
Subtotal		\$ 683.00	\$ (683.00)	\$ -
Fund 3432	111 Laurel St	\$ 5,195.00	\$ (5,195.00)	\$ -
Parks and	429 14th St	\$ 7,551.00	\$ (7,551.00)	\$ -
Air Quality	620 Cedar Ave	\$ 7,551.00	\$ (7,551.00)	\$ -
	829 Brady Ave	\$ 7,551.00	\$ (7,551.00)	\$ -
	1707 Connie Way	\$ 7,551.00	\$ (7,551.00)	\$ -
	1900 El Sereno St	\$ 7,551.00	\$ (7,551.00)	\$ -
Subtotal		\$ 42,950.00	\$ (42,950.00)	\$ -
Fund 3440	111 Laurel St	\$ 462.00	\$ (462.00)	\$ -
Police	429 14th St	\$ 766.00	\$ (766.00)	\$ -
	620 Cedar Ave	\$ 766.00	\$ (766.00)	\$ -
	829 Brady Ave	\$ 766.00	\$ (766.00)	\$ -
	1707 Connie Way	\$ 766.00	\$ (766.00)	\$ -
	1900 El Sereno St	\$ 766.00	\$ (766.00)	\$ -
Subtotal		\$ 4,292.00	\$ (4,292.00)	\$ -
Fund 3450	111 Laurel St	\$ 220.00	\$ (220.00)	\$ -
Fire	429 14th St	\$ 477.00	\$ (477.00)	\$ -
	620 Cedar Ave	\$ 477.00	\$ (477.00)	\$ -
	829 Brady Ave	\$ 477.00	\$ (477.00)	\$ -
	1707 Connie Way	\$ 477.00	\$ (477.00)	\$ -
	1900 El Sereno St	\$ 477.00	\$ (477.00)	\$ -
Subtotal		\$ 2,605.00	\$ (2,605.00)	\$ -
Fund 3470	111 Laurel St	\$ 387.00	\$ (387.00)	\$ -
General	429 14th St	\$ 357.00	\$ (357.00)	\$ -
Government	620 Cedar Ave	\$ 631.00	\$ (631.00)	\$ -
	829 Brady Ave	\$ 631.00	\$ (631.00)	\$ -
	1707 Connie Way	\$ 631.00	\$ (631.00)	\$ -
	1900 El Sereno St	\$ 631.00	\$ (631.00)	\$ -
Subtotal		\$ 3,268.00	\$ (3,268.00)	\$ -
Fund 3480	111 Laurel St	\$ 194.00	\$ (194.00)	\$ -
Administration	429 14th St	\$ 357.00	\$ (357.00)	\$ -
	620 Cedar Ave	\$ 357.00	\$ (357.00)	\$ -
	829 Brady Ave	\$ 357.00	\$ (357.00)	\$ -
	1707 Connie Way	\$ 357.00	\$ (357.00)	\$ -
	1900 El Sereno St	\$ 357.00	\$ (357.00)	\$ -
Subtotal		\$ 1,979.00	\$ (1,979.00)	\$ -
TOTAL		\$ 102,706.00	\$ (102,706.00)	\$ -

Table 9: Transfers within Capital Facilities Fees Funds⁴

Fund	Transfer Description	Transfer Amount
Fund 3410 - Streets	Transfer Out - Fund 3160 - Pelandale Ave. Interchange - Phase II	\$ (910,538)
	Transfer Out - Fund 3160 - SR 132 West Expressway	\$ (1,293,260)
		\$ (2,203,798)
Fund 3420 - Public Transportation		\$ -
		\$ -
Fund 3432 - Parks & Air Quality	Transfer Out - Fund 3130 - Downey Shade Structure Replacement	\$ (59,632.19)
	Transfer Out - Fund 3140 - Dry Creek to TRRP Trail Connection	\$ (372.20)
	Transfer Out - Fund 3140 - Cesar E. Chavez Park Renovation Project	\$ (253,482.50)
	Transfer Out - Fund 3460 - Mary E. Grogan Community Park - Phase 2	\$ (1,539,702.80)
	Transfer Out - Fund 6710 - TRRP Gateway Phase 3	\$ (17,090.67)
	Transfer Out - Fund 6710 - TRRP Masterplan Update 2020	\$ (5,469.03)
	Transfer Out - Fund 6710 - TRRP B Improvements	\$ (107,777.50)
	Transfer Out - Fund 6710 - TRRP Carpernter Road Area Soccer Complex	\$ (25,305.81)
	Transfer Out - Fund 6710 - TRRP River Pavilion	\$ (75,105.17)
		\$ (2,083,938)
Fund 3440 - Police	Transfer Out - Fund 0100 - Transfer In - General Fund	\$ (91,000)
		\$ (91,000)
Fund 3450 - Fire	Transfer Out - Fund 0100 - Fire Station #11	\$ (46,000)
		\$ (46,000)
Fund 3470 - General Government	Transfer Out - Fund 0100 - Transfer In - General Fund	\$ (75,000)
		\$ (75,000)
Fund 3480 - Administration		\$ -
		\$ -
		\$ (4,499,736)

⁴ Financial data is current as of September 30, 2025.

Table 10: Capital Improvement Program (CIP) Expenditures¹⁻⁵

Fund	CIP Project Number	Project Name	% Funded by Fee	% Funded by Other	Budget	Expenses up to June 30, 2024	Committed Funds	FY 2024/25 Expenditures	Balance Available	Estimated Construction Start FY	Estimated Construction End FY
Fund 3410 Streets	100048	Claratina/McHenry Plan Lane	100%	0%	\$ 341,500	\$ 39,005	\$ -	\$ -	\$ 302,495	2026/27	2028/29
	100051	Claratina: McHenry/Coffee 4 Ln	100%	0%	\$ 6,062,911	\$ 4,193,433	\$ 579,191	\$ 617	\$ 1,289,670	2026/27	2028/29
	100586	CED - 7th St Bridge Tuolumne	86%	14%	\$ 1,401,911	\$ 933,366	\$ -	\$ 144,692	\$ 323,853	2025/26	2028/29
	100614	State Route 132 W. Express	26%	74%	\$ 34,540,705	\$ 34,121,040	\$ 36,031	\$ 55,272	\$ 328,362	2019/20	2025/26
	100944	Tuolumne, 7th & B Intersection	100%	0%	\$ 350,000	\$ 751	\$ -	\$ 1,852	\$ 347,397	2025/26	2028/29
	100945	Hetch-Hetchy Crossing	100%	0%	\$ 5,070,000	\$ 766,946	\$ 93,017	\$ 22,616	\$ 4,187,421	2026/27	2028/29
	101181	Claus Road Plan Line	100%	0%	\$ 250,000	\$ 28,624	\$ -	\$ -	\$ 221,376	2026/27	2028/29
	101182	Standiford Interchange PID	85%	15%	\$ 7,098,000	\$ 2,256,131	\$ -	\$ 1,488,718	\$ 3,353,151	2029/30	2031/32
<i>Subtotal</i>									\$ 1,713,767		
Fund 3460 Parks	101017	Mary Grogan Park - Phase 2	100%	0%	\$ 5,629,822	\$ 867,954	\$ 101,924	\$ 4,196,427	\$ 463,517	2022/23	2025/26
<i>Subtotal</i>									\$ 4,196,427		
TOTAL									\$ 5,910,194		

1. Projects 100048, 10051, and 100945 (Claratina projects – all directly related) have been delayed due to ongoing right-of-way acquisition challenges related to the crossing of the Hetch-Hetchy facilities on Claratina Avenue.
2. Projects 100586 and 100944 (7th Street Bridge) have regulatory approval delays associated with the crossing.
3. Project 101181 (Claus) has been delayed by changes to the specific plan area. Coordination is required for the ultimate development plans in the area before final plan line can be completed.
4. Project 101182 (Standiford) has been delayed by process changes for approval of the Project Study Report (PSR) and coordination with impacted property owners in the area.
5. Financial data is current as of September 30, 2025.

Table 11: Exemptions for Accessory Dwelling Units

Fees apply to the Streets Fund – 3410.

Fund	Due	Credit	Paid
Streets - 3410	\$608,004.35	\$(548,064.00)	\$59,940.35

Fees apply to the Public Transportation Fund – 3420.

Fund	Due	Credit	Paid
Public Transportation - 3420	\$8,842.18	\$(7,968.00)	\$874.18

Fees apply to the Parks and Air Quality Fund – 3432.

Fund	Due	Credit	Paid
Parks & Air Quality - 3432	\$553,311.16	\$(498,720.00)	\$54,591.16

Fees apply to the Police Fund – 3440.

Fund	Due	Credit	Paid
Police - 3440	\$49,303.21	\$(44,352.00)	\$4,951.21

Fees apply to the Fire Fund – 3450.

Fund	Due	Credit	Paid
Fire - 3450	\$23,599.49	\$(21,120.00)	\$2,479.49

Fees apply to the General Government Fund – 3470.

Fund	Due	Credit	Paid
General Government - 3470	\$41,290.58	\$(37,152.00)	\$4,138.58

Fees apply to the Administration Fund – 3480.

Address	Due	Credit	Paid
Administration - 3480	\$20,736.37	\$(18,624.00)	\$2,112.37

Fee Totals by Fund

Fund	Due	Credit	Paid
All Funds Combined	\$1,305.087.34	\$(1,176,000.00)	\$129,087.34

Division Endnote

Endnote 1

For individual addresses please contact the Community Development Division