

**SACRAMENTO COUNTY
PUBLIC FINANCING AUTHORITY**
(A Component Unit of the
County of Sacramento, California)

Independent Auditor's Reports,
Basic Financial Statements,
and Required Supplementary Information

For the Year Ended June 30, 2019



Certified
Public
Accountants

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
FOR THE YEAR ENDED JUNE 30, 2019**

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Independent Auditor's Report

Board of Directors
Sacramento County Public Financing Authority
Sacramento, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Sacramento County Public Financing Authority (Authority), a component unit of the County of Sacramento, California, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of June 30, 2019, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-6, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 30, 2019, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Macias Gini & O'Connell LLP

Sacramento, California

August 30, 2019

SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Sacramento County Public Financing Authority (Authority), a component unit of the County of Sacramento, California, we offer readers of our financial statements this narrative overview and analysis of the financial activities for the period ended June 30, 2019.

Financial Highlights

- The Authority's total assets are \$71,152,545. The primary assets of the Authority are a receivable from loans made to the Sacramento Housing and Redevelopment Agency (Agency) in the amount of \$65,339,575 and cash and investments of \$5,523,969.
- The Authority's liabilities consisted mainly of revenue bonds payable totaling \$70,863,544, the net proceeds of which were loaned to the Agency in previous years.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's financial statements. The Authority's financial statements comprise two components: 1) financial statements, and 2) notes to the basic financial statements.

Financial Statements are designed to provide readers with a broad overview of the Authority's finances.

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

The *statement of revenues, expenses, and change in net position* presents information showing how the Authority's net position changed during the most recent period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods.

The *statement of cash flows* presents information about the cash receipts and cash payments of the Authority during the most recent period. When used with related disclosures and information in the other financial statements, the information provided in this statement should help financial report users assess the Authority's ability to generate future net cash flows, its ability to meet its obligations as they become due and its need for external financing. It also provides insight into the reasons for differences between operating income and associated cash receipts and payments; and the effects on the Authority's financial position of its cash and its noncash investing, capital and related financing transactions during the period.

The financial statements can be found on pages 7 through 9 of this report.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the basic financial statements can be found on pages 10 through 16 of this report.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

Financial Analysis

The primary asset of the Authority is the receivable from the Agency, which increased \$319,611 during the year. The reason for the increase this year was due to a timing difference. The Authority received the majority of its December 2019 debt service in July 2019, while it received the majority of its December 2018 debt service in June 2018. The primary liability is the outstanding balance of the revenue bonds. Both the receivable and bonds payable balances will reduce over time, as the bonds are paid-off.

In compliance with the loan agreement, the Agency paid \$1,587,527 during the year in interest to the Authority. The Agency paid the Authority \$3,547,891 in principal and interest prior to the year. The Authority used those funds, in addition to the \$150,165 interest and investment income, to make the scheduled \$5,281,894 debt service payments on the tax revenue bonds during the year.

The following table summarizes the changes between assets, liabilities and net position as of June 30, 2019 and 2018:

Authority's Condensed Statements of Net Position

	<u>2019</u>	<u>% Change</u>	<u>2018, Restated</u>
<u>Assets:</u>			
Cash and cash equivalents	\$ 5,523,969	-39.1%	\$ 9,068,171
Accrued interest receivable	289,001	n/a	-
Loans receivable from participating government	<u>65,339,575</u>	0.5%	<u>65,019,964</u>
Total Assets	<u>71,152,545</u>	-4.0%	<u>74,088,135</u>
<u>Liabilities:</u>			
Accrued interest payable	289,001	-2.5%	296,316
Unearned revenue	-	-100.0%	1,481,575
Long-term liabilities	<u>70,863,544</u>	-2.0%	<u>72,310,244</u>
Total Liabilities	<u>71,152,545</u>	-4.0%	<u>74,088,135</u>
<u>Net Position:</u>			
Unrestricted	<u>\$ -</u>	n/a	<u>\$ -</u>

The beginning loans receivable from participating government balance was increased \$1,777,891 to adjust for interest received in June 2018 that incorrectly reduced the loan receivable balance. The offset was the elimination of \$296,316 accrued interest receivable and the addition of unearned revenue in the amount of \$1,481,575.

Net position did not change during the year ended June 30, 2019. Cash and cash equivalents are funds held as liquidity reserves for debt service. Any cash and cash equivalents in excess of the required liquidity reserve balance of \$5,508,023 are used to fund debt service payments.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

Financial Analysis, (Continued)

The following table summarizes changes in net position for the fiscal years ended June 30, 2019 and 2018:

Authority's Condensed Statements of Revenues, Expenses, and Changes in Net Position

	2019	% Change	2018
<u>Operating Revenues:</u>			
Interest income from participating government	\$ 3,677,714	-3.7%	\$ 3,819,416
<u>Nonoperating Revenues (Expenses):</u>			
Interest and investment income	150,165	92.1%	78,180
Interest and amortization of bond discount	(3,827,879)	-1.8%	(3,897,596)
Total Nonoperating Revenues (Expenses)	(3,677,714)	-3.7%	(3,819,416)
Changes in net position	-		-
Net position, beginning of year	-		-
Net position, end of year	\$ -		\$ -

Debt Administration

Effective February 1, 2012, the County of Sacramento assumed the role of the Redevelopment Agency Successor Agency (RASA) and took responsibility for the debt obligations of the former the Redevelopment Agency of the County of Sacramento (Redevelopment Agency). Under the provisions of AB X1 26 and AB 1484, the RASA is now responsible for remitting payments on enforceable obligations of the former Redevelopment Agency, and to ensure that all enforceable obligations are reported on the recognized obligation payment schedule (ROPS) every six months and submitted to the State Department of Finance for review and approval. Once approved, and provided sufficient revenues are available, the County Auditor-Controller's Office distributes property taxes to the RASA from the County's Redevelopment Property Tax Trust Fund (RPTTF) to the RASA's Redevelopment Obligation Retirement Fund (RORF) for payment of the enforceable obligations.

The City of Sacramento, as a member of the Agency, paid off a portion of its share of the outstanding balance of the 2003 Series A Bonds and the outstanding balance of the 2003 Series C Bonds during fiscal year 2016. The principal payoff amount totaled \$11,905,000.

Long-term liabilities decreased as a result of the scheduled debt service payment of \$1,770,000, offset by the accrual of accreted interest on the capital appreciation bonds of \$302,915 and amortization of the bond discount of \$20,385 during the year. Additional information on the Authority's long-term liabilities can be found in Note 4.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)**

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Peter Aw-yang
Senior Accounting Manager
700 H Street, Room 1703
Sacramento, CA 95814

SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2019

ASSETS

Cash and cash equivalents	\$ 15,946
Accrued interest receivable	289,001
Restricted cash and cash equivalents	5,508,023
Loans receivable from participating government	<u>65,339,575</u>
 Total assets	 <u>71,152,545</u>

LIABILITIES

Accrued interest payable	289,001
Long-term liabilities:	
Due within one year	1,855,000
Due after one year (net of bond discount)	<u>69,008,544</u>
 Total liabilities	 <u>71,152,545</u>

NET POSITION

Unrestricted	<u>\$ -</u>
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See accompanying notes to the basic financial statements.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2019**

OPERATING REVENUES	
Interest income from participating government	<u>\$ 3,677,714</u>
NONOPERATING REVENUES (EXPENSES)	
Interest and investment income	150,165
Interest and amortization of bond discount	<u>(3,827,879)</u>
Total nonoperating revenues (expenses)	<u>(3,677,714)</u>
Change in net position	-
Net position, beginning of year	<u>-</u>
Net position, end of year	<u><u>\$ -</u></u>

See accompanying notes to the basic financial statements.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2019**

CASH FLOWS FROM OPERATING ACTIVITIES	
Interest received from participating government	<u>\$ 1,587,527</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Principal payments on long-term liabilities	(1,770,000)
Interest payments on long-term liabilities	<u>(3,511,894)</u>
Net cash used in capital and related financing activities	<u>(5,281,894)</u>
CASH FLOWS FROM INVESTING FINANCING ACTIVITIES	
Interest received on investments	<u>150,165</u>
NET DECREASE IN CASH EQUIVALENTS	(3,544,202)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>9,068,171</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 5,523,969</u>
Reconciliation to the Statement of Net Position:	
Cash and cash equivalents	\$ 15,946
Restricted cash and cash equivalent	<u>5,508,023</u>
Total cash and cash equivalents	<u>\$ 5,523,969</u>
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	\$ 3,677,714
Change in assets and liabilities:	
Increase in accrued interest receivable	(289,001)
Increase in loans receivable from participating government	(319,611)
Decrease in unearned revenue	<u>(1,481,575)</u>
Net cash provided by operating activities	<u>\$ 1,587,527</u>
Noncash investing, capital and financing activities:	
Amortization of bond discounts	\$ 20,385
Accreted interest on capital appreciation bonds	302,915

See accompanying notes to the basic financial statements.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Sacramento County Public Financing Authority (Authority) was created by a Joint Exercise of Powers Agreement (Agreement) effective as of November 25, 2003, between the County of Sacramento (County) and the Sacramento Housing and Redevelopment Agency (Agency). The County Board of Supervisors (Board) sits as the Board of Directors of the Authority. The Authority was created for the purpose of obtaining financing for various designated redevelopment and housing projects in the greater Sacramento area. The Authority meets the criteria set forth in accounting principles generally accepted in the United States of America (GAAP) as a blended component unit of the County because the governing body is the same as the County, and otherwise meets the criteria set forth by GAAP because of the financial benefit/burden relationship of their activities.

Assembly Bill X1 26 enacted on June 29, 2011, was upheld and declared constitutional by the California Supreme Court on December 29, 2011. As of February 1, 2012, redevelopment agencies in California were dissolved and successor agencies were appointed to wind down the affairs of the redevelopment agencies in accordance with the provisions of Assembly Bill X1 26. The County has elected to be appointed as Successor Agency for purpose of winding down the affairs of the Redevelopment Agency of the County of Sacramento (Redevelopment Agency). The Housing Authority of the County of Sacramento has been appointed as the Housing Successor Agency.

Section 34178(b)(3) of the California *Health and Safety Code* indicates that where the Redevelopment Agency was a member of a Joint Exercise of Powers Agreement, the Redevelopment Agency Successor Agency (RASA) replaces the Redevelopment Agency by operation of law. Therefore, the RASA has assumed the roles and responsibilities of the Redevelopment Agency under the terms of the original agreement.

Measurement Focus and Basis of Accounting

The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses when the liability is incurred, regardless of the timing of related cash flows.

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with Authority's principal ongoing operations. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. The principal operating revenue of the Authority is interest income from the Agency.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported financial statement amounts and disclosures. Actual results could differ from those estimates.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS, (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers all short-term highly liquid investments with an original maturity of three months or less to be cash and cash equivalents.

Implementation of New Governmental Accounting Standards

Governmental Accounting Standards Board (GASB) Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. Effective July 1, 2018, the Authority implemented GASB Statement No. 88. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It clarifies which liabilities governments should include when disclosing information related to debt. This Statement also requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. See Note 4 for additional disclosures that resulted from implementing this Statement.

NOTE 2 – CASH AND CASH EQUIVALENTS

Cash and cash equivalents as of June 30, 2019, are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and cash equivalents	\$	15,946
Restricted cash and cash equivalents		5,508,023
 Total cash and cash equivalents	 \$	 <u><u>5,523,969</u></u>

Cash and cash equivalents as of June 30, 2019, consist of the following:

Money market mutual fund	\$	<u><u>5,523,969</u></u>
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At June 30, 2019, the restricted cash and cash equivalents of \$5,508,023 were held as reserves for debt service. All policies for investing cash and cash equivalents are governed by the bond indentures. The Authority believes it is not at measurable risk as follows:

Custodial Credit Risk – This is the risk that in the event a financial institution or counterparty fails, the Authority would not be able to recover the value of its deposits and investments. As of June 30, 2019, one hundred percent of the Authority's investments are held in the Authority's name and the investments are not exposed to custodial credit risk.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS, (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 2 – CASH AND CASH EQUIVALENTS (Continued)

Interest Rate Risk – Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity its fair value is to changes in market interest rates. The policy, per the bond indenture, is that investments shall mature or are so redeemable in an amount sufficient to make payments as required by the indenture. Information about the sensitivity of the value of the Authority's investment to market interest rate fluctuations is provided by the table below that shows the distribution of the Authority's investment by maturity.

Credit Risk – Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority's policy is dictated by the bond indenture. The table that follows presents those ratings for the Authority's investments.

<u>Investment Type</u>	<u>Credit Rating (Moody's/S&P)</u>	<u>Maturity Under 30 days</u>	<u>Net Asset Value as of June 30, 2019</u>
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Investment held by trustee:

Money market mutual fund	AAA-mf/AAAm	\$ <u>5,523,969</u>	\$ <u>5,523,969</u>
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The valuation of 2a-7 money market mutual funds held by the Authority is at one-dollar net asset value (NAV) per share. The total value of these at June 30, 2019 was \$5,523,969, with zero unfunded commitments. The redemption frequency is daily and redemption notice period of intra-daily. This type of investment primarily invests in short-term U.S. Treasury and government securities (including repurchase agreements collateralized by U.S. Treasury and government agency securities).

NOTE 3 – LOAN TO PARTICIPATING GOVERNMENT

During the fiscal year ended June 30, 2004, the Authority loaned \$48,653,494 of the bond proceeds received to the Agency pursuant to the 2003 Loan Agreements. In addition, on March 5, 2008, the Authority loaned an additional \$43,855,389 in bond proceeds to the Agency pursuant to the 2008 Loan Agreements. In return, the Agency agreed to repay these funds and interest, as well as repay the Authority for any costs incurred such as bond issuance and discount costs. Such repayments, net of any interest earned by the Authority, are required to be sufficient to cover the Authority's debt service requirements on the bonds. As such, the set repayment schedule is consistent with the long-term liabilities repayment schedule. The balance of the loans as of June 30, 2019, is \$65,339,575.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS, (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 3 – LOAN TO PARTICIPATING GOVERNMENT (Continued)

Changes in loan to participating government for the period ended June 30, 2019, were as follows:

	<u>Restated Balance July 1, 2018</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance June 30, 2019</u>
Loans receivable from participating government:				
Principal portion	\$ 62,059,176	\$ 16,696	\$ -	\$ 62,075,872
Accreted interest	<u>2,960,788</u>	<u>302,915</u>	<u>-</u>	<u>3,263,703</u>
Total	<u>\$ 65,019,964</u>	<u>\$ 319,611</u>	<u>\$ -</u>	<u>\$ 65,339,575</u>

The beginning loans receivable from participating government balance was increased \$1,777,891 to adjust for interest received in June 2018 that incorrectly reduced the loan receivable balance. The offset was the elimination of the \$296,316 accrued interest receivable and the addition of unearned revenue in the amount of \$1,481,575.

NOTE 4 – LONG-TERM LIABILITIES

Long-term liabilities consist of the following at June 30, 2019:

Series 2003 Revenue Bonds

The Authority issued three series of Revenue Bonds on December 23, 2003, totaling \$54,920,588. The net proceeds were then loaned to the Agency in order to finance four redevelopment projects in designated redevelopment project areas in the City of Sacramento and the County. The source of repayment of the bonds is tax increment and/or housing set-aside tax increment revenues, depending upon the project. The City of Sacramento paid off the Series C Bonds and a portion of its share of the Series A Bonds during fiscal year 2016, leaving the County’s share and a portion of the City’s share of the Series A Bonds and the Series B Bonds.

Tax increment revenues were projected to produce 128 percent of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is \$43,403,930 payable through December 2033. For the current year, principal and interest paid and total incremental tax revenues and City of Sacramento contributions were \$2,290,125 and \$552,692, respectively.

- **Series A -- \$33,695,588** Mather/McClellan and Del Paso Heights project areas improvements. The series includes \$13,940,000 in serial bonds, maturing from December 2004 through December 2022, with interest rates ranging from 2.0% to 5.0%. In addition, \$8,165,000 in term bonds was issued with a stated rate of 5.125% maturing in December 2028. Another term bond of \$9,065,000 was issued with a stated interest rate of 4.75%, which matures in December 2033. Finally, \$2,525,588 in capital appreciation bonds were issued with a stated interest rate ranging from 5.18% to 5.58% that mature from December 2020 through December 2030.
- **Series B -- \$8,345,000** Mather/McClellan Housing Project. The issue consists of four term bonds ranging in value from \$670,000 to \$4,450,000. The bonds mature from December 2011 through December 2033. Stated interest rates range from 3.82% to 6.26%.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS, (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 4 – LONG-TERM LIABILITIES (Continued)

Principal payments on the two remaining Series are due December 1st each year through final maturity in 2033. Interest payments are due on June 1st and December 1st. Beginning December 1, 2013, the Series B Bonds are optionally callable in whole or in part prior to maturity. The 2003 Series A Capital Appreciation Bonds are non-callable.

Series 2008 Revenue Bonds

The Authority issued two series of Tax Allocation Revenue bonds on March 5, 2008, totaling \$48,545,000. The net proceeds were then loaned to the Agency to finance redevelopment activities, including low and moderate income housing in the designated redevelopment project area in the County of Sacramento. The source of repayment of the bonds is tax increment and/or housing set-aside tax increment revenues, depending upon the project. The 2008 loans are issued on parity to the outstanding 2003A and 2003B loans. The loans are sized to satisfy the coverage and cash flow requirements of the project area wrapping around parity debt.

Tax increment revenues were projected to produce 128 percent of the debt service requirements over the life of the bonds. Payment of debt service on the Bonds is insured by Assured Guaranty. Total principal and interest remaining on the bonds is \$70,373,446 payable through December 2038. For the current year, principal and interest paid and total incremental tax revenues were \$2,991,769 and \$1,034,835, respectively.

- **Series A -- \$24,765,000** Mather/McClellan (Tax Exempt) Redevelopment Area improvements. The bonds were structured with one serial maturity in 2028 and three term bonds. The \$950,000 2028 serial was priced with a 4.50% coupon to yield 4.66%. The \$4,930,000 2032 term bond was priced with a 4.625% coupon to yield 4.80%. The \$18,885,000 2038 term bond was split into two: \$5,000,000 was priced with a 5% coupon to yield 4.76%; the balance \$13,885,000 was priced with a 4.625% coupon to yield 4.85%.
- **Series B -- \$23,780,000** Mather/McClellan (Taxable) Redevelopment Area and Housing Project. The bonds were structured with serial maturities in 2008 through 2014 and three term bonds – all sold as par bonds with coupon equal to yield. Yields on the \$4,500,000 serials ranged from 3.33% in 2008 to 4.52% in 2014. The \$2,815,000 2018 term bonds were priced to yield 5.317%; the \$9,795,000 2028 term bonds were priced to yield 6.227%; and the \$6,670,000 term bonds were priced to yield 6.577%.

Principal payments on both series are due December 1st each year through final maturity in 2038. Interest payments are due on June 1st and December 1st. The tax-exempt Series A Bonds are callable at par beginning on December 1, 2019. The taxable Series B Bonds are subject to optional redemption on any date, with a "make-whole premium" determined at the time of optional redemption on the basis of the value of debt service otherwise due on the redeemed bonds discounted at the comparable Treasury yield plus 12.5 basis points.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS, (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 4 – LONG-TERM LIABILITIES (Continued)

Future debt service requirements at June 30, 2019, are as follows:

Years Ended June 30,	Principal	Interest	Total
2020	\$ 1,855,000	\$ 3,417,858	\$ 5,272,858
2021	2,079,845	3,479,249	5,559,094
2022	2,368,380	3,670,527	6,038,907
2023	2,464,338	3,570,894	6,035,232
2024	2,657,522	3,624,296	6,281,818
2025-2029	14,815,505	15,314,411	30,129,916
2030-2034	18,344,998	9,589,733	27,934,731
2035-2039	23,385,000	3,139,819	26,524,819
Totals	<u>\$ 67,970,588</u>	<u>\$ 45,806,787</u>	<u>\$ 113,777,375</u>

Changes in long-term liabilities for the period ended June 30, 2019, were as follows:

	Balance July 1, 2018	Increase	Decrease	Balance June 30, 2019	Due Within One Year
Revenue bonds	\$ 69,740,588	\$ -	\$(1,770,000)	\$ 67,970,588	\$ 1,855,000
Accreted interest	2,960,789	302,915	-	3,263,704	-
Less: bond discounts	(391,133)	-	20,385	(370,748)	-
Total	<u>\$ 72,310,244</u>	<u>\$ 302,915</u>	<u>\$(1,749,615)</u>	<u>\$ 70,863,544</u>	<u>\$ 1,855,000</u>

In an event of default all outstanding bonds contain a provision that repayment of outstanding amounts become immediately due and payable if the Authority is unable to make payment.

Accreted Interest

The accreted interest balance at June 30, 2019, represents accreted interest on the 2003 Series A Capital Appreciation bonds originally issued for \$2,525,588. Total unaccreted interest totaled \$2,445,708 at June 30, 2019.

The Federal Tax Reform Act of 1986 requires issuers of tax-exempt debt to make payments to the United States Treasury of investment income received at yields that exceed the issuer's tax-exempt borrowing rates. The U.S. Treasury requires payment every five years. As of June 30, 2019, the Authority has no arbitrage liability.

NOTE 5 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions, for which the Authority purchases commercial insurance.

During the year ended June 30, 2019, the Authority did not reduce insurance coverage from coverage levels in place as of June 30, 2018. There have been no insurance settlements or claims during 2017, 2018, and 2019.

**SACRAMENTO COUNTY PUBLIC FINANCING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS, (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2019**

NOTE 6 – FUTURE ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) releases new accounting and financial reporting standards which may have a significant impact on the Authority's financial reporting process. Future new standards which may impact the Authority include the following:

GASB Statement No. 84 – In January 2017, GASB issued Statement No. 84, *Fiduciary Activities*. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This Statement is effective for the reporting periods beginning after December 15, 2018, or 2019-2020 fiscal year. The Authority has determined that there is no effect of this Statement on its financial statements.

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87 – *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This Statement is effective for the reporting periods beginning after December 15, 2019, or 2020-2021 fiscal year. The Authority has determined that there is no effect of this Statement on its financial statements.

GASB Statement No. 89 – In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*. The objectives of this Statement are to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and to simplify accounting for interest cost incurred before the end of a construction period. This Statement is effective for reporting periods beginning after December 15, 2019, or 2020-2021 fiscal year. The Authority has determined that there is no effect of this Statement on its financial statements.

GASB Statement 90 – In August 2018, GASB issued Statement No. 90, *Majority Equity Interests—An Amendment of GASB Statements No. 14 and No. 61*. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. This Statement is effective for the reporting periods beginning after December 15, 2018, or the 2019-2020 fiscal year. The Authority has determined that there is no effect of this Statement on its financial statements.

GASB Statement No. 91 – In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement is effective for reporting periods beginning after December 15, 2020, or 2021-2022 fiscal year. The Authority has determined that there is no effect of this Statement on its financial statements.

OTHER REPORT



Independent Auditor's 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*

Board of Directors
Sacramento County Public Financing Authority
Sacramento, California

We have audited, in accordance with the 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, the financial statements of the Sacramento County Public Financing Authority (Authority), a component unit of the County of Sacramento, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated August 30, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances 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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control 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 and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from 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. 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*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Macias Gini & O'Connell LLP

Sacramento, California
August 30, 2019