



# Annual Comprehensive Financial Report

Fiscal Year Ended June 30, 2022  
City of San Marcos, California







# ANNUAL COMPREHENSIVE FINANCIAL REPORT

Fiscal Year Ended June 30, 2022

Prepared by the Finance Department

City Manager: Jack Griffin  
Finance Director: Lisa Fowler







## MISSION STATEMENT

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The City of San Marcos strives to improve the quality of life for those who live, work or visit San Marcos by providing a safe, family-oriented atmosphere that is rich and diverse in cultural and natural resources while promoting economic and educational opportunities.

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

*City of San Marcos,  
California*

ANNUAL COMPREHENSIVE  
FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Prepared by the San Marcos Finance Department

# *City of San Marcos*

## **Annual Comprehensive Financial Report For the Year Ended June 30, 2022**

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## *Transmittal Letter*.....

December 27, 2022

Members of the Council and Citizens of San Marcos:

It is our pleasure to present the City of San Marcos (City) fiscal year 2021-22 Annual Comprehensive Financial Report (ACFR). This report has been prepared in conformity with generally accepted accounting principles (GAAP) and has been audited in accordance with generally accepted auditing standards by Rogers, Anderson, Malody & Scott, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, if any, and evaluating the overall financial statement presentation. The auditors concluded that there was a reasonable basis for rendering an unmodified (clean) opinion. The independent auditor's report is presented as the first component of the financial section of this report.

The ACFR consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatements. Management asserts that, to the best of our knowledge and belief, this report is complete and reliable in all material respects.

GAAP requires that a narrative introduction, overview, and analysis be provided along with the financial statements in the form of Management's Discussion and Analysis (MD&A). The City's MD&A can be found immediately following the report of the independent auditors. This letter of transmittal is designed to complement the MD&A and should be read in conjunction.





## **CITY OF SAN MARCOS PROFILE**

The City was incorporated in 1963 and chartered on July 4, 1994. According to historical legends, the Spaniards, while pursuing the Native Americans in the late 18<sup>th</sup> century, came upon a fertile valley, which was named Los Vallecitos de San Marcos. Today, often nicknamed still as “Valley of Discovery”, the City offers rugged beautiful rolling hills, bustling commercial districts, and leading educational institutions. The City is located approximately twenty-four miles north of downtown San Diego and ninety miles south of Los Angeles, in the northern coastal/inland region of San Diego County (County). The Cerros Las Posas, Merriam and San Marcos foothills and a series of valleys are the chief topographic features.

The City is accessible to San Diego, Orange, Imperial, San Bernardino, Riverside and Los Angeles counties. It is situated along the State Highway 78 corridor (78 Corridor) and is bordered by Escondido to the east, Vista to the north and west, Carlsbad to the south and west and unincorporated areas of the San Diego County to the north and south. The City’s sphere of influence extends covers approximately thirty-three square miles. The City continues to be the smallest yet fastest growing population along the 78 Corridor and is one of the highest in median household income along the 78 corridor. The most current population and income for the City can be found in the [San Marcos Data Dashboard](#) on the City’s Economic Development website.

The City delivers a full range of municipal services under the Council-Manager form of government, and offers an outstanding quality of life for its residents. Public facilities include an expanding citywide trail system, a variety of parks, recreational facilities and a County library. The City provides a diverse array of services for seniors and youth, extensive continuing educational programs, concerts, team sports, and special events.

The City Council is comprised of five council members for a term of four years, on a staggered basis. The Mayor is directly elected, at large, for a four-year term. The City Council appoints the City Manager and the City Attorney. The City Council, the City’s chief policy-making body, enacts laws known as ordinances, sets policies known as resolutions and adopts an annual Operations and Capital Improvement Program budget. The City Council also oversees a variety of advisory commissions, such as the Traffic Commission and Planning Commission, to address specific issues. These advisory commission members are appointed by the City Council.



## **ECONOMIC CONDITIONS AND OUTLOOK**

### **Education & Employment:**

The City is home to several academic institutions with the second highest educational attainment among the five 78 corridor cities. The City is home to the San Marcos Unified School District (SMUSD), which has achieved local and state recognition for the excellence. A number of higher education institutions, including California State University San Marcos and Palomar College, also have established campuses in the City. The continued growth of these academic institutions contributes to the creation, support and sustainability of a professional workforce within the City.

The City is home to a diverse and well-balanced base of employers including wholesale trade, retail trade, food services, healthcare and manufacturing. The City is home to a labor force of 41,000 and over 4,200 businesses. While staffing and supply chain issues, caused by the pandemic, continue to affect local business, the unemployment rate has reportedly stabilized at 3.1%, in September 2022 slightly lower than the 3.8 reported for the entire State for the same month.

### **Real Estate Market:**

Real estate values in the City have seen an average annual appreciation of 26.2% from 2000 to 2021 with median home prices dipping slightly to a reported at \$885,000 in October of 2022. This is slightly lower than the median listing home price in the County, which was reported to be \$899,700 in November 2022. However, the City continues to have potential for new development in the future and continues to see a steady stream of housing stock construction at a stable rate compared to other cities throughout the region.

### **Local Trends:**

The City continues to create interest in infill development opportunities with new commercial, residential and mixed-use development projects to produce additional revenue streams. The City continues to support businesses through the COVID-19 global pandemic as they navigate the repercussions of the pandemic's residual effects.

Property tax revenue receipts are expected to increase upwards of 16% over prior year. Sales tax revenue is estimated to increase, by approximately 6%, in fiscal year 2022-23 compared to prior year receipts. There is an optimistic expectation that future sales tax & property tax revenue will not decrease further and may produce a minimal increase and stabilize to pre-pandemic trends.



### **Future Capital & Infrastructure Improvements:**

As North San Diego County continues to grow the challenges of increased traffic and congestion, affordable housing, and demand for services intensifies. The City Council continues to balance these competing priorities within the framework of their strategic themes of dynamic and responsive service delivery, economic development, good governance, quality of life, and planning for the future through the Capital Improvement Program (CIP).

The CIP budget reflects the City's foreseeable needs over the next five years and is developed in accordance with the City Council adopted policies and priorities in mind. The FY 202-23 CIP budget appropriation was \$14.1 million. The majority of the total CIP budget is in the "Creek District" projects, which are intended to mitigate traffic congestion, provide recreational opportunities and additional services for the community.

### **Long Range Financial Forecast:**

A five-year general fund financial forecast is developed as part of the budgeting process, which serves to guide the long-range fiscal planning, and budget development process. This forecast details the City's major revenue and expenditure items to provide long-term trend analysis and projections. Current economic indicators and revenue forecasts reflect a slightly positive outlook over the next five years compared to prior year.

This positive outlook, along with American Rescue Plan Act funds, resulted in balanced budget for the FY 2022-23 Operating budget of approximately \$89.4 million, an increase of \$9.1 million from the prior year adopted budget. Still, the City is expected to experience increases in general fund expenditure, in future years that may outpace the revenue increases, in spite of efforts to diligently reduce expenses. The City continues to proactively take steps to mitigate increased costs by increasing employee contributions to the CalPERS retirement plan & capping the City's share of employee healthcare expenses. Even with these adjustments, it continues to be necessary for the City and its collective bargaining groups, through negotiations, to work collaboratively toward solutions to help relieve the City's growing pension burden in the coming years.

As the global and local economies adjust from the pandemic health and economic impacts, we may continue to see unanticipated and unknown long-term effects on future supply chains, expenditures and revenues. However, the mild but continued increase in sales tax, rental revenue and charges for services is forecasted to alleviate the challenges we faced in prior years.





The City Council's adoption of the Fiscal Management Policy provides for a general fund contribution to the City's Infrastructure, City Facility, and City Vehicles and Equipment funds to plan for the future and continuous rehabilitation and replacement of City infrastructure.

The City is committed to maintaining the General Fund Reserve Policy, which requires unassigned fund balance (liquid, spendable assets) to be divided into three categories designated as the Catastrophic/Emergency Reserve, One-time Recurring Savings/Opportunity Reserve and Economic Contingency/Pension Stabilization Reserve. At year-end, the unassigned general fund balance shall be maintained at a minimum of forty-percent of the annual operating expenditures. This figure is then allocated between the Catastrophic/Emergency Reserve (33.3 percent), One-time Recurring Savings/Opportunity Reserve (33.3 percent), and Economic Contingency/Pension Stabilization Reserve (33.3percent).

The City continues to focus on the City Council strategic goals such as, comprehensive planning and action in land use and transportation, infrastructure funding, economic development and the development of fiscal policies to provide financial resilience & prosperity, especially in unprecedented times.


## ***SIGNIFICANT EVENTS AND ACCOMPLISHMENTS***

### **Awards and Recognitions:**

The City is dedicated to meeting the social, recreational, educational, cultural, commercial, retail, and public service needs of the community. The City's efforts to continually meet the needs of its citizens have resulted in a variety of awards and recognitions. In Fiscal Year 2021-22. The City of was selected as a California Parks and Recreation Society District 12 Parks Make Life Better Spotlight Award.

### **Acknowledgments:**

Management wishes to express appreciation to staff for their dedication and contribution throughout the year and assistance with the preparation of the ACFR. Special acknowledgement must be given to the City Council for their dedication to directing the City's financial in a responsible, professional and progressive manner.



Respectfully submitted,



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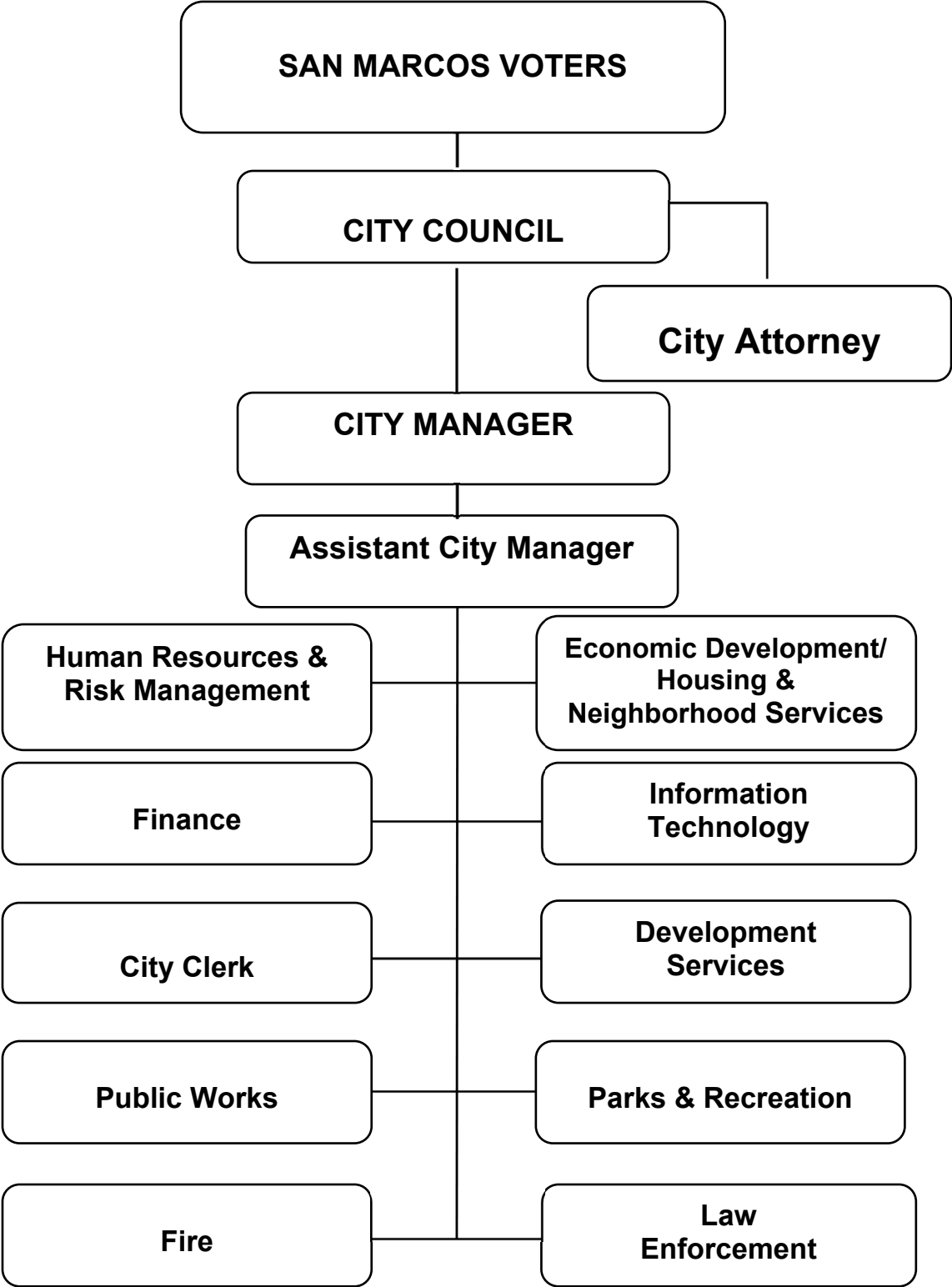
Lisa Fowler  
Finance Director



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Jack Griffin  
City Manager

**City of San Marcos**  
**Organizational Chart**  
June 30, 2022





# **City of San Marcos**

## **List of Principal Officials**

June 30, 2022

### **City Council**

Mayor  
Deputy Mayor  
Council Member  
Council Member  
Council Member

Rebecca Jones  
Sharon Jenkins  
Ed Musgrove  
Maria Nunez  
Randy Walton

### **Administration**

City Manager/Treasurer  
Assistant City Manager  
City Attorney  
City Clerk

Jack Griffin  
Michelle Bender  
Helen Holmes Peak  
Phillip Scollick

### **Department/Division Heads**

Development Services Director  
Economic Development Director  
Finance Director  
Fire Chief  
Human Resources/Risk Director  
Parks and Recreation Director  
Public Works Director  
Sheriff Station Captain

Isaac Etchamendy  
Tess Sangster  
Lisa Fowler  
Daniel Barron  
Janelle Laughlin  
Buck Martin  
Darren Chamow  
Jason Vickery



Government Finance Officers Association

Certificate of  
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in Financial  
Reporting

Presented to

**City of San Marcos  
California**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2020

*Christopher P. Morill*

Executive Director/CEO

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ROGERS, ANDERSON, MALODY & SCOTT, LLP  
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

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## *Independent Auditor's Report*

### **PARTNERS**

Terry P. Shea, CPA  
Scott W. Manno, CPA, CGMA  
Leena Shanbhag, CPA, MST, CGMA  
Bradford A. Welebir, CPA, MBA, CGMA  
Jenny W. Liu, CPA, MST  
Brenda L. Odle, CPA, MST (Partner Emeritus)

### **MANAGERS / STAFF**

Gardenya Duran, CPA, CGMA  
Brianna Schultz, CPA, CGMA  
Seong-Hyea Lee, CPA, MBA  
Evelyn Morentin-Barcena, CPA  
Veronica Hernandez, CPA  
Laura Arvizu, CPA  
Xinlu Zoe Zhang, CPA, MSA  
John Maldonado, CPA, MSA  
Julia Rodriguez Fuentes, CPA, MSA  
Demi Hite, CPA  
Jeffrey McKennan, CPA

### **MEMBERS**

American Institute of  
Certified Public Accountants

*PCPS The AICPA Alliance  
for CPA Firms*

*Governmental Audit  
Quality Center*

*Employee Benefit Plan  
Audit Quality Center*

California Society of  
Certified Public Accountants

The Honorable City Council  
of the City of San Marcos  
San Marcos, California

## **Report on the Audit of the Financial Statements**

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of San Marcos (the City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) 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 City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Emphasis of Matter***

As discussed in Note 1 to the financial statements, the City adopted provisions of Governmental Accounting Standards Board Statement No. 87, *Leases*. Our opinions are not modified with respect to this matter.



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## ***Responsibilities of Management for the Financial Statements***

The City's 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 City'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.

## ***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 GAAS 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 GAAS, 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 City'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 City'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 required supplementary information, as listed in the table of contents 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and are not a required part of the basic financial statements.

The accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information included in the Annual Report***

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 27, 2022 on our consideration of the City'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 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 City's internal control over financial reporting and compliance.

*Rogers, Anderson, Malody & Scott, LLP.*

San Bernardino, California  
December 27, 2022



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# *City of San Marcos*

## **Management's Discussion and Analysis For the Year Ended June 30, 2022**

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The management of the City of San Marcos (the City) offers readers of the City's financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2022. Readers are encouraged to consider the information presented here in conjunction with additional information that is furnished in the letter of transmittal, which can be found beginning on page i of this report.

### **FINANCIAL HIGHLIGHTS**

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$1,044,629,322 (net position). Of this amount, \$138,734,381 represents unrestricted net position, which represents the majority of investments in real estate and joint venture.
- The City's total net position increased \$26,523,994 from the prior fiscal year mainly attributable to regular current year operating activities along with an increase in capital contributions and grants related to federal COVID relief.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$230,995,759, an increase of \$15,801,663 in comparison with the prior year. Approximately 9.6% of this amount or \$22,182,202 is available for spending at the government's discretion (unassigned fund balance).
- At the end of the current fiscal year, unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) for the General Fund was \$43,222,196, or approximately 46.30% of total General Fund expenditures.

### **OVERVIEW OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR)**

The discussion and analysis provided here is intended to serve as an introduction to the City of San Marcos' basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

**Government-Wide Financial Statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

## *City of San Marcos*

### **Management's Discussion and Analysis For the Year Ended June 30, 2022**

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The statement of net position presents financial information on all of the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the current fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements mentioned above distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, community development, public safety, highways, streets, and parks, and culture and recreation. The business-type activities of the City include Creekside Marketplace.

The government-wide financial statements include not only the City itself (known as the primary government), but also the following component units: the San Marcos Community Foundation (Foundation), the San Marcos Public Facilities Authority (Facilities Authority), the California Mobile Home Financing Authority (CAMPFA), and the San Marcos Public Financing Authority (Financing Authority), for which the City is financially accountable. The Foundation, Facilities Authority, CAMPFA, and the Financing Authority, although also legally separate, functions for all practical purposes as a department of the City, and therefore have been included as an integral part of the primary government.

The government-wide financial statements can be found on pages 16-18 of this report.

**Fund Financial Statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

**Governmental Funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing a governments near-term financing requirements.

## *City of San Marcos*

### **Management's Discussion and Analysis For the Year Ended June 30, 2022**

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Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains twenty-three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the San Marcos Affordable Housing Fund, and the Capital Improvements Fund, which are considered to be major funds. Data from the other twenty governmental funds are combined into a single aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements in the combining and individual fund statements and schedules section of this report.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison schedule has been provided for the General Fund to demonstrate compliance with this budget, as noted in the table of contents.

The basic governmental fund financial statements can be found on pages 19-22 of this report.

**Proprietary Funds.** The City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for the activity of Creekside Marketplace, a City-owned shopping center and other non-municipal use leased space.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for these business-type activities, which is considered to be a major fund of the City.

The basic proprietary fund financial statements can be found on pages 23-25 of this report.

**Fiduciary Funds.** Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.



## *City of San Marcos*

### **Management's Discussion and Analysis For the Year Ended June 30, 2022**

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The City maintains two different types of fiduciary funds. The Custodial Funds account for funds held in trust for specific purposes and the Private-Purpose Trust Fund account for the City of San Marcos Successor Agency.

The fiduciary fund financial statements can be found on pages 26-27 of this report.

**Notes to Basic Financial Statements.** The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 30-89 of this report.

**Other Information.** In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the City's schedule of changes in the net pension liability and related ratios (miscellaneous employees), schedule of City's proportionate share of the net pension liability and related ratios as of the measurement date (safety employees), schedules of plan contributions (both miscellaneous and safety employees), schedule of changes in the net OPEB liability and related ratios, and general fund and major special revenue funds' budgetary schedules.

Required supplementary information can be found on pages 90-98 of this report.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 102-103 of this report.

### **GOVERNMENT-WIDE OVERALL FINANCIAL ANALYSIS**

As noted earlier, net position over time, may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities by \$1,044,629,322, at the close of the most recent fiscal year.

# City of San Marcos

## Management's Discussion and Analysis For the Year Ended June 30, 2022

### City of San Marcos' Net Position

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 460,478,670	\$ 433,617,956	\$ 95,076,788	\$ 97,507,901	\$ 555,555,458	\$ 531,125,857
Capital assets, net	601,410,159	596,561,459	-	-	601,410,159	596,561,459
Total assets	1,061,888,829	1,030,179,415	95,076,788	97,507,901	1,156,965,617	1,127,687,316
Deferred outflows of resources	15,461,949	17,241,101	-	-	15,461,949	17,241,101
Non-current liabilities	64,564,223	90,151,448	-	-	64,564,223	90,151,448
Other liabilities	38,754,123	33,747,859	2,394,777	360,088	41,148,900	34,107,947
Total Liabilities	103,318,346	123,899,307	2,394,777	360,088	105,713,123	124,259,395
Deferred inflows of resources	22,085,121	2,563,694	-	-	22,085,121	2,563,694
Net position						
Net investment in capital assets	596,923,771	591,038,322	-	-	596,923,771	591,038,322
Restricted	308,971,170	293,984,458	-	-	308,971,170	293,984,458
Unrestricted	46,052,370	35,934,735	92,682,011	97,147,813	138,734,381	133,082,548
Total net position	\$ 951,947,311	\$ 920,957,515	\$ 92,682,011	\$ 97,147,813	\$ 1,044,629,322	\$ 1,018,105,328

By far, the largest portion of the City's net position (57.1%) reflects its investment in capital assets (e.g., land, buildings, furniture and infrastructure), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (29.6%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$138,734,381 is unrestricted, however, that amount represents the majority of investments in real estate and joint venture.

At the end of the current fiscal year, the City is able to report positive balances for both the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

The City's overall net position increased \$26,523,994 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

# City of San Marcos

## Management's Discussion and Analysis For the Year Ended June 30, 2022

**Governmental Activities.** During the current fiscal year, net position for governmental activities increased \$30,989,796 from the prior fiscal year for an ending balance of \$951,947,311. The increase in the overall net position of governmental activities is the result of regular current year operating activities along with an increase in capital contributions and grants related to federal COVID relief.

### City of San Marcos' Changes in Net Position

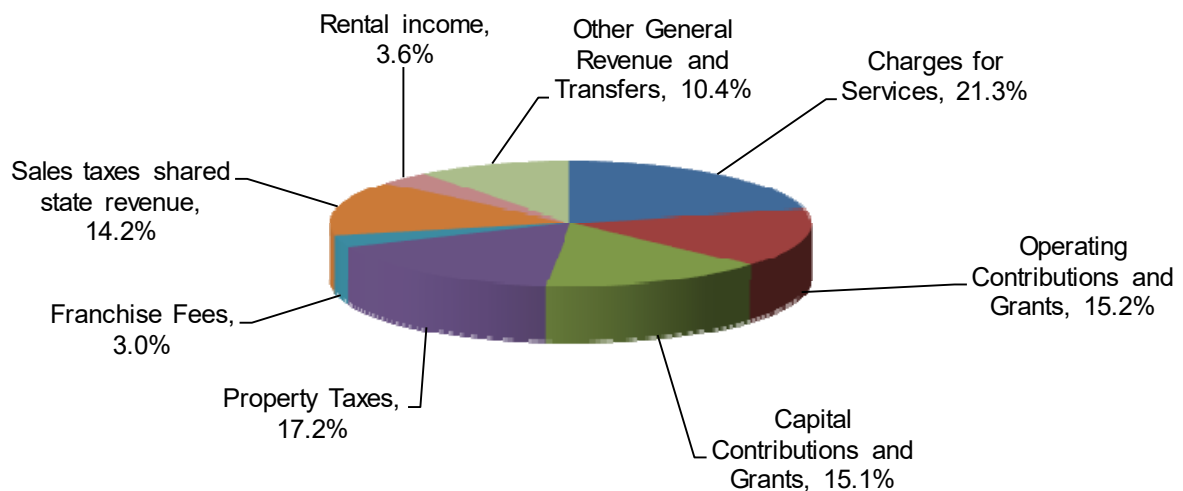
	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Revenues</b>						
Program revenues:						
Charges for services	\$ 33,105,706	\$ 28,018,162	\$ 4,713,033	\$ 4,617,947	\$ 37,818,739	\$ 32,636,109
Operating contributions and grants	23,654,054	24,626,457	-	-	23,654,054	24,626,457
Capital contributions and grants	23,424,439	22,305,574	-	-	23,424,439	22,305,574
General revenues:						
Property taxes	26,695,907	24,980,971	-	-	26,695,907	24,980,971
Transient occupancy taxes	1,416,495	871,393	-	-	1,416,495	871,393
Business license tax	241,640	230,340	-	-	241,640	230,340
Motor vehicle license	111,588	72,985	-	-	111,588	72,985
Franchise fees	4,644,009	4,220,898	-	-	4,644,009	4,220,898
Rental income	5,626,286	7,290,221	-	-	5,626,286	7,290,221
Sales taxes shared state revenue, unrestricted	21,966,581	17,308,573	-	-	21,966,581	17,308,573
In lieu sales tax, unrestricted	-	-	-	-	-	-
Investment income, restricted	137,263	109,624	-	-	137,263	109,624
Investment income, unrestricted	9,924,829	1,921,787	(3,287,385)	2,483	6,637,444	1,924,270
Gain (loss) on disposal of capital assets	191,367	(74,079)	-	-	191,367	(74,079)
Miscellaneous	549,913	1,026,771	-	-	549,913	1,026,771
<b>Total Revenues</b>	<b>151,690,077</b>	<b>132,909,677</b>	<b>1,425,648</b>	<b>4,620,430</b>	<b>153,115,725</b>	<b>137,530,107</b>
<b>Expenses</b>						
General government	32,589,843	24,133,604	-	-	32,589,843	24,133,604
Community development	12,423,814	13,174,383	-	-	12,423,814	13,174,383
Public safety	42,170,941	45,837,054	-	-	42,170,941	45,837,054
Highways, streets and parks	32,747,776	33,373,256	-	-	32,747,776	33,373,256
Culture and recreation	4,119,671	3,557,335	-	-	4,119,671	3,557,335
Interest on long-term debt	148,236	259,529	-	-	148,236	259,529
Creekside Marketplace	-	-	2,391,450	974,272	2,391,450	974,272
<b>Total Expenses</b>	<b>124,200,281</b>	<b>120,335,161</b>	<b>2,391,450</b>	<b>974,272</b>	<b>126,591,731</b>	<b>121,309,433</b>
<b>Increase in Net Position Before Transfers</b>	<b>27,489,796</b>	<b>12,574,516</b>	<b>(965,802)</b>	<b>3,646,158</b>	<b>26,523,994</b>	<b>16,220,674</b>
<b>Transfers</b>	<b>3,500,000</b>	<b>3,400,000</b>	<b>(3,500,000)</b>	<b>(3,400,000)</b>	<b>-</b>	<b>-</b>
<b>Change in Net Position</b>	<b>30,989,796</b>	<b>15,974,516</b>	<b>(4,465,802)</b>	<b>246,158</b>	<b>26,523,994</b>	<b>16,220,674</b>
<b>Net Position, Beginning</b>	<b>920,957,515</b>	<b>904,982,999</b>	<b>97,147,813</b>	<b>96,901,655</b>	<b>1,018,105,328</b>	<b>1,001,884,654</b>
<b>Net Position, Ending</b>	<b>\$ 951,947,311</b>	<b>\$ 920,957,515</b>	<b>\$ 92,682,011</b>	<b>\$ 97,147,813</b>	<b>\$ 1,044,629,322</b>	<b>\$ 1,018,105,328</b>

## City of San Marcos

### Management's Discussion and Analysis For the Year Ended June 30, 2022

Revenue Source	2022	Percent of Total	Increase (Decrease) From 2021	Percent Increase (Decrease)
Charges for services	\$ 33,105,706	21.3%	\$ 5,087,544	15.4%
Operating contributions and grants	23,654,054	15.2%	(972,403)	-4.1%
Capital contributions and grants	23,424,439	15.1%	1,118,865	4.8%
Property taxes	26,695,907	17.2%	1,714,936	6.4%
Franchise fees	4,644,009	3.0%	423,111	9.1%
Sales taxes shared state revenue	21,966,581	14.2%	4,658,008	21.2%
Rental income	5,626,286	3.6%	(1,663,935)	-29.6%
Other general revenue and transfers	16,073,095	10.4%	8,514,274	53.0%
Total revenue	<u>\$ 155,190,077</u>	<u>100.0%</u>	<u>\$ 18,880,400</u>	<b>12.2%</b>

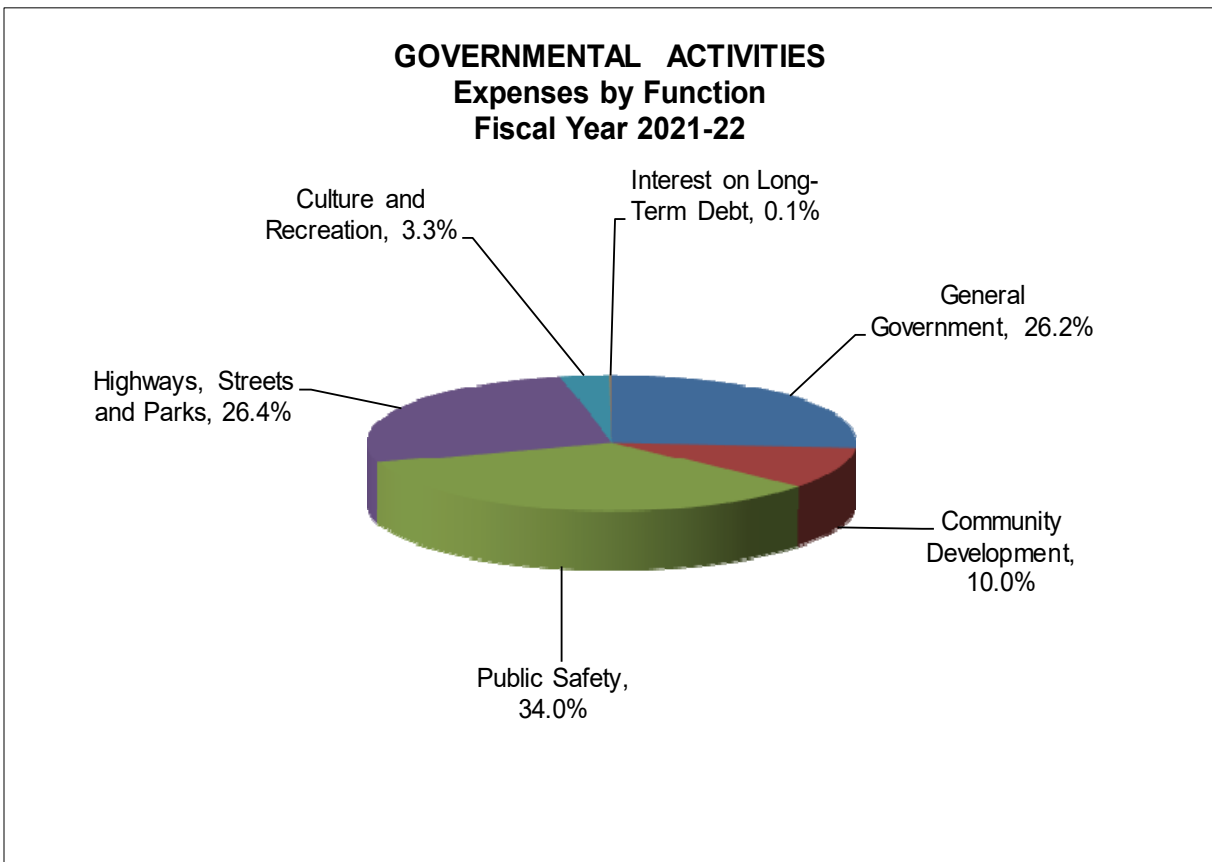
#### GOVERNMENTAL ACTIVITIES Revenue by Source Fiscal Year 2021-22



## City of San Marcos

### Management's Discussion and Analysis For the Year Ended June 30, 2022

Function	2022	Percent of Total	Increase (Decrease) From 2021	Percent Increase (Decrease)
General government	\$ 32,589,843	26.2%	\$ 8,456,239	25.9%
Community development	12,423,814	10.0%	(750,569)	-6.0%
Public safety	42,170,941	34.0%	(3,666,113)	-8.7%
Highways, streets and parks	32,747,776	26.4%	(625,480)	-1.9%
Culture and recreation	4,119,671	3.3%	562,336	13.7%
Interest on long-term debt	148,236	0.1%	(111,293)	-75.1%
Total expenses	<u>\$ 124,200,281</u>	<u>100.0%</u>	<u>\$ 3,865,120</u>	<u>3.1%</u>



**Business-type Activities.** For the City's business-type activities, the results for the current fiscal year were positive. Overall net position decreased to an ending balance of \$92,682,011. The Creekside Marketplace Enterprise Fund accounts for the activity of a City-owned shopping center. The total decrease in net position for business-type activities was \$4,465,802 or -4.6% from the prior fiscal year.



# City of San Marcos

## Management's Discussion and Analysis For the Year Ended June 30, 2022

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### FINANCIAL ANALYSIS OF GOVERNMENTAL FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** The focus of the City of San Marcos' *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements.

In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the City's Council.

On June 30, 2022, the City's governmental funds reported combined fund balances of \$230,995,759, an increase of \$15,801,663 in comparison to the prior year. Approximately 9.6% or \$22,182,202 of this amount constitutes an *unassigned fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *non-spendable*, *restricted*, or *assigned* to indicate that it is 1) not in spendable form (\$74,313,510), 2) restricted for particular purposes (\$122,635,417), or 3) assigned for particular purposes (\$11,864,630).

Rental income decreased \$1,663,935 or 29.6% primarily due to decrease in number of tenants.

Capital outlay expenditures decreased by \$6,441,057 or -20.7% mostly due to decrease in construction of the San Marcos Creek Specific Plan project which is nearing completion.

### Major Funds

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$31,357,566, while the total fund balance increased by \$3,197,668 or 2.7% to \$119,934,432. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents approximately 33.59% of total General Fund expenditures, while total fund balance represents approximately 128.46% of that same amount.

The San Marcos Affordable Housing Special Revenue Fund accounts for funds intended to improve or preserve the community's supply of affordable housing. This Fund ended the year with a fund balance of \$41,640,214. To assist with the construction of affordable housing projects, \$5,239,074 was loaned to housing developers during the fiscal year. Overall, developer loan activity was up from the prior year.

## *City of San Marcos*

### **Management's Discussion and Analysis For the Year Ended June 30, 2022**

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The Capital Improvement Capital Projects Fund accounts for capital projects funded with Federal and other grants and developer contributions. This fund ended the year with a deficit fund balance of (\$9,019,515).

#### **GENERAL FUND BUDGETARY HIGHLIGHTS**

The General Fund, as presented in the ACFR and for purposes of financial reporting in conformity with generally accepted accounting principles (GAAP), is comprised of four funds including the General Operating Fund, and the Infrastructure Replacement/Rehabilitation Fund, Facilities Replacement/Rehabilitation Fund, and the Vehicle & Equipment Acquisition/Replacement Fund (Rehabilitation and Replacement Funds). However, in the City's approved budget document, these funds are separately presented.

During the year, amendments to the original budgeted appropriations were authorized by the City Council and minor amendments to reallocate appropriations among departments took place. The movement of the appropriations between departments was not significant and did not increase the overall operating budget. Due to the COVID-19 global pandemic, the City's major revenue sources continued to be negatively impacted at the creation of the FY 2021-22 budget, leading to the City Council adopting the FY 2021-22 budget at a deficit. To address the deficit, the City Council authorized the appropriation of a portion of the first tranche of the American Rescue Plan Act (ARPA) funds to balance the budget for FY 2021-22. At the time of approval of the mid- year budget adjustments, improvements to anticipated revenue sources led to a projected budget surplus, to be appropriated per the City's Fiscal Management Policy.

The General Fund revenues exceeded amended budgeted revenues by approximately \$2.3 million in FY 2021-22. The excess revenue was due in part to higher transient occupancy tax, higher Fire Department-related revenues, and Development Services fees for building and engineering related purposes.

The General Fund expenditure budget came in slightly higher than the amended budget by approximately \$1.8 million. The higher than anticipated expenditure amounts was in large part due to the services provided by the Fire Department and resulted in higher revenues as noted above.

#### **CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets.** The City's investment in capital assets for its governmental and business-type activities as of June 30, 2022, amounts to \$601,410,159 (net of accumulated depreciation). This investment in capital assets includes land, land improvements, buildings, furniture and equipment, and infrastructure. The total increase in capital assets for the current fiscal year was \$4,848,700 or approximately 0.81% due to an increase in construction in progress offset by capital asset dispositions and depreciations.

## City of San Marcos

### Management's Discussion and Analysis For the Year Ended June 30, 2022

#### City of San Marcos' Capital Assets (Net of accumulated depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land and Improvements	\$ 304,667,384	\$ 304,872,384	\$ -	\$ -	\$ 304,667,384	\$ 304,872,384
Buildings	37,424,670	38,889,801	-	-	37,424,670	38,889,801
Furniture and Equipment	6,611,179	7,300,733	-	-	6,611,179	7,300,733
Infrastructure	166,235,878	177,696,225	-	-	166,235,878	177,696,225
Construction in progress	86,471,048	67,802,316	-	-	86,471,048	67,802,316
<b>Total</b>	<b>\$ 601,410,159</b>	<b>\$ 596,561,459</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 601,410,159</b>	<b>\$ 596,561,459</b>

The progress and completion of several capital asset & infrastructure improvements during the fiscal year including beginning construction of the San Marcos Creek Specific Plan project.

Additional information on the City's capital assets can be found in Note 7 on pages 53-54 of this report.

**Non-Current Liabilities.** At the end of the current fiscal year, the City had total non-current outstanding liabilities of \$64,564,223. Of this amount, \$2,250,000 is debt backed by the full faith and credit of the government. The remainder of the City's long-term obligations comprises pension-related debt, OPEB debt, note and loans payables, worker's compensation claims, compensated absences, and leases.

#### City of San Marcos' Non-Current Outstanding Liabilities

	Governmental Activities		Net Change
	2022	2021	
Compensated absences	\$ 5,175,026	\$ 4,921,505	\$ 253,521
Claims payable	1,193,859	1,457,862	(264,003)
Leases payable	1,759,679	2,376,171	(616,492)
Loans payable - Safety Center	2,250,000	2,585,000	(335,000)
Loans payable - CEC	517,647	608,753	(91,106)
Net pension liability	43,266,363	68,415,153	(25,148,790)
Total OPEB liability	10,401,649	9,787,004	614,645
<b>Total</b>	<b>\$ 64,564,223</b>	<b>\$ 90,151,448</b>	<b>\$ (25,587,225)</b>

# *City of San Marcos*

## **Management's Discussion and Analysis For the Year Ended June 30, 2022**

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The City's total liabilities decreased by \$25,587,225, or -28.4% during the current fiscal year. The decrease was due to change in net pension liability and principal reduction as result of on-going debt service payments. Additional information on the City's long-term liabilities can be found in Note 8, on pages 54-58 of this report and also at Notes 11 and 12.

### **ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

The economy of the City is discussed in the accompanying Transmittal Letter.

At the creation and preparation of the FY 2022-23 budget, the inflation rate rose to 8.3% by March 2022 as unemployment rates began to normalize and the Consumer Price Index continued to rise to almost 8%. The economic impacts created by the global pandemic, which significantly impacted prior years' budgets, appeared to still be a concern with the development of the FY 2022-23 General Fund operating budget as the nation continued to experience economic turbulence. The approved budget for FY 2022-23 General Fund operating budget projects an 11% increase in spending projections over the prior year approved budget. However, revenue is projected to increase 15% over the prior year approved budget.

Our normally anticipated expenditure increases have become a more significant challenge as the economic impacts of the global pandemic, caused by COVID-19 continue. To mitigate the economic challenges created by COVID-19, the City continues to mitigate increased costs through increased employee contributions to CalPERS and capping the City's share of employee healthcare expenses. The approved FY 2022-23 operating budget was adopted with a projected balanced budget, with the support of the Federal American Rescue Plan Act "Revenue Replacement Funding" which will offset some of the long-term revenue loss the City faced as a result of the pandemic

As the global and local economies emerge from the pandemic, unanticipated and unknown long term effects on future revenue forecasts remain. Although economic indicators forecast a slightly positive outlook in sales tax, rental and charges for services, the City is continuing to work toward solutions to relieve the City's growing pension burden.

Detailed information about the economic analysis, revenue assumptions, and other budgetary process parameters utilized in the budget preparation, can be obtained from the City's FY 2022-23 budget book, available on the City's website or through the Finance Department.

### **REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 1 Civic Center Drive, San Marcos, California, 92069.

# City of San Marcos

## Statement of Net Position June 30, 2022

	Governmental Activities	Business-Type Activities	Total	Permanent Fund Community Foundation
<b>ASSETS</b>				
Cash and investments (note 2)	\$ 173,491,120	\$ -	\$ 173,491,120	\$ -
Cash and investments with fiscal agents (note 2)	801,413	-	801,413	-
Pension trust cash and investments (note 2)	2,398,726	-	2,398,726	-
Investments in real estate (note 2)	64,760,000	92,310,000	157,070,000	-
Investment in joint venture (note 14)	6,534,134	-	6,534,134	-
Receivables:				
Taxes and special assessments	4,129,155	-	4,129,155	-
Accounts	3,879,913	546,448	4,426,361	-
Interest	201,801	-	201,801	-
Notes (note 3)	187,326,539	-	187,326,539	-
Other (note 4)	964,241	641,646	1,605,887	-
Due from other governments	6,168,075	-	6,168,075	-
Advances to Successor Agency (note 17)	4,754,663	-	4,754,663	-
Deposits	2,578,782	3,324,242	5,903,024	1,368,800
Prepays	-	2,879	2,879	-
Internal balances	1,748,427	(1,748,427)	-	-
Land held for resale	741,681	-	741,681	-
Capital assets, not depreciated (note 7)	391,138,432	-	391,138,432	-
Capital assets, net of depreciation (note 7)	210,271,727	-	210,271,727	-
Total Assets	1,061,888,829	95,076,788	1,156,965,617	1,368,800
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension related	13,363,085	-	13,363,085	-
Loss on defeasance of debt	40,938	-	40,938	-
OPEB related	2,057,926	-	2,057,926	-
Total Deferred Outflows of Resources	15,461,949	-	15,461,949	-
<b>LIABILITIES</b>				
Accounts payable	13,416,556	2,165,465	15,582,021	13,365
Accrued liabilities	2,435,593	-	2,435,593	-
Due to other governments	9,300	-	9,300	139,409
Unearned revenue (note 6)	12,997,321	164,579	13,161,900	-
Deposits payable	9,895,353	64,733	9,960,086	-
Noncurrent liabilities:				
Due within one year (note 8)	4,802,891	-	4,802,891	-
Due in more than one year (note 8)	6,093,320	-	6,093,320	-
Net pension liability, due in more than one year	43,266,363	-	43,266,363	-
Total OPEB liability, due in more than one year	10,401,649	-	10,401,649	-
Total Liabilities	103,318,346	2,394,777	105,713,123	152,774
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension related	20,616,889	-	20,616,889	-
OPEB related	1,468,232	-	1,468,232	-
Total Deferred Inflows of Resources	22,085,121	-	22,085,121	-
<b>NET POSITION (NOTE 10)</b>				
Net investment in capital assets	596,923,771	-	596,923,771	-
Restricted for:				
Affordable housing	227,818,434	-	227,818,434	-
Lighting and landscape	17,688,560	-	17,688,560	-
Public facilities	43,506,990	-	43,506,990	-
Other purposes	19,957,186	-	19,957,186	1,216,026
Unrestricted	46,052,370	92,682,011	138,734,381	-
Total Net Position	\$ 951,947,311	\$ 92,682,011	\$ 1,044,629,322	\$ 1,216,026

The accompanying notes are an integral part of these financial statements.



# City of San Marcos

## Statement of Activities For the Year Ended June 30, 2022

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities:				
General government	\$ 32,589,843	\$ 1,384,202	\$ 328,560	\$ -
Community development	12,423,814	5,416,289	10,973,032	1,840,443
Public safety	42,170,941	14,862,440	374,745	19,103
Highways, streets, and parks	32,747,776	8,976,054	11,767,342	21,564,893
Culture and recreation	4,119,671	2,466,721	210,375	-
Interest on long-term debt	148,236	-	-	-
Total governmental activities	124,200,281	33,105,706	23,654,054	23,424,439
Business-type activities:				
Creekside Marketplace	2,391,450	4,713,033	-	-
Total Primary Government	<u>\$ 126,591,731</u>	<u>\$ 37,818,739</u>	<u>\$ 23,654,054</u>	<u>\$ 23,424,439</u>
Component Unit:				
Permanent Fund Community Foundation	\$ 76,844	\$ -	\$ -	\$ -
Total Component Unit	<u>\$ 76,844</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes are an integral part of these financial statements.

Functions/Programs	Net (Expense) Revenue and Changes in Net Position			Permanent Fund
	Governmental Activities	Business-Type Activities	Total	Community Foundation
Governmental activities:				
General government	\$ (30,877,081)	\$ -	\$ (30,877,081)	\$ -
Community development	5,805,950	-	5,805,950	-
Public safety	(26,914,653)	-	(26,914,653)	-
Highways, streets, and parks	9,560,513	-	9,560,513	-
Culture and recreation	(1,442,575)	-	(1,442,575)	-
Interest on long-term debt	(148,236)	-	(148,236)	-
Total governmental activities	(44,016,082)	-	(44,016,082)	-
Business-type activities:				
Creekside Marketplace	-	2,321,583	2,321,583	-
Total Primary Government	(44,016,082)	2,321,583	(41,694,499)	-
<b>Component Unit:</b>				
Permanent Fund Community Foundation	-	-	-	(76,844)
Total Component Unit	-	-	-	(76,844)
General revenues:				
Taxes:				
Property taxes	26,695,907	-	26,695,907	-
Transient occupancy taxes	1,416,495	-	1,416,495	-
Business license tax	241,640	-	241,640	-
Motor vehicle license tax	111,588	-	111,588	-
Franchise fees	4,644,009	-	4,644,009	-
Rental income	5,626,286	-	5,626,286	-
Sales taxes shared state revenue, unrestricted	21,966,581	-	21,966,581	-
Investment income, restricted	137,263	-	137,263	(182,446)
Investment income, unrestricted	9,924,829	(3,287,385)	6,637,444	-
Gain on disposal and sale of capital assets	191,367	-	191,367	-
Miscellaneous income	549,913	-	549,913	-
Transfers (note 5)	3,500,000	(3,500,000)	-	-
Total general revenues and transfers	75,005,878	(6,787,385)	68,218,493	(182,446)
Change in Net Position	30,989,796	(4,465,802)	26,523,994	(259,290)
Net Position, Beginning	920,957,515	97,147,813	1,018,105,328	1,475,316
Net Position, Ending	\$ 951,947,311	\$ 92,682,011	\$ 1,044,629,322	\$ 1,216,026

# City of San Marcos

## Balance Sheet Governmental Funds June 30, 2022

	General	Special Revenue San Marcos Affordable Housing	Capital Improvements	Total Non-Major Governmental Funds	Total
<b>ASSETS</b>					
Cash and investments (note 2)	\$ 61,138,923	\$ 34,477,476	\$ -	\$ 77,874,721	\$ 173,491,120
Cash and investments with fiscal agents (note 2)	-	-	-	801,413	801,413
Pension trust cash and investments (note 2)	2,398,726	-	-	-	2,398,726
Investments in real estate (note 2)	64,760,000	-	-	-	64,760,000
Investment in joint venture (note 14)	6,534,134	-	-	-	6,534,134
Receivables:					
Taxes and special assessments	4,097,842	-	-	31,313	4,129,155
Accounts	3,774,847	19,263	1,140	84,663	3,879,913
Interest	61,745	41,248	6,890	91,918	201,801
Notes, net (note 3)	10,024,869	175,295,789	-	2,005,881	187,326,539
Other, net (note 4)	843,725	-	-	120,516	964,241
Due from other governments	765,271	-	4,484,959	917,845	6,168,075
Advances to other funds (note 5)	-	1,576,665	-	-	1,576,665
Due from other funds (note 5)	5,720,660	570,000	-	-	6,290,660
Advances to Successor Agency (note 17)	-	4,754,663	-	-	4,754,663
Deposits	2,578,782	-	-	-	2,578,782
Land held for resale	440,594	301,087	-	-	741,681
Total Assets	\$ 163,140,118	\$ 217,036,191	\$ 4,492,989	\$ 81,928,270	\$ 466,597,568
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	\$ 6,695,611	\$ 12,728	\$ 5,690,396	\$ 1,017,821	\$ 13,416,556
Accrued liabilities	2,172,999	26,650	16,082	209,007	2,424,738
Due to other governments	-	-	-	9,300	9,300
Advances from other funds (note 5)	1,576,665	-	-	-	1,576,665
Due to other funds (note 5)	570,000	-	3,894,523	77,710	4,542,233
Unearned revenue (note 6)	9,945,848	-	3,051,473	-	12,997,321
Deposits payable	9,360,434	34,498	490,032	10,389	9,895,353
Total Liabilities	30,321,557	73,876	13,142,506	1,324,227	44,862,166
Deferred Inflows of Resources:					
Unavailable revenue (note 6)	12,884,129	175,322,101	369,998	2,163,415	190,739,643
Fund Balances (note 9)(deficit):					
Nonspendable:					
Land held for resale	440,594	-	-	-	440,594
Deposits	2,578,782	-	-	-	2,578,782
Investments in real estate (note 2)	64,760,000	-	-	-	64,760,000
Investment in joint venture (note 2)	6,534,134	-	-	-	6,534,134
Restricted:					
Affordable housing	-	41,640,214	-	-	41,640,214
Transportation	-	-	-	12,369,452	12,369,452
Lighting and landscape	-	-	-	17,669,362	17,669,362
Pension trust	2,398,726	-	-	-	2,398,726
Capital improvements	-	-	-	999,771	999,771
Public facilities	-	-	-	43,370,100	43,370,100
Other purposes	-	-	-	4,187,792	4,187,792
Assigned	11,864,630	-	-	-	11,864,630
Unassigned	31,357,566	-	(9,019,515)	(155,849)	22,182,202
Total Fund Balances	119,934,432	41,640,214	(9,019,515)	78,440,628	230,995,759
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 163,140,118	\$ 217,036,191	\$ 4,492,989	\$ 81,928,270	\$ 466,597,568

The accompanying notes are an integral part of these financial statements.

# City of San Marcos

## Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position June 30, 2022

---

Fund balances of governmental funds \$ 230,995,759

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources, and therefore, are not reported in the governmental funds.

Capital assets, not depreciated	\$ 391,138,432	
Capital assets, being depreciated	485,221,166	
Less: accumulated depreciation	<u>(274,949,439)</u>	601,410,159

Deferred loss on defeasance of debt is deferred and amortized over the life of the bonds in the Statement of Net Position. 40,938

Accrued interest payable for the current portion of interest due on long-term debt has not been reported in the governmental funds. Therefore, interest payable is not reported as a liability in governmental funds. (10,855)

Deferred inflows and outflows of resources related to pensions have not been reported in the governmental funds.

Pension related deferred outflows of resources	13,363,085	
Pension related deferred inflows of resources	<u>(20,616,889)</u>	(7,253,804)

Deferred inflows and outflows of resources related to OPEB have not been reported in the governmental funds.

OPEB related deferred outflows of resources	2,057,926	
OPEB related deferred inflows of resources	<u>(1,468,232)</u>	589,694

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Compensated absences	(5,175,026)	
Claims payable	(1,193,859)	
Lease liability	(1,759,679)	
Loans payable	(2,767,647)	
Net pension liability	(43,266,363)	
Total OPEB liability	<u>(10,401,649)</u>	(64,564,223)

Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.

190,739,643

Net position of governmental activities \$ 951,947,311

The accompanying notes are an integral part of these financial statements.

# City of San Marcos

## Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds For the Year Ended June 30, 2022

	General	Special Revenue San Marcos Affordable Housing	Capital Improvements	Total Non-Major Governmental Funds	Total
<b>REVENUES</b>					
Taxes and special assessments	\$ 28,354,042	\$ -	\$ -	\$ 9,660,680	\$ 38,014,722
Licenses and permits	6,229,489	-	-	-	6,229,489
Intergovernmental	22,735,088	-	20,801,137	7,232,403	50,768,628
Charges for services	20,530,129	-	-	-	20,530,129
Developer fees	16,981	3,533,471	-	9,408,714	12,959,166
Fines and forfeitures	68,465	-	-	-	68,465
Investment and rental income	15,385,322	966,943	(116,942)	(975,382)	15,259,941
Miscellaneous	942,337	432,506	-	242,492	1,617,335
Total Revenues	94,261,853	4,932,920	20,684,195	25,568,907	145,447,875
<b>EXPENDITURES</b>					
Current:					
General government	30,630,065	418,518	-	-	31,048,583
Community development	7,655,634	3,962,033	-	623,161	12,240,828
Public safety	42,816,495	-	-	-	42,816,495
Highways, streets and parks	7,871,875	-	-	9,664,172	17,536,047
Culture and recreation	3,690,542	-	-	394,114	4,084,656
Capital outlay	-	-	24,584,579	44,454	24,629,033
Debt service:					
Principal	616,492	-	-	426,106	1,042,598
Interest and fiscal charges	81,183	-	-	63,156	144,339
Total Expenditures	93,362,286	4,380,551	24,584,579	11,215,163	133,542,579
Excess (Deficiency) of Revenues Over (Under) Expenditures	899,567	552,369	(3,900,384)	14,353,744	11,905,296
<b>OTHER FINANCING SOURCES (USES)</b>					
Proceeds from sale of capital assets	396,367	-	-	-	396,367
Transfers in (note 5)	4,220,708	142,500	5,984,073	955,502	11,302,783
Transfers out (note 5)	(2,318,974)	-	-	(5,483,809)	(7,802,783)
Total Other Financing Sources (Uses)	2,298,101	142,500	5,984,073	(4,528,307)	3,896,367
Net Change in Fund Balances	3,197,668	694,869	2,083,689	9,825,437	15,801,663
Fund Balances (Deficit), Beginning	116,736,764	40,945,345	(11,103,204)	68,615,191	215,194,096
Fund Balances (Deficit), Ending	\$ 119,934,432	\$ 41,640,214	\$ (9,019,515)	\$ 78,440,628	\$ 230,995,759

The accompanying notes are an integral part of these financial statements.

## City of San Marcos

### Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities For the Year Ended June 30, 2022

---

Net change in fund balances - total governmental funds \$ 15,801,663

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.

Capital asset expenditures capitalized	\$ 23,665,172	
Depreciation expense, net of deletions to capital assets	<u>(18,816,472)</u>	4,848,700

Certain revenues in the governmental funds are deferred inflows of resources because they are measurable but not available under the modified accrual basis of accounting. However, the revenues are included on the accrual basis used in the government-wide statements. This amount represents the change during the year.

Long-term loans receivable		6,050,835
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The issuance of long-term debt (i.e. bonds, capital leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when the debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

Principal payments on long-term debt	1,042,598	
Changes in pension related items	3,739,303	
Changes in OPEB related items	<u>(499,888)</u>	4,282,013

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in compensated absences	(253,521)	
Change in claims payable	264,003	
Change in accrued interest	1,952	
Amortization of deferred loss	<u>(5,849)</u>	6,585

Change in net position of governmental activities		<u>\$ 30,989,796</u>
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The accompanying notes are an integral part of these financial statements.



# City of San Marcos

## Statement of Net Position Proprietary Funds June 30, 2022

---

	<u>Enterprise Fund Creekside Marketplace</u>
<b>ASSETS</b>	
Current Assets:	
Investments in real estate (note 2)	\$ 92,310,000
Receivables:	
Accounts	546,448
Prepays	2,879
Deposits	<u>3,324,242</u>
Total Current Assets	<u>96,183,569</u>
Noncurrent Assets:	
Other receivable (note 4)	<u>641,646</u>
Total Noncurrent Assets	<u>641,646</u>
Total Assets	<u>96,825,215</u>
<b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable	2,165,465
Due to other funds	1,748,427
Deposits payable	64,733
Unearned revenue	<u>164,579</u>
Total Liabilities	<u>4,143,204</u>
<b>NET POSITION</b>	
Unrestricted	<u>92,682,011</u>
Total Net Position	<u>\$ 92,682,011</u>

The accompanying notes are an integral part of these financial statements.

# *City of San Marcos*

## **Statement of Revenues, Expenses and Changes in Fund Net Position Proprietary Funds For the Year Ended June 30, 2022**

---

	<u>Enterprise Fund Creekside Marketplace</u>
<b>OPERATING REVENUES</b>	
Rental income	\$ 4,072,585
Common area maintenance charges	<u>640,448</u>
Total Operating Revenues	<u>4,713,033</u>
<b>OPERATING EXPENSES</b>	
Property management	660,663
Janitorial	190,612
Repairs and maintenance	<u>1,540,175</u>
Total Operating Expenses	<u>2,391,450</u>
Operating Income	2,321,583
<b>NON-OPERATING REVENUES</b>	
Investment income	<u>(3,287,385)</u>
Total Non-Operating Revenues	<u>(3,287,385)</u>
Income Before Transfers	(965,802)
<b>TRANSFERS</b>	
Transfers out (note 5)	<u>(3,500,000)</u>
Total Transfers	<u>(3,500,000)</u>
Change in Net Position	(4,465,802)
Net Position, Beginning	<u>97,147,813</u>
Net Position, Ending	<u><u>\$ 92,682,011</u></u>

The accompanying notes are an integral part of these financial statements.

# City of San Marcos

## Statement of Cash Flows Proprietary Funds For the Year Ended June 30, 2022

	<u>Enterprise Fund</u> <u>Creekside</u> <u>Marketplace</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers	\$ 5,743,673
Payments to suppliers for goods and services	<u>(2,391,450)</u>
Net cash provided by operating activities	<u>3,352,223</u>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>	
Receipts from settlement agreement	19,493
Transfer to general fund	<u>(3,500,000)</u>
Net cash (used for) noncapital financing activities	<u>(3,480,507)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest received	<u>13,779</u>
Net increase (decrease) in cash and cash equivalents	(114,505)
Cash and cash equivalents, beginning	<u>114,505</u>
Cash and cash equivalents, ending	<u><u>\$ -</u></u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:</b>	
Operating income	\$ 2,321,583
Adjustments to reconcile operating income to net cash provided by operating activities:	
(Increase) decrease in operating receivables:	
Accounts receivable	(131,279)
Deposits receivable	(2,621,197)
Increase (decrease) in operating liabilities:	
Accounts payable	2,082,793
Due to other funds	1,748,427
Deposits payable	(6,496)
Unearned revenue	<u>(41,608)</u>
Net cash provided by for operating activities	<u><u>\$ 3,352,223</u></u>

The accompanying notes are an integral part of these financial statements.

# City of San Marcos

## Statement of Fiduciary Net Position Fiduciary Funds June 30, 2022

	Private-Purpose Trust Fund	Custodial Funds
<b>ASSETS</b>		
Cash and investments (note 2)	\$ 5,697,910	\$ -
Receivables:		
Special assessments	-	10,520
Interest	6,630	39
Direct financing lease	1,487,546	-
Prepaid expenses	257,459	-
Restricted Assets:		
Cash and investments with fiscal agents (note 2)	36,662,937	9,509,434
Total Assets	44,112,482	9,519,993
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Loss on defeasance of debt	8,511,258	-
<b>LIABILITIES</b>		
Accounts payable	8,579	165,999
Accrued liabilities	7,105	-
Accrued interest payable	2,246,717	-
Due to other governments	5,755	15,450
Noncurrent Liabilities:		
Due within one year	13,210,000	-
Due in more than one year	226,191,104	-
Total Liabilities	241,669,260	181,449
<b>NET POSITION (DEFICIT)</b>		
Restricted for:		
Other taxing entities and other agencies	\$ (189,045,520)	\$ 9,338,544

The accompanying notes are an integral part of these financial statements.

## *City of San Marcos*

### **Statement of Changes in Fiduciary Net Position Fiduciary Funds For the Year Ended June 30, 2022**

---

	Private-Purpose Trust Fund	Custodial Funds
<b>ADDITIONS</b>		
Tax	\$ 24,872,452	\$ 10,680
Income from property and investments	(29,176)	7,117,743
Other revenue	142,958	-
Total Additions	24,986,234	7,128,423
<b>DEDUCTIONS</b>		
General and administrative	6,042,117	-
Interest expense and fees	9,567,965	-
Administrative expense	-	241,041
Payments to fiscal agent on behalf of other agencies	-	7,230,850
Total Deductions	15,610,082	7,471,891
Change in Net Position	9,376,152	(343,468)
Net Position (Deficit), Beginning	(198,421,672)	9,682,012
Net Position (Deficit), Ending	<u>\$ (189,045,520)</u>	<u>\$ 9,338,544</u>

The accompanying notes are an integral part of these financial statements.

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For the Year Ended June 30, 2022**

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## *City of San Marcos*

### **Index to Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A) Description of Reporting Entity

The City of San Marcos, California (the City) was incorporated on January 25, 1963 and became a Charter City on July 4, 1994. The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: general government, community development, public safety, highways, streets and parks, public works, and culture and recreation.

These financial statements present the financial status of the City and its component units, which are included in the City's reporting entity because of the significance of their operational or financial relationships with the City.

Component Units

Component units are entities for which the City is considered to be financially accountable, in accordance with generally accepted accounting principles. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization's governing body and (1) it is able to impose its will on that organization, or (2) there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable if an organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). In certain cases, other organizations are included as component units if the nature and significance of their relationship with the City are such that their exclusion would cause the City's financial statements to be misleading or incomplete. Blended component units, although legally separate entities, are, in substance, part of the City's operations, and data from these units are combined with data of the primary government. Based on the criteria above, the City has four component units, one discretely presented component unit and three blended component units. These component units are described as follows:

Discretely Presented Component Unit

- The *San Marcos Community Foundation* (Foundation) was established, and by-laws were adopted on October 27, 1987. On June 10, 1988, the San Marcos Community Foundation was incorporated and organized under the California Nonprofit Public Benefit Corporation Law for public and charitable purposes. As part of the by-laws, the City of San Marcos is to provide financial and investment services to the Foundation at no cost. The Foundation provides financial and other assistance to worthy programs which benefit the City and residents of San Marcos. Assets of the Foundation are reported in a Permanent Fund as only the interest earnings on the original principal of \$1,000,000 can be spent on Foundation activity. The amount that is available for spending is the balance over the original endowment and is reported on the balance sheet as restricted fund balance. No less than 4% or more than 5% of total assets may be distributed in any one year as long as total assets do not fall below the original principal.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

---

### 1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

#### A) Description of Reporting Entity, (continued)

##### Component Units, (continued)

##### Blended Component Units

- The *San Marcos Public Facilities Authority* (Facilities Authority) is a joint powers authority organized pursuant to the State of California Government Code, Section 6500. The Facilities Authority exists under a Joint Exercise of Power Agreement dated June 1989, between the City of San Marcos and the former Redevelopment Agency of the City of San Marcos (now the Successor Agency). Its purpose is to facilitate financing for public capital improvements of the City and the Agency.
- The *California Mobilehome Financing Authority* (CAMPFA) is a joint powers authority organized pursuant to the State of California Government Code, Section 6500. CAMPFA exists under a Joint Exercise of Powers Agreement dated May 9, 1995, between the City of San Marcos and the former Redevelopment Agency of the City of San Marcos (now the Successor Agency). Its purpose is to facilitate financing for public capital improvements to be owned by its members and to establish a vehicle which may reduce local borrowing costs and promote the greater use of existing and new financial instruments and mechanisms.
- The *San Marcos Public Financing Authority* (Financing Authority) was established pursuant to a Joint Exercise of Powers Agreement, dated December 14, 1993, a subsequently amended and restated by an Amended and Restated Joint Exercise of Powers Agreement, dated January 10, 2012, each by and between the City and the Fire Protection District (FPD). The Financing Authority was created for the purpose of financing and refinancing of public capital improvements for, and working capital requirements of, the City, the FPD or any other local agency, including community facilities districts created by the City or the FPD, through the construction and/or acquisition by the Financing Authority of such public capital improvements and/or by the Financing Authority of bonds of the City, FPD or any other local agency pursuant the bond purchase agreements and/or the lending of funds by the Financing Authority to the City, the FPD or any other local agency. The Financing Authority is governed by a board of five directors, which is composed of the member of the City Council. The Executive Director of the Financing Authority is the City Manager of the City. The Financing Authority is specifically granted all of the powers specified in the Bond Law, including but not limited to the power to issue bonds and to sell such bonds to public or private purchasers at public or negotiated sale. The Financing Authority is entitled to exercise powers common to its members and necessary to accomplish the purpose for which it was formed. The Financing Authority has no independent staff, and consequently it will be completely dependent upon the officers and employees of the City to administer its program.

Separate financial statements are not prepared for these entities.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

B) Basis of Presentation

The City's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

Government-Wide Financial Statements

The Government-Wide Financial Statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the City and its blended component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable to a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not classified as program revenues are reported as general revenues.

As a general rule the effect of interfund activity has been removed from the government-wide financial statements. However, the effect of interfund services provided and used between functions has not been eliminated in the statement of activities.

Fund Financial Statements

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the Government-Wide Financial Statements. Major individual governmental funds and major individual enterprise funds are reported in separate columns in the Fund Financial Statements.

C) 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, as are the Proprietary Fund Financial Statements. Agency funds use the accrual basis of accounting, but have no measurement focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the individual programs are used as guidance. Property taxes are recognized as revenues in the year for which they are levied.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

C) Measurement Focus, Basis of Accounting, and Financial Statement Presentation,  
(continued)

Governmental Fund Financial Statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursements under state and federal grants are accrued if received within 180 days. Revenues that are accrued generally include real property taxes, sales tax, transient occupancy taxes, franchise fees, vehicle license fees, highway users' tax, interest, and some state and federal grants.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

D) Fund Classifications

The City reports the following major governmental funds:

General Fund

The General Fund is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

San Marcos Affordable Housing Fund

The San Marcos Affordable Housing Fund accounts for the in-lieu revenue received from developers to provide for affordable housing. The fund also accounts for the low and moderate income housing receivables of the former City of San Marcos Redevelopment Agency.

Capital Improvements Fund

The Capital Improvements Fund is used to account for capital projects funded with Federal and other grants and developer contributions.

The City reports the following major proprietary fund:

Creekside Marketplace Fund

The Creekside Marketplace Fund accounts for the activities of a City-owned shopping center.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

D) Fund Classifications, (continued)

Additionally, the City reports the following fund types:

Private-Purpose Trust Fund

The Private-Purpose Trust Fund accounts for the activities of the Redevelopment Obligation Retirement Funds, which accumulates resources for obligations previously incurred by the former City of San Marcos Redevelopment Agency.

Custodial Funds

The Custodial Funds account for assets held by the City in a custodial capacity. These funds include refundable deposits and also account for the collection of special assessments levied on various Assessment Districts and Community Facilities Districts property owners for the payment of debt service on no commitment debt.

E) Financial Statement Elements

(1) Cash and Investments

The City follows the practice of pooling cash and investments of all funds except for funds required to be held by outside fiscal agents under the provisions of bond indentures. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Interest income earned on pooled cash and investments is allocated monthly to the various funds based on the month-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments are reported at fair value. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

(2) Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

E) Financial Statement Elements, (continued)

(2) Receivables and Payables, (continued)

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

(3) Prepaid Items

Certain payments to vendors for costs applicable to future accounting periods are recorded as prepaid items in both government-wide and fund financial statements using the consumption method.

(4) Land Held for Resale

Land held for resale is valued at the lower of cost or market once such amount becomes determinable upon entering into a contract for sale. Land held for resale is reflected as nonspendable or restricted fund balance in the fund financial statements to indicate that the asset does not constitute available, spendable resources.

(5) Notes Receivable

The accompanying financial statements reflect the recording of certain notes receivable that represent loans made to private developers and other parties. In certain cases, the amount of collection is dependent upon future residual receipts to be generated by the property or contingent upon the ability of the owner to sell the property at an amount sufficient to pay all liens against the property.

(6) Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position (balance sheet) will sometimes report a separate section for deferred outflows of resources. This separate financial element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of net position (balance sheet) will sometimes report a separate section for deferred inflows of resources. This separate financial element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

E) Financial Statement Elements, (continued)

(7) Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources, such as taxes, are reported as general revenues rather than program revenues.

(8) Property Taxes

Property taxes attach as an enforceable lien on property as of March 1. Taxes are levied on July 1 and are payable in two installments on December 10 and April 10. The County of San Diego (the County) bills and collects the property taxes and remits them to the City in installments during the year. City property tax revenues are recognized when levied to the extent that they result in current receivables.

The County is permitted by State Law (Proposition 13) to levy taxes at 1% of assessed value. The assessed value can only increase each year by inflation with a maximum of 2%. The City receives a share of this basic levy proportionate to what it received in the 1976 to 1978 period.

(9) Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's proprietary funds are charges to customers for sales and services and lease revenue. The City also recognizes new account charges, late fees and contributions from other agencies as operating revenues. Operating expenses for the enterprise funds include the cost of sales and services, and general and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.



**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

E) Financial Statement Elements, (continued)

(10) Capital Assets

Capital assets, which include property, buildings, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the enterprise funds in the fund financial statements. Capital assets are defined by the government as assets with an initial individual cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at the estimated acquisition value at the time of acquisition.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Capital assets are depreciated using the straight-line method over the following estimated useful lives. Depreciation starts the year following acquisition.

	Years
Buildings	50
Furniture and Equipment	3-10
Infrastructure	20-50

(11) Compensated Absences

Vacation pay is payable to employees at the time used or upon termination of employment. Sick leave accrued but unused is cumulative from year to year. Employees are allowed to cash out sick leave hours over certain balances once a year and upon termination. All vacation pay and applicable sick leave is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. All compensated absences are liquidated in the General Fund.

(12) Reclassifications and Eliminations

Interfund balances must generally be eliminated in the government-wide statements, except for net residual amounts due between governmental activities. Amounts involving fiduciary funds should be reported as external transactions. Any allocations must reduce the expenses of the function from which the expenses are being allocated, so that the expenses are reported only once in the function in which they are allocated.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

E) Financial Statement Elements, (continued)

(13) Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed during the current period.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

(14) Postemployment Benefits other than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are reported at fair value.

GASB Statement No. 75, which was implemented in the current year, requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2020
Measurement Date	June 30, 2021
Measurement Period	July 1, 2020 to June 30, 2021

(15) Pension Plans

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by the CalPERS Financial Office. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. CalPERS audited financial statements are publicly available reports that can be obtained at CalPERS' website at [www.calpers.ca.gov](http://www.calpers.ca.gov).

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

E) Financial Statement Elements, (continued)

(15) Pension Plans, (continued)

GASB Statement No. 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used.

Valuation Date (VD)	June 30, 2020
Measurement Date (MD)	June 30, 2021
Measurement Period (MP)	July 1, 2020 to June 30, 2021

(16) Use of Estimates

The financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America and necessarily include amounts based on estimates and assumptions by management. Actual results could differ from those amounts.

(17) Fund Balances

Fund balances are reported in the fund financial statements in the following classifications:

**Nonspendable Fund Balance** – this includes amounts that cannot be spent because they are either not spendable in physical form (such as inventory) or that are legally or contractually required to be maintained intact (such as endowments).

**Restricted Fund Balance** – this includes amounts that can be spent only for specific purposes stipulated by external legal requirements imposed by other governments, external resource providers, or creditors. Restrictions imposed by the City Council do not create restricted fund balance unless the legal document that initially authorized the revenue (associated with that portion of fund balance) also included language that specified the limited use for which the authorized revenues were to be expended.

**Committed Fund Balance** – this includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City Council. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action that it employed to previously commit those amounts. If the Council action that limits the use of the funds was separate from the action that initially created the revenues that form the basis for the fund balance, then the resultant fund balance is considered to be committed, not restricted. The City Council considers a resolution to constitute a formal action of the City Council for the purposes of establishing committed fund balance.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, (continued)

E) Financial Statement Elements, (continued)

(17) Fund Balances, (continued)

Assigned Fund Balance – this includes amounts that are intended to be used for specific purposes as indicated either by the City Council or by persons to whom the City Council has delegated the authority to assign amounts for specific purposes. The City Council has not delegated such authority to others in the City, and therefore retains its authority to assign fund balance.

Unassigned Fund Balance – this includes negative fund balance in governmental funds and the remaining spendable amounts which are not included in one of the other classifications in the General Fund. The General Fund is the only fund that reports a positive unassigned fund balance amount.

In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy that restricted resources will be applied first, followed by (in order of application) committed, assigned, and unassigned resources, in the absence of a formal policy adopted by the City Council.

(18) Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g. restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

(19) New Accounting Pronouncements

During the fiscal year ended June 30, 2022, the City implemented the following GASB standard:

*GASB Statement No. 87* – The Governmental Accounting Standards Board (GASB) has issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments.

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### 2) CASH AND INVESTMENTS

Cash and investments are classified in the accompanying financial statements as follows:

Statement of net position:	
Cash and investments	\$ 173,491,120
Cash and investments with fiscal agents	801,413
Pension trust cash and investments	2,398,726
Investments in real estate	157,070,000
Investment in joint venture	6,534,134
Statement of fiduciary net position:	
Private-Purpose Trust Fund	
Cash and investments	5,697,910
Cash and investments with fiscal agents	36,662,937
Custodial Funds	
Cash and investments with fiscal agents	<u>9,509,434</u>
 Total Cash and Investments	 <u><u>\$ 392,165,674</u></u>

Cash and investments at June 30, 2022 consisted of the following:

Demand deposits	\$ 10,314,060
Local Agency Investment Pool (LAIF)	67,009,454
California Asset Management Pool (CAMP)	41,870,352
Federal Agency Securities	18,031,394
U.S. Treasury Obligations	17,271,431
U.S. Corporate	16,979,526
Municipal Obligations	735,165
Asset-Backed Securities	7,537,555
Collateralized Mortgage Obligations	2,466,263
Supranational	597,784
Money Market Mutual Funds	45,748,556
Real Estate	157,070,000
Joint Venture	<u>6,534,134</u>
 Total Cash and Investments	 <u><u>\$ 392,165,674</u></u>

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 2) CASH AND INVESTMENTS, (continued)

#### Investments Authorized by the California Government Code and the City's Investment Policy

The table below identifies the investment types that are authorized by the California Government Code and the City's investment policy. In addition to the table below, the investment policy specifies that the City may invest in other investments that are, or may become, legal investments through the State of California Government Code and with prior approval of the City Council. The table also identifies certain provisions of the City's investment policy that address interest rate risk and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements rather than the general provisions of the California Government Code or the City's investment policy.

Investment Type Authorized by State Law	Authorized By City Policy	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	Yes	5 years	None	None
Federal Agency Securities	Yes	5 years	None	None
Municipal Obligations	Yes	5 years	30%	5%
Supranationals	Yes	5 years	30%	10%
Bankers' Acceptances	Yes	180 days	40%	10%
Commercial Paper	Yes	270 days	15%	5%
Negotiable Certificates of Deposit	Yes	5 years	30%	5%
Repurchase Agreements	Yes	30 days	50%	None
Reverse Repurchase Agreements	No	1 year	20%	None
US Corporate Medium Term Notes	Yes	5 years	30%	None
Mutual Funds	No	N/A	20%	10%
Money Market Mutual Funds	Yes	N/A	20%	10%
Mortgage Pass-Through Securities	Yes	5 years	10%	5%
Asset-Backed Securities	Yes	5 years	10%	None
Collateralized Mortgage Obligations	Yes	5 years	10%	None
Local Agency Investment Fund (LAIF)	Yes	N/A	None	\$75 million per entity
California Asset Management Program (CAMP)	Yes	N/A	None	None
County Pooled Investment Funds	No	N/A	None	None

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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2) CASH AND INVESTMENTS, (continued)

Investments Authorized by Debt Agreements

Investments of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are generally authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk and concentration of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment in One Issuer</u>
U.S. Treasury Obligations	None	None	None
Federal Agency Securities	None	None	None
Bankers' Acceptances	180 days	None	None
Commercial Paper	270 days	None	None
Repurchase Agreements	180 days	None	None
Money Market Mutual Funds	N/A	None	None
Local Agency Investment Fund (LAIF)	N/A	None	\$75 million per entity
Investment Contracts	None	None	None

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 is the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 2) CASH AND INVESTMENTS, (continued)

#### Interest Rate Risk, (continued)

Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	Total	12 Months or Less	13 to 36 Months	37 to 60 Months	N/A
Federal Agency Securities	\$ 18,031,394	\$ 1,842,829	\$ 11,303,542	\$ 4,885,023	\$ -
U.S. Treasury Obligations	15,768,867	-	8,750,879	7,017,988	-
U.S. Corporate	16,979,526	-	10,097,372	6,882,154	-
Municipal Obligations	735,165	-	735,165	-	-
Asset-Backed Securities	7,537,555	-	3,517,841	4,019,714	-
Collateralized Mortgage Obligations	2,466,263	130,342	699,098	1,636,823	-
Supranational	597,784	-	-	597,784	-
Money Market Mutual Funds	277,337	277,337	-	-	-
LAIF	67,009,454	67,009,454	-	-	-
CAMP	41,870,352	41,870,352	-	-	-
Held by bond trustees:					
Money Market Mutual Funds	45,471,219	45,471,219	-	-	-
U.S. Treasury Obligations	1,502,564	1,502,564	-	-	-
Real Estate	157,070,000	-	-	-	157,070,000
Total	<u>\$ 375,317,480</u>	<u>\$ 158,104,097</u>	<u>\$ 35,103,897</u>	<u>\$ 25,039,486</u>	<u>\$ 157,070,000</u>



## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 2) CASH AND INVESTMENTS, (continued)

##### Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by the California Government Code, the City's investment policy, or debt agreements and the actual rating as of year-end for each investment type.

Investment Type	Total	Minimum Legal Rating	Standard & Poor's Rating as of Year End
Federal Agency Securities	\$ 18,031,394	N/A	AA+
U.S. Treasury Obligations	15,768,867	N/A	N/A
U.S. Corporate	16,979,526	N/A	N/A
Municipal Obligations	735,165	N/A	AA-
Asset-Backed Securities	7,537,555	N/A	AAA
Collateralized Mortgage Obligations	2,466,263	N/A	A-
Supranational	597,784	N/A	AAA
Money Market Mutual Funds	277,337	N/A	AAA
LAIF	67,009,454	N/A	Not Rated
CAMP	41,870,352	N/A	AAA
Held by bond trustees:			
Money Market Mutual Funds	45,471,219	A	AAA
U.S. Treasury Obligations	1,502,564	N/A	N/A
Real Estate	157,070,000	N/A	Not Rated
Total	<u>\$ 375,317,480</u>		

##### Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments in any one issuer other than external investment pools and mutual funds that represent 5% or more of the total City investments (or 5% or more of any major fund or non-major funds in the aggregate) must be disclosed. There are no investments at June 30, 2022 that meet the above criteria.

##### Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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2) CASH AND INVESTMENTS, (continued)

Custodial Credit Risk, (continued)

The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law. The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. The City's investment policy requires that all securities owned by the City be held in safekeeping by a third party bank trust department acting as agent for the City under the terms of a custody agreement executed by the bank and by the City. At June 30, 2022, the City deposits (bank balances) were collateralized under California Law.

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF), which is part of the Pooled Money Investment Account that is regulated by the California Government Code under the oversight of the State Treasurer, Director of Finance and State Controller. The City may invest up to \$75 million in LAIF funds. Investments in LAIF are highly liquid, as deposits can be converted to cash within 24 hours without loss of interest. The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. All investments with LAIF are secured by the full faith and credit of the State of California. Separate LAIF financial statements are available from the California State Treasurer's Office on the Internet at <http://www.treasurer.ca.gov>. Currently, LAIF does not have an investment rating. LAIF has a minimum \$5,000 transaction amount in increments of \$1,000 with a maximum of 15 transactions (combination of deposits and withdrawals) per month. LAIF requires a one-day prior notice for deposits and withdrawals of \$10 million or more.

The value of the City's investment in this pool is based upon the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). LAIF's (and the City's) exposure to risk (credit, market or legal) is not currently available.

Investment in California Asset Management Program Pool

The City is a voluntary participant in the California Asset Management Program (CAMP). CAMP is an investment pool offered by the California Asset Management Trust (the Trust). The Trust is a joint powers authority and public agency created by the Declaration of Trust and established under the provisions of the California Joint Exercise of Powers Act (California Government Code Sections 6500 et seq., or the "Act") for the purpose of exercising the common power of its Participants to invest certain proceeds of debt issues and surplus funds. The Trust's activities are directed by a Board of Trustees, all of whom are employees of the California public agencies which are participants in the Trust.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 2) CASH AND INVESTMENTS, (continued)

#### Investment in California Asset Management Program Pool, (continued)

The Pool's investments are limited to investments permitted by subdivision (a) to (n), inclusive, of Section 53601 of the California Government Code. The City reports investments in CAMP at the fair value amounts provided by CAMP, which is the same as the value of the pool share. CAMP is not registered with the Securities and Exchange Commission.

#### Fair Value Measurements

GASB Statement No. 72, *Fair Value Measurements and Application*, establishes a fair value hierarchy consists of three broad levels: Level 1 inputs consist of quoted prices (unadjusted) for identical assets and liabilities in active markets that a government can access at the measurement date, Level 2 inputs consist of inputs other than quoted prices that are observable for an asset or liability, either directly or indirectly, that can include quoted prices for similar assets or liabilities in active or inactive markets, or market-corroborated inputs, and Level 3 inputs have the lowest priority and consist of unobservable inputs for an asset or liability. The valuation method used for rental properties is the Leased Fee Market method, which is dependent on the income generated from the rental properties.

The following table presents the balances of the assets measured at fair value on a recurring basis of June 30, 2022.

Investments by Fair Value Level	Fair Value Measurement Using			
	Total	Level 1	Level 2	Level 3
Federal Agency Securities	\$ 18,031,394	\$ -	\$ 18,031,394	\$ -
U.S. Treasury Obligations	15,768,867	-	15,768,867	-
U.S. Corporate	16,979,526	-	16,979,526	-
Municipal Obligations	735,165	-	735,165	-
Asset-Backed Securities	7,537,555	-	7,537,555	-
Collateralized Mortgage Obligations	2,466,263	-	2,466,263	-
Supranational	597,784	-	597,784	-
Held by bond trustees:				
U.S. Treasury Obligations	1,502,564	-	1,502,564	-
Real Estate	157,070,000	-	-	157,070,000
Total Investments by Fair Value Level	220,689,118	\$ -	\$ 63,619,118	\$ 157,070,000
Not subject to the fair value hierarchy:				
LAIF	67,009,454			
CAMP	41,870,352			
Money Market Mutual Funds	277,337			
Held by bond trustees:				
Money Market Mutual Funds	45,471,219			
Total	\$ 375,317,480			

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### 3) NOTES RECEIVABLE

At June 30, 2022, notes receivable consisted of the following:

The City loaned \$8,672,500 to AOA San Marcos LLC for construction financing of a mixed use complex. The loan is payable in full in June, 2024 and bears an interest rate of 5.25% per annum. Due to the long-term nature of the loan, unavailable revenue has been recorded in the General Fund. The balance at June 30, 2022 includes accrued interest of \$897,063.

\$ 10,024,869

The City of San Marcos affordable housing program has made various loans to individuals to acquire and own property within mobile home parks. These loans are at various low simple interest rates. Principal and interest are due in 30 years from the date of the note unless the property is sold or the individual no longer qualifies under low or moderate income requirements. Due to the long-term nature of the loans, unavailable revenue has been recorded in the Affordable Housing Special Revenue Fund.

769,237

The City and former City of San Marcos Redevelopment Agency made several loans to various housing developers for the acquisition, construction or rehabilitation of low and moderate housing. Upon the dissolution of the Redevelopment Agency, these loans were transferred to the City's affordable housing program. The loans were made in fiscal years 1997 through 2011 at various amounts and at interest rates ranging from 0.25% to 5.9% per annum. Principal and interest are due at various maturity dates but no later than 55 years from the date of the note. Due to the long-term nature of the loans, unavailable revenue has been recorded in the Affordable Housing Special Revenue Fund.

168,832,327

In June 2001, the City loaned \$1,320,000 to a developer for the acquisition, development and construction of a commercial pad. The loan has a term of thirty years and bears an interest rate of 3%. Payments from residual receipts, if any, are to be made on an annual basis beginning with May 15 of the year first following the date the project is completed. Due to the long-term nature of the loan, unavailable revenue has been recorded in the Affordable Housing Special Revenue Fund. The balance at June 30, 2022 includes accrued interest of \$551,867.

1,871,867

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### 3) NOTES RECEIVABLE, (continued)

In December 2004, the City loaned \$700,000 to Assisted Living Foundation of America (ALFA), a non-profit corporation, to assist with the development of a 120-unit senior housing project. The loan is payable in full on June 1, 2038 and bears an interest rate of 1%. Due to the long-term nature of the loan, unavailable revenue has been recorded in the Affordable Housing Special Revenue Fund. The balance at June 30, 2022 includes accrued interest of \$114,722.

\$ 814,722

The City made two loans for a total amount of \$1,845,625 to ALFA to assist with the development of a 100-unit affordable rental housing project. The loan is payable in full on June 1, 2040 and bears an interest rate of 3%. Due to the long-term nature of the loan, unavailable revenue has been recorded in the Affordable Housing Special Revenue Fund. The balance at June, 30, 2022 includes accrued interest of \$706,860.

2,552,485

The City has provided loans to several individuals under a Federal (HOME) and a State (CalHOME) mortgage assistance loan programs. The loans are to be repaid in 30 years and bear an interest rate of 3%. Due to the long-term nature of these loans, unavailable revenue has been recorded in the HOME Grant and the CalHOME Grant Special Revenue Funds.

2,005,881

The former City of San Marcos Redevelopment Agency provided loans to individuals under a mortgage assistance program. The loans are to be repaid in 30 years and bear an interest of 3%. Upon the dissolution of the Redevelopment Agency, these loans were transferred to the City's affordable housing program. Due to the long-term nature of the loans, deferred revenue has been recorded in the Affordable Housing Special Revenue Fund.

455,151

Total notes receivable

\$ 187,326,539

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 4) OTHER RECEIVABLES

At June 30, 2022, other receivables consisted of the following:

##### Governmental Funds:

The City has entered into an agreement with a property owner whereby certain public facilities fees are being deferred. The revenue has been deferred in the governmental funds.

\$ 120,516

Other miscellaneous receivables

843,725

Total other receivables – governmental funds

\$ 964,241

##### Proprietary Funds:

In June 2004, the City entered into a Release and Settlement Agreement with a contractor whereby \$974,652 is to be remitted to the City over the next fifty years as compensation for the loss of lease space. Payments of \$1,624 are to be made on the fifteenth day of each month beginning on or about June 15, 2005 through May 15, 2055.

\$ 641,646

#### 5) INTERFUND RECEIVABLES AND TRANSFERS

Short term loans between funds (Due to/Due from) were as follows at June 30, 2022:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
San Marcos Affordable Housing	General Fund	\$ 570,000
General Fund	Non-Major Governmental Funds	77,710
General Fund	Creekside Marketplace Fund	1,748,427
General Fund	Capital Improvements	<u>3,894,523</u>
		<u>\$ 6,290,660</u>

The loans from the General Fund to the Non-Major Governmental Funds were made to eliminate short-term cash deficits.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 5) INTERFUND RECEIVABLES AND TRANSFERS, (continued)

Long term loans between funds (Advances to/Advances from) were as follows at June 30, 2022:

Receivable Fund	Payable Fund	Amount
San Marcos Affordable Housing	General Fund	<u>\$ 1,576,665</u>

The loan from the San Marcos Affordable Housing Fund to the General Fund was made for the purchase of a proportional share of the Next Generation Regional Communications System (NextGen RCS), which provides public safety and public service radio communications to San Diego and Imperial Counties.

Interfund transfers were as follows:

	Transfers In				Total Transfers Out
	General Fund	San Marcos Affordable Housing	Capital Improvements	Non-Major Governmental Funds	
Transfers Out:					
General Fund	\$ -	\$ 142,500	\$ 1,220,972	\$ 955,502	\$ 2,318,974
Creekside Marketplace Enterprise Fund	3,500,000	-	-	-	3,500,000
Non-major Governmental Funds	<u>720,708</u>	<u>-</u>	<u>4,763,101</u>	<u>-</u>	<u>5,483,809</u>
Total Transfers In:	<u>\$ 4,220,708</u>	<u>\$ 142,500</u>	<u>\$ 5,984,073</u>	<u>\$ 955,502</u>	<u>\$ 11,302,783</u>

All of the transfers were made as budgeted. The transfer of \$3,500,000 was transferred from the Creekside Marketplace Enterprise Fund to the General Fund to fund operations. \$1,220,972 from the General Fund to the Capital Improvements Fund was to fund Capital Improvement projects. \$955,502 from General Fund to the Non-Major Governmental Funds was for operational activities. The \$4,763,101 transfers from the Non-Major Governmental Funds to the Capital Improvements Fund were also to fund the CIP projects. Of the \$955,502 transfers from the Non-Major Governmental Funds to the General Fund, \$720,708 was transferred to fund lighting and landscaping costs.

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 6) UNAVAILABLE/UNEARNED REVENUE

Governmental funds report unavailable revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of unavailable revenue and unearned revenue reported in the governmental funds were as follows:

	Unavailable Revenue	Unearned Revenue	Total
Revenue received prior to recognition period	\$ -	\$ 9,945,848	\$ 9,945,848
Revenue received from developers prior to earning	-	3,051,473	3,051,473
Revenues earned but not available within 60 days after the close of the fiscal year	713,219	-	713,219
Fees receivable from property owners under various agreements	1,862,634	-	1,862,634
Long-term loans to mobile home owners	1,003,636	-	1,003,636
Long-term loans to individuals under under a mortgage assistance program	2,242,632	-	2,242,632
Long-term loans to developers for the acquisition, construction or rehabilitation of affordable housing	183,045,655	-	183,045,655
Long-term loan to a developer for the acquisition, development and construction of a commercial pad	1,871,867	-	1,871,867
Total unavailable/unearned revenue for governmental funds	<u>\$ 190,739,643</u>	<u>\$ 12,997,321</u>	<u>\$ 203,736,964</u>



# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 7) CAPITAL ASSETS

Capital asset activity was as follows for the year ended June 30, 2022:

<b>Governmental Activities:</b>	Balance June 30, 2021	Additions	Deletions*	Balance June 30, 2022
Capital assets, not depreciated:				
Land	\$ 238,001,321	\$ -	\$ (205,000)	\$ 237,796,321
Land improvements	66,871,063	-	-	66,871,063
Construction in progress	67,802,316	23,634,314	(4,965,582)	86,471,048
Total capital assets, not depreciated	372,674,700	23,634,314	(5,170,582)	391,138,432
Capital assets, being depreciated:				
Buildings	73,256,572	-	-	73,256,572
Furniture and equipment	23,888,394	1,001,680	(1,164,224)	23,725,850
Infrastructure	388,238,744	-	-	388,238,744
Total capital assets, being depreciated	485,383,710	1,001,680	(1,164,224)	485,221,166
Less accumulated depreciation for:				
Buildings	(34,366,771)	(1,465,131)	-	(35,831,902)
Furniture and equipment	(16,587,661)	(1,660,172)	1,133,162	(17,114,671)
Infrastructure	(210,542,519)	(11,460,347)	-	(222,002,866)
Total accumulated depreciation	(261,496,951)	(14,585,650)	1,133,162	(274,949,439)
Total capital assets, being depreciated, net	223,886,759	(13,583,970)	(31,062)	210,271,727
Total governmental activities	\$ 596,561,459	\$ 10,050,344	\$ (5,201,644)	\$ 601,410,159

\*Includes disposal of construction in progress in the amount of \$3,994,760 for projects deemed not viable.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 7) CAPITAL ASSETS, (continued)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
General government	\$ 844,095
Public safety	1,671,750
Highways, streets and parks	11,927,372
Culture and recreation	142,433
	<u>                    </u>
Total depreciation expense – governmental activities	<u>\$ 14,585,650</u>

Assets acquired through leases are as follows:

Equipment	\$ 3,411,238
Less: Accumulated depreciation	<u>(1,215,917)</u>
	<u>                    </u>
Total	<u>\$ 2,195,321</u>

### 8) LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities for Governmental Activities for the year ended June 30, 2022:

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022	Due Within One Year
<b>Governmental Activities:</b>					
<b>Long-term debt</b>					
<i>Direct borrowing:</i>					
Loans payable	\$ 608,753	\$ -	\$ (91,106)	\$ 517,647	\$ 90,202
Safety center private placement financing	2,585,000	-	(335,000)	2,250,000	340,000
Subtotal long-term debt	<u>3,193,753</u>	<u>-</u>	<u>(426,106)</u>	<u>2,767,647</u>	<u>430,202</u>
<b>Other long-term liabilities</b>					
Compensated absences	4,921,505	3,170,103	(2,916,582)	5,175,026	3,205,321
Claims payable	1,457,862	332,606	(596,609)	1,193,859	600,000
Leases payable	2,376,171	-	(616,492)	1,759,679	567,368
Subtotal other long-term liabilities	<u>8,755,538</u>	<u>3,502,709</u>	<u>(4,129,683)</u>	<u>8,128,564</u>	<u>4,372,689</u>
Total long-term liabilities	<u>\$ 11,949,291</u>	<u>\$ 3,502,709</u>	<u>\$ (4,555,789)</u>	<u>\$ 10,896,211</u>	<u>\$ 4,802,891</u>

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### 8) LONG-TERM LIABILITIES, (continued)

The entire net pension and net OPEB liabilities are reported as a noncurrent liabilities in the accompanying Statement of Net Position in accordance with GASB Statement Nos. 68 and 75, respectively. Net pension and net OPEB liabilities are generally liquidated by the City's General Fund. See notes 11 and 12, respectively, for more information.

#### Loans Payable - Direct Borrowing

In March 2014, the City entered into a loan agreement with the California Energy Resources Conservation and Development Commission (the Energy Commission) for a preliminarily approved amount of \$1,100,000, at an annual interest rate of 1.0%. The loan is for an energy savings project consisting of retrofitting 2,000 LED streetlight fixtures throughout the City. The City receives the loan proceeds on a cost reimbursement basis. The project was completed, and the amount of the loan was finalized on May 3, 2016 at \$1,049,332. The semi-annual loan repayments of \$48,484 from the Community Facilities District 98-02 and the Street Light District Special Revenue Funds are due each December 22 and June 22 through year 2027. In the event annual cost savings fail to equal or exceed the amount due under the loan agreement, the agreement may be renegotiated to assure that the repayment amount does not exceed the actual energy savings or avoided costs resulting from the project.

\$ 517,647

Total loans payable

\$ 517,647

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 8) LONG-TERM LIABILITIES, (continued)

##### Loans Payable - Direct Borrowing, (continued)

The annual requirements to amortize the loans payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	\$ 92,202	\$ 4,766	\$ 96,968
2024	92,749	4,219	96,968
2025	93,874	3,094	96,968
2026	94,815	2,153	96,968
2027	95,765	1,203	96,968
2028	48,242	242	48,484
Total	<u>\$ 517,647</u>	<u>\$ 15,677</u>	<u>\$ 533,324</u>

##### Safety Center Private Placement Financing – Direct Borrowing

In November 2017, the San Marcos Public Financing Authority entered into a private placement financing agreement in the amount of \$3,535,000 to refund the San Marcos Public Facilities Authority 2006 Lease Revenue Refunding Bonds for the construction of a safety center. The interest and principal are due semi-annually on May 1 and November 1 commencing May 1, 2018 at interest rate of 2.37%. Payments due are funded by the revenues generated from the use of the safety center from various entities. The reserve requirement was fully funded at the end of the fiscal year.

\$ 2,250,000

Debt service requirements to maturity are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	\$ 340,000	\$ 53,325	\$ 393,325
2024	345,000	45,267	390,267
2025	350,000	37,091	387,091
2026	360,000	28,795	388,795
2027	370,000	20,263	390,263
2028-2029	485,000	13,982	498,982
Total	<u>\$ 2,250,000</u>	<u>\$ 198,723</u>	<u>\$ 2,448,723</u>

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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8) LONG-TERM LIABILITIES, (continued)

Compensated Absences

GASB Statement No. 16 identifies certain items that should be accrued as a liability as the benefits are earned by the employees but only to the extent it is probable that the employer will compensate the employees for the benefits through cash payments conditioned on the employee's termination or retirement.

City employees accumulate earned but unused benefits that can be converted to cash at termination of employment. The accrued liability for these vested benefits, payable in accordance with various collective bargaining agreements, totals \$5,175,026 as of June 30, 2022.

Claims Payable

Claim and judgment liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. The City records the estimated loss, net of any insurance coverage under its self-insurance program (See note 13). The amount outstanding as of June 30, 2022 was \$1,193,859.

Leases Payable

*Type I Fire Engine and Tractor Drawn Ladder Truck Lease*

On October 20, 2016, the City entered into an 84-month lease as Lessee for the use of a 2017 Pierce Type-I Fire Engine and a Pierce 100' Tractor-Drawn Ladder Truck. An initial lease liability was recorded in the amount of \$1,904,493. As of June 30, 2022, the value of the lease liability was \$436,183. The lessee is required to make monthly fixed payments of \$74,276 until October 20, 2023. The lease has an interest rate of 2.47%. The equipment useful life was 84 months as of the contract commencement. The value of the asset as of June 30, 2022 was \$1,904,493 with an accumulated depreciation of \$851,629.

*Type I Fire Engine – Pierce Velocity FR PUC Lease*

On November 22, 2019, the City entered into an 84-month lease as Lessee for the use of a Pierce Velocity Firetruck Type-I . An initial lease liability was recorded in the amount of \$1,509,757. As of June 30, 2022, the value of the lease liability was \$964,941. The lessee is required to make monthly fixed payments of \$61,536 until August 22, 2026. The lease has an interest rate of 4.90%. The value of the asset as of June 30, 2022 was \$1,509,757 with an accumulated depreciation of \$172,505.

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 8) LONG-TERM LIABILITIES, (continued)

##### Leases Payable, (continued)

##### *Type III Fire Engine Lease*

On October 29, 2020, the City entered into an 84-month lease as Lessee for the use of a Type-III Fire Engine. An initial lease liability was recorded in the amount of \$467,519. As of June 30, 2022, the value of the lease liability was \$358,555. The lessee is required to make monthly fixed payments of \$18,336 until October 20, 2023. The lease has an interest rate of 2.63%. The value of the asset as of June 30, 2022 was \$467,519 with an accumulated depreciation of \$0. The City signed lease and began making payments as of January 2021, however per inquiry with City personnel, the Fire Engine was not placed in service until the end of June 2022. As such, no depreciation was expensed or accumulated for FY 2022.

Future lease payments under the leases are as follows:

Year Ending June 30,	Principal	Interest	Total
2023	\$ 567,368	\$ 50,223	\$ 617,591
2024	435,188	32,851	468,039
2025	297,965	21,521	319,486
2026	308,280	11,206	319,486
2027	114,565	1,979	116,544
2028	36,313	359	36,672
Total	<u>\$ 1,759,679</u>	<u>\$ 118,139</u>	<u>\$ 1,877,818</u>

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 9) FUND BALANCE CLASSIFICATIONS

Fund balance for governmental funds are classified as (1) nonspendable, (2) restricted, (3) assigned, or (4) unassigned. The details of the governmental fund balances as of June 30, 2022 are presented below:

	General	San Marcos Affordable Housing	Capital Improvements	Total Non-Major Governmental Funds	Total
Fund Balances:					
Nonspendable:					
Land held for resale	\$ 440,594	\$ -	\$ -	\$ -	\$ 440,594
Deposits	2,578,782	-	-	-	2,578,782
Investments in real estate	64,760,000	-	-	-	64,760,000
Investment in joint venture	6,534,134	-	-	-	6,534,134
Subtotal	74,313,510	-	-	-	74,313,510
Restricted for:					
Affordable housing	-	41,640,214	-	-	41,640,214
Transportation	-	-	-	12,369,452	12,369,452
Lighting and landscape	-	-	-	17,669,362	17,669,362
Pension trust	2,398,726	-	-	-	2,398,726
Capital improvements	-	-	-	999,771	999,771
Public facilities	-	-	-	43,370,100	43,370,100
Other purposes	-	-	-	4,187,792	4,187,792
Subtotal	2,398,726	41,640,214	-	78,596,477	122,635,417
Assigned to:					
Vehicle & equipment acquisition/ replacement	2,337,250	-	-	-	2,337,250
City facilities replacement/ rehabilitation	4,832,187	-	-	-	4,832,187
City infrastructure replacement/ rehabilitation	4,695,193	-	-	-	4,695,193
Subtotal	11,864,630	-	-	-	11,864,630
Unassigned (deficit)	31,357,566	-	(9,019,515)	(155,849)	22,182,202
Total	\$ 119,934,432	\$ 41,640,214	\$ (9,019,515)	\$ 78,440,628	\$ 230,995,759

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 10) NET POSITION CLASSIFICATIONS

Net position for governmental activities and business-type activities is classified as (1) net investment in capital assets, (2) restricted, or (3) unrestricted. The details of the net position as of June 30, 2022 are presented below:

	Governmental Activities	Business-Type Activities	Total	Permanent Fund Community Foundation
Net Investment in Capital Assets:				
Capital assets, net of accumulated depreciation	\$ 601,410,159	\$ -	\$ 601,410,159	\$ -
Loss on defeasance of debt	40,938	-	40,938	-
Less capital related debt balances:				
Private placement financing	(2,250,000)	-	(2,250,000)	-
Leases payable	(1,759,679)	-	(1,759,679)	-
Loans payable	(517,647)	-	(517,647)	-
Total Net Investment in Capital Assets	596,923,771	-	596,923,771	-
Restricted for:				
Permanent fund - not expendable	-	-	-	1,000,000
Permanent fund - expendable	-	-	-	216,026
Affordable housing	227,818,434	-	227,818,434	-
Transportation	12,370,897	-	12,370,897	-
Lighting and landscape	17,688,560	-	17,688,560	-
Pension trust	2,398,726	-	2,398,726	-
Capital improvements	999,771	-	999,771	-
Public facilities	43,506,990	-	43,506,990	-
Other purposes	4,187,792	-	4,187,792	-
Total Restricted	308,971,170	-	308,971,170	1,216,026
Unrestricted	46,052,370	92,682,011	138,734,381	-
Total	\$ 951,947,311	\$ 92,682,011	\$ 1,044,629,322	\$ 1,216,026



**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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11) RETIREMENT PLAN

A) General Information about the Pension Plans

Plan Descriptions

The Plans consist of an agent multiple-employer defined benefit pension plan and a public agency cost-sharing multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS).

*Miscellaneous – Agent, Multiple-Employer Defined Benefit Pension Plan*

The Plan is an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS). A full description of the pension plan regarding number of employees covered, benefit provisions, assumptions (for funding, but not accounting purposes), and membership information are listed in the plan's June 30, 2019 Annual Actuarial Valuation Report (funding valuation). Details of the benefits provided can be obtained in Appendix B of the actuarial valuation report. This report and CalPERS' audited financial statements are publicly available reports that can be obtained at CalPERS' website, at [www.calpers.ca.gov](http://www.calpers.ca.gov).

*Safety – Cost Sharing, Multiple-Employer Defined Benefit Pension Plan*

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS.) The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all other). Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City sponsors four rate plans (one miscellaneous and three safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS' website, at [www.calpers.ca.gov](http://www.calpers.ca.gov).

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 5 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 11) RETIREMENT PLAN, (continued)

#### A) General Information about the Pension Plans, (continued)

##### Benefits Provided, (continued)

The Plan operates under the provisions of the California Public Employees' Retirement Law (PERL), the California Public Employees' Pension Reform Act of 2013 (PEPRA), and the regulations, procedures and policies adopted by the CalPERS Board of Administration. The Plan's authority to establish and amend the benefit terms are set by the PERL and PEPRA, and may be amended by the California state legislature and in some cases require approval by the CalPERS Board.

The Plans' provisions and benefits in effect at June 30, 2022, are summarized as follows:

	Miscellaneous Plan		
	Prior to May 15, 2012	On or After May 15, 2012 Prior to January 1, 2013	On or After January 1, 2013
Hire date			
Benefit formula	2.7% @ 55	2.0% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years of service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 - 55	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	2.0% to 2.7%	1.4% to 2.4%	1.0% to 2.5%
Required employee contribution rates	8.00%	7.00%	7.25%
Required employer contribution rates	11.310%	11.310%	11.310%

	Safety Plan		
	Prior to May 15, 2012	On or After May 15, 2012 Prior to January 1, 2013	On or After January 1, 2013
Hire date			
Benefit formula	3.0% @ 50	3.0% @ 55	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years of service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50	50 - 55	50 - 57
Monthly benefits, as a % of eligible compensation	3.0%	2.4% to 3.0%	2.0% to 2.7%
Required employee contribution rates	9.00%	9.00%	13.75%
Required employer contribution rates	25.590%	22.470%	13.980%

##### Employees Covered

At June 30, 2020 (valuation date), the following employees were covered by the benefit terms:

	Miscellaneous Plan
Inactive employees or beneficiaries currently receiving benefits	216
Inactive employees entitled to but not yet receiving benefits	314
Active employees	179
Total	709

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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11) RETIREMENT PLAN, (continued)

A) General Information about the Pension Plans, (continued)

Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process.

*Miscellaneous – Agent, Multiple-Employer Defined Benefit Pension Plan*

The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2022 were \$5,497,462.

*Safety – Cost Sharing, Multiple-Employer Defined Benefit Pension Plan*

For public agency cost-sharing plans covered by either the Miscellaneous or Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions. Employer Contributions to the Plan for the fiscal year ended June 30, 2022 were \$3,121,569. The actual employer payments of \$2,878,444 made to CalPERS by the City during the measurement period ended June 30, 2021 differed from the City's proportionate share of the employer's contributions of \$4,266,760 by \$1,388,316, which is being amortized over the expected average remaining service lifetime in the Public Agency Cost-Sharing Multiple Employer Plan.

B) Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2021, using an annual actuarial valuation as of June 30, 2020 rolled forward to June 30, 2021 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is as follows.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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11) RETIREMENT PLAN, (continued)

B) Net Pension Liability, (continued)

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

All other actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period from 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website, at [www.calpers.ca.gov](http://www.calpers.ca.gov).

Valuation Date	June 30, 2020
Measurement Date	June 30, 2021
Actuarial Cost Method	Entry Age Normal
Asset Valuation Method:	Market Value of Assets
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increase	Varies by entry age and service
Mortality Rate Table <sup>(1)</sup>	Derived using CalPERS' membership data for all funds
Post Retirement Benefit Increase	The lesser of contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter

(1) The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of scale MP-2016 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from December 2017 that can be found on the CalPERS website.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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11) RETIREMENT PLAN, (continued)

B) Net Pension Liability, (continued)

The expected real rates of return by asset class are as follows:

<b>Asset Class<sup>1</sup></b>	<b>Current Target Allocation</b>	<b>Real Return Years 1 - 10<sup>2</sup></b>	<b>Real Return Year 11+<sup>3</sup></b>
Global equity	50%	4.80%	5.98%
Fixed income	28%	1.00%	2.62%
Inflation assets	-	0.77%	1.81%
Private equity	8%	6.30%	7.23%
Real assets	13%	3.75%	4.93%
Liquidity	1%	-	(0.92%)
Total	100%		

<sup>1</sup>In the System's ACFR, fixed income is included in global debt securities; liquidity is included in short-term investments; inflation assets are included in both global equity securities and global debt securities.

<sup>2</sup> An expected inflation of 2% used for this period

<sup>3</sup> An expected inflation of 2.92% used for this period

Change of Assumptions

There were no change of assumptions for measurement date June 30, 2021.

Discount Rate

The discount rate used to measure the total pension liability for PERF C was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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11) RETIREMENT PLAN, (continued)

B) Net Pension Liability, (continued)

Subsequent Events

On July 12, 2021, CalPERS reported a preliminary 21.3% net return on investments for fiscal year 2020-21. Based on the thresholds specified in CalPERS Funding Risk Mitigation policy, the excess return of 14.3% prescribes a reduction in investment volatility that corresponds to a reduction in the discount rate used for funding purposes of 0.20%, from 7.00% to 6.80%. Since CalPERS was in the final stages of the four-year Asset Liability Management (ALM) cycle, the board elected to defer any changes to the asset allocation until the ALM process concluded, and the board could make its final decision on the asset allocation in November 2021.

On November 17, 2021, the board adopted a new strategic asset allocation. The new asset allocation along with the new capital market assumptions, economic assumptions and administrative expense assumption support a discount rate of 6.90% (net of investment expense but without a reduction for administrative expense) for financial reporting purposes. This includes a reduction in the price inflation assumption from 2.50% to 2.30% as recommended in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study also recommended modifications to retirement rates, termination rates, mortality rates and rates of salary increases that were adopted by the board. These new assumptions will be reflected in the GASB 68 accounting valuation reports for the June 30, 2022, measurement date.

Pension Plan Fiduciary Net Position

Information about the pension plan's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fiduciary net position are presented in CalPERS' audited financial statements, which are publicly available reports that can be obtained at CalPERS' website, at [www.calpers.ca.gov](http://www.calpers.ca.gov). The plan's fiduciary net position and additions to/deductions from the plan's fiduciary net position have been determined on the same basis used by the pension plan, which is the economic resources measurement focus and the accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Investments are reported at fair value.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

11) RETIREMENT PLAN, (continued)

C) Changes in Net Pension Liability

**Miscellaneous – Agent, Multiple-Employer Defined Benefit Pension Plan**

The following table shows the Plan's change in net pension liability over the measurement period.

	<b>Increase (Decrease)</b>		
	<b>Total Pension Liability</b>	<b>Plan Fiduciary Net Position</b>	<b>Net Pension Liability/(Asset)</b>
	<b>(a)</b>	<b>(b)</b>	<b>(c) = (a) - (b)</b>
<b>Balance at: 6/30/2020 (VD)</b>	<b>\$ 152,524,564</b>	<b>\$ 105,882,460</b>	<b>\$ 46,642,104</b>
<b>Changes Recognized for the Measurement Period:</b>			
• Service Cost	2,546,641	-	2,546,641
• Interest on the Total Pension Liability	10,782,695	-	10,782,695
• Differences between Expected and Actual Experience	1,095,442	-	1,095,442
• Contributions from Employers	-	4,969,430	(4,969,430)
• Contributions from Employees	-	946,753	(946,753)
• Net Investment Income	-	24,035,409	(24,035,409)
• Benefit Payments, including Refunds of Employee Contributions	(8,172,791)	(8,172,791)	-
• Administrative Expense	-	(105,770)	105,770
<b>Net Changes during 2020-21</b>	<b>6,251,987</b>	<b>21,673,031</b>	<b>(15,421,044)</b>
<b>Balance at: 6/30/2021 (MD)</b>	<b>\$ 158,776,551</b>	<b>\$ 127,555,491</b>	<b>\$ 31,221,060</b>

Valuation Date (VD), Measurement Date (MD).

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

11) RETIREMENT PLAN, (continued)

C) Changes in Net Pension Liability, (continued)

**Safety – Cost Sharing, Multiple-Employer Defined Benefit Pension Plan**

The following table shows the cost sharing, multiple-employer Plans' proportionate share of the net pension liability over the measurement period.

	Increase (Decrease)		
	Plan Total Pension Liability	Plan Fiduciary Net Position	Plan Net Pension Liability
	(a)	(b)	(c) = (a) - (b)
Balance at: 6/30/2020 (VD)	\$ 85,891,165	\$ 64,118,116	\$ 21,773,049
Balance at: 6/30/2021 (MD)	91,909,207	79,863,904	12,045,303
Net changes during 2019-20	<u>\$ 6,018,042</u>	<u>\$ 15,745,788</u>	<u>\$ (9,727,746)</u>

Valuation Date (VD), Measurement Date (MD).

The City's proportion of the net pension liability was determined by CalPERS using the output from the Actuarial Valuation System and the fiduciary net position, as provided in the CalPERS Public Agency Cost-Sharing Allocation Methodology Report, which is a publicly available report that can be obtained at CalPERS' website, at [www.calpers.ca.gov](http://www.calpers.ca.gov). The City's proportionate share of the net pension liability for the safety Plan as of the June 30, 2020 and 2021 measurement dates was as follows:

	Safety Plan
Proportion - June 30, 2020	0.31272%
Proportion - June 30, 2021	0.32681%
Change - Increase (Decrease)	0.01409%

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability of each Plan as of the measurement date, calculated using the discount rate of 7.15 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.15 percent) or 1 percentage-point higher (8.15 percent) than the current rate:

	Discount Rate - 1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate + 1% (8.15%)
Miscellaneous Plans' Net Pension Liability	<u>\$ 52,222,255</u>	<u>\$ 31,221,060</u>	<u>\$ 13,915,345</u>
Safety Plans' Net Pension Liability	<u>\$ 24,417,076</u>	<u>\$ 12,045,303</u>	<u>\$ 1,883,420</u>



**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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11) RETIREMENT PLAN, (continued)

C) Changes in Net Pension Liability, (continued)

Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time.

The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5 year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining services lives (EARSL) of all members that are provided with benefits (active, inactive and retired) as of the beginning of the measurement period

Recognition of Gains and Losses

For the agent, multiple employer plan, the expected average remaining service lifetime (EARSL) is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired). For the cost sharing, multiple employer plan, the EARSL is calculated by dividing the total future service years by the total number of plan participants (active, inactive, and retired) in the Public Agency Cost Sharing Multiple-Employer Plan (PERF C).

The EARSL for the Plan for the measurement date ending June 30, 2021 is 2.9 years, which was obtained by dividing the total service years of 2,031 (the sum of remaining service lifetimes of the active employees) by 709 (the total number of participants: active, inactive, and retired). Note that inactive employees and retirees have remaining service lifetimes equal to 0. Also note that total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

The EARSL for PERF C for the measurement period ending June 30, 2021 is 3.7 years, which was obtained by dividing the total service years of 561,622 (the sum of remaining service lifetimes of the active employees) by 150,648 (the total number of participants: active, inactive, and retired) in PERF C. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 11) RETIREMENT PLAN, (continued)

#### D) Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions

##### Miscellaneous – Agent, Multiple-Employer Defined Benefit Pension Plan

As of the start of the measurement period (July 1, 2020), the net pension liability was \$46,642,104. For the measurement period ending June 30, 2021 (the measurement date), the City incurred a pension expense of \$2,788,769 for the Plan.

##### Safety – Cost Sharing, Multiple-Employer Defined Benefit Pension Plan

As of the start of the measurement period (July 1, 2020), the net pension liability for the safety plans is \$21,773,049. For the measurement period ending June 30, 2021 (the measurement date), the City incurred a pension expense of \$738,666 for the safety plan.

The aggregate amount of pension expenses for the Miscellaneous and Safety plans for the measurement period ending June 30, 2021 is \$3,527,435.

As of June 30, 2022, the City has deferred outflows and deferred inflows of resources related to pensions as follows:

	<u>Miscellaneous</u>		<u>Safety</u>	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between Expected and Actual Experience	\$ 1,244,013	\$ -	\$ 2,057,930	\$ -
Changes of Assumptions	-	-	-	-
Net Difference between Projected and Actual Earnings on Pension Plan Investments	-	(12,066,031)	-	(7,169,271)
Change in Employer's Proportion	-	-	1,442,111	-
Differences between the employer's contributions and the employer's proportionate share of contributions	-	-	-	(1,381,587)
Pension Contributions Subsequent to Measurement Date	5,497,462	-	3,121,569	-
	<u>\$ 6,741,475</u>	<u>\$ (12,066,031)</u>	<u>\$ 6,621,610</u>	<u>\$ (8,550,858)</u>

These amounts above are net of outflows and inflows recognized in the 2020-21 measurement period expense. The \$5,497,462 and \$3,121,569 reported as deferred outflows of resources related to the contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in upcoming fiscal year.

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 11) RETIREMENT PLAN, (continued)

##### D) Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions, (continued)

Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in future pension expense as follows:

Fiscal Year Ended June 30,	Deferred Outflows/(Inflows) of Resources, Net	
	Miscellaneous	Safety
2022	\$ (2,200,825)	\$ (635,034)
2023	(2,418,855)	(987,835)
2024	(2,891,506)	(1,455,064)
2025	(3,310,832)	(1,972,884)
2026	-	-
Thereafter	-	-

##### E) Payable to the Pension Plan

The City reported a payable of \$0 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2022.

##### F) Defined Contribution Pension Plan

The City provides pension benefits for all of its part-time employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The plan is administered as part of the City's 457 plan. All part-time employees are eligible to participate from the date of employment. Federal legislation requires contributions of at least 7.5% to a retirement plan, and the City Council has resolved to pay 1.9% for City employees of the required contribution. The City's contributions for each employee (and interest earned by the accounts) are fully vested immediately.

For the year ended June 30, 2022, the City's total payroll and covered payroll for part-time employees was \$1,492,092. The City made employer contributions of \$28,350 (1.9% of current covered payroll), and employees contributed \$83,557 (5.6% of current covered payroll).

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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12) OTHER POSTEMPLOYMENT BENEFITS (OPEB)

A) General Information about the OPEB Plans

Plan Description

*Safety – Single Employer Defined Benefit Plan*

Effective January 12, 1999, the City of San Marcos City Council and the San Marcos Fire Protection District (SMFPD) Board of Directors authorized the merger of the City and SMFPD contracts for the California Public Employees' Retirement System (CalPERS) for the Safety employees. For Safety retirees who retired before the merger, the City continues to contribute the amount necessary to pay the full cost of enrollment in the CalPERS Health Plan, including the enrollment of eligible family members, as passed by resolution by the SMFPD Board of Directors on April 12, 1977. The surviving spouse of an eligible retiree who elected spouse coverage under CalPERS is eligible for the employer contribution upon the death of the retiree. For Safety retirees who retired after the merger, the City provides the minimum required employer contribution under the CalPERS Health Plan for eligible retirees and surviving spouses in receipt of a pension benefit from CalPERS. The surviving spouse of an eligible retiree who elected spouse coverage under CalPERS is eligible for the employer contribution upon the death of the retiree. The scheduled minimum required employer contributions for each eligible retiree under the CalPERS Health Plan are \$149 per month in 2022.

Plan Description, (continued)

*Miscellaneous – Single Employer Defined Benefit Plan*

For non-safety or Miscellaneous employees, the City offers retirees and eligible dependents to continue on the City's miscellaneous employee health plan until they are eligible for Medicare benefits. Retirees may participate in the health plan at their own cost.

The City does not issue any financial report for the plans. A separate financial report is not prepared for the plans.

Employees Covered

As of the June 30, 2021 measurement date, the following current and former employees were covered by the benefit terms under the Plan:

Active employees	217
Inactive employees or beneficiaries currently receiving benefits	44
Inactive employees entitled to, but not yet receiving benefits	10
Total	<u>271</u>

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 12) OTHER POSTEMPLOYMENT BENEFITS (OPEB), (continued)

##### A) General Information about the OPEB Plans, (continued)

###### Contributions

The City pays the portion of the employer related health insurance premiums for the current retirees and their spouses/dependents on a pay-as-you-go basis (no prefunding). For fiscal year ended June 30, 2022, the City paid \$301,131 for other postemployment benefits.

##### B) Total OPEB Liability

The City's total OPEB liability was measured as of June 30, 2021 and the total OPEB liability used to calculate the total OPEB liability was determined by an actuarial valuation dated June 30, 2020 to determine the June 30, 2021 total OPEB liability, based on the following actuarial methods and assumptions:

<u>Actuarial Assumptions</u>	<u>June 30, 2021 Measurement Date</u>
Actuarial Valuation Date	June 30, 2020
Contribution Policy	No pre-funding
Discount Rate	2.16% at June 30, 2021 (Bond Buyer 20-Bond Index) 2.21% at June 30, 2020 (Bond Buyer 20-Bond Index)
General Inflation	2.75% annually
Mortality, Retirement, Disability, Termination	Based on CalPERS 1997-2015 Experience Study
Salary increases	3% annually
Medical Trend	Non-Medicare – 7.0% for 2022, decreasing to an ultimate rate of 4.0% in 2076 Medicare (Non-Kaiser) – 6.1% for 2022, decreasing to an ultimate rate of 4.0% in 2076 Medicare (Kaiser) – 5.0% for 2022, decreasing to an ultimate rate of 4% in 2076
Healthcare Participation	<i>Current Actives:</i> Miscellaneous - 70% Safety - 60% <i>Current Retirees:</i> 100% if covered, 5% re-elect PEMHCA at 65, if waived

###### Discount Rate

A discount rate of 2.16 percent was used in the valuation for measurement date June 30, 2021.

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

### 12) OTHER POSTEMPLOYMENT BENEFITS (OPEB), (continued)

#### B) Total OPEB Liability, (continued)

##### Changes in the Total OPEB Liability

The changes in the total OPEB liability for the Plan are as follows:

	Total OPEB Liability
Balance at June 30, 2021 (6/30/20 measurement date)	<u>\$ 9,787,004</u>
Changes recognized for the measurement period:	
Service cost	616,808
Interest	226,597
Changes of assumptions	72,371
Benefit payments	<u>(301,131)</u>
Net changes	<u>614,645</u>
Balance at June 30, 2022 (6/30/21 measurement date)	<u><u>\$ 10,401,649</u></u>

##### Sensitivity of the total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2021:

	1% Decrease (1.16%)	Current Discount Rate (2.16%)	1% Increase (3.16%)
Total OPEB Liability	\$ 12,036,728	\$ 10,401,649	\$ 9,092,903

##### Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the City if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for measurement period ended June 30, 2021:

	1% Decrease	Current Healthcare Cost Trend Rates	1% Increase
Total OPEB Liability	\$ 8,737,294	\$ 10,401,649	\$ 12,566,467

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 12) OTHER POSTEMPLOYMENT BENEFITS (OPEB), (continued)

##### B) Total OPEB Liability, (continued)

###### OPEB Plan Fiduciary Net Position

As the City is not prefunding with an OPEB trust, Plan Fiduciary Net Position was \$0 at the June 30, 2021 measurement date. The City does not have assets accumulated in a trust that meets the criteria of GASB 75 to pay related benefits.

###### Recognition of Deferred Outflows and Deferred Inflows of Resources

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense. The net difference between projected and actual earnings on OPEB plan investments is amortized using the straight-line method over 5 years, while all other amounts are amortized over the expected average remaining service lifetime (EARS�) of plan participants.

###### OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2022, the City recognized OPEB expense of \$787,962. As of fiscal year ended June 30, 2022, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes between expected and actual experience	\$ 321,148	\$ 1,057,270
Changes of assumptions	1,448,704	410,962
Contributions to OPEB plan subsequent to the measurement date	288,074	-
Total	<u>\$ 2,057,926</u>	<u>\$ 1,468,232</u>

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### 12) OTHER POSTEMPLOYMENT BENEFITS (OPEB), (continued)

##### B) Net OPEB Liability, (continued)

###### OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB, (continued)

The \$288,074 reported as deferred outflows of resources related to contributions subsequent to the June 30, 2021 measurement date will be recognized as a reduction of the total OPEB liability during the fiscal year ending June 30, 2022. Other amounts reported as deferred outflows or inflows of resources related to OPEB will be recognized as expense as follows:

<u>Fiscal Year Ended June 30</u>	<u>Deferred Outflows/(Inflows) of Resources</u>
2023	\$ (56,089)
2024	(56,089)
2025	(56,089)
2026	(7,089)
2027	39,911
Thereafter	437,065

#### 13) INSURANCE

##### A) California Joint Powers Insurance Authority

###### (1) Description of Self-Insurance Pool Pursuant the Joint Powers Agreement

The City of San Marcos is a member of the California Joint Powers Insurance Authority (Authority). The Authority is composed of 123 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq. The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The California JPIA began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.



**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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13) INSURANCE, (continued)

A) California Joint Powers Insurance Authority, (continued)

(2) Self-Insurance Programs of the Authority

Each member pays an annual contribution at the beginning of the coverage period. A retrospective adjustment is then conducted annually thereafter, for coverage years 2012-13 and prior. Coverage years 2013-14 and forward are not subject to routine annual retrospective adjustment. The total funding requirement for primary self-insurance programs is based on an actuarial analysis. Costs are allocated to individual agencies based on payroll and claims history, relative to other members of the risk-sharing pool.

Primary Liability Program

Claims are pooled separately between police and general government exposures. (1) The payroll of each member is evaluated relative to the payroll of other members. A variable credibility factor is determined for each member, which establishes the weight applied to payroll and the weight applied to losses within the formula. (2) The first layer of losses includes incurred costs up to \$100,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the first layer. (3) The second layer of losses includes incurred costs from \$100,000 to \$500,000 for each occurrence and is evaluated as a percentage of the pool's total incurred costs within the second layer. (4) Incurred costs from \$500,000 to \$50 million, are distributed based on the outcome of cost allocation within the first and second loss layers.

The overall coverage limit for each member, including all layers of coverage, is \$50 million per occurrence. Subsidence losses have a sub-limit of \$50 million per occurrence. The coverage structure includes retained risk that is pooled among members, reinsurance, and excess insurance. More detailed information about the various layers of coverage is available on the following website: <https://cjpia.org/coverage/risk-sharing-pools/>.

(3) Purchased Insurance

Pollution Legal Liability Insurance

The City of San Marcos participates in the pollution legal liability insurance program which is available through the Authority. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City of San Marcos. Coverage is on a claims-made basis. There is a \$250,000 deductible. The Authority has an aggregate limit of \$20 million.

# *City of San Marcos*

## **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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### 13) INSURANCE, (continued)

#### A) California Joint Powers Insurance Authority, (continued)

##### (3) Purchased Insurance, (continued)

##### Property Insurance

The City of San Marcos participates in the all-risk property protection program of the Authority. This insurance protection is underwritten by several insurance companies. City of San Marcos property is currently insured according to a schedule of covered property submitted by the City of San Marcos to the Authority. City of San Marcos property currently has all-risk property insurance protection in the amount of \$186,700,908. There is a \$10,000 deductible per occurrence except for non-emergency vehicle insurance which has a \$2,500 deductible.

##### Earthquake and Flood Insurance

The City of San Marcos purchases earthquake and flood insurance on a portion of its property. The earthquake insurance is part of the property protection insurance program of the Authority. City of San Marcos property currently has earthquake protection in the amount of \$154,611,944. There is a deductible of 5% per unit of value with a minimum deductible of \$100,000.

##### Crime Insurance

The City of San Marcos purchases crime insurance coverage in the amount of \$1,000,000 with a \$2,500 deductible. The fidelity coverage is provided through the Authority.

##### Special Event Tenant User Liability Insurance

The City of San Marcos further protects against liability damages by requiring tenant users of certain property to purchase low-cost tenant user liability insurance for certain activities on agency property. The insurance premium is paid by the tenant user and is paid to the City of San Marcos according to a schedule. The City of San Marcos then pays for the insurance. The insurance is facilitated by the Authority.

##### (4) Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2021-22.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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13) INSURANCE, (continued)

B) Public Agency Self-Insurance System (PASIS)

Workers Compensation

The City is a member of the Public Agency Self-Insurance System (PASIS) which is a joint powers authority of nine fire districts in San Diego County and the City of San Marcos. PASIS' purpose is to provide for payment of workers' compensation claims, purchase claims examiner services, general counsel services and excess insurance coverage. Members are responsible for paying their own claims and related expenses.

For claims arising prior to July 1, 2001, the City was responsible for the first \$250,000 of each loss. For claims arising during the year ended June 30, 2002, the deductible amount was \$400,000. For claims arising between July 1, 2002 and June 30, 2009, the deductible amount was \$500,000. The deductible for claims arising after June 30, 2009 is \$300,000. PASIS carries excess insurance through a commercial insurance company to cover amounts over the self-insured retention. PASIS requires the City to maintain a minimum of \$300,000 cash deposit with PASIS. At June 30, 2022, the City had \$745,873 on deposit with PASIS and claims payable of \$1,193,859.

14) JOINT VENTURES

North County Dispatch Joint Powers Authority

The City is a member of the North County Dispatch Joint Powers Authority (the JPA). The JPA was formed on June 11, 1984, and other member agencies include the Rancho Santa Fe Fire Protection District, the North County Fire Protection District and the cities of Vista, Solana Beach, Oceanside, Encinitas, and Carlsbad. The purpose of the JPA is to provide dispatching and emergency communication services for fire protection, security, and medical services. Each member provides an annually determined contribution towards the ongoing operation. In the event of dissolution of the JPA, available assets shall be distributed to the member agencies in proportion to the aggregate contribution made by each member agency during the entire term of the agreement.

The activities of the JPA are supervised by a board consisting of eight directors who are appointed by each member's governing body.

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### 14) JOINT VENTURES, (continued)

##### North County Dispatch Joint Powers Authority, (continued)

Summarized audited information of the JPA for the fiscal year ended June 30, 2022, the most current available information, is as follows:

Assets	\$ 11,906,725
Deferred outflows	2,458,971
Liabilities	(1,893,831)
Deferred inflows	<u>(707,869)</u>
Net position	<u>\$ 11,763,996</u>
Revenues	\$ 8,907,116
Expenses	<u>(5,018,014)</u>
Change in net position	<u>\$ 3,889,102</u>

The City's share of the JPA's assets, liabilities, equity, and changes therein during the year is not available and is not material to the City's financial statements. Separate financial statements of the JPA are available at 16936 El Fuego Drive (P.O. Box 410), Rancho Santa Fe, CA 92067.

##### Rancheros Commercial Park

The former City of San Marcos Redevelopment Agency (the Agency) entered into a Disposition and Development Agreement with LBP Partnership on March 6, 1989. In accordance with that Agreement, the Agency and LBP Partnership formed a Limited Partnership known as Rancheros Commercial Park, a Limited Partnership. The purpose of this Limited Partnership was to engage in the business of leasing, developing, constructing, maintaining and operating certain commercial/industrial property. Each of the Partners leased to the Partnership certain real property owned by the General and Limited Partners. The capital contributions to be made by Partners were to be adjusted to match, on a percentage basis, the proportionate land areas leased by the Partners to the Partnership. The net profits of the Partnership are allocated to, and net losses suffered by the Partnership are borne by, the Partners in proportion to their respective contributions of capital and real estate. On March 26, 2010, the Agency's interest in this partnership was transferred to the City. The City's equity interest in this Limited Partnership is \$6,534,134 as of June 30, 2022. Separate financial statements for this joint venture are not available.

## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### **15) ASSESSMENT DISTRICT, COMMUNITY FACILITIES DISTRICTS BONDS AND CONDUIT DEBT**

Bonds issued to finance public improvement projects in certain assessment districts and community facilities districts are liabilities of the property owners and are secured by liens against the assessed property. The City acts as an agent for the collection of special assessments from the property owners and the payment of principal and interest to the bondholders. The City has no obligation or duty to pay any delinquency out of any available funds of the City. Neither the faith and credit nor the taxing power of the City is pledged to the payment of the bonds. Therefore, none of the following obligations are included in the accompanying financial statements. The balance in the reserve account at the end of the fiscal year for each bond issue was above the reserve requirement.

Type of Debt	Amount of Issue	Outstanding June 30, 2022
City of San Marcos Community Facilities District No. 88-1, Special Tax Refunding Bonds, Series 2012, (Improvement Area No. 1, 2, 3 )	\$ 22,425,000	\$ 6,861,185
City of San Marcos Community Facilities District No. 99-01, Special Tax Refunding Bonds, Series 2021 (Improvement Area C2B, I1, I2)	9,720,000	9,155,000
City of San Marcos Community Facilities District No. 2002-01 (University Commons), Special Tax Refunding Bonds, Series 2021 (Improvement Area No. 1)	10,575,000	9,925,000
City of San Marcos Community Facilities District No. 99-01, 2018 Special Tax Refunding Bonds (Improvement Area D2L, D2U, D3, D4, E1, E2, H2, H3)	16,955,000	15,030,000
City of San Marcos Community Facilities District No. 99-01, 2014 Special Tax Refunding Bonds (Improvement Area A1, A2, B1, B2, C1, D1, F2/V2, G3, H1A, H1B, J, M, N1, N2, R1, R2, V1A, CFD 91-01)	32,395,000	23,005,000
Total	<u>\$ 92,070,000</u>	<u>\$ 63,976,185</u>

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

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### 15) ASSESSMENT DISTRICT, COMMUNITY FACILITIES DISTRICTS BONDS AND CONDUIT DEBT, (continued)

The City, the Successor Agency to the former Redevelopment Agency, the San Marcos Public Facilities Authority, San Marcos Public Financing Authority, and the California Mobile Home Financing Authority have issued bonds to provide financing for the acquisition, construction and/or development of various residential dwelling units, industrial facilities, school facilities, facilities for the elderly and rental housing for low and moderate income persons. However, neither the faith and credit nor the general taxing power of the City, Successor Agency or Authorities have been pledged to the payments of the bonds. Furthermore, the City, Agency or Authorities do not have any obligations for the payments of the bonds in the case of default. Therefore, none of the following obligations are included in the accompanying financial statements.

<u>Type of Debt</u>	<u>Outstanding June 30, 2022</u>
\$39,815,000 Successor Agency to the San Marcos Redevelopment Agency 2018 Pass-Through Tax Revenue Refunding Bonds Project Area #3 - San Marcos Unified School District	<u>\$ 36,265,000</u>

### 16) COMMITMENTS AND CONTINGENT LIABILITIES

The City is a defendant in certain legal actions arising in the normal course of operations. The amount of loss, if any, that may result from those actions cannot be reasonably estimated at this time.

### 17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 (the Bill) that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of San Marcos that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that upon dissolution of a redevelopment agency, either the City or another unit of local government will agree to serve as the "successor agency" to hold the assets until they are distributed to other units of state and local government. On January 10, 2012, the City Council elected to become the Successor Agency for the former Redevelopment Agency in accordance with the Bill as part of City resolution number 2012-7607.

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT  
AGENCY, (continued)

After enactment of the law, which occurred on June 28, 2011, redevelopment agencies in the State of California cannot enter into new projects, obligations or commitments. Subject to the control of a newly established oversight board, remaining assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In future fiscal years, successor agencies will only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligation of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

The Bill directs the State Controller of the State of California to review the propriety of any transfers of assets between redevelopment agencies and other public bodies that occurred after January 1, 2011. If the public body that received such transfers is not contractually committed to a third party for the expenditure or encumbrance of those assets, the State Controller is required to order the available assets to be transferred to the public body designated as the successor agency by the Bill.

Management believes, in consultation with legal counsel, that the obligations of the former Redevelopment Agency due to the City are valid enforceable obligations payable by the Successor Agency Trust under the requirements of the Bill. The ability of the Successor Agency to repay the City is dependent upon the sufficiency of available tax revenues to fund such repayment. Revenues are only available for repayment to the extent that all other obligations of the Successor Agency have been provided for in accordance with a complex computation set forth in California Assembly Bill No. 1484. The City believes that there will be sufficient tax revenue to permit eventual repayment in full to the City.

After the date of dissolution, the assets and activities of the dissolved Redevelopment Agency are reported in a fiduciary fund (private-purpose trust fund) in the financial statements of the City, pending the liquidation and distribution of the assets and liabilities of the former Redevelopment Agency to other taxing entities in accordance with state law.

## City of San Marcos

### Notes to Basic Financial Statements For the Year Ended June 30, 2022

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#### 17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY, (continued)

##### Net Investment in Direct Financing Lease

In fiscal year 1992-93, the former San Marcos Redevelopment Agency entered into a direct financing lease with the San Marcos Unified School District whereby the Agency had agreed to lease 50% of the Public Works Yard to the School District, with a purchase option at the end of the lease. The lease was amended in fiscal year 2001-02 due to the refinancing of the Civic Center/Public Works Yard Bond issue. Upon the dissolution of the Redevelopment Agency, this lease was transferred to the Successor Agency of the former Redevelopment Agency.

The terms of the amended lease call for semi-annual payments of \$98,906 including interest at 5.87% each July and January 15 commencing July 15, 2002 to July 15, 2031 and payments of \$62,663 with no interest from July 15, 2002 to July 15, 2022. A net investment in direct financing lease has been recorded in the Successor Agency Trust to account for the net present value of the lease payments at June 30, 2022.

The following lists the components of the net investment in the direct financing lease as of June 30, 2022:

Total minimum lease payments to be received	\$ 2,828,982
Less unearned income	<u>(1,341,436)</u>
Net investment in direct financing lease	<u><u>\$ 1,487,546</u></u>

At June 30, 2022, the future minimum lease payments are as follows:

<u>Year Ending June 30,</u>	<u>Amount</u>
2023	\$ 178,508
2024	122,745
2025	130,055
2026	137,801
2027	142,310
2028-2032	<u>776,127</u>
Total	<u><u>\$ 1,487,546</u></u>



## *City of San Marcos*

### **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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#### **17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY, (continued)**

##### Long-Term Liabilities

The following is a summary of changes in long-term liabilities for the year ended June 30, 2022:

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022	Due Within One Year
Bonds payable	\$217,495,000	\$ -	\$ (12,800,000)	\$ 204,695,000	\$ 13,210,000
Plus (less) deferred amounts:					
Issuance premium	8,598,950	-	(505,822)	8,093,128	-
Issuance discount	(1,574,425)	-	157,442	(1,416,983)	-
Total bonds payable	224,519,525	-	(13,148,380)	211,371,145	13,210,000
Cooperation agreement	23,275,296	-	-	23,275,296	-
Advance from San Marcos					
Affordable Housing Fund	7,254,663	-	(2,500,000)	4,754,663	-
Due to other governments	-	-	-	-	-
Total	<u>\$255,049,484</u>	<u>\$ -</u>	<u>\$ (15,648,380)</u>	<u>\$ 239,401,104</u>	<u>\$ 13,210,000</u>

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

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### 17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY, (continued)

#### Bonds Payable

In December 2017, the Successor Agency to the San Marcos Redevelopment Agency (Agency) issued \$47,800,000 Tax Allocation Refunding Bonds, Series 2017, to refund the outstanding \$52,805,000 San Marcos Redevelopment Agency Housing Set-Aside Tax Allocation Bonds, Series 2010, (Taxable). The bonds consist entirely of serial bonds of \$47,800,000 maturing from 2018 to 2030 in annual installments of \$3,150,000 to \$4,595,000. Interest is payable semi-annually on April 1 and October 1 commencing April 1, 2018 at rates ranging from 1.5% to 3.25%. Bonds maturing on or after October 1, 2028 are subject to optional redemption, in whole or in part, on any date on or after October 1, 2027. A discount of \$1,000,315 is being amortized over the life of the debt. The reserve requirement was met by the issuance of a municipal bond debt service reserve insurance policy issued by Assured Guaranty Municipal Corp. at the end of the fiscal year.

\$ 33,565,000

In July 2015, the Successor Agency to the San Marcos Redevelopment Agency (Agency) issued \$84,710,000 Tax Allocation Refunding Bonds, Series 2015A, to refund certain outstanding obligations of the Agency. The bonds consists of serial bonds of \$84,710,000 maturing from 2016 to 2034 on October 1 in annual installments of \$2,705,000 to \$6,985,000. Interest is payable semi-annually on October 1 and April 1 commencing October 1, 2015 at rates ranging from 2.00% to 5.00%. Bonds maturing on and after October 1, 2026 are subject to redemption in whole or in part at the option of the Agency on any date on or after October 1, 2025. An original issue premium of \$12,381,067 is being amortized over the life of the debt. The reserve requirement was fully funded at the end of the fiscal year.

63,815,000

In July 2015, the Successor Agency to the San Marcos Redevelopment Agency (Agency) issued \$139,285,000 Taxable Tax Allocation Refunding Bonds, Series 2015B, to refund certain outstanding obligations of the Agency. The bonds consist of serial bonds of \$44,160,000 maturing from 2016 to 2025 in annual installments of \$5,125,000 to \$6,410,000 and term bonds of \$95,125,000 maturing from 2024 to 2038. Interest is payable semi-annually on October 1 and April 1 commencing October 1, 2015 at rates ranging from 1.09% to 5.002%. Bonds maturing on or after October 1, 2026, other than the Term Bonds maturing on October 1, 2029, are subject to optional redemption, in whole or in part, on any date on or after October 1, 2025. Bonds maturing on October 1, 2024, October 1, 2027, October 1, 2029, October 1, 2034, and October 1, 2038 are subject to redemption in whole, or in part by lot, on October 1, of each year commencing October 1, 2023. A net original discount of \$747,191 is being amortized over the life of the debt. The reserve requirement was fully funded at the end of the fiscal year.

107,315,000

Total bonds payable

\$ 204,695,000

**Notes to Basic Financial Statements  
For the Year Ended June 30, 2022**

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**17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT  
AGENCY, (continued)**

Bonds Payable, (continued)

In January 2011, the former Redevelopment Agency issued \$52,805,000 2010 Tax Allocation Bonds to finance costs of low and moderate income housing projects, including the acquisition of land and improvements and the construction of certain infrastructure improvements. The bonds consist of serial bonds of \$10,590,000 maturing from 2013 to 2021 in annual installments of \$1,655,000 to \$2,565,000 and term bonds of \$42,215,000 maturing from 2018 to 2030. Interest is payable semi-annually on April 1 and October 1 commencing April 1, 2011 at rates ranging from 3.25% to 8.5%.

These bonds were paid in full in the current year by the Successor Agency to the San Marcos Redevelopment Agency Taxable Tax Allocation Refunding Bonds, Series 2017. As a result of the current refunding, the Successor Agency decreased its debt service cash flow by \$15,193,410, resulting in an economic gain of \$7,052,139 (calculated as the difference between the debt service payments under the old and new debt discounted to present value using the effective interest rate).

Bond debt service requirements to maturity are as follows:

Year Ending June 30	Principal	Interest	Total
2023	\$ 13,210,000	\$ 11,196,091	\$ 24,406,091
2024	13,690,000	10,599,741	24,289,741
2025	13,765,000	9,938,635	23,703,635
2026	14,310,000	9,291,522	23,601,522
2027	15,210,000	8,604,097	23,814,097
2028-2032	78,135,000	29,936,468	108,071,468
2033-2037	47,375,000	8,878,692	56,253,692
2038-2040	9,000,000	680,775	9,680,775
Total	<u>\$ 204,695,000</u>	<u>\$ 89,126,021</u>	<u>\$ 293,821,021</u>

# City of San Marcos

## Notes to Basic Financial Statements For the Year Ended June 30, 2022

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### 17) SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY, (continued)

#### Cooperation Agreement

In fiscal year 1993-94, the former Redevelopment Agency entered into a cooperation agreement with the County of San Diego (the County) to alleviate any financial burden or detriment caused to the County as a result of amending the Redevelopment Plan for Project Area No. 1. The amount owed to the County increases each year by an annual amount equal to the County's portion of actual Agency tax revenue after deducting the housing set-aside. The unpaid principal and interest amount bears a 4% annual interest rate between fiscal year 1993-94 and the trigger year (the fiscal year in which the amount of tax revenue that has been allocated and paid to the Agency exceeds the amount of \$100,000,000) and a floating interest rate thereafter. Payments consisting of 68% of the County's portion of tax increment are to be made annually beginning in the trigger year. Beginning in fiscal year 2012-13, the Agency is to annually pay the County the following percentages of gross Agency tax revenue:

2018-19 through 2022-23	30%
2023-24 through 2027-28	35%
2028-29 through 2032-33	40%
2033-34 through 2037-38	45%
2038-39 and thereafter	50%

Once the County has been fully paid all principal and interest, if the Agency is still entitled to receive Agency tax revenue, annual payments to the County will equal the County's portion after deducting the housing set-aside.

\$ 23,275,296

#### Advance from the City of San Marcos

The San Marcos Affordable Housing Fund loaned \$24,383,743 to the Fiduciary Funds to fund the fiscal years 2009-10 and 2010-11 Supplemental Educational Revenue Augmentation Fund (SERAF) payments. The loans bear an interest rate equal to the City's average portfolio rate and are to be repaid subject to Health & Safety Code Section 34176(d), under the provisions of Assembly Bill 1X 26 that provides for the dissolution of all redevelopment agencies in the State of California.

\$ 4,754,663

# *City of San Marcos*

## **Notes to Basic Financial Statements For the Year Ended June 30, 2022**

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### 18) OTHER REQUIRED NOTE DISCLOSURES

#### Deficit Fund Balances

As of June 30, 2022, the following non-major funds presented a negative fund balance.

<u>Governmental Funds - Non-Major</u>	
Special Revenue Funds	
Street Lighting District	\$ (71,974)
Senior Nutrition Grant	(83,875)

The Capital Projects Fund's deficit fund balance will be remedied by requesting reimbursement of CIP expenses.

**REQUIRED SUPPLEMENTARY  
INFORMATION**

# City of San Marcos

## Required Supplementary Information Schedule of Changes in Net Pension Liability and Related Ratios Last Ten Years\*

### Miscellaneous Plan

	Measurement Period 6/30/2014	Measurement Period 6/30/2015	Measurement Period 6/30/2016	Measurement Period 6/30/2017
<b>TOTAL PENSION LIABILITY</b>				
Service Cost	\$ 2,750,478	\$ 2,559,947	\$ 2,553,229	\$ 2,805,674
Interest	7,817,338	8,083,219	8,584,986	8,918,976
Difference Between Expected and Actual Experience	-	(2,717,435)	898,809	(697,183)
Changes of Assumptions	-	(2,000,140)	-	7,506,452
Benefit Payments, Including Refunds of Employee Contributions	(4,059,146)	(4,587,163)	(5,372,003)	(5,737,609)
<b>Net Change in Total Pension Liability</b>	<b>6,508,670</b>	<b>1,338,428</b>	<b>6,665,021</b>	<b>12,796,310</b>
<b>Total Pension Liability - Beginning</b>	<b>104,885,512</b>	<b>111,394,182</b>	<b>112,732,610</b>	<b>119,397,631</b>
<b>Total Pension Liability - Ending (a)</b>	<b>\$ 111,394,182</b>	<b>\$ 112,732,610</b>	<b>\$ 119,397,631</b>	<b>\$ 132,193,941</b>
<b>PLAN FIDUCIARY NET POSITION</b>				
Net Plan to Plan Resource Movement	\$ -	\$ -	\$ -	\$ -
Contributions - Employer	3,469,533	4,558,184	4,385,959	9,542,711
Contributions - Employee	1,094,087	1,302,378	1,348,496	1,169,316
Net Investment Income	10,830,423	1,709,531	438,181	8,627,538
Benefit Payments, Including Refunds of Employee Contributions	(4,059,146)	(4,587,163)	(5,372,003)	(5,737,609)
Administrative Expense	-	(85,688)	(46,382)	(113,479)
Other Miscellaneous Income/(Expense) <sup>1</sup>	-	-	-	-
<b>Net Change in Fiduciary Net Position</b>	<b>11,334,897</b>	<b>2,897,242</b>	<b>754,251</b>	<b>13,488,477</b>
<b>Plan Fiduciary Net Position - Beginning</b>	<b>61,873,569</b>	<b>73,208,466</b>	<b>76,105,708</b>	<b>76,859,959</b>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 73,208,466</b>	<b>\$ 76,105,708</b>	<b>\$ 76,859,959</b>	<b>\$ 90,348,436</b>
<b>Plan Net Pension Liability - Ending (a) - (b)</b>	<b>\$ 38,185,716</b>	<b>\$ 36,626,902</b>	<b>\$ 42,537,672</b>	<b>\$ 41,845,505</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>65.72%</b>	<b>67.51%</b>	<b>64.37%</b>	<b>68.35%</b>
<b>Covered Payroll</b>	<b>\$ 12,556,977</b>	<b>\$ 14,085,514</b>	<b>\$ 14,012,521</b>	<b>\$ 14,219,367</b>
<b>Plan Net Pension Liability as a Percentage of Covered Payroll</b>	<b>304.10%</b>	<b>260.03%</b>	<b>303.57%</b>	<b>294.29%</b>

\* Measurement period June 30, 2014 was the first year of implementation, therefore, only seven years are presented.

#### Notes to Schedule:

Changes in Benefit Terms: The figures above do not include any liability impact that may have resulted from plan changes which occurred after June 30, 2016. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in Assumptions: There were no assumption changes for 2021. For 2020, the Plan adopted a new amortization policy effective with the 2019 actuarial valuation. The new amortization policy shortens the period over which actuarial gains and losses are amortized from 30 years to 20 years with the payments computed as a level dollar amount. In addition, the new policy does not utilize a five-year ramp-up and ramp-down on UAL bases attributable to assumption changes and non-investment gains/losses. The new policy also does not utilize a five-year ramp-down on investment gains/losses. These changes apply only to new UAL bases established on or after June 30, 2019. There were no changes in assumptions in 2019. In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes in the discount rate in 2019. In 2017, the accounting discount rate was reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes in the discount rate. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5 percent discount rate.

<sup>1</sup> During fiscal year 2017-18, as a result of Governmental Accounting Standards Board Statement (GASB) No. 75, Accounting and Financial Reporting for Postemployment Benefit Plans Other than Pensions (GASB 75), CalPERS reported its proportionate share of activity related to postemployment benefits for participation in the State of California's agent OPEB plan. Accordingly, CalPERS recorded a one-time expense as a result of the adoption of GASB 75.

Additionally, CalPERS employees participate in various State of California agent pension plans and during fiscal year 2017-18, CalPERS recorded a correction to previously reported financial statements to properly reflect its proportionate share of activity related to pensions in accordance with GASB Statement No. 68, Accounting and Financial Report for Pensions (GASB 68).

# City of San Marcos

## Required Supplementary Information Schedule of Changes in Net Pension Liability and Related Ratios (continued) Last Ten Years\*

### Miscellaneous Plan, (continued)

	Measurement Period 6/30/2018	Measurement Period 6/30/2019	Measurement Period 6/30/2020	Measurement Period 6/30/2021
<b>TOTAL PENSION LIABILITY</b>				
Service Cost	\$ 2,898,829	\$ 2,938,266	\$ 2,703,721	\$ 2,546,641
Interest	9,287,287	9,846,868	10,335,678	10,782,695
Difference Between Expected and Actual Experience	283,350	2,125,402	1,290,024	1,095,442
Changes of Assumptions	(933,150)	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(6,202,870)	(6,806,974)	(7,435,808)	(8,172,791)
<b>Net Change in Total Pension Liability</b>	<b>5,333,446</b>	<b>8,103,562</b>	<b>6,893,615</b>	<b>6,251,987</b>
<b>Total Pension Liability - Beginning</b>	<b>132,193,941</b>	<b>137,527,387</b>	<b>145,630,949</b>	<b>152,524,564</b>
<b>Total Pension Liability - Ending (a)</b>	<b>\$ 137,527,387</b>	<b>\$ 145,630,949</b>	<b>\$ 152,524,564</b>	<b>\$ 158,776,551</b>
<b>PLAN FIDUCIARY NET POSITION</b>				
Net Plan to Plan Resource Movement	\$ (225)	\$ -	\$ -	\$ -
Contributions - Employer	4,278,656	4,615,503	5,080,583	4,969,430
Contributions - Employee	1,126,769	1,104,152	1,102,880	946,753
Net Investment Income	7,721,226	6,421,470	5,149,684	24,035,409
Benefit Payments, Including Refunds of Employee Contributions	(6,202,870)	(6,806,974)	(7,435,808)	(8,172,791)
Administrative Expense	(140,788)	(69,124)	(143,977)	(105,770)
Other Miscellaneous Income/(Expense) <sup>1</sup>	(267,358)	225	-	-
<b>Net Change in Fiduciary Net Position</b>	<b>6,515,410</b>	<b>5,265,252</b>	<b>3,753,362</b>	<b>21,673,031</b>
<b>Plan Fiduciary Net Position - Beginning</b>	<b>90,348,436</b>	<b>96,863,846</b>	<b>102,129,098</b>	<b>105,882,460</b>
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 96,863,846</b>	<b>\$ 102,129,098</b>	<b>\$ 105,882,460</b>	<b>\$ 127,555,491</b>
<b>Plan Net Pension Liability - Ending (a) - (b)</b>	<b>\$ 40,663,541</b>	<b>\$ 43,501,851</b>	<b>\$ 46,642,104</b>	<b>\$ 31,221,060</b>
<b>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</b>	<b>70.43%</b>	<b>70.13%</b>	<b>69.42%</b>	<b>80.34%</b>
<b>Covered Payroll</b>	<b>\$ 14,197,035</b>	<b>\$ 14,148,630</b>	<b>\$ 13,872,161</b>	<b>\$ 11,811,814</b>
<b>Plan Net Pension Liability as a Percentage of Covered Payroll</b>	<b>286.42%</b>	<b>307.46%</b>	<b>336.23%</b>	<b>264.32%</b>



# City of San Marcos

## Required Supplementary Information Schedule of Plan Contributions – Agent Plan Last Ten Years\*

### Miscellaneous Plan

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
6/30/2015	\$ 4,708,421	\$ (4,708,421)	\$ -	\$ 14,085,514	33.43%
6/30/2016	3,975,080	(3,975,080)	-	14,012,521	28.37%
6/30/2017	4,499,034	(9,499,034)	(5,000,000)	14,219,367	66.80%
6/30/2018	4,274,518	(4,274,518)	-	14,197,035	30.11%
6/30/2019	4,613,016	(4,613,016)	-	14,148,630	32.60%
6/30/2020	5,024,888	(5,024,888)	-	13,872,161	36.22%
6/30/2021	6,321,721	(6,321,721)	-	11,811,184	53.52%
6/30/2022	5,497,462	(5,497,462)	-	13,535,022	40.62%

\* Fiscal year 2014-15 (measurement date June 30, 2014) was the first year of implementation, therefore, only seven years are presented.

#### Notes to Schedule:

The actuarial methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2021-22 were from the June 30, 2020, Funding Valuation Report.

Actuarial Cost Method	Entry Age Normal
Amortization Method/Period	For details, see June 30, 2020, Funding Valuation Report.
Asset Valuation Method	Actuarial Value of Assets. For details, see June 30, 2019, Funding Valuation Report.
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table	The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.
Post Retirement Benefit Increase	The lesser of contract COLA or 2.50% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.50% thereafter.

# City of San Marcos

## Required Supplementary Information Schedule of City's Proportionate Share of the Plan's Net Pension Liability and Related Ratios as of the Measurement Date Last Ten Years\*

### Safety Plan

Measurement Date	Employer's Proportion of the Collective Net Pension Liability <sup>1</sup>	Employer's Proportionate Share of the Collective Net Pension Liability	Employer's Covered Payroll	Employer's Proportionate Share of the Collective Net Pension Liability as a Percentage of the Employer's Covered Payroll	Pension Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
6/30/2014	0.234342%	\$ 9,862,978	\$ 6,222,192	158.51%	81.42%
6/30/2015	0.166126%	11,402,729	6,725,963	169.53%	80.23%
6/30/2016	0.171957%	14,879,594	8,996,362	165.40%	75.77%
6/30/2017	0.175583%	17,413,036	6,816,670	255.45%	75.12%
6/30/2018	0.182753%	17,610,602	6,582,579	267.53%	76.85%
6/30/2019	0.190512%	19,521,871	6,690,455	291.79%	75.78%
6/30/2020	0.200112%	21,773,049	6,854,243	317.66%	74.65%
6/30/2021	0.222720%	12,045,303	6,838,996	176.13%	86.89%

<sup>1</sup> Proportion of the collective net pension liability represents the plan's proportion of PERF C, which includes both the Miscellaneous and Safety Risk Pools excluding the 1959 Survivors Risk Pool.

\* Measurement period June 30, 2014 was the first year of implementation, therefore, only seven years are presented.

# City of San Marcos

## Required Supplementary Information Schedule of Plan Contributions – Cost Sharing Plan Last Ten Years\*

### Safety Plan

Fiscal Year	Actuarially Determined Contribution	Contributions in Relation to the Actuarially Determined Contribution	Contribution Deficiency (Excess)	Employer's Covered Payroll	Contributions as a Percentage of Covered Payroll
6/30/2015	\$ 1,938,477	\$ (1,938,477)	\$ -	\$ 6,725,963	28.82%
6/30/2016	1,976,541	(1,976,541)	-	8,996,362	21.97%
6/30/2017	1,550,376	(1,550,376)	-	6,816,670	22.74%
6/30/2018	2,179,053	(2,179,053)	-	6,582,579	33.10%
6/30/2019	2,456,542	(2,456,542)	-	6,690,455	36.72%
6/30/2020	2,639,604	(2,639,604)	-	6,854,243	38.51%
6/30/2021	2,878,444	(2,878,444)	-	6,838,996	42.09%
6/30/2022	3,121,569	(3,121,569)	-	7,274,045	42.91%

\* Fiscal year 2014-15 (measurement date June 30, 2014) was the first year of implementation, therefore, only seven years are presented.

#### Notes to Schedule:

Change in Benefit Terms: None

# City of San Marcos

## Required Supplementary Information Schedule of Changes in the Net OPEB Liability and Related Ratios as of the Measurement Date Last Ten Years\*

Fiscal Year Measurement Period	2017-18 2016-17	2018-19 2017-18	2019-20 2018-19	2020-21 2019-20	2021-2022 2020-2021
<b>Total OPEB Liability</b>					
Service cost	\$ 600,000	\$ 533,323	\$ 409,539	\$ 454,666	\$ 616,808
Interest	248,000	302,110	269,366	272,594	226,597
Differences between expected and actual experience	-	(1,812,466)	-	407,944	-
Changes of assumptions	(815,000)	(130,218)	351,334	1,451,482	72,371
Benefit payments	(206,000)	(267,000)	(227,858)	(266,812)	(301,131)
Net change in total OPEB liability	(173,000)	(1,374,251)	802,381	2,319,874	614,645
Total OPEB liability - beginning	8,212,000	8,039,000	6,664,749	7,467,130	9,787,004
Net OPEB liability - ending	<u>\$ 8,039,000</u>	<u>\$ 6,664,749</u>	<u>\$ 7,467,130</u>	<u>\$ 9,787,004</u>	<u>\$ 10,401,649</u>
Plan fiduciary net position as a percentage of the total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%
Covered-employee payroll	\$ 25,017,697	\$ 24,297,000	\$ 23,281,622	\$ 21,370,676	\$ 24,093,404
Total OPEB liability as a percentage of covered-employee payroll	32.1%	27.4%	32.1%	45.8%	43.2%

\* Fiscal year 2017-18 (measurement date June 30, 2017) was the first year of implementation, therefore, only five years are presented.

The City does not have assets accumulated in a trust that meet the criteria of GASB 75 to pay related benefits.

# City of San Marcos

## Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual General Fund For the Year Ended June 30, 2022

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes and special assessments	\$ 26,677,192	\$ 26,702,761	\$ 28,354,042	\$ 1,651,281
Licenses and permits	5,241,388	5,784,295	6,229,489	445,194
Intergovernmental	19,973,967	25,167,184	22,735,088	(2,432,096)
Charges for services	17,340,451	17,668,567	20,530,129	2,861,562
Developer fees	11,500	11,500	16,981	5,481
Fines and forfeitures	461,800	81,800	68,465	(13,335)
Investment and rental income	7,129,733	8,057,755	15,385,322	7,327,567
Miscellaneous	357,350	563,459	942,337	378,878
Total Revenues	77,193,381	84,037,321	94,261,853	10,224,532
EXPENDITURES				
Current:				
General government	26,206,761	36,030,151	30,630,065	5,400,086
Community development	6,683,839	8,114,765	7,655,634	459,131
Public safety	42,002,418	41,633,603	42,816,495	(1,182,892)
Highways, streets and parks	7,952,933	10,117,229	7,871,875	2,245,354
Culture and recreation	3,599,137	3,759,853	3,690,542	69,311
Capital outlay	-	232,174	-	232,174
Debt service:				
Principal	693,078	654,539	616,492	38,047
Interest and fiscal charges	74,300	75,527	81,183	(5,656)
Total Expenditures	87,212,466	100,617,841	93,362,286	7,255,555
Excess (Deficiency) of Revenues over Expenditures	(10,019,085)	(16,580,520)	899,567	17,480,087
OTHER FINANCING SOURCES (USES)				
Sale of capital assets	-	392,325	396,367	4,042
Transfers in	7,105,500	4,805,500	4,220,708	(584,792)
Transfers out	(3,398,002)	(11,410,136)	(2,318,974)	9,091,162
Total Other Financing Sources (Uses)	3,707,498	(6,212,311)	2,298,101	8,510,412
Net Change in Fund Balance	(6,311,587)	(22,792,831)	3,197,668	25,990,499
Fund Balance, Beginning	116,736,764	116,736,764	116,736,764	-
Fund Balance, Ending	\$ 110,425,177	\$ 93,943,933	\$ 119,934,432	\$ 25,990,499

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
San Marcos Affordable Housing  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Developer fees	\$ 2,785,400	\$ 2,785,400	\$ 3,533,471	\$ 748,071
Investment and rental income	1,407,000	1,407,000	966,943	(440,057)
Miscellaneous	619,000	619,000	432,506	(186,494)
Total Revenues	4,811,400	4,811,400	4,932,920	121,520
<b>EXPENDITURES</b>				
Current:				
General government	445,627	375,942	418,518	(42,576)
Community development	7,055,500	7,154,900	3,962,033	3,192,867
Total Expenditures	7,501,127	7,530,842	4,380,551	3,150,291
Excess (Deficiency) of Revenues Over Expenditures	(2,689,727)	(2,719,442)	552,369	3,271,811
<b>OTHER FINANCING SOURCES</b>				
Transfers in	142,500	142,500	142,500	-
Transfers out	-	(530,000)	-	530,000
Total Other Financing Sources	142,500	(387,500)	142,500	530,000
Net Change in Fund Balance	(2,547,227)	(3,106,942)	694,869	3,801,811
Fund Balance, Beginning	40,945,345	40,945,345	40,945,345	-
Fund Balance, Ending	\$ 38,398,118	\$ 37,838,403	\$ 41,640,214	\$ 3,801,811

**Notes to Required Supplementary Information**  
**June 30, 2022**

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1) BUDGETARY INFORMATION

The City adopts an operating budget annually during June to be effective July 1, for the ensuing fiscal year. Budgeted expenditures are adopted through the passage of a resolution. This resolution constitutes the maximum authorized expenditures for the fiscal year and cannot legally be exceeded except by subsequent amendments of the budget by the City Council.

Budgets for all governmental type funds are adopted on a basis substantially consistent with generally accepted accounting principles (GAAP). Annual budgets are adopted for the General, Special Revenue, Debt Service Funds with the exception of the HOME Grant Special Revenue Fund. Annual budgets are not adopted for all of the Capital Projects Funds. Therefore, budget and actual financial statements have not been prepared for them because a comparison of such budgetary amounts to annual revenues and expenditures is not meaningful.

The City uses an encumbrance system as an extension of normal budgetary accounting for the General, Special Revenue, and Capital Projects Funds. Under this system, purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of applicable appropriations. Encumbrances outstanding at year-end are recorded as reservations of fund balance since they do not constitute expenditures or liabilities. Outstanding encumbrances at year-end are automatically re-appropriated for the following year. Unencumbered and unexpended appropriations lapse at year-end unless City Council takes action in the form of a resolution to continue the appropriations into the following fiscal year.

**Non-Major Governmental Funds**

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**Special Revenue Funds**

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

**The Gas Tax Fund** is used to account for the Highway Users Tax revenues received from the State of California under Sections 2105, 2106, 2107, & 2107.5 of the California Streets and Highways Code. These funds are used by the Public Works Street Maintenance Division and are earmarked for the maintenance, rehabilitation or improvement of public streets.

**The Traffic Safety Fund** is used to account for traffic safety expenditures. Financing is provided by City-assessed traffic signal fees and traffic fines collected by the State.

**The Community Facilities District 98-02 Fund** is used to account for the costs of providing street lighting, traffic signals, and landscape services including parks, medians, parkways and trails, to certain properties. Properties within the Community Facilities District 98-02 are assessed for a portion of the annual costs and legally required operating and capital replacement reserves.

**The Street Lighting District Fund** is used to account for the costs of providing street lighting and landscaping services to certain properties. The benefiting properties are assessed for a portion of the costs.

**The Senior Nutrition Grant Fund** is used to account for Federal grant revenues received through the County of San Diego for the operations of the Senior Nutrition Program.

**The Community Development Block Grant Fund** is used to account for transactions related to the Community Development Block Grant Program provided by the Federal Government. Funds are mostly utilized for capital improvement projects benefiting low-and-moderate income areas within the City.

**The HOME Grant Fund** is used to account for transactions related to the HOME Grant provided by the Federal Government. The grant is used to fund the San Marcos Mortgage Assistance Program.

**The Center Drive Maintenance District Fund** is used to account for the cost of providing street maintenance services to certain properties. The benefiting properties are assessed for a portion of the costs.

**The Art in Public Places Fund** is used to account for public art in-lieu fee, which was created to assist in promoting art and cultural initiatives that enrich the artistic and educational climate of the City. The City Council designated the San Marcos Community Foundation to implement a grant program, which makes available funding to eligible organizations implementing artistic and cultural events and/or activities that generally benefit the San Marcos community.

**The Public, Education and Government Fund (PEG)** is used to account for revenue received from local cable operators in San Marcos. PEG payments are calculated as 1 percent of gross receipts received by cable operators and may be used for capital equipment purchases that support airing public meetings on the City's PEG channel.



## *City of San Marcos*

### **Non-Major Governmental Funds**

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#### **Special Revenue Funds, (continued)**

**The Congestion Management CFD Fund** is used to account for the future costs of providing intra City public transportation services, facilities, and equipment. Properties within the CFD fund 2011-01 are assessed for a portion of the costs.

**The CalHOME Grant Fund** is used to account for transactions related to the CalHOME Grant provided by the State of California. The grant is used to help fund the San Marcos Mortgage Assistance Program.

**The State CASp Fee Fund** is used to account for the Certified Access Specialists (CASp) fee collected through business licenses. The CASp fee is mandated by the California SB 1186, AB 1379 and Government Code Section 4467 and its purpose is to increase disability access and compliance with construction-related accessibility requirements. The majority of the fee is retained by the City to support the CASp program and the remainder is sent to the California Department of General Services, Division of State Architect (DSA) to maintain oversight of the CASp program.

**The Gas Tax RMRA Fund** is used account for the Road Maintenance and Rehabilitation (RMRA) revenues received from the State of California under the California Streets and Highways Code Section 2032. These funds are earmarked for specific capital improvement program projects involving the rehabilitation or improvement of public streets.

#### **Debt Service Funds**

Debt service funds are used to account for debt service transactions including revenue collection and payments of principal and interest on long-term obligations.

**The San Marcos Public Facilities Authority Fund** is used to account for the accumulation of resources for and the payment of principal and interest of the various debt obligations of the San Marcos Public Facilities Authority.

#### **Capital Projects Funds**

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds.

**The Public Facility Fund** is used to account for the accumulation of resources for the payment of public facility related costs. The primary funding source is developer fees.

**The Community Facilities District 99-1 Fund** is used to account for the proceeds of bonds issued by the City of San Marcos Community Facilities District 99-1 pursuant to the Mello-Roos Community Facilities Act of 1982. The proceeds are used to finance, refinance or provide reimbursement for the cost of land, buildings, equipment and other public capital improvements.

**The Transportation Sales Tax Fund** is used to account for receipts and expenditures of money associated with the widening of State Highway 78, local streets and roads maintenance, and other local public capital improvements.

## *City of San Marcos*

### **Non-Major Governmental Funds**

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#### **Capital Projects Funds, (continued)**

**The Community Facilities District 02-01 Fund** is used to account for the proceeds of bonds issued by the City of San Marcos Community facilities District 02-01 pursuant to the Mello-Roos Community Facilities Act of 1982. The proceeds are used to finance, refinance or provide reimbursement for the cost of land, buildings, equipment and other public capital improvements.

**The Transportation Impact Fee Fund** is used to account for fees collected by the County of San Diego Department of Public Works for future road improvements as a result of indirect impacts of private developments occurring in the unincorporated area within the City's boundaries. The fees will be used for qualifying congestion relief type improvements.

# City of San Marcos

## Combining Balance Sheet Non-Major Governmental Funds June 30, 2022

	Total Special Revenue Funds	Debt Service Fund San Marcos Public Facilities Authority	Total Capital Projects Funds	Total Non-Major Governmental Funds
<b>ASSETS</b>				
Cash and investments (note 2)	\$ 33,301,740	\$ 513,840	\$ 44,059,141	\$ 77,874,721
Cash and investments with fiscal agents (note 2)	-	94,190	707,223	801,413
Receivables:				
Taxes and special assessments	31,313	-	-	31,313
Accounts	68,289	-	16,374	84,663
Interest	39,606	488	51,824	91,918
Notes, net (note 3)	2,005,881	-	-	2,005,881
Other, net (note 4)	-	-	120,516	120,516
Due from other governments	917,845	-	-	917,845
Total Assets	<u>\$ 36,364,674</u>	<u>\$ 608,518</u>	<u>\$ 44,955,078</u>	<u>\$ 81,928,270</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 1,017,821	\$ -	\$ -	\$ 1,017,821
Accrued liabilities	202,024	-	6,983	209,007
Due to other governments	-	-	9,300	9,300
Due to other funds (note 5)	77,710	-	-	77,710
Deposits payable	10,389	-	-	10,389
Total Liabilities	<u>1,307,944</u>	<u>-</u>	<u>16,283</u>	<u>1,324,227</u>
Deferred Inflows of Resources:				
Unavailable revenue (note 6)	<u>2,026,525</u>	<u>-</u>	<u>136,890</u>	<u>2,163,415</u>
Fund Balances (Deficit):				
Restricted:				
Transportation	11,937,418	-	432,034	12,369,452
Lighting and landscape	17,669,362	-	-	17,669,362
Capital improvements	-	-	999,771	999,771
Public facilities	-	-	43,370,100	43,370,100
Other purposes	3,579,274	608,518	-	4,187,792
Unassigned	<u>(155,849)</u>	<u>-</u>	<u>-</u>	<u>(155,849)</u>
Total Fund Balances	<u>33,030,205</u>	<u>608,518</u>	<u>44,801,905</u>	<u>78,440,628</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 36,364,674</u>	<u>\$ 608,518</u>	<u>\$ 44,955,078</u>	<u>\$ 81,928,270</u>

# City of San Marcos

## Combining Statement of Revenues, Expenditures and Changes in Fund Balance Non-Major Governmental Funds For the Year Ended June 30, 2022

	Total Special Revenue Funds	Debt Service Fund San Marcos Public Facilities Authority	Total Capital Projects Funds	Total Non-Major Governmental Funds
<b>REVENUES</b>				
Taxes and special assessments	\$ 9,660,680	\$ -	\$ -	\$ 9,660,680
Intergovernmental	6,092,773	-	1,139,630	7,232,403
Developer fees	78,420	-	9,330,294	9,408,714
Investment and rental income	(653,378)	566,947	(888,951)	(975,382)
Miscellaneous	242,492	-	-	242,492
Total Revenues	15,420,987	566,947	9,580,973	25,568,907
<b>EXPENDITURES</b>				
Current:				
Community development	623,161	-	-	623,161
Highways, streets and parks	9,613,307	-	50,865	9,664,172
Culture and recreation	394,114	-	-	394,114
Capital outlay	-	-	44,454	44,454
Debt service:				
Principal	91,106	335,000	-	426,106
Interest and fiscal charges	5,861	57,295	-	63,156
Total Expenditures	10,727,549	392,295	95,319	11,215,163
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,693,438	174,652	9,485,654	14,353,744
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (note 5)	955,502	-	-	955,502
Transfers out (note 5)	(2,185,536)	-	(3,298,273)	(5,483,809)
Total Other Financing Sources (Uses)	(1,230,034)	-	(3,298,273)	(4,528,307)
Net Change in Fund Balances	3,463,404	174,652	6,187,381	9,825,437
Fund Balances, Beginning	29,566,801	433,866	38,614,524	68,615,191
Fund Balances, Ending	\$ 33,030,205	\$ 608,518	\$ 44,801,905	\$ 78,440,628

# City of San Marcos

## Combining Balance Sheet Non-Major Special Revenue Funds June 30, 2022

	Gas Tax	Traffic Safety	Community Facilities District 98-02	Street Lighting District	Senior Nutrition Grant	Community Development Block Grant
<b>ASSETS</b>						
Cash and investments	\$ 3,259,744	\$ 1,154,993	\$ 18,235,878	\$ 95,875	\$ -	\$ 289,581
Receivables:						
Taxes and special assessments	-	-	29,073	1,509	-	-
Accounts	-	-	21,387	466	-	-
Interest	4,008	1,428	22,544	-	-	-
Notes, net	-	-	-	-	-	-
Due from other governments	177,406	12,386	-	-	14,950	385,571
Total Assets	<u>\$ 3,441,158</u>	<u>\$ 1,168,807</u>	<u>\$ 18,308,882</u>	<u>\$ 97,850</u>	<u>\$ 14,950</u>	<u>\$ 675,152</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 168,833	\$ -	\$ 529,008	\$ 158,688	\$ 15,876	\$ 141,623
Accrued liabilities	83,058	-	91,386	11,064	5,239	11,230
Due to other funds	-	-	-	-	77,710	-
Deposits payable	-	10,389	-	-	-	-
Total Liabilities	<u>251,891</u>	<u>10,389</u>	<u>620,394</u>	<u>169,752</u>	<u>98,825</u>	<u>152,853</u>
Deferred Inflows of Resources:						
Unavailable revenue	<u>-</u>	<u>-</u>	<u>19,126</u>	<u>72</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficit):						
Restricted						
Transportation	3,189,267	1,158,418	-	-	-	-
Lighting and landscape	-	-	17,669,362	-	-	-
Other purposes	-	-	-	-	-	522,299
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>	<u>(71,974)</u>	<u>(83,875)</u>	<u>-</u>
Total Fund Balances	<u>3,189,267</u>	<u>1,158,418</u>	<u>17,669,362</u>	<u>(71,974)</u>	<u>(83,875)</u>	<u>522,299</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 3,441,158</u>	<u>\$ 1,168,807</u>	<u>\$ 18,308,882</u>	<u>\$ 97,850</u>	<u>\$ 14,950</u>	<u>\$ 675,152</u>

HOME Grant	Center Drive Maintenance District	Art in Public Places	Public, Education and Government	Congestion Management CFD	CalHOME Grant	State CAsp Fee	Gas Tax RMRA	Total
\$ 152,113	\$ 139,007	\$ 965,156	\$ 1,455,875	\$ 3,714,099	\$ 343,722	\$ 95,721	\$ 3,399,976	\$ 33,301,740
-	-	-	-	731	-	-	-	31,313
-	-	-	42,019	4,417	-	-	-	68,289
-	168	1,176	1,841	4,485	-	-	3,956	39,606
1,400,487	-	-	-	-	605,394	-	-	2,005,881
-	-	-	-	-	-	-	327,532	917,845
<u>\$ 1,552,600</u>	<u>\$ 139,175</u>	<u>\$ 966,332</u>	<u>\$ 1,499,735</u>	<u>\$ 3,723,732</u>	<u>\$ 949,116</u>	<u>\$ 95,721</u>	<u>\$ 3,731,464</u>	<u>\$ 36,364,674</u>
\$ -	\$ 2,025	\$ -	\$ -	\$ 1,167	\$ -	\$ 601	\$ -	\$ 1,017,821
-	-	-	-	-	-	47	-	202,024
-	-	-	-	-	-	-	-	77,710
-	-	-	-	-	-	-	-	10,389
-	2,025	-	-	1,167	-	648	-	1,307,944
1,400,487	-	-	-	1,446	605,394	-	-	2,026,525
-	137,150	-	-	3,721,119	-	-	3,731,464	11,937,418
-	-	-	-	-	-	-	-	17,669,362
152,113	-	966,332	1,499,735	-	343,722	95,073	-	3,579,274
-	-	-	-	-	-	-	-	(155,849)
152,113	137,150	966,332	1,499,735	3,721,119	343,722	95,073	3,731,464	33,030,205
<u>\$ 1,552,600</u>	<u>\$ 139,175</u>	<u>\$ 966,332</u>	<u>\$ 1,499,735</u>	<u>\$ 3,723,732</u>	<u>\$ 949,116</u>	<u>\$ 95,721</u>	<u>\$ 3,731,464</u>	<u>\$ 36,364,674</u>

# City of San Marcos

## Combining Statement of Revenues, Expenditures and Changes in Fund Balance Non-Major Special Revenue Funds For the Year Ended June 30, 2022

	Gas Tax	Traffic Safety	Community Facilities District 98-02	Street Lighting District	Senior Nutrition Grant	Community Development Block Grant
<b>REVENUES</b>						
Taxes and special assessments	\$ -	\$ -	\$ 8,190,225	\$ 530,080	\$ -	\$ -
Intergovernmental	2,284,845	133,595	-	-	64,968	1,656,256
Developer fees	-	-	-	-	-	-
Investment and rental income	(67,352)	(24,204)	(399,309)	40	-	-
Miscellaneous	-	-	-	-	21,839	-
Total Revenues	2,217,493	109,391	7,790,916	530,120	86,807	1,656,256
<b>EXPENDITURES</b>						
Current:						
Community development	-	-	-	-	-	622,255
Highways, streets and parks	2,065,663	37,062	6,113,536	1,368,231	-	-
Culture and recreation	-	-	-	-	339,299	-
Debt Service:						
Principal	-	-	67,145	23,961	-	-
Interest and fiscal charges	-	-	4,320	1,541	-	-
Total Expenditures	2,065,663	37,062	6,185,001	1,393,733	339,299	622,255
Excess (Deficiency) of Revenues Over (Under) Expenditures	151,830	72,329	1,605,915	(863,613)	(252,492)	1,034,001
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers in	-	-	-	772,502	183,000	-
Transfers out	-	(64,761)	(720,708)	-	-	(994,782)
Total Other Financing Sources (Uses)	-	(64,761)	(720,708)	772,502	183,000	(994,782)
Net Change in Fund Balances	151,830	7,568	885,207	(91,111)	(69,492)	39,219
Fund Balances (Deficit), Beginning	3,037,437	1,150,850	16,784,155	19,137	(14,383)	483,080
Fund Balances (Deficit), Ending	\$ 3,189,267	\$ 1,158,418	\$ 17,669,362	\$ (71,974)	\$ (83,875)	\$ 522,299

HOME Grant	Center Drive Maintenance District	Art in Public Places	Public, Education and Government	Congestion Management CFD	CalHOME Grant	State CASp Fee	Gas Tax RMRA	Total
\$ -	\$ 26,104	\$ -	\$ 168,945	\$ 745,326	\$ -	\$ -	\$ -	\$ 9,660,680
24,781	-	-	-	-	-	-	1,928,328	6,092,773
-	-	57,526	-	-	-	20,894	-	78,420
11,780	(2,972)	(20,736)	(31,576)	(76,682)	34,435	-	(76,802)	(653,378)
57,075	-	-	-	-	163,578	-	-	242,492
93,636	23,132	36,790	137,369	668,644	198,013	20,894	1,851,526	15,420,987
-	-	-	-	-	-	906	-	623,161
-	3,791	-	23,241	1,783	-	-	-	9,613,307
-	-	54,815	-	-	-	-	-	394,114
-	-	-	-	-	-	-	-	91,106
-	-	-	-	-	-	-	-	5,861
-	3,791	54,815	23,241	1,783	-	906	-	10,727,549
93,636	19,341	(18,025)	114,128	666,861	198,013	19,988	1,851,526	4,693,438
-	-	-	-	-	-	-	-	955,502
-	-	-	(115,137)	-	-	-	(290,148)	(2,185,536)
-	-	-	(115,137)	-	-	-	(290,148)	(1,230,034)
93,636	19,341	(18,025)	(1,009)	666,861	198,013	19,988	1,561,378	3,463,404
58,477	117,809	984,357	1,500,744	3,054,258	145,709	75,085	2,170,086	29,566,801
\$ 152,113	\$ 137,150	\$ 966,332	\$ 1,499,735	\$ 3,721,119	\$ 343,722	\$ 95,073	\$ 3,731,464	\$ 33,030,205



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*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Gas Tax Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 2,476,901	\$ 2,476,901	\$ 2,284,845	\$ (192,056)
Investment and rental income	34,000	34,000	(67,352)	(101,352)
Total Revenues	2,510,901	2,510,901	2,217,493	(293,408)
<b>EXPENDITURES</b>				
Current:				
Highways, streets and parks	2,219,431	2,194,873	2,065,663	129,210
Total Expenditures	2,219,431	2,194,873	2,065,663	129,210
Excess (deficiency) of revenues over expenditures	291,470	316,028	151,830	(164,198)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(3,798,438)	-	3,798,438
Total other financing sources (uses)	-	(3,798,438)	-	3,798,438
Net Change in Fund Balance	291,470	(3,482,410)	151,830	3,634,240
Fund Balance, Beginning	3,037,437	3,037,437	3,037,437	-
Fund Balance, Ending	\$ 3,328,907	\$ (444,973)	\$ 3,189,267	\$ 3,634,240

*City of San Marcos***Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Traffic Safety Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 125,000	\$ 125,000	\$ 133,595	\$ 8,595
Investment and rental income	6,000	6,000	(24,204)	(30,204)
Total Revenues	131,000	131,000	109,391	(21,609)
<b>EXPENDITURES</b>				
Current:				
Highways, streets and parks	185,000	306,830	37,062	269,768
Total Expenditures	185,000	306,830	37,062	269,768
Excess (deficiency) of revenues over expenditures	(54,000)	(175,830)	72,329	248,159
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(100,000)	(64,761)	35,239
Total other financing sources (uses)	-	(100,000)	(64,761)	35,239
Net Change in Fund Balance	(54,000)	(275,830)	7,568	283,398
Fund Balance, Beginning	1,150,850	1,150,850	1,150,850	-
Fund Balance, Ending	\$ 1,096,850	\$ 875,020	\$ 1,158,418	\$ 283,398

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Community Facilities District 98-02 Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Taxes and special assessments	\$ 6,610,000	\$ 6,610,000	\$ 8,190,225	\$ 1,580,225
Investment and rental income	238,000	238,000	(399,309)	(637,309)
Miscellaneous	2,500	2,500	-	(2,500)
Total Revenues	6,850,500	6,850,500	7,790,916	940,416
<b>EXPENDITURES</b>				
Current:				
Highways, streets and parks	5,026,900	6,546,561	6,113,536	433,025
Debt Service:				
Principal	65,166	67,145	67,145	-
Interest and fiscal charges	6,299	4,320	4,320	-
Total Expenditures	5,098,365	6,618,026	6,185,001	433,025
Excess of Revenues Over Expenditures	1,752,135	232,474	1,605,915	1,373,441
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(768,047)	(720,708)	47,339
Total Other Financing Sources (Uses)	-	(768,047)	(720,708)	47,339
Net Change in Fund Balance	1,752,135	(535,573)	885,207	1,420,780
Fund Balance, Beginning	16,784,155	16,784,155	16,784,155	-
Fund Balance, Ending	\$ 18,536,290	\$ 16,248,582	\$ 17,669,362	\$ 1,420,780

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Street Lighting District Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Taxes and special assessments	\$ 530,000	\$ 530,000	\$ 530,080	\$ 80
Investment and rental income	-	-	40	40
Total Revenues	555,000	555,000	530,120	(24,880)
<b>EXPENDITURES</b>				
Current:				
Highways, streets and parks	1,199,316	1,227,634	1,368,231	(140,597)
Debt Service:				
Principal	22,340	22,340	23,961	(1,621)
Interest and fiscal charges	2,248	2,248	1,541	707
Total Expenditures	1,223,904	1,252,222	1,393,733	(141,511)
Excess of Revenues Over (Under) Expenditures	(668,904)	(697,222)	(863,613)	(166,391)
<b>OTHER FINANCING SOURCES</b>				
Transfers in	660,000	660,000	772,502	112,502
Total Other Financing Sources	660,000	660,000	772,502	112,502
Net Change in Fund Balance	(8,904)	(37,222)	(91,111)	(53,889)
Fund Balance, Beginning	19,137	19,137	19,137	-
Fund Balance (Deficit), Ending	\$ 10,233	\$ (18,085)	\$ (71,974)	\$ (53,889)

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Senior Nutrition Grant Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 86,000	\$ 86,000	\$ 64,968	\$ (21,032)
Investment and rental income	-	400	-	(400)
Miscellaneous	30,700	30,700	21,839	(8,861)
Total Revenues	116,700	117,100	86,807	(30,293)
<b>EXPENDITURES</b>				
Current:				
Culture and recreation	346,687	349,955	339,299	10,656
Total Expenditures	346,687	349,955	339,299	10,656
Excess of Revenues (Deficiency) Over (Under) Expenditures	(229,987)	(232,855)	(252,492)	(19,637)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	181,000	181,000	183,000	2,000
Total Other Financing Sources (Uses)	181,000	181,000	183,000	2,000
Net Change in Fund Balance	(48,987)	(51,855)	(69,492)	(17,637)
Fund Balance (Deficit), Beginning	(14,383)	(14,383)	(14,383)	-
Fund Balance (Deficit), Ending	<u>\$ (63,370)</u>	<u>\$ (66,238)</u>	<u>\$ (83,875)</u>	<u>\$ (17,637)</u>

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Community Development Block Grant Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Intergovernmental	\$ 1,976,645	\$ 2,403,131	\$ 1,656,256	\$ (746,875)
Total Revenues	1,976,645	2,403,131	1,656,256	(746,875)
<b>EXPENDITURES</b>				
Current:				
Community development	1,234,191	1,484,199	622,255	861,944
Total Expenditures	1,234,191	1,484,199	622,255	861,944
Excess (deficiency) of revenues over expenditures	742,454	918,932	1,034,001	115,069
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(1,606,624)	(994,782)	611,842
Total other financing sources (uses)	-	(1,606,624)	(994,782)	611,842
Net Change in Fund Balance	742,454	(687,692)	39,219	726,911
Fund Balance, Beginning	483,080	483,080	483,080	-
Fund Balance, Ending	\$ 1,225,534	\$ (204,612)	\$ 522,299	\$ 726,911

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Center Drive Maintenance District Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Taxes and special assessments	\$ 21,000	\$ 21,000	\$ 26,104	\$ 5,104
Investment and rental income	2,000	2,000	(2,972)	(4,972)
Total Revenues	23,000	23,000	23,132	132
<b>EXPENDITURES</b>				
Current:				
Highways, streets and parks	29,920	29,920	3,791	26,129
Total Expenditures	29,920	29,920	3,791	26,129
Excess of Revenues Over Expenditures	(6,920)	(6,920)	19,341	26,261
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(20,500)	-	20,500
Total Other Financing Sources (Uses)	-	(20,500)	-	20,500
Net Change in Fund Balance	(6,920)	(27,420)	19,341	46,761
Fund Balance, Beginning	117,809	117,809	117,809	-
Fund Balance, Ending	<u>\$ 110,889</u>	<u>\$ 90,389</u>	<u>\$ 137,150</u>	<u>\$ 46,761</u>



## City of San Marcos

### Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual Art in Public Places Special Revenue Fund For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Developer fees	\$ 20,000	\$ 20,000	\$ 57,526	\$ 37,526
Investment and rental income	13,000	13,000	(20,736)	(33,736)
Total Revenues	33,000	33,000	36,790	3,790
<b>EXPENDITURES</b>				
Current:				
Culture and recreation	185,000	185,000	54,815	130,185
Total Expenditures	185,000	185,000	54,815	130,185
Net Change in Fund Balance	(152,000)	(152,000)	(18,025)	133,975
Fund Balance, Beginning	984,357	984,357	984,357	-
Fund Balance, Ending	\$ 832,357	\$ 832,357	\$ 966,332	\$ 133,975

*City of San Marcos*

**Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
Public, Education and Government Special Revenue Fund  
For the Year Ended June 30, 2022**

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Taxes and special assessments	\$ 130,000	\$ 130,000	\$ 168,945	\$ 38,945
Investment and rental income	30,000	30,000	(31,576)	(61,576)
Total Revenues	160,000	160,000	137,369	(22,631)
<b>EXPENDITURES</b>				
Current:				
Highways, streets and parks	100,000	100,000	23,241	76,759
Total Expenditures	123,241	100,000	23,241	76,759
Excess (deficiency) of revenues over expenditures	36,759	60,000	114,128	54,128
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(283,410)	(115,137)	168,273
Total other financing sources (uses)	-	(283,410)	(115,137)	168,273
Net Change in Fund Balance	36,759	(223,410)	(1,009)	222,401
Fund Balance, Beginning	1,500,744	1,500,744	1,500,744	-
Fund Balance, Ending	\$ 1,537,503	\$ 1,277,334	\$ 1,499,735	\$ 222,401

## City of San Marcos

### Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual Congestion Management CFD Special Revenue Fund For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Taxes and special assessments	\$ 543,000	\$ 543,000	\$ 745,326	\$ 202,326
Investment and rental income	12,000	12,000	(76,682)	(88,682)
Total Revenues	555,000	555,000	668,644	113,644
<b>EXPENDITURES</b>				
Current:				
Highway, streets and parks	2,000	2,000	1,783	217
Total expenditures	2,000	2,000	1,783	217
Net Change in Fund Balance	553,000	553,000	666,861	113,861
Fund Balance, Beginning	3,054,258	3,054,258	3,054,258	-
Fund Balance, Ending	<u>\$ 3,607,258</u>	<u>\$ 3,607,258</u>	<u>\$ 3,721,119</u>	<u>\$ 113,861</u>

## City of San Marcos

### Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual CalHOME Grant Special Revenue Fund For the Year Ended June 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Investment and rental income	\$ 161,000	\$ 161,000	\$ 34,435	\$ (126,565)
Miscellaneous	-	-	163,578	163,578
Total Revenues	161,000	161,000	198,013	37,013
<b>EXPENDITURES</b>				
Current:				
Community development	150,000	150,000	-	150,000
Total Expenditures	150,000	150,000	-	150,000
Net Change in Fund Balance	11,000	11,000	198,013	187,013
Fund Balance, Beginning	145,709	145,709	145,709	-
Fund Balance, Ending	\$ 156,709	\$ 156,709	\$ 343,722	\$ 187,013

## *City of San Marcos*

### **Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual CAsp Fee Special Revenue Fund For the Year Ended June 30, 2022**

---

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
<b>REVENUES</b>				
Developer fees	\$ 15,000	\$ 15,000	\$ 20,894	\$ 5,894
Total Revenues	15,000	15,000	20,894	5,894
<b>EXPENDITURES</b>				
Current:				
Community development	2,000	2,000	906	1,094
Total Expenditures	2,000	2,000	906	1,094
Net Change in Fund Balance	13,000	13,000	19,988	6,988
Fund Balance, Beginning	-	75,085	75,085	-
Fund Balance, Ending	\$ 13,000	\$ 88,085	\$ 95,073	\$ 6,988

## *City of San Marcos*

### **Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual Gas Tax RMRA Special Revenue Fund For the Year Ended June 30, 2022**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 1,922,592	\$ 1,922,592	\$ 1,928,328	\$ 5,736
Investment and rental income	25,000	25,000	(76,802)	(101,802)
Total Revenues	1,947,592	1,947,592	1,851,526	(96,066)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers out	-	(1,665,445)	(290,148)	1,375,297
Total other financing sources (uses)	-	(1,665,445)	(290,148)	1,375,297
Net Change in Fund Balances	1,947,592	282,147	1,561,378	1,279,231
Fund Balances, Beginning	2,170,086	2,170,086	2,170,086	-
Fund Balances, Ending	<u>\$ 4,117,678</u>	<u>\$ 2,452,233</u>	<u>\$ 3,731,464</u>	<u>\$ 1,279,231</u>

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## *City of San Marcos*

### **Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual San Marcos Public Facilities Authority Debt Service Fund For the Year Ended June 30, 2022**

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	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>REVENUES</b>				
Investment and rental income	\$ 551,000	\$ 551,000	\$ 566,947	\$ 15,947
Total Revenues	551,000	551,000	566,947	15,947
<b>EXPENDITURES</b>				
Debt service:				
Principal	335,000	335,000	335,000	-
Interest and fiscal charges	57,395	57,395	57,295	100
Total Expenditures	392,395	392,395	392,295	100
Net Change in Fund Balance	158,605	158,605	174,652	16,047
Fund Balance, Beginning	433,866	433,866	433,866	-
Fund Balance, Ending	\$ 592,471	\$ 592,471	\$ 608,518	\$ 16,047



# City of San Marcos

## Combining Balance Sheet Non-Major Capital Projects Funds June 30, 2022

	Public Facility	Community Facilities District 99-1	Transportation Sales Tax
<b>ASSETS</b>			
Cash and investments	\$ 43,331,135	\$ 5,396	\$ 349,401
Cash and investments with fiscal agents	-	707,223	-
Receivables:			
Accounts	16,374	-	-
Interest	50,795	6	569
Other, net	120,516	-	-
<b>Total Assets</b>	<b>\$ 43,518,820</b>	<b>\$ 712,625</b>	<b>\$ 349,970</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
Liabilities:			
Accrued liabilities	\$ 2,530	\$ -	\$ 4,453
Due to other governments	9,300	-	-
<b>Total Liabilities</b>	<b>11,830</b>	<b>-</b>	<b>4,453</b>
Deferred Inflows of Resources:			
Unavailable revenue	136,890	-	-
Fund Balances (Deficit):			
Restricted:			
Transportation	-	-	345,517
Capital improvements	-	712,625	-
Public facilities	43,370,100	-	-
<b>Total Fund Balances</b>	<b>43,370,100</b>	<b>712,625</b>	<b>345,517</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 43,518,820</b>	<b>\$ 712,625</b>	<b>\$ 349,970</b>

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Community Facilities District 02-01	Transportation Impact Fee	Total
\$ 286,797	\$ 86,412	\$ 44,059,141
-	-	707,223
-	-	16,374
349	105	51,824
-	-	120,516
<u>\$ 287,146</u>	<u>\$ 86,517</u>	<u>\$ 44,955,078</u>
\$ -	\$ -	\$ 6,983
-	-	9,300
-	-	16,283
-	-	136,890
-	86,517	432,034
287,146	-	999,771
-	-	43,370,100
<u>287,146</u>	<u>86,517</u>	<u>44,801,905</u>
<u>\$ 287,146</u>	<u>\$ 86,517</u>	<u>\$ 44,955,078</u>

# City of San Marcos

## Combining Statement of Revenues, Expenditures and Changes in Fund Balance Non-Major Capital Projects Funds For the Year Ended June 30, 2022

	Public Facility	Community Facilities District 99-1	Transportation Sales Tax
<b>REVENUES</b>			
Intergovernmental	\$ -	\$ -	\$ 1,139,630
Developer fees	9,330,294	-	-
Investment and rental income	(882,845)	152	1,558
Total Revenues	8,447,449	152	1,141,188
<b>EXPENDITURES</b>			
Current:			
Highways, streets and parks	-	-	50,865
Capital outlay	44,454	-	-
Total Expenditures	44,454	-	50,865
Excess (Deficiency) of Revenues Over (Under) Expenditures	8,402,995	152	1,090,323
<b>OTHER FINANCING SOURCES</b>			
Transfers out (note 5)	(2,820,926)	-	(477,347)
Total Other Financing Sources	(2,820,926)	-	(477,347)
Net Change in Fund Balances	5,582,069	152	612,976
Fund Balances (Deficit), Beginning	37,788,031	712,473	(267,459)
Fund Balances, Ending	\$ 43,370,100	\$ 712,625	\$ 345,517

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Community Facilities District 02-01	Transportation Impact Fee	Total
\$ -	\$ -	\$ 1,139,630
-	-	9,330,294
(6,006)	(1,810)	(888,951)
(6,006)	(1,810)	9,580,973
-	-	50,865
-	-	44,454
-	-	95,319
(6,006)	(1,810)	9,485,654
-	-	(3,298,273)
-	-	(3,298,273)
(6,006)	(1,810)	6,187,381
293,152	88,327	38,614,524
<u>\$ 287,146</u>	<u>\$ 86,517</u>	<u>\$ 44,801,905</u>

# City of San Marcos

## Combining Statement of Fiduciary Net Position Custodial Funds June 30, 2022

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	Custodial Funds			
	Community Facilities District 88-1	Community Facilities District 99-1	Community Facilities District 02-01	Total Custodial Funds
<b>ASSETS</b>				
Receivables:				
Special assessments	\$ 755	\$ 8,100	\$ 1,665	\$ 10,520
Interest	16	23	-	39
Restricted Assets:				
Cash and investments with fiscal agents (note 2)	2,715,413	5,991,993	802,028	9,509,434
Total Assets	2,716,184	6,000,116	803,693	9,519,993
<b>LIABILITIES</b>				
Accounts payable	164,599	1,050	350	165,999
Due to other governments	3,825	2,354	9,271	15,450
Total Liabilities	168,424	3,404	9,621	181,449
<b>NET POSITION (DEFICIT)</b>				
Restricted for:				
Other taxing entities and other agencies	\$ 2,547,760	\$ 5,996,712	\$ 794,072	\$ 9,338,544

# City of San Marcos

## Combining Statement of Changes in Fiduciary Net Position Custodial Funds For the Year Ended June 30, 2022

	Custodial Funds			
	Community Facilities District 88-1	Community Facilities District 99-1	Community Facilities District 02-01	Total Custodial Funds
<b>ADDITIONS</b>				
Tax	\$ 208	\$ 10,146	\$ 326	\$ 10,680
Income from property and investments	1,474,547	4,985,986	657,210	7,117,743
Total Additions	1,474,755	4,996,132	657,536	7,128,423
<b>DEDUCTIONS</b>				
Administrative expense	201,549	28,063	11,429	241,041
Payments to fiscal agent on behalf of other agencies	1,233,338	5,076,427	921,085	7,230,850
Total Deductions	1,434,887	5,104,490	932,514	7,471,891
Change in Net Position	39,868	(108,358)	(274,978)	(343,468)
Net Position, Beginning	2,507,892	6,105,070	1,069,050	9,682,012
Net Position, Ending	\$ 2,547,760	\$ 5,996,712	\$ 794,072	\$ 9,338,544

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**Statistical Section**

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This section of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

<b>CONTENTS</b>	<b>Page</b>
<b>Financial Trends</b>	129
These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.	
<b>Revenue Capacity</b>	140
These schedules contain information to help the reader assess one of the City's most significant local revenue source, the property tax.	
<b>Debt Capacity</b>	143
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and its ability to issue additional debt in the future.	
<b>Demographic and Economic Information</b>	149
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
<b>Operating Information</b>	153
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the government provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.



# City of San Marcos

## Net Position by Component Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
Governmental Activities:				
Net investment in capital assets	\$ 646,769,141	\$ 671,633,533	\$ 647,192,005	\$ 623,187,760
Restricted for:				
Affordable housing	160,939,069	162,388,168	174,239,971	182,174,655
Lighting and landscape	9,706,762	10,141,062	11,266,533	12,073,491
Public facilities	20,320,721	21,071,049	24,998,414	32,111,994
Other purposes	10,295,075	8,955,235	7,645,829	2,187,164
Endowment	1,195,768	1,000,000	1,000,000	-
Unrestricted	57,252,131	60,074,433	3,482,542	48,523,274
Total governmental activities net position	<u>\$ 906,478,667</u>	<u>\$ 935,263,480</u>	<u>\$ 869,825,294</u>	<u>\$ 900,258,338</u>
Business-type activities:				
Net investment in capital assets	\$ 26,725,626	\$ 27,160,354	\$ 34,101,091	\$ -
Unrestricted	5,761,171	4,352,951	2,552,732	94,924,105
Total business-type activities net position	<u>\$ 32,486,797</u>	<u>\$ 31,513,305</u>	<u>\$ 36,653,823</u>	<u>\$ 94,924,105</u>
Component unit:				
Not expendable	\$ -	\$ -	\$ -	\$ 1,000,000
Expendable	-	-	-	157,923
Total component unit net position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,157,923</u>
Primary Government:				
Net investment in capital assets	\$ 673,494,767	\$ 698,793,887	\$ 681,293,096	\$ 623,187,760
Restricted for:				
Affordable housing	160,939,069	162,388,168	174,239,971	182,174,655
Lighting and landscape	9,706,762	10,141,062	11,266,533	12,073,491
Capital improvements	20,320,721	21,071,049	24,998,414	32,111,994
Other purposes	10,295,075	8,955,235	7,645,829	2,187,164
Endowment	1,195,768	1,000,000	1,000,000	-
Unrestricted	63,013,302	64,427,384	6,035,274	143,447,379
Total primary government net position	<u>\$ 938,965,464</u>	<u>\$ 966,776,785</u>	<u>\$ 906,479,117</u>	<u>\$ 995,182,443</u>
Component unit:				
Restricted	\$ -	\$ -	\$ -	\$ 1,157,923
Total component unit net position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,157,923</u>

Source: City of San Marcos, Finance Department

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 607,795,162	\$ 599,739,265	\$ 600,656,145	\$ 594,590,985	\$ 591,038,322	\$ 596,923,771
192,984,712	197,267,954	204,874,361	214,394,691	222,040,542	227,818,434
12,410,105	12,833,499	14,734,771	15,104,188	16,803,353	17,688,560
36,384,666	3,186,646	1,008,537	1,004,808	1,005,625	43,506,990
2,461,175	44,845,897	42,359,172	51,842,888	54,134,938	19,957,186
-	-	-	-	-	-
60,067,467	48,322,111	46,006,938	35,895,754	35,934,735	46,052,370
<u>\$ 912,103,287</u>	<u>\$ 906,195,372</u>	<u>\$ 909,639,924</u>	<u>\$ 912,833,314</u>	<u>\$ 920,957,515</u>	<u>\$ 951,947,311</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
95,225,519	94,972,155	95,293,994	96,901,655	97,147,813	92,682,011
<u>\$ 95,225,519</u>	<u>\$ 94,972,155</u>	<u>\$ 95,293,994</u>	<u>\$ 96,901,655</u>	<u>\$ 97,147,813</u>	<u>\$ 92,682,011</u>
\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
230,885	258,593	250,742	219,405	475,316	216,026
<u>\$ 1,230,885</u>	<u>\$ 1,258,593</u>	<u>\$ 1,250,742</u>	<u>\$ 1,219,405</u>	<u>\$ 1,475,316</u>	<u>\$ 1,216,026</u>
\$ 607,795,162	\$ 599,739,265	\$ 600,656,145	\$ 594,590,985	\$ 591,038,322	\$ 596,923,771
192,984,712	197,267,954	204,874,361	214,394,691	222,040,542	227,818,434
12,410,105	12,833,499	14,734,771	15,104,188	16,803,353	17,688,560
36,384,666	3,186,646	1,008,537	1,004,808	1,005,625	43,506,990
2,461,175	44,845,897	42,359,172	51,842,888	54,134,938	19,957,186
-	-	-	-	-	-
155,292,986	143,294,266	141,300,932	132,797,409	133,082,548	138,734,381
<u>\$ 1,007,328,806</u>	<u>\$ 1,001,167,527</u>	<u>\$ 1,004,933,918</u>	<u>\$ 1,009,734,969</u>	<u>\$ 1,018,105,328</u>	<u>\$ 1,044,629,322</u>
\$ 1,230,885	\$ 1,258,593	\$ 1,250,742	\$ 1,219,405	\$ 1,475,316	\$ 1,216,026
<u>\$ 1,230,885</u>	<u>\$ 1,258,593</u>	<u>\$ 1,250,742</u>	<u>\$ 1,219,405</u>	<u>\$ 1,475,316</u>	<u>\$ 1,216,026</u>

# City of San Marcos

## Changes in Net Position Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
Expenses:				
Governmental Activities:				
General government	\$ 15,885,771	\$ 16,447,263	\$ 16,944,647	\$ 18,256,401
Community development	6,379,029	3,431,958	7,094,841	12,890,498
Public safety	27,531,474	31,398,530	36,059,952	32,564,134
Highways, streets and parks	31,047,726	32,779,655	33,832,005	23,904,189
Culture and recreation	4,992,567	3,022,930	5,040,297	3,951,699
Interest on long-term debt	286,343	272,403	267,688	262,067
Total governmental activities expenses	86,122,910	87,352,739	99,239,430	91,828,988
Business-type activities:				
Creekside Marketplace	866,501	1,061,134	2,053,600	2,069,680
Total business-type activities expenses	866,501	1,061,134	2,053,600	2,069,680
Total primary government expenses	86,989,411	88,413,873	101,293,030	93,898,668
Component Unit:				
Permanent Fund Community Foundation	-	-	-	56,622
Total primary government expenses	\$ -	\$ -	\$ -	\$ 56,622
Program Revenues:				
Governmental Activities:				
Charges for services:				
General government (2)	\$ 8,616,200	\$ 7,515,771	\$ 1,288,995	\$ 1,843,724
Community development (2)	5,179,421	6,998,956	2,997,665	2,252,007
Public safety	8,012,187	8,636,601	8,888,703	9,103,730
Highways, streets and parks (1) (2)	6,943,057	8,462,005	7,455,240	8,196,772
Culture and recreation (2)	1,878,137	2,105,349	2,081,035	2,364,561
Operating grants and contributions	3,333,506	24,338,152	16,811,188	11,893,755
Capital contributions and grants	20,273,816	2,125,409	9,843,740	4,294,066
Total governmental activities program revenues	54,236,324	60,182,243	49,366,566	39,948,615
Business-type activities:				
Charges for services:				
Creekside Marketplace	3,907,546	4,103,722	3,470,369	3,335,509
Total business-type activities program revenues	3,907,546	4,103,722	3,470,369	3,335,509
Total primary government program revenues	58,143,870	64,285,965	52,836,935	43,284,124
Net (expenses) revenues:				
Governmental activities	(31,886,586)	(27,170,496)	(49,872,864)	(51,880,373)
Business-type activities	3,041,045	3,042,588	1,416,769	1,265,829
Total primary government net (expenses)/revenues	\$ (28,845,541)	\$ (24,127,908)	\$ (48,456,095)	\$ (50,614,544)
Component Unit:				
Permanent Fund Community Foundation	-	-	-	(56,622)
Total primary government net (expenses)/revenues	-	-	-	(56,622)

### Notes:

- (1) Amounts have been restated to reflect lighting and landscaping expenditures as part of highways, streets, and parks instead of culture and recreation.
- (2) Beginning in fiscal year 2009-2010, all costs relating to the construction inspection function are reported under community development instead of highways, streets, and parks. Also, the storm water management function is under general government instead of highways, streets, and parks.

Source: City of San Marcos, Finance Department

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 15,819,492	\$ 19,444,881	\$ 24,545,665	\$ 26,598,227	\$24,133,604	\$32,589,843
1,679,942	6,368,611	5,036,267	10,631,212	13,174,383	12,423,814
38,312,609	40,504,526	42,703,434	42,461,674	45,837,054	42,170,941
29,012,619	32,201,548	31,533,558	32,356,482	33,373,256	32,747,776
3,873,784	4,209,685	4,025,485	3,982,454	3,557,335	4,119,671
243,974	295,292	183,847	227,552	259,529	148,236
88,942,420	103,024,543	108,028,256	116,257,601	120,335,161	124,200,281
1,572,337	771,106	969,539	1,339,226	974,272	2,391,450
1,572,337	771,106	969,539	1,339,226	974,272	2,391,450
90,514,757	103,795,649	108,997,795	117,596,827	121,309,433	126,591,731
65,283	69,946	71,223	51,361	84,837	76,844
\$ 65,283	\$ 69,946	\$ 71,223	\$ 51,361	\$ 84,837	\$ 76,844
\$ 1,151,920	\$ 1,038,094	\$ 1,704,211	\$ 1,580,692	\$ 1,447,664	\$ 1,384,202
4,554,470	6,363,423	2,485,165	1,813,367	2,499,892	5,416,289
10,358,412	10,979,615	12,001,681	11,883,120	13,464,941	14,862,440
7,931,273	8,605,163	7,860,930	9,294,971	9,658,671	8,976,054
2,575,892	2,100,449	2,466,095	1,543,846	946,994	2,466,721
13,919,753	11,094,309	17,606,841	23,979,367	24,626,457	23,654,054
3,523,253	1,345,661	4,437,779	7,053,470	22,305,574	23,424,439
44,014,973	41,526,714	48,562,702	57,148,833	74,950,193	80,184,199
4,924,764	5,188,034	5,510,983	4,808,776	4,617,947	4,713,033
4,924,764	5,188,034	5,510,983	4,808,776	4,617,947	4,713,033
48,939,737	46,714,748	54,073,685	61,957,609	79,568,140	84,897,232
(44,927,447)	(61,497,829)	(59,465,554)	(59,108,768)	(45,384,968)	(44,016,082)
3,352,427	4,416,928	4,541,444	3,469,550	3,643,675	2,321,583
\$ (41,575,020)	\$ (57,080,901)	\$ (54,924,110)	\$ (55,639,218)	\$ (41,741,293)	\$ (41,694,499)
(65,283)	(69,946)	(71,223)	(51,361)	(84,837)	(76,844)
(65,283)	(69,946)	(71,223)	(51,361)	(84,837)	(76,844)

# City of San Marcos

## Changes in Net Position, (continued) Last Ten Fiscal Years (accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
General Revenues and Other Changes in Net Positions:				
Governmental activities:				
Taxes:				
Property taxes	\$ 12,734,479	\$ 19,036,135	\$ 14,730,525	\$ 16,627,912
Tax increment, net	11,896,531	-	-	-
Transient occupancy taxes	713,538	736,035	794,846	829,724
Business license	195,431	194,864	208,911	213,173
Franchise fees	2,713,099	2,582,279	3,520,613	3,907,803
Gain/(Loss) on sale of capital assets	-	-	(659,841)	1,810,932
Motor vehicle license fees	42,071	80,791	-	-
Rental income	-	-	6,260,337	5,790,384
Sales tax shared state revenue and in lieu, unrestricted	13,836,852	14,596,011	15,840,511	16,209,302
Investment income	3,692,241	3,508,350	1,108,705	937,647
Other	1,160,059	1,991,861	489,778	982,947
Transfers	5,100,000	5,000,000	4,250,000	(3,850,425)
Transfer to Successor Agency	-	(10,674,712)	-	-
Extraordinary gain	280,624,874	-	-	-
Total governmental activities	332,709,175	37,051,614	46,544,385	43,459,399
Business-type activities:				
Investment income	137,198	5,469	50,190	8,184
Other	-	-	-	-
Transfers	(5,100,000)	(5,000,000)	(4,250,000)	3,850,425
Total business-type activities	(4,962,802)	(4,994,531)	(4,199,810)	3,858,609
Total primary government	327,746,373	32,057,083	42,344,575	47,318,008
Component Unit:				
Investment income, restricted	-	-	-	-
Other	-	-	-	-
Total primary government	-	-	-	-
Change in Net Position:				
Governmental activities	305,538,679	(12,821,250)	(5,335,988)	(1,468,048)
Business-type activities	(1,920,214)	(3,577,762)	(2,933,981)	7,211,036
Total primary government	\$ 303,618,465	\$ (16,399,012)	\$ (8,269,969)	\$ 5,742,988
Component Unit:				
Permanent Fund Community Foundation	-	-	-	-
Total primary government	\$ -	\$ -	\$ -	\$ -

Source: City of San Marcos, Finance Department

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 18,604,256	\$ 19,825,953	\$ 21,542,823	\$ 24,982,707	\$ 24,980,971	\$ 26,695,907
-	-	-	-	-	-
873,863	978,498	1,303,446	1,068,175	871,393	1,416,495
228,040	231,933	232,733	226,950	230,340	241,640
4,031,275	3,897,771	4,042,123	4,282,862	4,220,898	4,644,009
187,956	227,020	258,282	229,032	(74,079)	191,367
-	-	49,502	79,818	72,985	111,588
5,950,030	5,556,365	5,477,226	5,140,403	7,290,221	5,626,286
16,868,051	16,418,302	17,274,843	19,306,999	17,308,573	21,966,581
1,731,178	1,242,804	1,305,351	10,303,109	2,031,411	10,062,092
529,653	96,331	223,593	982,103	1,026,771	549,913
4,500,000	3,317,138	5,000,000	3,500,000	3,400,000	3,500,000
-	-	-	-	-	-
-	-	-	-	-	-
53,504,302	51,792,115	56,709,922	70,102,158	61,359,484	75,005,878
16,289	2,855	6,759	1,636,309	2,483	(3,287,385)
-	-	-	1,802	-	-
(4,500,000)	(3,317,138)	(5,000,000)	(3,500,000)	(3,400,000)	(3,500,000)
(4,483,711)	(3,314,283)	(4,993,241)	(1,861,889)	(3,397,517)	(6,787,385)
49,020,591	48,477,832	51,716,681	68,240,269	57,961,967	68,218,493
(11,645)	138,220	97,654	19,998	340,748	(182,446)
-	25	-	26	-	-
(11,645)	138,245	97,654	20,024	340,748	(182,446)
(7,993,527)	(7,673,439)	(2,398,846)	24,717,190	15,974,516	30,989,796
(66,783)	1,227,161	(1,523,691)	1,781,786	246,158	(4,465,802)
\$ (8,060,310)	\$ (6,446,278)	\$ (3,922,537)	\$ 26,498,976	\$ 16,220,674	\$ 26,523,994
(81,591)	67,022	46,293	(64,813)	255,911	(259,290)
\$ (81,591)	\$ 67,022	\$ 46,293	\$ (64,813)	\$ 255,911	\$ (259,290)

## *City of San Marcos*

### **Fund Balances of Governmental Funds Last Ten Fiscal Years (modified accrual basis of accounting)**

	Fiscal Year			
	2013	2014	2015	2016
Nonspendable	\$ 16,184,816	\$ 11,938,509	\$ 10,451,246	\$ 10,031,405
Restricted	-	-	-	-
Assigned	-	-	5,984,790	5,984,790
Unassigned	44,147,436	51,115,898	31,887,837	82,608,491
Total General Fund	<u>60,332,252</u>	<u>63,054,407</u>	<u>48,323,873</u>	<u>98,624,686</u>
Nonspendable	1,195,768	1,000,000	1,000,000	-
Restricted	80,423,049	80,658,598	82,000,192	82,451,468
Unassigned	-	(225)	(20)	(33,867)
Total all other governmental funds	<u>81,618,817</u>	<u>81,658,373</u>	<u>83,000,172</u>	<u>82,417,601</u>
Total governmental funds	<u>\$ 141,951,069</u>	<u>\$ 144,712,780</u>	<u>\$ 131,324,045</u>	<u>\$ 181,042,287</u>

Source: City of San Marcos, Finance Department

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Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 66,369,312	\$ 65,059,911	\$ 64,997,746	\$ 62,506,999	\$ 61,913,706	\$ 74,313,510
-	-	-	2,492,150	2,889,350	2,398,726
11,653,634	11,313,621	11,059,665	10,023,351	11,864,630	11,864,630
27,053,317	28,500,274	30,443,892	32,505,397	40,069,078	31,357,566
105,076,263	104,873,806	106,501,303	107,527,897	116,736,764	119,934,432
-	-	-	-	-	-
87,132,962	98,836,674	99,243,047	110,557,067	109,842,378	120,236,691
-	(148,263)	(378,551)	(5,099,687)	(11,385,046)	(9,175,364)
87,132,962	98,688,411	98,864,496	105,457,380	98,457,332	111,061,327
\$ 192,209,225	\$ 203,562,217	\$ 205,365,799	\$ 212,985,277	\$ 215,194,096	\$ 230,995,759



# City of San Marcos

## Changes in Fund Balances of Governmental Funds Last Ten Fiscal Years (modified accrual basis of accounting)

	Fiscal Year			
	2013	2014	2015	2016
Revenues:				
Taxes and special assessments (3)	\$ 40,050,764	\$ 37,499,452	\$ 40,746,406	\$ 43,388,689
Licenses and permits	5,031,124	4,834,181	4,896,092	5,190,125
Intergovernmental (3)	16,273,969	14,879,876	11,705,953	8,388,620
Charges for services	14,423,983	14,014,737	14,767,944	15,644,089
Developer fees	12,333,859	604,325	3,085,839	5,680,240
Fines and forfeitures	171,675	379,517	378,143	492,091
Investment and rental income	8,108,512	8,390,525	9,159,541	9,887,780
Miscellaneous	1,656,624	2,784,337	1,307,048	3,003,475
Total Revenues	<u>98,050,510</u>	<u>83,386,950</u>	<u>86,046,966</u>	<u>91,675,109</u>
Expenditures:				
Current:				
General government (2)	15,237,915	15,683,539	16,082,210	15,769,553
Community development (2)	9,148,706	4,209,639	7,282,130	9,218,570
Public safety	27,156,685	30,863,346	35,743,282	33,512,449
Highways, streets and parks (1) (2)	13,407,088	21,875,374	20,669,923	16,739,415
Culture and recreation (1)	4,819,380	2,948,559	4,904,494	3,611,161
Tax increment distrib. to other gov. agencies	-	-	-	-
SERAF payment	-	-	-	-
Capital outlay	16,677,835	8,462,086	3,672,221	11,115,705
Debt service:				
Principal retirement	342,996	430,447	570,876	677,198
Interest and fiscal charges	277,403	269,039	260,465	259,734
Cost of issuance	-	-	-	-
Total expenditures	<u>87,068,008</u>	<u>84,742,029</u>	<u>89,185,601</u>	<u>90,903,785</u>
Excess/(deficiency) of Revenues Over Expenditures	<u>10,982,502</u>	<u>(1,355,079)</u>	<u>(3,138,635)</u>	<u>771,324</u>
Other financing sources (uses):				
Issuance of debt	-	-	12,752	1,036,580
Discount on bonds issued	-	-	-	-
Proceeds from sale of capital assets	6,489	(659,841)	-	-
Capital leases	-	427,300	125,074	432,248
Partnership contributions	-	-	(6,537,501)	-
Transfers in	11,511,222	5,227,487	5,911,842	6,441,564
Transfers out	(17,185,934)	(977,487)	(9,762,267)	(1,941,564)
Total other financing sources (uses)	<u>(5,668,223)</u>	<u>4,017,459</u>	<u>(10,250,100)</u>	<u>5,968,828</u>
Net Change in Fund Balances	<u>\$ 5,314,279</u>	<u>\$ 2,662,380</u>	<u>\$ (13,388,735)</u>	<u>\$ 6,740,152</u>
Debt service as a percentage of noncapital expenditures	0.81%	0.93%	0.95%	0.99%

### Notes:

- (1) Amounts have been restated to reflect lighting and landscaping expenditures as part of highways, streets, and parks instead of culture and recreation.
- (2) Beginning in fiscal year 2009-2010, all costs relating to the construction inspection function are reported under community development instead of highways, streets, and parks. Also, the storm water management function is under general government instead of highways, streets, and parks.
- (3) Beginning in fiscal year 2016-2017, all sales tax related revenue is recorded under the intergovernmental revenue category instead of taxes and special assessments revenue category.

Source: City of San Marcos, Finance Department

Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 28,386,492	\$ 30,734,448	\$ 37,396,482	\$ 35,074,453	\$ 35,336,432	\$ 38,014,722
5,184,798	5,567,081	4,829,046	4,982,848	5,758,317	6,229,489
22,446,951	24,240,158	22,558,222	30,208,872	50,774,854	50,768,628
15,756,224	16,391,482	16,112,574	15,608,463	17,466,496	20,530,129
6,770,876	10,269,151	5,217,642	7,775,654	7,826,185	12,959,166
632,114	592,516	498,336	389,034	257,569	68,465
9,814,976	8,625,937	11,496,722	19,363,307	8,782,267	15,259,941
1,656,344	2,170,216	1,873,724	1,556,989	1,163,325	1,617,335
90,648,775	98,590,989	99,982,748	114,959,620	127,365,445	145,447,875
20,232,292	17,619,187	21,862,137	24,474,209	22,215,742	31,048,583
9,224,684	6,419,708	4,795,779	9,921,546	13,323,540	12,240,828
36,449,543	37,334,894	37,782,655	39,103,687	42,204,560	42,816,495
19,258,048	18,924,332	18,575,680	18,682,862	18,038,640	17,536,047
3,814,190	3,930,935	3,759,978	3,416,437	3,248,975	4,084,656
-	-	-	-	-	-
-	-	-	-	-	-
10,255,091	6,235,184	19,258,698	16,762,011	31,070,090	24,629,033
970,360	1,474,503	860,105	907,466	1,111,330	1,042,598
286,705	246,947	155,238	219,983	225,850	144,339
-	108,311	-	-	-	-
100,490,913	92,294,001	107,050,270	113,488,201	131,438,727	133,542,579
(9,842,138)	6,296,988	(7,067,522)	1,471,419	(4,073,282)	11,905,296
-	-	-	-	-	-
-	-	-	-	-	-
-	-	4,521,104	1,138,302	2,427,572	396,367
2,018,392	-	-	1,509,757	585,414	-
-	-	-	-	-	-
5,470,561	9,820,141	11,859,523	14,722,108	17,515,183	11,302,783
(2,153,423)	(4,820,141)	(7,509,523)	(11,222,108)	(14,115,183)	(7,802,783)
5,335,530	5,000,000	8,871,104	6,148,059	6,412,986	3,896,367
\$ (4,506,608)	\$ 11,296,988	\$ 1,803,582	\$ 7,619,478	\$ 2,339,704	\$ 15,801,663
1.42%	2.12%	1.07%	1.18%	1.28%	1.08%

## City of San Marcos

### Assessed Value and Estimated Actual Value of Taxable Property (1) Last Ten Fiscal Years

Fiscal Year	Secured	Unsecured	Less: Exemptions	Taxable Assessed Value	Direct Tax Rate (2)
2013	\$ 8,949,312,131	\$ 351,245,593	\$ (482,223,209)	\$ 8,818,334,515	0.0883 %
2014	9,339,081,684	337,792,578	(503,189,791)	9,173,684,471	0.0883
2015	10,183,486,233	337,507,007	(548,057,005)	9,972,936,235	0.0883
2016	10,811,344,739	329,112,145	(559,042,771)	10,581,414,113	0.0883
2017	11,407,192,886	337,739,348	(570,825,511)	11,174,106,723	0.0883
2018	12,146,122,751	348,333,349	(595,248,906)	11,899,207,194	0.0883
2019	12,991,489,372	370,104,590	(619,191,733)	12,742,402,229	0.0883
2020	13,815,539,662	379,261,628	(579,152,010)	13,615,649,280	0.0883
2021	14,506,330,312	384,186,012	(654,981,947)	14,235,534,377	0.0883
2022	15,119,698,651	313,927,047	(753,940,771)	14,679,684,927	0.0883

Notes:

- (1) In 1978 the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only re-assessed at the time that it is sold to a new owner. At that point, the new assessed value is re-assessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.
- (2) Tax Rate Area 13-066.

Source: San Diego County Assessor's Office

## City of San Marcos

### Direct and Overlapping Property Tax Rates (1) Last Ten Fiscal Years (rate per \$100 of assessed value)

Allocation of 1% Ad Valorem Property Taxes												
Fiscal Year	Direct Rate		Overlapping Rates							Total Tax Rate (2)		
	City of San Marcos		San Marcos Unified School District		San Marcos Fire Protection District		San Diego County		Others			
2013	0.0883	%	0.3805	%	0.0632	%	0.2481	%	0.2200	%	0.0994	%
2014	0.0883		0.3805		0.0632		0.2481		0.2200		0.0978	
2015	0.0883		0.3805		0.0632		0.2481		0.2200		0.1138	
2016	0.0883		0.3805		0.0632		0.2481		0.2200		0.1180	
2017	0.0883		0.3805		0.0632		0.2481		0.2200		0.1175	
2018	0.0883		0.3805		0.0632		0.2481		0.2200		0.0910	
2019	0.0883		0.3805		0.0632		0.2481		0.2200		0.0908	
2020	0.0883		0.3805		0.0632		0.2481		0.2200		0.0970	
2021	0.0883		0.3805		0.0632		0.2481		0.2200		0.0804	
2022	0.0883		0.3805		0.0632		0.2481		0.2200		0.0777	

Notes:

- (1) Tax rates are for Tax Rate Area 13-066.
- (2) In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1% fixed amount. This 1% is shared by all taxing agencies in which the subject property resides. In addition to the 1% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of various voter-approved bonds.

Source: San Diego County Auditor and Controller Office

## City of San Marcos

### Property Tax Levies and Collections Last Ten Fiscal Years (1)

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage
2013	\$ 5,900,446	\$ 5,735,557	97.21 %	\$ 78,614	\$ 5,814,171	98.54 %
2014	6,281,371	6,071,920	96.67	72,088	6,144,008	97.81
2015	6,502,541	6,342,713	97.54	76,923	6,419,636	98.73
2016	6,875,051	6,704,823	97.52	68,390	6,773,213	98.52
2017	7,280,193	7,082,528	97.28	79,211	7,161,739	98.37
2018	7,584,842	7,402,491	97.60	72,873	7,475,364	98.56
2019	8,110,254	7,879,445	97.15	68,736	7,948,181	98.00
2020	8,257,634	7,990,099	96.76	91,555	8,081,654	97.87
2021	8,671,538	8,522,190	98.28	88,140	8,610,330	99.29
2022	9,291,999	8,889,705	95.67	N/A	8,889,705	95.67

Notes:

(1) The amounts presented include the City and Fire District property taxes.

Source: San Diego County Auditor and Controller Office

# City of San Marcos

## Ratios of Outstanding Debt by Type Last Ten Fiscal Years

Fiscal Year	Governmental Activities (1)						Percentage of Personal Income	Per Capita
	General Obligation Bonds	Revenue Bonds	Notes Payable	Leases	Loans Payable (3)	Total Primary Government		
2013	\$ -	\$ 5,144,000	\$ 635,884	\$ 602,188	\$ -	\$ 6,382,072	0.15	\$ 75
2014	-	4,901,333	521,949	413,919	530,676	6,367,877	0.14	73
2015	-	4,653,666	401,747	411,883	469,865	5,937,161	0.12	66
2016	-	4,390,999	274,934	633,034	1,432,155	6,731,122	0.13	73
2017	-	4,118,332	141,146	2,250,022	1,271,983	7,781,483	0.14	83
2018 (2)	-	-	-	1,731,711	4,643,642	6,375,353	0.11	66
2019	-	-	-	1,334,885	4,158,664	5,493,549	0.09	57
2020	-	-	-	2,413,785	3,682,055	6,095,840	0.09	63
2021	-	-	-	2,376,171	3,193,753	5,569,924	0.08	58
2022 (4)	-	-	-	1,759,679	2,767,647	4,527,326	-	47

Note:

(1) General bonded debt is debt payable with governmental fund resources. Details regarding the City's outstanding debt can be found in the notes to basic financial statements.

(2) Revenue Bonds refunded as of November 29, 2017

(3) Beginning 2018 includes Safety Center Private Placement Financing

(4) Personal income data for 2022 is unavailable.

Source: City of San Marcos, Finance Department

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## *City of San Marcos*

### **Ratios of General Bonded Debt Outstanding Last Ten Fiscal Years**

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<u>Fiscal Year</u>	<u>General Obligation Bonds</u>	<u>Revenue Bonds (1)</u>	<u>Total</u>	<u>Percent of Assessed Value (2)</u>	<u>Per Capita</u>
2013	\$ -	\$ 5,144,000	\$ 5,144,000	0.058	59
2014	-	4,901,333	4,901,333	0.053	54
2015	-	4,653,666	4,653,666	0.047	51
2016	-	4,390,999	4,390,999	0.041	47
2017	-	4,118,332	4,118,332	0.037	44
2018 (3)	-	-	-	0.000	-
2019	-	-	-	0.000	-
2020	-	-	-	0.000	-
2021	-	-	-	0.000	-
2022	-	-	-	0.000	-

**Notes:**

- (1) The revenue bonds are secured by lease payments to be made by the City and the County of San Diego.
- (2) Assessed value has been used because actual value of taxable property is not readily available in the State of California.
- (3) Revenue Bonds refunded as of November 29, 2017

Source: City of San Marcos, Finance Department



# City of San Marcos

## Legal Debt Margin Information Last Ten Fiscal Years

	Fiscal Year			
	2013	2014	2015	2016
Total assessed valuation	\$ 9,300,557,724	\$ 9,676,874,262	\$ 10,520,993,240	\$ 11,140,456,884
Conversion percentage	25%	25%	25%	25%
Adjusted assessed valuation	2,325,139,431	2,419,218,566	2,630,248,310	2,785,114,221
Debt limit percentage	15%	15%	15%	15%
Debt limit	348,770,915	362,882,785	394,537,247	417,767,133
Total net debt applicable to limit: General obligation bonds	-	-	-	-
Legal debt margin	<u>\$ 348,770,915</u>	<u>\$ 362,882,785</u>	<u>\$ 394,537,247</u>	<u>\$ 417,767,133</u>
Total debt applicable to the limit as a percentage of debt limit	0.000%	0.000%	0.000%	0.000%

**Note:**

The Government Code of the State of California provides for a legal debt limit of 15% of gross assessed valuation. However, this provision was enacted when assessed valuation was based upon 25% of market value. Effective with the 1981-82 fiscal year, each parcel is now assessed at 100% of market value (as of the most recent change in ownership for that parcel). The computations shown above reflect a conversion of assessed valuation data for each fiscal year from the current full valuation perspective to the 25% level that was in effect at the time that the legal debt margin was enacted by the State of California for local governments located within the State.

Source: City of San Marcos, Finance Department  
County of San Diego Tax Assessor's Office

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Fiscal Year					
2017	2018	2019	2020	2021	2022
\$ 11,744,932,234	\$ 12,494,456,100	\$ 13,361,593,962	\$ 14,194,801,290	\$ 14,890,516,324	\$ 15,433,625,698
25%	25%	25%	25%	25%	25%
2,936,233,059	3,123,614,025	3,340,398,491	3,548,700,323	3,722,629,081	3,858,406,425
15%	15%	15%	15%	15%	15%
440,434,959	468,542,104	501,059,774	532,305,048	558,394,362.15	578,760,963.68
-	-	-	-	-	-
<u>\$ 440,434,959</u>	<u>\$ 468,542,104</u>	<u>\$ 501,059,774</u>	<u>\$ 532,305,048</u>	<u>\$ 558,394,362</u>	<u>\$ 578,760,964</u>
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

## *City of San Marcos*

### **Pledged-Revenue Coverage Last Ten Fiscal Years**

Revenue Bonds (1)						
Debt Service (2)						
Fiscal Year	Revenue	Principal	Interest	Coverage		
2013	\$ 471,490	\$ 235,000	\$ 236,490	1.00		
2014	471,890	245,000	226,890	1.00		
2015	466,990	250,000	216,990	1.00		
2016	471,524	265,000	206,524	1.00		
2017	470,353	275,000	195,353	1.00		
2018 (3)	-	-	-	1.00		
2019	-	-	-	1.00		
2020	-	-	-	1.00		
2021	-	-	-	1.00		
2022	-	-	-	1.00		

Notes:

(1) Revenue bonds are secured by lease payments to be made by the City and the County of San Diego.

(2) Debt service shown is annual debt service.

(3) Revenue Bonds refunded as of November 29, 2017

Source: City of San Marcos, Finance Department

# City of San Marcos

## Direct and Overlapping Debt As of June 30, 2021

	Percentage Applicable (2)	Outstanding Debt June 30, 2022 (3)	Estimated Share of Overlapping Debt
<b><u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u></b>			
Metropolitan Water District	0.433%	\$20,175,000	\$ 87,358
Palomar Community College District	10.558%	655,840,155	69,243,604
San Marcos Unified School District	62.819%	273,680,421	171,923,304
San Marcos Unified School District Community Facilities District No. 3	100.000%	350,000	350,000
San Marcos Unified School District Community Facilities District No. 4	86.152%	13,420,000	11,561,598
San Marcos Unified School District Community Facilities District No. 7	100.000%	6,795,000	6,795,000
San Marcos Unified School District Community Facilities District No. 8	100.000%	3,085,000	3,085,000
Other School Districts	Various	1,242,265,908	425,001
Palomar Pomerado Hospital	11.785%	408,228,082	48,109,679
<b>City of San Marcos</b>	<b>100.000%</b>	-	-
City of San Marcos Community Facilities District No. 88-1	100.000%	6,861,185	6,861,185
City of San Marcos Community Facilities District No. 91-01	0.000%	-	-
City of San Marcos Community Facilities District No. 99-01	100.000%	47,189,998	47,189,998
City of San Marcos Community Facilities District No. 2002-1	100.000%	9,925,000	9,925,000
California Statewide Communities Development Authority			
Assessment District No. 22-01	100.000%	1,490,000	1,490,000
<b>TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT</b>			<b>377,046,727</b>
<b><u>DIRECT AND OVERLAPPING GENERAL FUND DEBT:</u></b>			
San Diego County General Fund Obligations	2.437%	\$245,340,000	5,978,936
San Diego County Pension Obligation Bonds	2.437%	340,825,000	8,305,905
San Diego County Superintendent of Schools Obligations	2.437%	7,780,000	189,599
Palomar Community College District General Fund Obligations	10.558%	1,440,000	152,035
San Marcos Unified School District General Fund Obligations	62.819%	70,463,687	44,264,584
Other School District Certificates of Participation	Various	113,880,000	93,349
<b>City of San Marcos General Fund Obligations</b>	<b>100.000%</b>	<b>2,250,000 (4)</b>	<b>2,250,000</b>
<b>TOTAL DIRECT AND OVERLAPPING GENERAL FUND DEBT</b>			<b>61,234,408</b>
<b><u>OVERLAPPING TAX INCREMENT DEBT (Successor Agency):</u></b>	<b>100.000%</b>	<b>\$ 240,960,000</b>	<b>240,960,000</b>
<b>TOTAL DIRECT DEBT</b>			<b>2,250,000</b>
<b>TOTAL OVERLAPPING DEBT</b>			<b>676,991,135</b>
<b>COMBINED TOTAL DEBT (3) (4)</b>			<b>\$ 679,241,135</b>
<b>Direct Debt</b>		<b>0.00%</b>	
Total Direct and Overlapping Tax and Assessment Debt		2.55%	
<b>Combined Direct Debt (\$2,250,000)</b>		<b>0.02%</b>	
Combined Total Debt		4.60%	

### Ratios to Redevelopment Incremental Valuation (\$10,056,043,322):

Total Overlapping Tax Increment Debt	2.40%
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### Notes:

- (1) Total gross assessed valuation less all other exemptions except homeowners.
- (2) The percentage of overlapping debt applicable to the City is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the City divided by the district's total taxable assessed value.
- (3) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.
- (4) Includes non-bonded capital lease obligations of the City.

Source: California Municipal Statistics, Inc.  
City of San Marcos, Finance Department

## *City of San Marcos*

### **Demographic and Economic Statistics Last Ten Fiscal Years**

<u>Fiscal Year</u>	<u>Square Miles</u>	<u>Population</u>	<u>Population Percentage Change</u>	<u>Personal Income (1)</u>	<u>Per Capita Personal Income (1)</u>	<u>Unemployment Rate</u>
2013	33.07	87,165	2.36	\$ 4,265,680,770	\$ 48,938	7.50 %
2014	33.07	89,946	3.19	4,626,732,294	51,439	5.00
2015	33.07	92,076	2.37	4,968,697,188	53,963	4.00
2016	33.07	93,242	1.27	5,268,732,452	56,506	3.66
2017	33.07	94,258 (2)	1.09	5,502,782,040	58,380	3.41
2018	33.07	95,768	1.60	5,855,925,896	61,147	3.30
2019	33.07	96,335	0.59	6,139,333,215	63,729	2.80
2020	33.07	97,209	0.91	6,441,651,594	66,266	5.68
2021	33.07	96,302	-0.93	6,995,088,374	72,637	3.20
2022	33.07	93,585	-2.82	(3)	(3)	

**Notes:**

- (1) Data presented is for San Diego/Chula Vista/Carlsbad economic area. FY2019 data was updated.
- (2) Fiscal Year 2017 Population was revised by the State Department of Finance.
- (3) Personal income and per capita personal income data for 2021 is unavailable.

Sources: Population information provided by the State Department of Finance.  
 Personal income data provided by the U.S. Department of Commerce.  
 Unemployment data provided by the California Employment Development Department.

# City of San Marcos

## Principal Employers Current Year and Nine Years Ago

Employer (1)	2022			2013		
	Number of Employees	Rank	Percent of Total Employment (2)	Number of Employees	Rank	Percent of Total Employment (2)
San Marcos Unified School District	3,334	1	7.21%			
California State University San Marcos	1,924	2	4.16%			
Palomar Community College	1,989	3	4.30%			
Wested	824	4	1.78%			
Hunter Industries, Inc.	781	5	1.69%	725	1	2.51%
United Parcel Service, Inc.	551	6	1.19%	433	2	1.50%
Southern California Permanente Medical Group	454	7	0.98%	301	4	1.04%
Costco Wholesale	390	8	0.84%	253	9	0.88%
The Home Depot	256	9	0.55%	148	22	0.51%
Lusardi Construction Co.	250	10	0.54%	300	5	1.04%
North County Health Project (3)	250	11	0.54%			
Wal-Mart Stores, Inc.	237	12	0.51%	350	3	1.21%
Hughes Circuits Inc.	220	13	0.48%	164	15	0.57%
Fluid Components International	217	14	0.47%	155	12	0.54%
Hollandia Dairy, Inc.	215	15	0.46%	185	14	0.64%
Total	11,892		25.71%	3,014		10.45%

### Notes:

(1) Prior to 2016, Schools and the City were not included.

(2) Total Employment as used above represents the total employment of all employers located within the City limits.

(3) Formerly the "North County Health Services"

Sources: City of San Marcos, Business License Directory  
City of San Marcos, Economic Development Department  
California Employment Development Department.

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## *City of San Marcos*

### **Full-time and Part-time Employees by Function Last Ten Fiscal Years**

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Function/Program	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020 (2)	2021	2022
General government	58	57	61	56	52	43	67	40	48	60
Community development	39	42	34	26	29	33	40	25	34	41
Public safety (1)	95	97	90	105	108	104	129	108	121	114
Highways, streets and parks	76	76	77	84	88	92	97	82	65	71
Culture and recreation	128	120	149	181	177	158	200	73	121	121
Total	396	392	411	452	454	430	533	328	389	407

Note:

(1) Includes Fire services only. Police services are provided to the City by the County.

(2) Due to the COVID-19 pandemic, employment numbers are significantly lower than previous years.

Source: City of San Marcos, Finance Department



# City of San Marcos

## Operating Indicators by Function (1) Last Ten Years

Function/Program	Fiscal Year				
	2013	2014	2015	2016	2017
General Government:					
Number of business licenses issued	5,519	5,623	5,593	5,762	5,916
Number of requests for public information	253	238	276	355	346
Number of new hires including part-time	85	90	123	182	150
Number of invoices processed	12,354	13,464	13,342	12,813	12,287
Public Safety:					
Police:					
Contracts with the San Diego County Sheriff's Department for full service law enforcement					
Fire:					
Number of emergency calls	7,287	7,675	8,889	10,719	11,258
Number of fire inspections	3,214	2,953	2,894	2,419	2,431
Highways and Streets:					
Number of street lights added in current year	6	19	-	5	30
Number of traffic signals added in current year	-	1	1	3	1
Miles of streets swept	15,165	15,175	12,090	12,090	12,090
Miles of centerline streets added	5	-	-	-	-
Storm drain structures cleaned and repaired (2)	568	597	596	602	719
Culture and Recreation (3):					
Number of facility rentals	768	799	802	862	925
Number of swim program participants	46,211	52,577	57,009	40,711	38,105
Number of adult sports participants	41,660	46,313	47,094	50,814	55,809
Number of youth sports participants	20,946	22,946	23,014	26,415	27,013
Number of senior nutrition program meals served	13,455	12,775	13,039	10,813	10,997
Community Development:					
Number of building permits issued	1,248	1,700	1,877	2,390	2,198
Approximate number of building inspections conducted	15,247	15,713	10,922	12,150	10,641
Number of new business licenses issued	1,316	1,342	1,462	1,519	1,407

Note:

- (1) Water and sewage treatment services are provided primarily by the Vallecitos Water District.
- (2) The significant increase in FY2018 was due to equipment acquisition which increased cleaning capabilities.
- (3) Due to the COVID-19 pandemic, many Parks and Recreation programs were shut down for much of 2020 through June 2021, hence the decrease in number of participants and facility rentals.

Source: Various City of San Marcos Departments

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Fiscal Year				
2018	2019	2020	2021	2022
5,898	6,086	5,808	5,450	5,660
353	379	492	693	714
144	165	83	117	163
12,123	12,123	12,290	10,624	10,423
11,458	11,275	10,838	11,603	12,464
3,168	2,748	1,745	1,482	6,957
15	6	6	-	8
-	4	3	-	-
12,157	12,157	12,354	12,354	12,219
-	-	-	-	-
1,109	282	487	448	750
931	1,052	641	107	393
33,955	21,338	11,634	3,705	1,581
59,361	64,025	59,056	1,470	6,886
32,092	33,603	21,256	4,112	6,333
12,024	11,450	11,642	12,846	9,112
2,326	2,337	2,200	2,409	2,763
16,829	11,999	9,127	10,669	14,726
1,346	1,385	1,166	1,138	1,264

# City of San Marcos

## Capital Asset Statistics by Function/Program Last Ten Fiscal Years

Function/Program	Fiscal Year				
	2013	2014	2015	2016	2017
Public Safety:					
Police (1)					
Fire					
Number of fire stations	4	4	4	4	4
Number of emergency vehicles	36	38	41	44	47
Highways and Streets:					
Miles of streets (2)	199	197	197	197	197
Number of street lights	2,702	2,708	2,708	2,713	2,743
Culture and Recreation:					
Parks (3)	34	35	35	35	36
Acres of park and trail land (3)	380	384	384	384	333
Pools	2	2	2	2	2

### Notes:

- (1) The City contracts with the San Diego County Sheriff's Department for full service law enforcement.
- (2) An audit of the City's street inventory was conducted during FY2012 and it was determined that private streets were being included in the total miles of streets. Private street have now been removed from the total.
- (3) An audit of the City's parks and trails was conducted in FY2018 and it was determined that acres of park land reported in the prior years included trail land. Also, the number of parks has been revised to include parks owned by the City and developers, which the City maintains and has the right to use. The numbers are revised starting in FY2017.

Sources: Various City Departments.

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Fiscal Year				
2018	2019	2020	2021	2022
4	4	4	4	4
47	50	50	50	50
198	204	204	204	204
2,758	2,760	2,383	2,383	2,391
36	36	37	39	39
333	333	287	256	256
2	2	2	2	2

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