

OCEANSIDE UNIFIED SCHOOL DISTRICT
ANNUAL DEVELOPER FEE REPORT
FOR FISCAL YEAR 2017-2018

I. Introduction

This Annual Developer Fee Report for Fiscal Year 2017-18 (“Report”) provides an annual accounting of school facilities fees collected by the Oceanside Unified School District (“District”) during fiscal year 2017-18 as required by Government Code Section 66006(b).

II. Description of School Facilities Fees in Capital Facilities Fund

The District collects school facilities fees from the owners of residential, commercial and industrial development projects to mitigate the costs of providing interim and permanent school facilities to students generated from such development projects. School facilities fees collected by the District consist of the following:

- A. Fees collected pursuant to Education Code Section 17620 and Government Code Section 65995 referred to herein as “Statutory School Fees,” collected during the reporting period at \$3.48 per square foot of residential development and \$0.56 per square foot of commercial and/or industrial development.

The school facilities fees described in the Report do not include letters of credit, bonds, or other instruments to secure payment of school facilities fees at a later date.

III. Activity for Fiscal Year 2017-18

Beginning Balance of the Capital Facilities Fund as of 7/1/17		\$3,694,469.42
Statutory School Fees Collected for Fiscal Year 2017-18 (Attachment #1)		\$2,617,279.54
Interest Earned on Capital Facilities Fund		\$78,328.90
Expenditures (Detail Below):		\$287,928.66
Building Improvements at Ivey Ranch Elementary	\$192,201.02	
Administrative Costs Transfer (3% of fees collected)	\$78,518.00	
Relocatable Classroom Leases	\$4,331.25	
Developer Fee Justification Report & Misc Costs	\$12,878.39	
Ending Balance of the Capital Facilities Fund as of 6/30/18		\$6,102,149.20

IV. Public Improvement Expenditures

PUBLIC IMPROVEMENT PROJECT	AMOUNT OF EXPENDITURES FOR 2017-18	% OF EXPENDITURES FUNDED WITH SCHOOL FACILITIES FEES
Ivey Ranch Elementary Relocatables	\$10,272.48	0%
McAuliffe Elementary Playground	\$17,825.00	0%
Reynolds Elementary Playground	\$17,825.00	0%
El Camino High Improvements	\$534,620.95	0%
Oceanside High Performing Arts Center	\$1,755,989.22	0%

V. Planned Future Improvements

PUBLIC IMPROVEMENT PROJECT	LOCATION(S)	AMOUNT	ESTIMATED START DATE
(Currently under construction)	Oceanside High Performing Arts Center	\$23,233,982	January 2016

VI. Description of Each Inter-fund Transfer or Loan Made from the Capital Facilities Fund and Description of Public Improvement on which the Transferred or Loaned Fees will be Expended

None

VII. Refunds Made Pursuant to Government Code Section 66001(e) and (f)

No refund of school facilities fees is required as the District has not collected sufficient funds to complete the financing of necessary public improvements to accommodate students generated from new development.

2017-18
DEVELOPER FEES COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
July-17						
07/07/17	Curtis & Cindy Turner		Residential Addition	408 S. Horne Street	682	2,182.40
07/11/17	Beazer Homes	13	Residential New SFD	Archway Ln/Mission Tree Wy	25,788	82,521.60
07/21/17	Thomas Aldrich	2	Residential New Units	1701 S. Myers Street	3,636	11,635.20
07/25/17	Jason Brandt	4	Residential New Units	1422 Marquette Street	6,980	22,336.00
07/26/17	IPT Pacific Coast BP	1	Commercial New	1319 Rocky Point Drive	124,581	63,536.31
Monthly Total						\$182,211.51
August-17						
08/04/17	Nathan Dewees		Residential Addition	1926 Broadway Street	1,514	4,844.80
08/04/17	Mike Kinney		Residential Addition	1927 Stewart Street	798	2,553.60
08/08/17	Wayne & Yvonne Hubert		Residential Addition	715 N. Pacific Street	665	2,128.00
08/10/17	Dave Stoddard		Residential Addition	1710 Timingo Gateway	3,162	10,118.40
08/11/17	Donald McBride		Residential Addition	1363 Corte Alveo	547	1,750.40
08/24/17	Beazer Homes	4	Residential Four-Plex	4208-4214 Mission Ranch Way	5,483	17,545.60
08/25/17	Beverly J. Fisher		Residential Addition	614 S. Ditmar Street	684	2,188.80
Monthly Total						\$41,129.60
September-17						
09/15/17	John H. Cassise	1	Residential New	610 Grant Street	2,795	8,944.00
09/18/17	DR Horton	2	Residential New	201,226,234 Newport Pierway	5,507	17,622.40
09/28/17	Pasque Chaimenti		Residential Addition	1419 Kurtz Street	539	1,724.80
09/28/17	Robert & Amy Ashton		Residential Addition	1831 Andy Lane	1,104	3,532.80
09/29/17	Alexander Sarko		Residential Addition	2287 A Fuerte Street	1,200	3,840.00
Monthly Total						\$35,664.00

2017-18
DEVELOPER FEES COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
October-17						
10/20/17	Tim Davies	1	Residential New	1814 Soto Street	2,809	8,988.80
10/23/17	Beaver Homes	10	Residential New	4109-4118 Mission Tree Way	20,056	64,179.20
10/23/17	Beaver Homes	10	Residential New	4205-4237 Calle del Rio	24,033	76,905.60
10/23/17	Taylor Morrison of Calif, LLC	2	Residential New	4327 & 4329 Star Path Way	10,386	33,235.20
10/24/17	Beaver Homes	14	Residential Four-Plex(2) & Three-Plex (2)	4213-4230 Mission Ranch Way	18,962	60,678.40
10/30/17	Paul Bogdan		Residential Addition	1610 California Street	916	2,931.20
10/30/17	Richard & Catherine Hamilton		Residential Addition	2261 Oceanview Road	631	2,195.88
Monthly Total						\$249,114.28
November-17						
11/07/17	Victoria M. Blackenship		Residential Addition	4080 Via Rio Avenue	1,366	4,753.68
11/07/17	RDO The Vistas LLC	10	Residential Five - Plex(2 bldgs)	1277-1295 Via Lucero	16,686	58,067.28
11/09/17	Matthew McDonald		Residential Addition	1606 S. Nevada Street	920	3,201.60
11/13/17	John Elsner		Residential Addition	1941 Valley Road	515	1,792.20
11/30/17	Scott A. Armour		Residential Addition	1727 Ivy Road	669	2,328.12
Monthly Total						\$70,142.88
December-17						
12/11/17	RDO, The Vistas, LLC	17	Residential New	1256-1272 Via Candelas	32,697	113,785.56
12/18/17	William C. Glenn	1	Residential New	615 S. Ditmar	2,140	7,447.20
12/20/17	Diane R. Andrews		Residential Addition	2024 S. Ditmar	1,200	4,176.00
12/22/17	Richard Salkin		Residential Addition	1302 California Street	720	2,505.60
Monthly Total						\$127,914.36

2017-18
DEVELOPER FEES COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
January-18						
01/17/18	Michael Valenti		Residential Addition	525 Brooks Street	768	2,672.64
01/23/18	Frank N. Reum		Residential Addition	1113 S. Clementine Street	1,043	3,629.64
Monthly Total						\$6,302.28
February-18						
02/01/18	Sean Renaud	1	Residential New	613 Stanley Street	2,375	8,265.00
02/07/18	Beazer Homes	14	Residential New	4219 Mission Ranch Way	18,962	65,987.76
02/07/18	Beazer Homes	10	Residential New	4200-4217 Francia Way	24,575	85,521.00
02/08/18	William Lyon Homes	5	Residential New Five- Plex	4365 Pacific Way	8,477	29,499.96
02/09/18	Pelican L23 Oceanside LLC	1	Residential New	355 N. Cleveland	47,122	163,984.56
02/09/18	Pelican L23 Oceanside LLC	1	Commercial New	355 N. Cleveland	10,320	5,779.20
02/14/18	Taylor Morrison of Calif, LLC	3	Residential New Tri- Plex	4343 Shoreline Way #1, 2, 3	5,200	18,096.00
02/16/18	Michael Loughlin		Residential Addition	2329 California Street	810	2,818.80
02/16/18	Andrew Yunghans		Residential Addition	3148 Skyliner Drive	751	2,614.35
02/27/18	Willian Hall		Residential Addition	2025 S. Nevada Street	640	2,227.20
Monthly Total						\$384,793.83
March-18						
03/02/18	RDO The Vistas LLC	8	Residential New Tri - Plex(4 bldgs)	1151-1167 Via Lucero	19,667	68,441.16
03/13/18	Sea Breeze Investors LLC	1	Residential New (Modified 3/29/17)	1722 S. Pacific	500	1,740.00
03/13/18	Sea Breeze Investors LLC	1	Residential New (Modified 3/29/17)	1724 S. Pacific	500	1,740.00
03/14/18	Beazer Homes	11	Residential New Four-Plex & Three Plex	4248 Mission Ranch Way	14,964	52,074.72
03/19/18	RDO The Vistas LLC	20	Residential New Five - Plex(4 Bldgs)	1257-1273 Via Lucero	22,128	77,005.44
03/28/18	William Lyon Homes	8	Residential New Four-Plex (2 Bldgs)	4314-4315 Star Path Way	13,506	47,000.88
03/29/18	Raymond Sisson		Residential Addition	2034 S. Horne Street	558	1,941.84
03/30/18	Binh Van Nguyen	1	Residential New	4904 Verde Drive	1,200	4,176.00
03/30/18	Beazer Homes	8	Residential New	Calle del Vista - Ph. 5	19,879	69,178.92
Monthly Total						\$323,298.96

2017-18
DEVELOPER FEES COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
April-18						
04/09/18	Engineered Structures Inc.	1	Commercial New	2245 S. El Camino Real	83,788	46,921.28
04/17/18	William Lyon Homes	16	Residential New	4321-4326 Star Pathway	27,009	93,991.32
04/20/18	Joanne Kissinger	1	Residential New	2440 Sarbonne	2,045	7,116.60
04/25/18	RDO The Vistas LLC	8	Residential New	1248-1255 Via Candelas	15,479	53,866.92
04/30/18	William Lyon Homes	6	Residential New Six-Plex	4346 Nautilus Way	10,055	34,991.40
04/30/18	William Lyon Homes	6	Residential New Six-Plex	4347 Harbor Way	10,055	34,991.40
Monthly Total						\$271,878.92
May-18						
05/09/18	Turguy Goker		Residential Addition	2150 Steiger Lane	929	3,232.92
05/16/18	Beazer Homes	10	Residential New	4119-4128 Mission Tree Way	20,056	69,794.88
05/16/18	Beazer Homes	7	Residential New Three-Plex & Four-Plex	4200-4206 Mission Ranch Way 4227 Calle del Vista,	9,481	32,993.88
05/16/18	Beazer Homes	12	Residential New	4200-4241 Camino del Floor	29,542	102,806.16
05/17/18	RDO the Vistas LLC	12	Residential New Tri-Plex (4 Bldgs)	1127-1149 Via Lucero	19,680	68,486.40
05/18/18	VD Pacific Terrace LLC	11	Residential New Three-Plex & Four-Plex	1554,1558,1562 Vista Del Mar	22,415	78,004.20
05/25/18	Aryan R. Cashion		Residential Addition	187 Parnassus Circle	661	2,300.28
05/31/18	Robert Crouch		Residential Addition	2016 S. Horne Street	969	3,372.12
Monthly Total						\$360,990.84
June-18						
06/01/18	Keyrock Investments LLC	1	Residential New	1506 Wisconsin Avenue 1115 Sea Glass,	1,587	5,522.76
06/08/18	City Ventures Homebuilding LLC	6	Residential New	1113 Hibiscus 1185-1195 Via Candelas,	1105- 1143-	9,101 31,671.48
06/13/18	RDO the Vistas LLC	12	Residential New Tri-Plex (4 Bldgs)	1147 Via Cueta	14,754	51,343.92
06/13/18	RDO the Vistas LLC	8	Residential New	1240-1247 Via Candelas	15,213	52,941.24
06/13/18	Michael Rod		Residential Addition	1203 Laguna Street	749	2,606.52
06/13/18	Beazer Homes	10	Residential New	4129-4138 Mission Tree Way	20,056	69,794.88
06/13/18	Beazer Homes	10	Residential New	4139-4148 Mission Ranch Way	20,056	69,794.88

2017-18
DEVELOPER FEES COLLECTED

Date	Name/Project	Number of Units	Type of Development	Address	Square Footage	Fees Paid
06/13/18	Beazer Homes	10	Residential New	4149-4158 Mission Tree Way	20,056	69,794.88
06/13/18	Beazer Homes	2	Residential New	4130 & 4132 Nadel Rey	4,119	14,334.12
06/13/18	Beazer Homes	4	Residential New	4132-4144 Sitio Cielo	5,815	20,236.20
06/13/18	Beazer Homes	2	Residential New	4129 & 4131 Vela Way	3,371	11,731.08
06/20/18	IPT Pacific Coast BP VI, LLC	1	Commercial/Industrial	1322 Rocky Point Drive	109,163	61,131.28
06/25/18	Gavin & Stacey Seymour	1	Residential New	1002 Santa Anita Street	1,200	4,176.00
06/25/18	IPT Pacific Coast BP VI, LLC	1	Commercial/Industrial	1339 Rocky Point Drive	51,102	28,617.12
06/25/18	IPT Pacific Coast BP VI, LLC	1	Commercial/Industrial	1291 Rocky Point Drive	117,528	65,815.68
06/27/18	Dan Matlach		Residential Addition	1709 South Pacific	1,243	4,325.64
Monthly Total						\$563,837.68

Anticipated Revenue Budgeted This Fiscal Year: \$2,000,000.00

Actual Revenue Collected this Fiscal Year: \$2,617,279.14

Difference: \$617,279.14