



CROCE, SANGUINETTI, & VANDER VEEN
INC.
CERTIFIED PUBLIC ACCOUNTANTS

January 31, 2023

Ms. Julie Carter, Finance Manager
**Discovery Bay Public Financing
Authority**
1800 Willow Lake Road
Discovery Bay, California 94505

Dear Julie,

We enclose the Special Districts Financial Transactions Report (SDFTR) for the year ended June 30, 2022. The SDFTR was prepared utilizing a program provided by the State Controller's Office and the completed report was transmitted directly to them.

If you have any questions, please call our office.

Yours very truly,

CROCE, SANGUINETTI, & VANDER VEEN, INC.
Certified Public Accountants

Pauline Sanguinetti

Pauline Sanguinetti
Certified Public Accountant

cml
Enclosures

SPECIAL DISTRICTS' FINANCIAL TRANSACTIONS REPORT COVER PAGE

Special District Name: Discovery Bay Public Financing Authority

Fiscal Year: **2022**

ID Number: **12500717000**

Certification:

I hereby certify that, to the best of my knowledge and belief, the report forms fairly reflect the financial transactions of the special district in accordance with the requirements as prescribed by the California State Controller.

Special District Fiscal Officer

COPY

Signature

Title

Name (Please Print)

Date

Per Government Code section 53891(a), this report is due within seven months after the close of the fiscal year or within the time prescribed by the Controller, whichever is later. The report shall contain underlying data from audited financial statements prepared in accordance with generally accepted accounting principles, if this data is available.

If submitted manually, please complete, sign, and mail this cover page to either address below:

Mailing Address:
State Controller's Office
Local Government Programs and Services Division
Local Government Reporting Section
P.O. Box 942850
Sacramento, CA 94250

Express Mailing Address:
State Controller's Office
Local Government Programs and Services Division
Local Government Reporting Section
3301 C Street, Suite 700
Sacramento, CA 95816

The Financial Transactions Report was successfully submitted to the State Controller's Office on 1/31/2023 2:20:34 PM

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
General Information

Fiscal Year: 2022

District Mailing Address

Street 1 Has Address Changed?
Street 2
City State Zip
Email

Members of the Governing Body

	First Name	M. I.	Last Name	Title
Member 1	<input type="text" value="Bryon"/>	<input type="text"/>	<input type="text" value="Gutow"/>	<input type="text" value="Director"/>
Member 2	<input type="text" value="Kevin"/>	<input type="text"/>	<input type="text" value="Graves"/>	<input type="text" value="Director"/>
Member 3	<input type="text" value="Ashley"/>	<input type="text"/>	<input type="text" value="Porter"/>	<input type="text" value="Director"/>
Member 4	<input type="text" value="Michael"/>	<input type="text"/>	<input type="text" value="Callahan"/>	<input type="text" value="Director"/>
Member 5	<input type="text" value="Carolyn"/>	<input type="text"/>	<input type="text" value="Graham"/>	<input type="text" value="Director"/>
Member	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

District Fiscal Officers

	First Name	M. I.	Last Name	Title	Email
Official 1	<input type="text" value="Dina"/>	<input type="text"/>	<input type="text" value="Breitstein"/>	<input type="text" value="Secretary"/>	<input type="text" value="dbreitstein@todb.ca.gov"/>
Official 2	<input type="text" value="Andrew"/>	<input type="text"/>	<input type="text" value="Pinasco"/>	<input type="text" value="Attorney"/>	<input type="text" value="apinasco@neumiller.com"/>
Officials	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Report Prepared By

First Name M. I. Last Name
Telephone Email

Independent Auditor

Firm Name
First Name M. I. Last Name
Telephone

1. Is this district a component unit of a City, County, or Special District (Choose one)? If "Yes", answer question 2. Yes No

2. Is this district a blended component unit (BCU) or a discretely presented component unit (DPCU) of a City, County, or Special District (Choose one)? Refer to the Financial Transactions Report (FTR) instructions for definitions of these terms. If the district is a BCU, answer questions 3 - 5.
 BCU DPCU

3. Is financial data of this BCU included in the financial statements or Annual Comprehensive Financial Report (ACFR) of a City, County, or Special District (Choose one)?
 City County Special District

4. In which City, County, or Special District financial statements or ACFR is the financial data of this BCU included?

City name:

County name:

Special District name:

5. Is financial data of this BCU included in the City, County, or Special District FTR (Choose one)? Yes No



CROCE, SANGUINETTI, & VANDER VEEN^{INC.}

CERTIFIED PUBLIC ACCOUNTANTS

To the Board of Directors
**Discovery Bay Public Financing
Authority**
Discovery Bay, California

The accompanying Special Districts Financial Transactions Report of **Discovery Bay Public Financing Authority** as of and for the year ended June 30, 2022, was not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on it.

The Special Districts Financial Transaction Report is presented in accordance with the requirements of the Controller of the State of California, which differ from accounting principles generally accepted in the United States of America. This report is intended solely for the information and use of the Controller of the State of California and is not intended to be and should not be used by anyone other than this specified party.

Croce, Sanguinetti, & Vander Veen, Inc.

CROCE, SANGUINETTI, & VANDER VEEN, INC.

Certified Public Accountants

Stockton, California

January 31, 2023

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Statement of Net Position
Proprietary Funds

Fiscal Year: 2022

		Enterprise	Internal Service
Assets			
Current Assets			
Cash and Investments			
R01.	Unrestricted	[]	[]
R02.	Restricted	16,491,975	[]
R03.	Accounts Receivable (net)	[]	[]
R04.	Taxes Receivable	[]	[]
R05.	Interest Receivable (net)	138,891	[]
R06.	Due from Other Funds	[]	[]
R07.	Due from Other Governments	[]	[]
R08.	Inventories	[]	[]
R09.	Prepaid Items	[]	[]
R10.	Other Current Assets 1	[]	[]
R11.	Other Current Assets 2	[]	[]
R12.	Total Current Assets	\$16,630,866	\$0
Noncurrent Assets			
R13.	Cash and Investments, Restricted	[]	[]
R14.	Investments	[]	[]
R14.5	Lease Receivable	[]	[]
R15.	Other Loans, Notes, and Contracts Receivable	36,240,000	[]
Capital Assets			
R16.	Land	[]	[]
R17.	Buildings and Improvements	[]	[]
R18.	Equipment	[]	[]
R18.5	Infrastructure	[]	[]
R18.6	Lease Assets (Lessee)	[]	[]
R19.	Other Intangible Assets – Amortizable	[]	[]
R20.	Construction in Progress	2,485,605	[]
R21.	Intangible Assets – Nonamortizable	[]	[]
R22.	Other Capital Assets	[]	[]
R23.	Less: Accumulated Depreciation/Amortization	[]	[]
R23.5	Net Pension Asset	[]	[]
R23.6	Net OPEB Asset	[]	[]
R24.	Other Noncurrent Assets 1	41,933	[]
R25.	Other Noncurrent Assets 2	[]	[]
R26.	Total Noncurrent Assets	\$38,767,538	\$0
R27.	Total Assets	\$55,398,404	\$0

Deferred Outflows of Resources

R28.	Related to Pensions		
R28.5	Related to OPEB		
R28.6	Related to Debt Refunding		
R29.	Other Deferred Outflows of Resources		
R30.	Total Deferred Outflows of Resources	\$0	\$0
R31.	Total Assets and Deferred Outflows of Resources	\$55,398,404	\$0

Liabilities

Current Liabilities

R32.	Accounts Payable	945,468	
R33.	Contracts and Retainage Payable		
R34.	Interest Payable	138,891	
R35.	Due to Other Funds		
R36.	Due to Other Governments		
R37.	Deposits and Advances		
R38.	Compensated Absences		
R39.	Long-Term Debt, Due Within One Year	770,000	0
R40.	Other Long-Term Liabilities, Due Within One Year		
R41.	Other Current Liabilities 1		
R42.	Other Current Liabilities 2		
R43.	Total Current Liabilities	\$1,854,359	\$0

Noncurrent Liabilities

R44.	Deposits and Advances		
R45.	Compensated Absences		
R46.	General Obligation Bonds		
R47.	Revenue Bonds	37,332,500	
R48.	Certificates of Participation		
R49.	Other Bonds		
R50.	Loans (Other Long-Term Debt)		
R51.	Notes (Other Long-Term Debt)		
R52.	Other (Other Long-Term Debt)		
R53.	Construction Financing – Federal		
R54.	Construction Financing – State		
R54.5	Lease Liability		
R55.	Lease Obligations (Purchase Agreements)		
R56.	Net Pension Liability		
R57.	Net OPEB Liability		
R58.	Other Noncurrent Liabilities 1		
R59.	Other Noncurrent Liabilities 2		
R60.	Total Noncurrent Liabilities	\$37,332,500	\$0
R61.	Total Liabilities	\$39,186,859	\$0

Deferred Inflows of Resources

R62. Related to Pensions		
R62.5 Related to OPEB		
R62.6 Related to Debt Refunding		
R62.7 Related to Leases		
R63. Other Deferred Inflows of Resources		
R64. Total Deferred Inflows of Resources	\$0	\$0
R65. Total Liabilities and Deferred Inflows of Resources	\$39,186,859	\$0
R66. Total Net Position (Deficit)	\$16,211,545	\$0
Net Position (Deficit)		
R67. Net Investment in Capital Assets	-35,616,895	
R68. Restricted		
R69. Unrestricted	51,828,440	
R70. Total Net Position (Deficit)	\$16,211,545	\$0

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Other Enterprise Fund
Statement of Revenues, Expenses, and Changes in Fund Net Position

Fiscal Year: 2022

R01.	Enterprise Fund Name (Specify) (1 of 1) (Record Completed)	Financing or Constructing Facilities Enterprise ▼
	Operating Revenues	
R02.	Charges for Services	
R02.5	Self-Insurance Only – Member Contributions	
R03.	Other Operating Revenues	
R04.	Total Operating Revenues	\$0
	Operating Expenses	
R05.	Personnel Services	
R06.	Contractual Services	
R07.	Materials and Supplies	
R08.	General and Administrative Expenses	2,097
R09.	Depreciation and Amortization Expenses	
	Self-Insurance Only	
R09.5	Claim Adjustments	
R09.6	Claims Paid	
R10.	Other Operating Expenses	
R11.	Total Operating Expenses	\$2,097
R12.	Operating Income (Loss)	\$-2,097
	Nonoperating Revenues	
R13.	Investment Income	1,589
R14.	Rents, Leases, Concessions, and Royalties	
	Taxes and Assessments	
SD15.	Current Secured and Unsecured (1%)	
SD16.	Voter-Approved Taxes	
SD17.	Pass-through Property Taxes (ABX1 26)	
SD18.	Property Assessments	
SD19.	Special Assessments	
SD20.	Special Taxes	
SD21.	Prior-Year Taxes and Assessments	
SD22.	Penalties and Cost of Delinquent Taxes and Assessments	
	Intergovernmental – Federal	
R23.	Aid for Construction	
R24.	Other Intergovernmental – Federal	

Intergovernmental – State		
R25.	Aid for Construction	
SD26.	Homeowners Property Tax Relief	
SD27.	Timber Yield	
R28.	In-Lieu Taxes	
R29.	Other Intergovernmental – State	
R30.	Intergovernmental – County	
R31.	Intergovernmental – Other	17,739,129
R32.	Gain on Disposal of Capital Assets	
R33.	Other Nonoperating Revenues	
R34.	Total Nonoperating Revenues	\$17,740,718
Nonoperating Expenses		
R35.	Interest Expense	843,670
R36.	Loss on Disposal of Capital Assets	
R37.	Other Nonoperating Expenses	275,641
R38.	Total Nonoperating Expenses	\$1,119,311
R39.	Income (Loss) Before Capital Contributions, Transfers, and Special and Extraordinary Items	\$16,619,310
Capital Contributions		
R40.	Federal	
R41.	State	
R42.	County	
R43.	Other Government	
R44.	Other Capital Contributions	
R45.	Total Capital Contributions	\$0
R46.	Transfers In	
R47.	Transfers Out	
Special and Extraordinary Items		
R47.5	Special Item	
R47.6	Extraordinary Item	
R47.7	Total Special and Extraordinary Items	\$0
R48.	Change in Net Position	\$16,619,310
R49.	Net Position (Deficit), Beginning of Fiscal Year	\$-406,032
R50.	Adjustment	-1,733
R51.	Reason for Adjustment	To agree to prior year audit.
R52.	Net Position (Deficit), End of Fiscal Year	\$16,211,545
Net Position (Deficit)		
R53.	Net Investment in Capital Assets	-35,616,895
R54.	Restricted	
R55.	Unrestricted	51,828,440
R56.	Total Net Position (Deficit)	\$16,211,545

Note:

(R51) Reason for Adjustment: To agree to prior year audit.

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Long-Term Debt
Bonds and COPs

Go to Report: Detail Summary of Long-Term Debt

Fiscal Year: 2022

SD01. Districtwide or Improvement District/Zone	<input type="text" value="Districtwide"/>
SD02. Improvement District/Zone (if applicable)	<input type="text"/>
R03. Purpose of Debt (1 of 3) (Record Completed)	<input type="text" value="Waste and Waste Water"/>
R04. Nature of Revenue Pledged	<input type="text" value="Water and Water Revenue"/>
R05. Percent of Pledge	<input type="text" value="100%"/>
R06. Debt Type	<input type="text" value="Revenue Bonds"/>
R07. Fund Type	<input type="text" value="Enterprise"/>
SD08. Activity	<input type="text" value="Financing or Constructing Facilities Enterprise"/>
R09. Year of Issue	<input type="text" value="2012"/>
R10. Beginning Maturity Year	<input type="text" value="2012"/>
R11. Ending Maturity Year	<input type="text" value="2042"/>
R12. Principal Authorized	<input type="text" value="14,150,000"/>
R13. Principal Issued to Date	<input type="text" value="14,150,000"/>
R14. Principal Unspent	<input type="text"/>
R15. Principal Payable, Beginning of Fiscal Year	<input type="text" value="\$11,886,902"/>
R16. Adjustment to Principal in Current Fiscal Year	<input type="text"/>
R17. Reason for Adjustment to Principal in Current Fiscal Year	<input type="text"/>
R18. Principal Issued in Current Fiscal Year	<input type="text"/>
R18.5 Bond Discount/Premium at Issuance in Current Fiscal Year	<input type="text"/>
R19. Principal Paid in Current Fiscal Year	<input type="text" value="345,000"/>
R19.5 Bond Discount/Premium Amortized in Current Fiscal Year	<input type="text" value="15,749"/>
R20. Principal Defeased in Current Fiscal Year	<input type="text"/>
R21. Principal Payable, End of Fiscal Year	<input type="text" value="\$11,526,153"/>
R22. Principal Payable, Current Portion	<input type="text" value="360,000"/>
R23. Principal Payable, Noncurrent Portion	<input type="text" value="\$11,166,153"/>
R24. Interest Paid in Current Fiscal Year	<input type="text" value="478,513"/>
R25. Principal Delinquent, End of Fiscal Year	<input type="text"/>
R26. Interest Delinquent, End of Fiscal Year	<input type="text"/>
R27. Amount Held in Reserve	<input type="text"/>

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Long-Term Debt
Bonds and COPs

Go to Report: Detail Summary of Long-Term Debt

Fiscal Year: 2022

SD01. Districtwide or Improvement District/Zone	<input type="text" value="Districtwide"/>
SD02. Improvement District/Zone (if applicable)	<input type="text"/>
R03. Purpose of Debt (2 of 3) (Record Completed)	<input type="text" value="Waste and Waste Water"/>
R04. Nature of Revenue Pledged	<input type="text" value="Water and Water Revenue"/>
R05. Percent of Pledge	<input type="text" value="100%"/>
R06. Debt Type	<input type="text" value="Revenue Bonds"/>
R07. Fund Type	<input type="text" value="Enterprise"/>
SD08. Activity	<input type="text" value="Financing or Constructing Facilities Enterprise"/>
R09. Year of Issue	<input type="text" value="2017"/>
R10. Beginning Maturity Year	<input type="text" value="2017"/>
R11. Ending Maturity Year	<input type="text" value="2048"/>
R12. Principal Authorized	<input type="text" value="8,825,000"/>
R13. Principal Issued to Date	<input type="text" value="8,825,000"/>
R14. Principal Unspent	<input type="text"/>
R15. Principal Payable, Beginning of Fiscal Year	<input type="text" value="\$8,484,900"/>
R16. Adjustment to Principal in Current Fiscal Year	<input type="text"/>
R17. Reason for Adjustment to Principal in Current Fiscal Year	<input type="text"/>
R18. Principal Issued in Current Fiscal Year	<input type="text"/>
R18.5 Bond Discount/Premium at Issuance in Current Fiscal Year	<input type="text"/>
R19. Principal Paid in Current Fiscal Year	<input type="text" value="195,000"/>
R19.5 Bond Discount/Premium Amortized in Current Fiscal Year	<input type="text" value="12,909"/>
R20. Principal Defeased in Current Fiscal Year	<input type="text"/>
R21. Principal Payable, End of Fiscal Year	<input type="text" value="\$8,276,991"/>
R22. Principal Payable, Current Portion	<input type="text" value="200,000"/>
R23. Principal Payable, Noncurrent Portion	<input type="text" value="\$8,076,991"/>
R24. Interest Paid in Current Fiscal Year	<input type="text" value="328,219"/>
R25. Principal Delinquent, End of Fiscal Year	<input type="text"/>
R26. Interest Delinquent, End of Fiscal Year	<input type="text"/>
R27. Amount Held in Reserve	<input type="text"/>

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Long-Term Debt
Bonds and COPs

Go to Report: Detail Summary of Long-Term Debt

Fiscal Year: 2022

SD01. Districtwide or Improvement District/Zone	Districtwide
SD02. Improvement District/Zone (if applicable)	
R03. Purpose of Debt (3 of 3) (Record Completed)	Waste and Waste Water
R04. Nature of Revenue Pledged	Water and Water Revenue
R05. Percent of Pledge	0%
R06. Debt Type	Revenue Bonds
R07. Fund Type	Enterprise
SD08. Activity	Financing or Constructing Facilities Enterprise
R09. Year of Issue	2022
R10. Beginning Maturity Year	2022
R11. Ending Maturity Year	2053
R12. Principal Authorized	16,860,000
R13. Principal Issued to Date	16,860,000
R14. Principal Unspent	
R15. Principal Payable, Beginning of Fiscal Year	
R16. Adjustment to Principal in Current Fiscal Year	
R17. Reason for Adjustment to Principal in Current Fiscal Year	
R18. Principal Issued in Current Fiscal Year	16,860,000
R18.5 Bond Discount/Premium at Issuance in Current Fiscal Year	1,446,172
R19. Principal Paid in Current Fiscal Year	0
R19.5 Bond Discount/Premium Amortized in Current Fiscal Year	6,816
R20. Principal Defeased in Current Fiscal Year	
R21. Principal Payable, End of Fiscal Year	\$18,299,356
R22. Principal Payable, Current Portion	210,000
R23. Principal Payable, Noncurrent Portion	\$18,089,356
R24. Interest Paid in Current Fiscal Year	72,413
R25. Principal Delinquent, End of Fiscal Year	
R26. Interest Delinquent, End of Fiscal Year	
R27. Amount Held in Reserve	

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Detail Summary of Long-Term Debt

Back to Form: Long-Term Debt

Fiscal Year: 2022

	Year of Issue	Principal Payable, Beginning of Fiscal Year	Principal Issued in Current Fiscal Year	Principal Paid in Current Fiscal Year	Principal Payable, End of Fiscal Year	Principal Payable, Current Portion	Principal Payable, Noncurrent Portion	Interest Paid in Current Fiscal Year
Enterprise								
Revenue Bonds								
Waste and Waste Water	2012	11,886,902	0	345,000	11,526,153	360,000	11,166,153	478,513
Waste and Waste Water	2017	8,484,900	0	195,000	8,276,991	200,000	8,076,991	328,219
Waste and Waste Water	2022	0	16,860,000	0	18,299,356	210,000	18,089,356	72,413
Total Enterprise Debt:		\$20,371,802	\$16,860,000	\$540,000	\$38,102,500	\$770,000	\$37,332,500	\$879,145

Special District Name: Discovery Bay Public Financing Authority
Special Districts' Financial Transactions Report
Debt Service Reconciliation Report

Fiscal Year: 2022

	Governmental Funds	Internal Service Fund	Enterprise Funds
Debt Payments from Debt Forms			
R01. Long-Term Debt (Bonds, COP, and Other Agency Debt)			879,145
R02. Other Long-Term Debt			
R03. Construction Financing			
R04. Lease Obligations (Purchase Agreements)			
R05. Total Debt Payments from Debt Forms	\$0	\$0	\$879,145
R06. Debt Service			843,670
R07. Difference	\$0	\$0	\$35,475
R08. Reason for Difference			0

Note:

(R08) Ent-Reason for Difference: 0

Special District of Discovery Bay Public Financing Authority
Special District Financial Transactions Report
Footnotes

Fiscal Year: 2022		
FORM DESC	FIELD NAME	FOOTNOTES
OtherEnterpriseFund	(R31)IntergovernmentalOther	(Financing or Constructing Facilities Enterprise) Inter-fund transfers.
OtherEnterpriseFund	(R37)OtherNonoperatingExpenses	(Financing or Constructing Facilities Enterprise) Bond issuance costs.
LongTermDebt	(R19)PrincipalPaidinCurrentFiscalYear	(3_Waste and Waste Water) No principal paid in the current year.
DebtServiceReconciliation	(R08)Ent_ReasonforDifference	Difference includes amortization of the bond premium offset to interest expense.
ProprietaryFunds	(R02)Entpr-Restricted	Increase due to remaining cash as a result of the issuance of the Series 2022 revenue bonds.
ProprietaryFunds	(R12)Entpr-TotalCurrentAssets	Increase due to the increase in cash.
ProprietaryFunds	(R15)Entpr-OtherLoansNotesandContractsReceivable	Debt service-installment receivable.
ProprietaryFunds	(R20)Entpr-ConstructionInProgress	Construction in progress related to the waste water project fund for the Denitrification project.
ProprietaryFunds	(R24)Entpr-OtherNoncurrentAssets1	Debt issuance cost-prepaid insurance.
ProprietaryFunds	(R43)Entpr-TotalCurrentLiabilities	Increase due to the issuance of the Series 2022 revenue bonds.
ProprietaryFunds	(R56)Entpr-NetPensionLiability	The District does not participate in a pension.

Total Footnote: 11

Supplement to the Annual Report of Special Districts

Special District ID Number:	12500717000
Name of District:	Discovery Bay Public Financing Authority

Mark the appropriate box below to indicate the ending date of your agency's fiscal year. Report data for that period only.

July 2021	October 2021	January 2022	April 2022
August 2021	November 2021	February 2022	May 2022
September 2021	December 2021	March 2022	✓ June 2022

Return this form to the **California State Controller's Office**. If you have any questions regarding this form, please contact:

U.S. Bureau of the Census, Michael Osman, 1-800-242-4523

A. Capital Outlay Expenditures for Enterprise Activities

Please report your government's capital outlay expenditures for the following enterprise activities, if applicable:

Airport Enterprise	Amount
Land and Equipment (Census Code G01)	\$ 0
Construction (Census Code F01)	\$ 0

Electric Enterprise	Amount
Land and Equipment (Census Code G92)	\$ 0
Construction (Census Code F92)	\$ 0

Harbor and Port Enterprise	Amount
Land and Equipment (Census Code G87)	\$ 0
Construction (Census Code F87)	\$ 0

Hospital Enterprise	Amount
Land and Equipment (Census Code G36)	\$ 0
Construction (Census Code F36)	\$ 0

Waste Disposal Enterprise	Amount
Land and Equipment (Census Code G80)	\$ 0
Construction (Census Code F80)	\$ 0

Water Enterprise	Amount
Land and Equipment (Census Code G91)	\$ 0
Construction (Census Code F91)	\$ 0