THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development **BOARD AGENDA #** *D-1

Urgent ☐ **Routine** ☒ **AGENDA DATE** January 8, 2008

CEO Concurs with Recommendation YES ☐ **NO** ☐ **4/5 Vote Required YES** ☐ **NO** ☒
(Information Attached)

SUBJECT:

Acceptance of the Fiscal Year 2006/07 Financial Report Including the Annual Audit of the Stanislaus County Redevelopment Agency to the Board of Supervisors as Required by Health and Safety Code Section 33080.1 And the Acceptance of the 2006/07 Redevelopment Agency Activities Report

STAFF RECOMMENDATIONS:

1. Accept the FY 2006/07 Financial Report including the Annual Audit of the Stanislaus County Redevelopment Agency as prepared;
2. Accept the FY 2006/07 Redevelopment Agency Activities Report; and,
3. Authorize the submittal to the California State Department of Housing and Community Development (HCD).

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-014

On motion of Supervisor Grover **, Seconded by Supervisor** O'Brien
and approved by the following vote,
Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini, and Chairman Mayfield
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None
1) X **Approved as recommended**
2)___ **Denied**
3)___ **Approved as amended**
4)___ **Other:**
MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

On December 11, 2007, the Stanislaus County Redevelopment Agency reviewed and approved the Agency's Annual Audit and the Activities Report for FY 2006-07.

Section 33080.1 of the Health and Safety Code requires every Redevelopment Agency to present a financial report to its legislative body within six months of the end of the Agency's fiscal year. The report shall contain all of the following:

(a) An independent financial audit report for the previous fiscal year.
(b) A fiscal statement for the previous year.
(c) A description of the Agency's activities affecting housing and displacement.

The Agency retained the services of County of Stanislaus Internal Audit Division to conduct the required Program and Fiscal audits. They have been completed utilizing generally accepted auditing standards. They have concluded that, in all material respects, the financial position of the Stanislaus County Redevelopment Agency as of June 30, 2007, and the results of its operations for the year then ended, are in conformity with generally accepted accounting principles.

Fiscal Year 2006/2007 Financial Highlights:

- Total Agency revenues were $7,324,778.
- Housing Fund revenue for the fiscal year was $655,947, and set-aside transfer of $2,195,403.
- Agency's total net assets increased by $3,906,328, mainly as a result of increased incremental property taxes and investment income.
- Began construction of Keyes Storm Drain Project, with expenditures of $1,583,364.

Capital Assets

At the end of Fiscal Year 2006/07, contracted construction on behalf of the Agency for the Keyes Storm Drain Project, Phase 1, was completed, with project to date expenditures of $1,583,364. Phase 2 construction on this project is expected to begin during fiscal year 2007-2008.

Debt Administration

Each of the Agency's debt instruments is discussed in the financial statements. The Agency enters into debt primarily to finance infrastructure and other capital improvements in the Redevelopment Area, all for the purpose of improving market values and eliminating blight. At June 30, 2007, the Agency's debt comprised of five (5) obligations, one of which (Keyes TAB) is secured by property tax increment revenues.

- Bret Harte Sewer - State Water Quality Control Board
- Salida Storm Drain - United States Department of Agriculture
- Shackelford Sewer – Stanislaus County
- Fire Safety Equipment- Industrial Fire District
- Keyes Storm Drain System- 2005 Tax Allocation Bond

Summary of Audit Results

The Auditor noted no additional management comments during fiscal year 2006-2007.

The following findings from the prior year have been adequately addressed / implemented during the fiscal year when the Agency became aware of the Auditor's recommendation:

- Segregation of accounting functions
- Cash receipts procedures
- Recording prior year audit journal entries on financial records
- Full utilization of County's accounting software relating to bond financing transactions

The following recommendations from the prior year are in the process of evaluation and correction:

- Utilization of pre-numbered receipts for customers making payments to the Agency.
- Timely calculation and transfer of Housing Set-Aside revenues.

A copy of the Financial Audit is attached and labeled Exhibit A. The description of the Agency's activities relating to housing and displacement is presented as a separate agenda item.

In addition, the Health and Safety Code requires Redevelopment Agencies to prepare an Annual Report of Financial Transactions and an Annual Report of housing activity. These reports were filed with the State Controller, as required, before December 31, 2007. The Health and Safety Code also requires that the Agency Board receive and accept these reports. The Agency approved Redevelopment Activities Report (Exhibit B) for the year ended June 30, 2007 and is attached for review and acceptance.

POLICY ISSUES:

It is the policy of the Agency and the Board to direct its staff to prepare required reports and submit them to appropriate agencies. These reports respond to the Board of Supervisor's priorities of promoting a safe community, a well-planned infrastructure system, a strong local economy, effective partnerships, efficient delivery of public services and a healthy community.

STAFFING IMPACT:

No additional staff is necessary.

ATTACHMENTS:

Exhibit A:	2006/07 Financial Report
Exhibit B:	2006/07 Redevelopment Agency Activities Report

STANISLAUS COUNTY
REDEVELOPMENT AGENCY
(A COMPNENT OF STANISLAUS COUNTY)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
JUNE 30, 2007

EXHIBIT A

STANISLAUS COUNTY REDEVELOPMENT AGENCY

Financial Statements
For the Year Ended June 30, 2007

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STANISLAUS COUNTY REDEVELOPMENT AGENCY

Financial Statements
For the Year Ended June 30, 2007

AGENCY MEMBERS

Name	Position
William O'Brien, Chairman	District 1
Tom Mayfield, Vice-Chairman	District 2
Jeff Grover	District 3
Dick Monteith	District 4
Jim DeMartini	District 5

AUDITOR'S REPORT

To the Board of Supervisors
Stanislaus County
Redevelopment Agency
Modesto, California

We have audited the accompanying financial statements of the governmental activities of Stanislaus County Redevelopment Agency (Agency), a component unit of Stanislaus County, California as of and for the year ended June 30, 2007, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In connection with the audit contained herein, there are certain disclosures that are necessary pursuant to Government Auditing Standards Statement #3.

As required by various statutes within the California Government Code, County Auditor-Controllers are mandated to perform certain accounting, auditing and financial reporting functions. These activities, in themselves, necessarily impair Government Auditing Standards independence standards. Specifically, "auditors should not audit their own work or provide non audit services in situations where the amounts or services involved are significant and/or material to the subject matter of the audit."

Although the Auditor-Controller is statutorily obligated to maintain the accounts of departments, districts or funds that are contained within the county treasury, we believe that the following safeguard and division of responsibility exist. The staff that has the responsibility to perform audits within the Auditor-Controller Department has no other responsibility of the accounts and records being audited including the approval or posting of financial transactions that would therefore enable the reader of this report to rely on the information contained herein.

In our opinion, except for the disclosure for Government Auditing Standards #3 as noted above, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of the Agency as of June 30, 2007, and the respective changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards,* we have also issued our report dated November 19, 2007, on our consideration of the Agency'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 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis information on pages 3 through 7 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Lauren Klein
Certified Public Accountant
County of Stanislaus
Internal Audit Division Manager

November 19, 2007

STANISLAUS COUNTY REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS
June 30, 2007

The Agency issues its financial statements in the format prescribed by the provisions of Government Accounting Standards Board Statement (GASB) Statement Number 34, which requires the Agency to provide this overview of its financial activities for the fiscal year. Please read this overview in conjunction with your reading of the accompanying basic financial statements.

THE PURPOSE OF THE AGENCY

The Agency's purpose under California law is to eliminate urban blight in the Project Area within the unincorporated limits of Stanislaus County. The Agency is given certain powers under the law to assist it in that endeavor. The Agency may condemn property under certain circumstances and only to the extent the County may condemn property as prescribed by the law. The Agency may incur indebtedness to finance redevelopment of property within the project area. The Agency may not assess or receive property taxes, but it may receive any increases in property taxes over the base year amounts. The base year is the year the property in the Agency's area became subject to redevelopment. The increases are called property tax increments. One-fifth of the property tax increments received must be used to increase the supply of low and moderate income housing. The Agency also has agreements with other pre-existing governmental entities within its redevelopment area under which it passes through a portion of the property tax increments it receives.

FISCAL YEAR 2006/07 FINANCIAL HIGHLIGHTS

- Total agency revenues were $7,324,778.
- Housing fund revenue for the fiscal year was $655,947, and set-aside transfer of $2,195,403.
- Agency's total net assets increased by $3,906,328; mainly as a result of increased incremental property taxes and investment income.
- Began construction of Keyes Storm Drain Project, expenditures of $1,583,364.

BASIC FINANCIAL STATEMENTS

The annual financial report consists of two components: 1) government-wide financial statements and the fund financial statements and 2) notes to the financial statements.

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

The *statement of net assets* presents information on the Agency's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The *statement of activities* presents information showing how the Agency's net assets changed during the most recent fiscal year. All changes in net assets 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 in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 8 through 9 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 Agency, 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 Agency are governmental funds.

Governmental funds focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the Agency's general government operations and the basic services it provides.

The Agency adopts an annual appropriated budget for its capital projects fund and its special revenue fund. A budgetary comparison statement has been provided for these funds to demonstrate compliance with the budgets.

The governmental fund financial statements can be found on pages 10 through 13 of this report.

Notes to the financial statements – The notes provide additional information that is essential to a full understanding of the date provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 16 through 26 of this report.

CONDENSED FINANCIAL STATEMENTS

The following tables summarize the 1) Statement of Net Assets and 2) Statement of Activities. Both tables are summarized for the last two years.

NET ASSETS

	Governmental Activities	
	2007	2006
Assets		
Current assets	$ 11,643,565	$ 9,246,905
Noncurrent assets	14,074,017	13,147,655
Total assets	25,717,582	22,394,560
Liabilities		
Current Liabilities	2,323,574	2,676,689
Noncurrent liabilities	20,455,016	20,685,207
Total liabilities	22,778,590	23,361,896
Net Assets		
Restricted	15,760,592	15,210,292
Unrestricted	(12,821,600)	(16,177,628)
Total net assets	$ 2,938,992	$ (967,336)

At the end of the current fiscal year net assets increased by $3,906,328, mainly as a result in increased incremental property taxes and investment income. A portion of the Agency's net assets represents resources that are subject to external restriction.

The Agency began construction of a storm drainage collection and transfer system. The Agency has a deficit in unrestricted net assets. The deficit in unrestricted net assets is due to the nature of redevelopment financing.

CHANGES IN NET ASSETS

	Governmental Activities	
	2007	2006
Revenue		
Program revenue	$ 312,500	$ 250,000
General revenue	7,012,278	4,740,422
Total revenue	7,324,778	4,990,422
Total expenses	3,418,450	1,546,098
Change in net assets	3,906,328	3,444,344
Net assets, beginning of year, restated	(967,336)	(4,411,680)
Net assets, end of year	$ 2,938,992	$ (967,336)

During the current fiscal year, incremental property taxes increased by $1,457,517 or 36%. Most of this increase resulted from increased taxable values and residential growth. In addition, investment income increased by $663,611, due to income earned on unspent bond proceeds from previous fiscal year and changes in the County's investment strategy during the year. Along with increased revenue, debt service expense increased during the current fiscal year by $429,056, due primarily to interest payments related to the bond debt.

OVERALL FINANCIAL POSITION

The net asset information shown above illustrates that the agency continues to experience positive financial health. The annual budget process conservatively estimates future income and does not propose any commitments that weaken this conservative approach. For example, even though the total liabilities exhibit a great increase over a prior year, the net increase in assets, indicate an annual ability to comfortably meet the liability obligation.

Economic growth in land use types (e.g. residential, commercial, industrial) within the redevelopment project area indicates a stable, yet increasing stream of revenue.

OVERALL FINANCIAL POSITION (continued)

Discussed later in this report are the outstanding debt obligations of the agency. Two, short-term debt instruments will be retired within the next two years and another in ten. The release from this indebtedness will allow the agency to plan for and implement additional projects, as well as provide a cushion for continued debt repayment should the economy soften and have some impact upon annual revenue.

SIGNIFICANT CHANGES IN FUND BALANCES

The fund balance listed on the fund financial statements for all three funds increased during the fiscal year. The capital projects fund balance and the low/moderate income housing set-aside fund increased due to greater incremental property taxes received during the year. An increase in required debt reserve for the United States Department of Agriculture debt is the reason for the increase in the fund balance of the debt service fund.

FUND BUDGETARY HIGHLIGHTS

Variances between original and final general fund budget amounts and variances between final budget and actual results usually are reflective of two influences.

One is the receipt of property tax revenue. This could be more or less than what was projected and budgeted. Historically, the agency has experienced a greater rather than lesser amount of tax increment revenue than what was budgeted. This is a positive impact.

The second influence is a mid-year receipt of a mandate to respond to a budget weakness at the state level (e.g. ERAF payment). Obviously, this would be an unexpected and negative impact to the budget of the Agency.

However, the annual budget has always been prepared using a conservative approach. When unforeseen financial requirements arise, the Agency has been able to respond without placing current obligations at risk or has the Agency been placed in a position to rely on a secondary source for income (e.g. County of Stanislaus General Fund) to assist in the satisfaction of debt.

CAPITAL ASSETS

At the end of the current fiscal year contracted construction on behalf of the Agency for the Keyes Storm Drain project, phase one was completed, with project to date expenditures of $1,583,364. Phase two construction on this project is expected to begin during fiscal year 2007-2008.

DEBT ADMINISTRATION

Each of the Agency's debt instruments is discussed in the financial statements. The Agency enters into debt primarily to finance infrastructure and other capital improvements in the redevelopment area, all for the purpose of improving market values and eliminating blight. At June 30, 2007, the Agency's debt comprised of five (5) obligations, one of which (Keyes TAB) is secured by property tax increment revenues.

Although there has been no retirement of any long-term debt, two obligations are nearing fulfillment. Debt obligations are listed below with the identified year for retirement and the project for which the indebtedness was created.

FUND SOURCE	PROJECT	YEAR
Stanislaus County	Shackelford Sewer	2007
Industrial Fire District	Fire suppression equipment	2008
California State Water Board	Bret Harte Sewer	2015
2005 Tax Allocation Bond (TAB)	Keyes Storm Drain system	2036
United States Dept. of Agriculture	Salida Storm Drain system	2041

Available credit to the Agency has been reduced due to the additional debt of the TAB. However, in calculating the amount of the 2005 TAB, consideration was given to the anticipation of projects and activities that may be identified for implementation during the current year and beyond. Therefore, taking into account anticipated increases in property valuation, net expenditures less than actual revenue, and the retirement of two instruments of debt within the next two years, the agency retains a level of available credit that will permit additional project activity.

INFRASTRUCTURE ASSETS

The agency does not possess any infrastructure assets.

CURRENTLY KNOWN CONDITIONS

There are no known facts, decisions or conditions that would have a significant effect on the financial health of the agency.

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

These component unit financial statements are intended to provide citizens, taxpayers, investors, and creditors with a general overview of the Agency's finances. Questions about this report should be directed to the Redevelopment Agency at 1010 10th Street, Modesto, California 95354.

STANISLAUS COUNTY REDEVELOPMENT AGENCY

STATEMENT OF NET ASSETS

June 30, 2007

	Governmental Activities
ASSETS	
Current assets:	
Cash and investments	$ 11,391,610
Receivables:	
Accounts	87,907
Interest	145,740
Note	5,813
Bond issuance costs, net of amortization	12,495
Total current assets	11,643,565
Noncurrent assets:	
Restricted cash and investments	12,481,011
Restricted cash with fiscal agent	1,217,831
Notes receivable	25,324
Bond issuance costs, net of amortization	349,851
Total noncurrent assets	14,074,017
Total assets	25,717,582
LIABILITIES	
Current liabilities:	
Accounts payable	324,414
Accrued payroll and benefits	7,284
Interest payable	423,252
Due to Stanislaus County	590,422
Bonds & notes payable	978,202
Total current liabilities	2,323,574
Noncurrent liabilities:	
Compensated absences	12,721
Bonds & notes payable	20,442,295
Total noncurrent liabilities	20,455,016
Total liabilities	22,778,590
NET ASSETS	
Restricted for:	
Debt service	13,778,320
Housing set-aside	1,982,272
Unrestricted	(12,821,600)

The accompanying notes to the financial statements are an integral part of this statement

Total net assets	$ 2,938,992

STANISLAUS COUNTY REDEVELOPMENT AGENCY

STATEMENT OF ACTIVITIES

June 30, 2007

		PROGRAM REVENUES			NET (EXPENSE) REVENUE AND CHANGES IN NET ASSETS
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Total Governmental
Governmental Activities:					
Redevelopment activities	$ 2,351,820	$ -	$ 312,500	$ -	$(2,039,320)
Debt service	1,066,630	-	-	-	(1,066,630)
Total Governmental Activities	$ 3,418,450	$ -	$ 312,500	$ -	(3,105,950)
		General revenues:			
		Property Taxes			5,496,944
		Investment Income			1,200,555
		Other			314,777
		Total general revenues			7,012,278
		Change in net assets			3,906,328
		Net assets, beginning of year			(967,336)
		Net assets, end of year			$ 2,938,992

The accompanying notes to the financial statements are an integral part of this statement

STANISLAUS COUNTY REDEVELOPMENT AGENCY

GOVERNMENTAL FUNDS

BALANCE SHEET

June 30, 2007

	Capital Projects Fund	Low/Moderate Income Housing Set-Aside Fund	Debt Service Fund	Total Governmental Activities
ASSETS				
Cash and investments	$ 9,602,691	$1,709,930	$ 78,989	$11,391,610
Receivables:				
Accounts	407	87,500	-	87,907
Interest	137,255	7,996	489	145,740
Note	31,137	-	-	31,137
Interfund receivable	-	1,777,192	-	1,777,192
Restricted assets:				
Cash and investments	12,481,011	-	-	12,481,011
Cash with fiscal agent	1,217,831	-	-	1,217,831
Total assets	$23,470,332	$3,582,618	$ 79,478	$27,132,428
LIABILITIES				
Accounts payable	$ 324,414	$ -	$ -	$ 324,414
Accrued payroll and benefits	7,284	-	-	7,284
Interfund payable	1,777,192	-	-	1,777,192
Due to Stanislaus County	400,000	190,422	-	590,422
Total liabilities	2,508,890	190,422	-	2,699,312
FUND BALANCE				
Reserved for:				
Debt service	13,698,842	-	79,478	13,778,320
Encumbrances	362,005	218,274	-	580,279
Unreserved	6,900,595	3,173,922	-	10,074,517
Total fund balance	20,961,442	3,392,196	79,478	24,433,116
Total liabilities and fund balance	$23,470,332	$3,582,618	$ 79,478	$27,132,428

The accompanying notes to the financial statements are an integral part of this statement

STANISLAUS COUNTY REDEVELOPMENT AGENCY
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET ASSETS
June 30, 2007

Total governmental fund balances	$ 24,433,116
Amounts reported for governmental activities in the statement of net assets are different because:	
Bond issuance costs (assets) consumed in governmental activities are not financial resources when reported as expenditures.	362,346
Some liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds. Those liabilities consist of:	
Bonds payable	(15,615,000)
Notes payable	(5,805,497)
Accrued interest payable	(423,252)
Compensated absences	(12,721)
Net assets of governmental activities	$ 2,938,992

The accompanying notes to the financial statements are an integral part of this statement

STANISLAUS COUNTY REDEVELOPMENT AGENCY
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
June 30, 2007

	Capital Projects Fund	Low/Moderate Income Housing Set-Aside Fund	Debt Service Fund	Total Governmental Activities
REVENUE				
Property tax increment	$ 5,496,945	$ -	$ -	$ 5,496,945
Investment income	1,138,350	58,263	3,941	1,200,554
Other	29,595	597,684	-	627,279
Total revenue	6,664,890	655,947	3,941	7,324,778
EXPENDITURES				
Redevelopment activities	1,728,585	702,869	-	2,431,454
Debt Service:				
Principal retirement	105,000	132,018	-	237,018
Interest and fees	1,074,713	47,133	-	1,121,846
Total expenditures	2,908,298	882,020	-	3,790,318
Excess (deficiency) revenues over (under) expenditures	3,756,592	(226,073)	3,941	3,534,460
OTHER FINANCING SOURCES (USES)				
Transfers in	-	2,195,403	24,500	2,219,903
Transfers out	(2,219,903)	-	-	(2,219,903)
Total other financing sources (uses)	(2,219,903)	2,195,403	24,500	-
CHANGE IN FUND BALANCES	1,536,689	1,969,330	28,441	3,534,460
FUND BALANCES, beginning of year	19,424,753	1,422,866	51,037	20,898,656
FUND BALANCES, end of year	$20,961,442	$3,392,196	$ 79,478	$ 24,433,116

The accompanying notes to the financial statements are an integral part of this statement

STANISLAUS COUNTY REDEVELOPMENT AGENCY

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

June 30, 2007

Net change in fund balances - total governmental funds	$ 3,534,460
Amounts reported for governmental activities in the statement of activities are different because:	
The repayment of the principal of long-term debt consumes the financial resources of governmental funds.	
Long term debt maturities	237,018
Some items recorded in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Decrease in bond issuance costs	(12,494)
Decrease in accrued interest payable	67,709
Decrease in compensated absences	79,635
Change in net assets of governmental activities	$ 3,906,328

The accompanying notes to the financial statements are an integral part of this statement

STANISLAUS COUNTY REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES BUDGET AND ACTUAL ON BUDGETARY BASIS
CAPITAL PROJECTS FUND
June 30, 2007

	Original Budget	Final Budget	Actual Amount	Variance with Final Budget
REVENUE				
Property tax increment	$ 3,700,000	$ 3,700,000	$ 5,496,945	$ 1,796,945
Investment Income	100,000	100,000	1,138,350	1,038,350
Other	72,000	72,000	29,595	(42,405)
Total revenue	3,872,000	3,872,000	6,664,890	2,792,890
EXPENDITURES				
Redevelopment activities	12,610,289	11,487,600	1,728,585	9,759,015
Debt Service:				
Principal retirement	55,000	55,000	105,000	(50,000)
Interest and fees	190,000	1,003,225	1,074,713	(71,488)
Total expenditures	12,855,289	12,545,825	2,908,298	9,637,527
Excess (deficiency) of revenue over (under) expenditures	(8,983,289)	(8,673,825)	3,756,592	12,430,417
OTHER FINANCING (USES)				
Transfers out	(925,000)	(1,246,278)	(2,219,903)	(973,625)
CHANGES IN FUND BALANCES	$(9,908,289)	$(9,920,103)	1,536,689	$11,456,792
FUND BALANCES, beginning of year			19,424,753	
FUND BALANCES, end of year			$20,961,442	

The accompanying notes to the financial statements are an integral part of this statement

STANISLAUS COUNTY REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL ON BUDGETARY BASIS
LOW/MODERATE INCOME HOUSING SET ASIDE FUND
June 30, 2007

	Original Budget	Final Budget	Actual Amount	Variance with Final Budget
REVENUE				
Investment Income	$ 7,500	$ 7,500	$ 58,263	$ 50,763
Other	336,500	336,500	597,684	261,184
Total revenue	344,000	344,000	655,947	311,947
EXPENDITURES				
Redevelopment activities	843,599	1,044,653	702,869	341,784
Debt Service:				
Principal retirement	132,018	132,018	132,018	-
Interest and fees	47,133	47,133	47,133	-
Total expenses	1,022,750	1,223,804	882,020	341,784
Excess (deficiency) of revenue over (under) expenditures	(678,750)	(879,804)	(226,073)	653,731
OTHER FINANCING SOURCES				
Transfers in	925,000	925,000	2,195,403	1,270,403
CHANGES IN FUND BALANCES	$ 246,250	$ 45,196	1,969,330	$1,924,134
FUND BALANCES, beginning of year			1,422,866	
FUND BALANCES, end of year			$3,392,196	

The accompanying notes to the financial statements are an integral part of this statement

Note 1: Summary of Significant Accounting Policies

A. Reporting Entity

The Stanislaus County Redevelopment Agency was established in 1989 under the State of California Health and Safety Code, Section 33000, the California Community Redevelopment Law. The Agency provides financing for long-term capital improvements for certain project areas within Stanislaus County. The goals and the objectives of the Agency are to eliminate and prevent the spread of blight within the project areas, increase economic development opportunities, improvement of public facilities, and assistance with increased new home ownership.

The Authority is a component unit of Stanislaus County and, accordingly is included in the County's basic financial statements. Component units are legally separate entities for which the primary government is financially accountable. The five member Stanislaus County Board of Supervisors is the governing body of the Agency.

The financial statements included in this report are intended to present the financial position and results of operations of only the Agency. They are not intended to present the financial position and results of operations of the County of Stanislaus taken as a whole. For additional information regarding the County of Stanislaus, please refer to the audited financial statements available from the County of Stanislaus.

The accounting policies of the Agency conform to generally accepted accounting principles (GAAP) as applicable to governmental entities. The agency applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

B. Basis of Presentation

Government-Wide Statements – The Agency's government-wide financial statements include a Statement of Net Assets and a Statement of Activities. These statements present summaries of governmental activities for the Agency. These statements report the governmental activities which are generally financed through taxes, intergovernmental revenues, and other non-exchange transactions. Eliminations have been made to minimize the double counting of internal activities.

The Statement of Activities presents a comparison between direct expenses and program revenues. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. The Agency does not allocate indirect expenses to functions in the Statement of Activities. Program revenues include fees and charges paid by the recipients of goods or services offered by the programs and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Note 1: Summary of Significant Accounting Policies

Fund Financial Statements - Governmental fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balance for the governmental funds. An accompanying schedule is presented to reconcile and explain the differences in fund balances as presented in these statements to the net assets presented in the government-wide financial statements. Below is a description of the type of funds in use by the Agency:

Capital Projects Fund – The Capital Projects Fund is the Agency's primary operating fund. It accounts for all financial resources of the Agency.

Low/Moderate Income Housing Set Aside Fund – The Low/Moderate Income Housing Set Aside Fund accounts for the 20% set aside of property taxes to be used for low/moderate income housing as required by State Code. The Agency has elected to increase the 20% set aside funding to 25%.

Debt Service Fund - The Debt Service Fund is used to account for a reserve fund required by one of the financing institutions the Agency has entered into an agreement with.

C. Measurement Focus, Basis of Accounting

Government-Wide Statements - These statements are presented on an *"economic resources"* measurement focus and the accrual basis of accounting. Accordingly, all of the Agency's assets and liabilities, including long-term liabilities, are included in the accompanying Statement of Net Assets. The Statement of Activities presents changes in net assets. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Governmental Fund Financial Statements - All governmental fund types are accounted for on a spending or *current financial resources* measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the balance sheet. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Revenues are recognized when received in cash, except that revenues subject to accrual, generally 180 days after year-end, are recognized when due, except for property taxes. Property taxes are considered available if they are collected within 60 days after year-end. Expenditures are recognized in the accounting period in which the related fund liability is incurred.

D. Adjustments Between Fund Financial Statements and Government-Wide Financial Statements

The government-wide financial statements were adjusted from the modified accrual basis of accounting used on the fund financial statements to the accrual basis of accounting used for the government-wide financial statements. These adjustments include additional expenses for interest expense and compensated absences along with the recording of debt obligations.

Note 1: Summary of Significant Accounting Policies

E. Nonexchange Transactions

A nonexchange transaction consists of a government giving or receiving value without directly receiving or giving equal value in return. These transactions include income taxes, sales taxes, property taxes and fines, certain grants and private donations. Recognition of sales taxes or derived tax revenue transactions assume accrual basis of accounting, per GASB Statement Number 33, except where indicated for revenue recognition.

F. Budget

The Agency prepares and legally adopts a final budget on or before August 30th of each fiscal year. The Agency operation, commencing July 1st, is governed by the proposed budget, adopted by the Board of Supervisors in June of the prior year.

After the budget is approved, the appropriations can be added to, subtracted from or changed only by Agency resolution. All such changes must be within the revenues and reserves estimated as available in the final budget or within revised revenue estimates as approved by the Agency.

An operating budget is adopted each fiscal year on the modified accrual basis. Additionally, encumbrance accounting is utilized to assure effective budgetary control.

Encumbrances outstanding at year-end represent the estimated amount of the expenditures ultimately to result if the unperformed contracts in process at year-end are completed or purchase commitments satisfied. Such year-end encumbrances are reported as reservations of fund balances and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year and included in the subsequent year's budget. Unencumbered appropriations lapse at year-end.

G. Cash and Cash Equivalents

The Agency pools its cash and cash equivalents with the County which is held by the County Treasurer.

H. Restricted Assets

Restricted cash and investments represent unspent bond proceeds; the respective bond ordinances require these proceeds to be segregated and used only for the purpose of the bond issue. A reserve account has been established with the bond fiscal agent to ensure sufficient funds are available to pay the principal and interest amounts due at the final maturity date. The reserve account with the fiscal agent is calculated on the lesser of 10% of the principal amount of the bonds and any parity debt or the maximum annual debt service on the bonds or 125% of the average annual debt service on the bonds and any parity debt.

Note 1: Summary of Significant Accounting Policies

I. Compensated Absences - Vacation and Sick Leave

Agency employees earn vacation and sick leave with pay every year. The amount of vacation and sick hours earned is based on the years of continuous service.

After at least six months of County service, most regular employees upon separation are entitled to all unused vacation time accumulation. Most regular employees are entitled to a portion of accumulated sick leave after six years of service, depending on age, years of service, and bargaining unit.

At the close of each fiscal year, the balance of this accumulated time at the last pay period is computed for each employee at the current salary range. In the financial statements, these amounts are referred to as "Compensated Absences."

J. Property Taxes

The Agency receives incremental property taxes on property within its project area. The incremental property taxes are determined on those property taxes that exceed the frozen base year from fiscal year 1990-1991. The assessment and collection of property taxes is performed by the County Assessor and Tax Collector. The County uses the "The Teeter Plan" which is allowable under the California Revenue and Taxation Code, Section 4701-4722. The "Teeter Plan" allows Counties to allocate secured, utility, assessments, and/or supplemental property taxes to jurisdictions at 100% regardless if the taxes have been collected. The County then collects all future delinquent tax payments, penalties and interest. The benefits of the "Teeter Plan" allow for a more simplified property tax estimation and allocation process along with more reliable property tax revenues for the jurisdictions.

Secured property taxes are levied October 1, and are due November 1 and February 1, and are subject to late payment penalties on December 10 and April 10, respectively. Unsecured property taxes are levied and due July 1, and are subject to late payment penalties on August 31. The lien date for both secured and unsecured property taxes is established the previous January 1.

K. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that effect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 2: Cash and Investments

The Agency's cash is invested in the County of Stanislaus cash and investment pool. The County of Stanislaus cash and investment pool is invested in accordance with California State Government Code section 53600 et. seq. In addition, the cash and investment pool is further restricted to those investments deemed acceptable per the investment policy guidelines prepared by the County Treasurer and approved by the Board of Supervisors of the County.

Cash and investments held as of June 30, 2007 were invested in certificate of deposits, commercial paper, bankers acceptance, money market funds, federal notes, treasury notes and bills, corporate notes and an external investment pool.

Interest earned on the cash and investment pool is apportioned on a quarterly basis. Per, GASB No. 31, investment losses and gains are recorded at market value on the Statement of Net Assets and as income for the period. The changes resulting from investment losses and gains are shared by the various participants of the pool. During the year ended June 30, 2004, the County adopted GASB No. 40, *Deposit and Investment Risk Disclosures*, which rescinds and supersedes GASB No. 3 and adds additional report disclosures. For further information regarding the cash and investment pool, the audit report of the County of Stanislaus may be obtained by writing the County of Stanislaus, 1010 10th Street, Suite 5100, Modesto, CA. 95354.

Cash and investments held as of June 30, 2007 consist of cash available for Agency operations in the amount of $11,391,610 and cash restricted for the Keyes Storm Drain Project in the amount of $12,481,011.

Note 3: Notes Receivable

The Agency had the following loans receivable as of June 30, 2007:

	Beg. Balance	Additions	Deletions	Ending Balance	Current Portion	Long-term Portion
Nunes Oil	$ 10,003	$ -	$ (4,866)	$ 5,137	$ 4,732	$ 405
CLCSD	-	26,000	-	26,000	1,081	24,919
Total	$ 10,003	$ 26,000	$ (4,866)	$ 31,137	$ 5,813	$ 25,324

Nunes Oil -- In 1998, the Agency loaned the owner of property at 5675 7th Street, Keyes, California the amount of $38,350 to aid in the financing of public improvement construction on the property which is located within a redevelopment area. The loan period is for ten years, terminating July 2008. The interest rate is 5%, per annum with monthly loan payments of $407. The loan is secured by a lien on the property.

CLSD -- In 2007, the Agency loaned the Crows Landing Community Services District (CLCSD) the amount of $26,000 to provide financial assistance in the repair of the area water system which is located within a redevelopment area. The loan period is for twenty years, terminating July 2027. The interest rate is 1%, per annum with monthly loan payments of $120. The loan is secured by a lien on the property.

Note 4: Due to Stanislaus County

The Agency borrows funds from the County's general fund to be used for administrative purposes, on an annual basis. Interest for the administrative loan is calculated on the funds used. The interest calculation is based on the interest rates realized by the lender on investments as determined quarterly by the County Treasurer. The Agency repaid the principal and interest portion of the fiscal year 2006-2007 loan to the County prior to June 30, 2007. As of June 30, 2007, the Agency borrowed the principal amount for the fiscal year 2007-2008 administrative loan, in the amount of $400,000.

In addition, the Agency originally borrowed $2,500,000 from the County's Public Works Department, to help finance a sewer project in one of the Agency's project areas. The project has been completed and the remaining amount due to the County as of June 30, 2007 was $190,422. The Agency plans to repay the remaining balance during fiscal year 2007-2008.

Note 5: Long-Term Liabilities

The Agency had the following long-term debt liability as of June 30, 2007:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Notes Payable					
United States Department of Agriculture	$4,430,000	$ -	$ (55,000)	$ 4,375,000	$ 55,000
State of California, State Water Resources Control Board	1,520,423	-	(132,018)	1,388,405	136,110
Industrial Fire Protection	92,092	-	(50,000)	42,092	42,092
Total loans payable	6,042,515	-	(237,018)	5,805,497	233,202
Bonds Payable					
2005 tax allocation bonds	15,615,000	-	-	15,615,000	745,000
Compensated Absences					
Compensated absences	92,356	-	(79,635)	12,721	-
Total long-term liabilities	$21,749,871	$ -	$ (316,653)	$21,433,218	$ 978,202

Note 5: Long-Term Liabilities (continued)

Debt service requirements for principal and interest of long-term liabilities for future years are as follows:

Fiscal Year Ending	Principal	Interest	Total
2008	$978,202	$994,509	$1,972,711
2009	625,330	967,236	1,592,566
2010	644,680	942,957	1,587,637
2011	674,165	917,355	1,591,520
2012	693,789	889,977	1,583,766
2013-2017	3,484,331	3,985,178	7,469,509
2018-2022	2,800,000	3,265,292	6,065,292
2023-2045	11,520,000	5,035,788	16,555,788
Total	$21,420,497	$16,998,292	$38,418,789

United States Department of Agriculture Note – The Agency refinanced a tax revenue anticipation loan in 2001. The loan was used to finance a storm drainage system in Salida, CA. The principal amount of the note is $4,525,000 to be paid in 40 years. Principal payments are due each August. The interest rate for the note is 5.125% with payments due February and August each year. The note expires in 2041.

State of California, State Water Resources Control Board Note – The Agency entered in to an agreement to help finance construction of the Bret Harte Sewer System, a wastewater collection system. The principal amount of the note is $2,636,549, to be paid in 20 years and with an interest rate of 3.3% per annum. The note expires in 2015.

Industrial Fire Protection Note – The Agency entered in to an agreement to finance the purchase of two fire emergency response vehicles to be used within the Agency's project areas. The principal amount of the note is $442,092 to be paid in 15 years. Interest is included in the calculation of the annual payments. The note expires in 2007.

2005 Tax Allocation Bonds – The Agency issued bonds to finance construction of a storm drainage collection and transfer system within one of the Agency's project areas. The bonds will be paid and secured with future tax increment revenues derived from the project area. The principal amount of the bonds is $15,615,000 to be paid in 30 years. Principal payments are due each August. The interest rate for the bonds ranges from 3.5% to 5.25% with payments due February and August each year. The bonds maturing on or before August 1, 2013 are not subject to redemption. The bonds maturing on or after August 1, 2014 are subject to redemption at the option of the Agency. The bonds maturing on August 1, 2026 and August 1, 2036 are also subject to mandatory sinking fund redemption. The bonds mature in 2036.

Note 5: Long-Term Liabilities (continued)

Bond Issuance Costs – The government-wide financial statements reflect the bond issuance costs as an asset, as of June 30, 2007. Beginning in fiscal year 2006-2007, the bond issuance costs will be amortized over a 30 year period, the life of the loan, on the governmental-wide financial statements, only. Amortization expense for the fiscal year ending June 30, 2007 was $12,495.

Arbitrage Compliance – The Agency must comply with Section 148 of the Internal Revenue Code whereby arbitrage on tax-exempt bonds, if any, is rebated to the Internal Revenue Service. Arbitrage payments, as related to the 2005 Tax Allocation Bonds, are required to be paid on the fifth bond year, or August 2011. The Agency is in compliance with Section 148 requirements as of June 30, 2007.

Note 6: Net Asset - Classifications

The classification of net assets into three components, invested in capital assets, net of related debt, restricted and unrestricted is required by GASB 34. Two of these classifications are applicable to the Agency operations and are defined as follows:

Restricted Net Assets – Consists of constraints placed on net asset use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislations.

Unrestricted Net Assets – Consists of funds which are undesignated and available for general operations.

Note 7: Fund Balance - Classifications

Fund balances are reserved for amounts that are not available for appropriation or are legally restricted by outside parties for a specific future use. Designations of fund balance represent management plans that are subject to change. Fund balances have been reserved for the following purposes:

Reserved for Debt Service – Represents unspent bond proceeds and reserve accounts with the bond fiscal agent and loan requirements with the United States Department of Agriculture.

Reserved for Encumbrances - Represents amounts obligated under purchase orders, contracts, or other commitments for expenditure that are being carried forward to the ensuing fiscal year.

Reserved for Housing Set-Aside – Per the State of California, Health and Safety Code, 20% of tax incremental revenue received by the Agency must be allocated to the Housing Set-Aside fund. The Housing Set-Aside fund is to be used to increase, improve and preserve the County's low and moderate income housing. The Agency has elected to voluntarily increase the Housing Set-Aside percentage to 25%.

Note 8: Interfund Receivables, Payables and Transfers

Balances at fiscal year end of interfund receivables and payables were as follows:

	Receivable	Payable
Due to the Housing Set-Aside Fund from the Capital Projects Fund	$ 1,777,192	
Due from the Capital Projects Fund to the Housing Set-Aside Fund		$ 1,777,192

The year end accruals represent the required 25% of set-aside funding, based upon incremental property taxes received during the fiscal year, per the State of California, Health and Safety Code as mentioned in Note 7, for the last two years.

The interfund transfers consist of Housing Set-Aside revenue for the fiscal year, transferred from the Capital Project Fund to the Low/Moderate Income Housing Set-Aside Fund as an expense in the amount of $2,195,403 and debt service reserve requirement transferred from the Capital Project Fund to the Debt Service Fund as an expense in the amount of $24,500; for a combined interfund transfer out of the Capital Project Fund in the amount of $2,219,903.

Note 9: Risk Management

The Agency is exposed to various levels of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Agency participates in the County of Stanislaus risk management insurance. Insurance covered under the County's risk management includes general liability, unemployment, worker's compensation, professional liability, health insurance and other benefits.

No claims were outstanding during the year under audit, ending June 30, 2007. Audit reports of the County of Stanislaus listing further details of the County's insurance coverage may be obtained by writing the County of Stanislaus, 1010 10th Street, Suite 5100, Modesto, CA. 95354.

Risk management expenditures during the fiscal year are as follows:

General liability insurance	$ 250
Unemployment insurance	260
Worker's compensation insurance	1,060
Health insurance	12,924
Other insurance	171
Total risk management expenditures	$ 14,665

Note 10: Employee Retirement System

The Agency's employees participate in the County of Stanislaus retirement system. The County of Stanislaus is a major participant of the Stanislaus County Employees Retirement Association (StanCERA). StanCERA was established under the County Retirement Act of 1937 under California State Government Code section 31450 et. seq. StanCERA is a cost-sharing multiple-employer public employee retirement system.

Membership to StanCERA is required of all full-time employees and permanent part-time (50% or more of the regular hours) on the first day of employment. Employees eligible for retirement benefits are vested after 5 years of service except for Plan 3 which requires 10 years of service. Employees who have reached the age of 50 or employees with 30 years of service, regardless of age, are eligible to retire. Benefits are calculated as a percentage of the employee's monthly final average salary per year of service, depending upon age of retirement. An independent actuary provides an actuarial valuation of the system, annually.

In addition to the retirement benefits, StanCERA provides post employment benefits which include medical, dental and vision insurance along with a death benefit for eligible retirees.

These benefits are funded from excess earnings of StanCERA. The County of Stanislaus does not contribute to these post employment benefits. As of June 30, 2006, which is the most recent available information, there are reserves of $111,120,324 for payment of these additional benefits. The Board of Retirement may eliminate the benefit by giving 90 days notice to the retirees.

For further information regarding the retirement system and to obtain audit reports of StanCERA, write to PO Box 3150, 832 12th Street, Suite 600, Modesto, CA. 95353.

Retirement and post employment benefit expenditures for the year ending June 30, 2007 was $18,415.

Note 11: Related Party Transactions

During the fiscal year ending June 30, 2007, the Agency paid the County of Stanislaus, a related party, $48,293, for accounting, legal and administrative services.

Note 12: Commitments and Contingencies

As of June 26, 2007 the Agency approved a Memorandum of Understanding (MOU) between Keyes Community Services District and the Agency regarding the relocation of sanitary sewer and water lines as part of the Agency's Keyes Storm Drain Project. Pursuant to the MOU, the District shall pay to the Agency the actual cost of construction plus two percent for project administration, for an estimated sum total in the amount of $879,200, or the actual cost of the accepted bid, whichever is less. The bid process is still open as of this date.

The Agency is contingently liable for loans that are made to individuals who live in the project areas and participate in the down payment assistance program. The down payment assistance program provides financial assistance towards home ownership for low and moderate income individuals.

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

To the Board of Supervisors
Stanislaus County
Redevelopment Agency
Modesto, California

We have audited the accompanying financial statements of the governmental activities of Stanislaus County Redevelopment Agency, a component unit of Stanislaus County, California as of and for the year ended June 30, 2007, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated November 19, 2007. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

As discussed in our audit report we have noted certain qualifications pertaining to auditor independence. We believe adequate safeguards exist between our responsibility as auditors within the Stanislaus County Auditor-Controller Department and the responsibility of the Auditor-Controller. Please refer to the audit report for further reference.

<u>Internal Control Over Financial Reporting</u>

In planning and performing our audit, we considered the Agency's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Agency's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Agency's financial statements that is more than inconsequential will not be prevented or detected by the Agency's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Agency's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. Such provisions include those provisions of laws and regulations identified in the *Guidelines for Compliance Audits of California Redevelopment Agencies,* issued by the State Controller. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the Stanislaus County Redevelopment Agency in a separate letter dated November 19, 2007.

This report is intended solely for the information and use of management, Board of Supervisors, and the State Controller's Office, Division of Accounting and Reporting and is not intended to be and should not be used by anyone other than these specified parties.

Lauren Klein,
Certified Public Accountant
County of Stanislaus
Internal Audit Manager

November 19, 2007

EXHIBIT B

2006/07 REDEVELOPMENT AGENCY ACTIVITIES REPORT

INTRODUCTION

This report has been prepared in accordance with Section 33080.1 of the Health and Safety Code relating to redevelopment.

The Health and Safety Code requires Redevelopment Agencies to prepare an Annual Report of Financial Transactions and an Annual Report of housing activity. These reports have been filed with the State Controller, as required, before December 31, 2007. The Health and Safety Code also requires that the Agency Board receive and accept these reports. The State Controller's Housing Activity Reports for the year ended June 30, 2007 are attached for review and acceptance by the Agency Board.

The Agency has developed partnerships with County departments, as well as other agencies to implement its various programs and projects. These partnerships with Chief Executive Office, Public Works, City of Modesto, United Way of Stanislaus, Habitat for Humanity, WorkNet Alliance, Sheriff's Office, Environmental Resources, Parks, Modesto Junior College, Housing Authority, and Inter-Faith Ministries have participated in the following activities:

HOUSING ACTIVITIES

Down Payment Assistance Program
The Agency assisted nine (9) income-eligible households in their first-time purchase of a home. The Home Investment Partnership (HOME) and the CalHFA Loan programs were leveraged with Housing Set-Aside funds to assist in the purchase of these homes.

Minor Home Repair Program
Six (6) low income households received financial assistance for housing rehabilitation with low interest loans. During FY 2006/07, the agency contracted with the Housing Authority of Stanislaus County to administer this program.

Major Housing Rehabilitation Program
One (1) low income household received financial assistance with a low interest loan for housing rehabilitation. During FY 2006/07, the agency contracted with the Housing Authority of Stanislaus County to administer this program.

Sewer Connection Program
Thirty seven (37) income-eligible households received financial assistance with grants or loan interest loans. During FY 2006/07, the agency contracted with the Housing Authority of Stanislaus County to administer this program.

There were no cases of displacement brought about by any agency activity.

BLIGHT ELIMINATION ACTIVITIES

Community Cleanups
The agency partnered with the Department of Environmental Resources (DER) and the Sherrif's Department and community organizations to host cleanup campaigns in the town of Keyes, and the neighborhoods of Shackelford, South Ceres, and Paradise- South (Weed & Seed area). Below is a table indicating statistics from each event.

TOWN	TONS	BINS	TIRES	COST
Airport Neighborhood	66.22	17	1, 500	$5,018
Bret Harte	80	12	2,018	$8,720
Parklawn	84	14	958	$7,231
Salida	220	24	1,015	$13,692
South Ceres	9.5	6	87	$1,200
West Modesto	32.44	Vouchers: 63	n/a	$1,476.14
TOTAL	492.16	73	5,578	$35,861

STRATEGIC PLANNING

New Redevelopment Project Area
Staff continued to participate as a member of the Crows Landing Air Facility Planning Team. A conceptual development reuse scenario for the Crows Landing Air Facility was approved by the Board of Supervisors, including an East-West parallel runway configuration and 818 acres of Business Park and industrial land, with the ability to accommodate truck, rail and air transportation. In addition, after an RFP process, the Board entered into an exclusive Master Developer negotiation process with PCCP West Park, LLC. The Board formed an Ad Hoc Committee to oversee the 12-month process. Work towards the designation of the 1,527 acre Crows Landing Air Facility as a Redevelopment Project Area continued, and it is anticipated the process of adopting a Redevelopment Plan will take place in FY 2007-08.

Airport Neighborhood Revitalization
In partnership with the City of Modesto the Agency began development of an Airport Neighborhood Revitalization Strategic Plan. The plan should be completed by the end of FY 2007. The plan will include estimates for the design and construction of infrastructure for the area, development of a database of infill properties, and community outreach forums using the Asset Based Community Development approach for the revitalization of the area.

The Revitalization Plan will guide infill development and revitalization efforts of the area's businesses, streets, transportation system, housing and recreational areas. For an under-served, high need community with limited resources, this plan will represent a comprehensive strategy for redevelopment, transportation, community input and economic revitalization.

Agency staff has developed collaborations with the City of Modesto, County departments, non-profit agencies, businesses and other community stakeholders in the area for the development and implementation of this plan.

Annual Retreat of Unincorporated Communities
Agency staff participated in the Chief Executive Office-sponsored Fourth Annual Retreat for unincorporated communities. This half-day event provided the opportunity to citizens of unincorporated towns and neighborhoods to better understand government and to learn about programs that may be of assistance in their communities.

ECONOMIC DEVELOPMENT

Workforce Development
The agency continues to be a lead partner of the Stanislaus Workforce Development Collaborative. By coordinating workforce development activities and facilitating services to the under-served areas of the County, the agency maintains its goal of assisting with economic revitalization.

During FY 2006-07, Fifty three (53) program participants received training through Modesto Junior College's Accelerated Technology Training Program. This program is an initiative that began and has been continued by the efforts of the Stanislaus Workforce Development Collaborative. The Collaborative consists of Modesto Junior College, Inter-Faith Ministries City of Modesto, United Way of Stanislaus and County departments.

INFRASTRUCTURE

Keyes Storm Drain Project
The Agency identified the Keyes Storm Drain Project for construction in its 2005-2009 Implementation Plan. Steps to fund both the design and the construction of the project were completed in FY 2005/06.

On November 21, 2006 Public Works contracted, on behalf of the Agency, Ross F. Carroll, Inc., of Oakdale, California in the amount of $1,219,850.00 for the completion of Phase One of the project. The engineer's estimate for the budget of this project is $1,400,000.00

Costs associated to assure the delivery of this project in the amount of $1,323,343.00 ($1,219,850.00 contract + $73,493.00 contingency + $30,000 for testing and quality assurance) will be satisfied by the funds acquired through the 2005 Tax Allocation Bond.

The project is being delivered under a two-phased construction approach. Phase One is has been completed and consisted of the construction and installation of a Continuous Deflective Separator (CDS) Storm Water Treatment Unit (SWTU), in accordance with the California Environmental Protection Agency, State Water Resources Control Board (SWRCB). This filtration unit has the capability to capture 100% of the floatables (plastic bottles, bags, rubber, etc.,) and 100% of all particles, including silts and clay materials equal or greater than 4.7 millimeters (MM). The SWTU is equipped with a conventional oil baffle to capture and retain oil and grease and Total Petroleum Hydrocarbons (TPH) pollutants as they are transported through the storm drain system during dry weather (gross spills) and wet weather flows.

The second phase will consist of detention basin improvements including a pumping station, and; a storm drain collection system with full width street improvements. Phase Two is scheduled to commence during the 2007/08 fiscal year.

This project has remained on schedule and within the allocated budget. There has been no significant changes or costs to the schedule or budget.

Bret Harte Sewer Project
Debt service continues on the 20-year State Water Quality Control loan that was obtained to construct a Sewer Collection and Transfer System in the Bret Harte Neighborhood. This project eliminated a serious health and safety threat of deteriorating septic systems in a residential area of over 1,100 lower income households. Ten (10) years remain for debt service.

Salida Storm Drain Project
Debt service continues on the USDA loan that financed the storm drain infrastructure in Salida. There remains thirty-five (35) years on this loan.

Shackelford Sewer Project
Debt service continues on the $2.5 million Shackelford Sewer Project. This debt has been retired during Fiscal Year 2006/07.