
WEST PATTERSON FINANCING AUTHORITY
ANNUAL FINANCIAL REPORT
AS OF JUNE 30, 2014
WITH
INDEPENDENT AUDITOR'S REPORT
AND
SUPPLEMENTAL INFORMATION

WEST PATTERSON FINANCING AUTHORITY
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2014

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INDEPENDENT AUDITOR'S REPORT

To the City Council
West Patterson Financing Authority
Patterson, California

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, and each major fund of the West Patterson Financing Authority, as of and for the year ended June 30, 2014, 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.

Auditor's Responsibility

Our responsibility is to express opinions 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 opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the West Patterson Financing Authority, as of June 30, 2014, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Change in Accounting Principle

As described in Note 7 to the financial statements in the year ended June 30, 2014 the Authority adopted new accounting guidance, GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information as listed in the table of contents 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 April 9, 2015, on our consideration of the West Patterson Financing 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 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 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 West Patterson Financing Authority's internal control over financial reporting and compliance.

Man Out NLCPCAs

Sacramento, California
April 9, 2015

WEST PATTERSON FINANCING AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2014

ASSETS

Cash and investments (Note 3)	\$ 5,712,204
Restricted cash and investments (Note 3)	4,524,008
Assessment receivable	163,263
Interest receivable	<u>1,399</u>
Total Assets	\$ <u>10,400,874</u>

LIABILITIES AND NET POSITION

Current Liabilities	
Accounts payable	\$ 236
Bonds payable - current portion (Note 5)	<u>518,539</u>
Total Current Liabilities	<u>518,775</u>
Bonds payable - long-term (Note 5)	<u>68,895,982</u>
Total Liabilities	<u>69,414,757</u>
Net Position	
Invested in capital assets, net of related debt	(64,890,513)
Restricted for debt service	<u>5,876,630</u>
Total Net Position	<u>(59,013,883)</u>
Total Liabilities and Net Position	\$ <u>10,400,874</u>

See accompanying notes to the financial statements.

WEST PATTERSON FINANCING AUTHORITY
STATEMENT OF ACTIVITIES
JUNE 30, 2014

	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net Revenue/ (Expense)</u>
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>	
Governmental activities:				
General government	\$ 36,974	\$ -	\$ -	\$ (36,974)
Premium on bond call	1,687,100	-	-	(1,687,100)
Interest on long-term liabilities	<u>4,014,418</u>	<u>-</u>	<u>-</u>	<u>(4,014,418)</u>
Total Governmental Activities	<u>\$ 5,738,492</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(5,738,492)</u>
General Revenues:				
Taxes				5,181,964
Investment earnings				21,726
Assessment fees				<u>515,852</u>
Total general revenues				<u>5,719,542</u>
Capital contributions to the City of Patterson				<u>(242,014)</u>
Change in net position				(260,964)
Net Position, July 1, 2013				<u>(55,115,593)</u>
Prior period restatement (Note 7)				<u>(3,637,326)</u>
Net Position, July 1, 2013, restated				<u>(58,752,919)</u>
Net Position, June 30, 2014				<u>\$ (59,013,883)</u>

See accompanying notes to the financial statements.

WEST PATTERSON FINANCING AUTHORITY
GOVERNMENTAL FUNDS
BALANCE SHEET
JUNE 30, 2014

<u>ASSETS</u>	<u>General Fund</u>	<u>West Patterson Business Park</u>	<u>Total Governmental Funds</u>
Cash and investments	\$ 2,810,979	\$ 2,901,225	\$ 5,712,204
Restricted cash and investments	4,524,008	-	4,524,008
Interest receivable	710	689	1,399
Assessment receivable	<u>62,349</u>	<u>100,914</u>	<u>163,263</u>
Total Assets	<u>7,398,046</u>	<u>3,002,828</u>	<u>10,400,874</u>
 <u>LIABILITIES AND FUND BALANCES</u>			
Liabilities			
Accounts payable	\$ <u>-</u>	\$ <u>236</u>	\$ <u>236</u>
Fund Balances			
Restricted	7,398,046	-	7,398,046
Assigned	<u>-</u>	<u>3,002,592</u>	<u>3,002,592</u>
Total Fund Balances	<u>\$ 7,398,046</u>	<u>\$ 3,002,592</u>	<u>\$ 10,400,638</u>

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

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

Bonds payable	\$ <u>(69,414,521)</u>
Net position of governmental activities	\$ <u>(59,013,883)</u>

See accompanying notes to the financial statements.

WEST PATTERSON FINANCING AUTHORITY
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2014

	<u>General Fund</u>	<u>West Patterson Business Park</u>	<u>Total Governmental Funds</u>
<u>REVENUES</u>			
Taxes	5,181,964	-	5,181,964
Interest income	13,532	8,194	21,726
Assessment fees	<u>26,039</u>	<u>489,813</u>	<u>515,852</u>
Total Revenues	<u>5,221,535</u>	<u>498,007</u>	<u>5,719,542</u>
<u>EXPENDITURES</u>			
General government	1,084	35,890	36,974
Capital outlay	162,190	79,824	242,014
Debt service:			
Principal	71,170,000	-	71,170,000
Interest and fiscal charges	5,172,692	-	5,172,692
Premium on bond call	<u>1,687,100</u>	<u>-</u>	<u>1,687,100</u>
Total Expenditures	<u>78,193,066</u>	<u>115,714</u>	<u>78,308,780</u>
Excess (deficit) of revenues over (under) expenditures	<u>(72,971,531)</u>	<u>382,293</u>	<u>(72,589,238)</u>
<u>OTHER FINANCING SOURCES (USES)</u>			
Bond proceeds	<u>69,554,521</u>	<u>-</u>	<u>69,554,521</u>
Total Other Financing Sources (Uses)	<u>69,554,521</u>	<u>-</u>	<u>69,554,521</u>
Net change in fund balances	(3,417,010)	382,293	(3,034,717)
Fund balances - July 1, 2013	<u>10,815,056</u>	<u>2,620,299</u>	<u>13,435,355</u>
Fund balances - June 30, 2014	<u>\$ 7,398,046</u>	<u>\$ 3,002,592</u>	<u>\$ 10,400,638</u>

See accompanying notes to the financial statements.

WEST PATTERSON FINANCING AUTHORITY
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2014

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

Net change in fund balances - total governmental funds	\$ (3,034,717)
<p>Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:</p>	
Capital assets purchased	242,014
Capital contributions to the City of Patterson	(242,014)
<p>The issuance of long-term liabilities provides current financial resources to governmental funds, while the repayment of the principal of long-term liabilities consumes the current financial resources of governmental funds.</p>	
Bond principal payments	71,170,000
Issuance of long-term liabilities	(69,554,521)
<p>Accrued interest payable is interest due on long-term liabilities. This is the net change in accrued interest in the current period.</p>	<u>1,158,274</u>
Change in net position of governmental activities	\$ <u>(260,964)</u>

See accompanying notes to the financial statements.

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. The Reporting Entity

The West Patterson Financing Authority (the Authority) was formed in 2001 pursuant to a joint exercise of powers agreement between the City of Patterson and the Redevelopment Agency of the City of Patterson. The primary activity of the Authority is issuing special tax bonds on behalf of the West Patterson Financing Authority Community Facilities District No. 2001-1 (Public Improvements). The proceeds of the special tax bonds were used to finance the costs of certain engineering, design, construction and other expenses related to public infrastructure improvements.

On October 18, 2005, pursuant to Resolution No. 2005-04 of the Board of Directors of the Authority, the Authority founded its Community Facilities District No. 2005-1 (West Patterson Business Park) and authorized special tax levies therein.

B. Basis of Presentation

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

These standards require that the financial statements described below be presented.

Government-wide Financial Statements

The Statement of Net Position and Statement of Activities display information about the reporting government as a whole. They include all the activities of the Authority. Eliminations have been made to minimize the double counting of internal activities. The Authority's net position is reported in three parts - invested in capital assets, net of related debt; restricted net position; and unrestricted net position. The Authority first utilizes restricted resources to finance qualifying activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange revenues.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements

The fund financial statements provide information about the Authority's funds. The funds are accounted for by providing a separate set of self-balancing accounts that constitute their assets, liabilities, fund equity, revenues and expenditure/expenses.

The funds of the financial reporting entity are described below:

Governmental Funds

General Fund - The General Fund is the general operating fund of the Authority and is always classified as a major fund. It is used to account for all activities related to Community Facilities District No. 2001-1 except those legally or administratively required to be accounted for in other funds.

West Patterson Business Park - This fund is used to account for the special taxes levied and projects related to the Community Facilities District No. 2005-1.

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Major Funds

The City reported the following major governmental funds in the accompanying financial statements:

General Fund - The General Fund is the general operating fund of the Authority and is always classified as a major fund. It is used to account for all activities related to Community Facilities District No. 2001-1 except those legally or administratively required to be accounted for in other funds.

West Patterson Business Park - This fund is used to account for the special taxes levied and projects related to the Community Facilities District No. 2005-1.

C. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, governmental activities are presented using the economic resources measurement focus as defined in item "b" below.

In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate:

- a. All governmental funds are accounted for using a "current financial resources" measurement focus. With this measurement focus, only current assets and current liabilities generally are included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.
- b. Governmental activities utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and all liabilities (whether current or noncurrent) associated with the operation of these funds are reported.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset is used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when "measurable and available". Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The Authority defines available to be within 60 days of year-end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported when due. Governmental capital asset acquisitions are reported as expenditures in governmental funds. Proceeds for governmental long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Those revenues susceptible to accrual include taxes, intergovernmental revenues, interest and charges for services. Certain indirect costs are included in program expenses reported for individual functions and activities.

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the Authority may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position are available to finance program expenditures. The Authority's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

D. Special Taxes

The Community Facilities Districts established by the Authority are authorized to levy special taxes annually on real property located within the Community Facilities Districts. The County of Stanislaus levies, bills, and collects the special property taxes for the Authority. The County of Stanislaus remits Community Facilities District special taxes collected on the County tax roll to the Authority in three installments during the months of December, April, and July.

Tax collections of special taxes on the County tax roll are the responsibility of the County Tax Collector. Taxes and assessments on secured and utility rolls which constitute a lien against the property, are levied and payable in two installments; the first is due November 1 of the fiscal year and is delinquent if not paid by December 10; and the second is due on March 1 of the fiscal year and is delinquent if not paid by April 10. Significant penalties are imposed under State law for late payment.

Tax levy dates are attached annually on January 1 preceding the fiscal year for which the taxes are levied. The fiscal year begins July 1 and ends June 30 of the following year. Taxes are levied on real property, as it exists at that time. Liens against real estate are not relieved by subsequent renewal or change in ownership.

In order to collect delinquent special tax levies, the Authority may conduct foreclosure actions against the property on which the special taxes are levied. In some cases, the Authority will "strip" the delinquent special tax amount from the County ad valorem tax roll, and proceed to enforce the payment of the special taxes itself through collection efforts including possible judicial foreclosure.

E. Cash and Investments

The Authority pools the cash of all funds with the City of Patterson, except for monies deposited with a fiscal agent in accordance with a related bond fiscal agent agreement with U.S. Bank National Association. The cash and investments balance in the fund represents the fund's equity share of the City's cash and investment pool. As the Authority places no restrictions on the deposit or withdrawal of a particular fund's equity in the pool, the pool operates like a demand deposit account for the participating funds.

F. Accounts and Interest Receivable

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Receivables are recorded in the financial statements net of any allowance for doubtful accounts if applicable, and estimated refunds due. Major receivable balances for the governmental activities include taxes and interest.

In the fund financial statements, material receivables in governmental funds include revenue accruals such as taxes. Nonexchange transactions collectible but not available are deferred in the fund financial statements in accordance with modified accrual, but not deferred in the government-wide financial statements in accordance with the accrual basis. Interest and investment earnings are recorded when earned only if paid within 60 days since they would be considered both measurable and available.

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

G. Capital Assets

The accounting treatment over property, plant and equipment depends on whether the assets are reported in the government-wide or fund financial statements.

Government-wide Statements

In the government-wide financial statements, capital expenditures over \$1,000 are capitalized and accounted for as capital assets. All capital assets are valued at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets which are recorded at their estimated fair value at the date of donation. Estimated historical cost was used to value the majority of the assets.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

	Years
Buildings	20-40
Improvements	40
Machinery and equipment	3-6
Streets and roads	20
Curbs, gutters, sidewalks, and median curbs	20
Storm drains	75

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

H. Long-term Liabilities

In the government-wide financial statements, long-term liabilities, and other long-term obligations are reported as liabilities in the applicable governmental activities Statement of Net Position. Initial issue bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. The difference between the reacquisition price of refunding bonds and the net carrying amount of refunded debt (deferred amount on refunding) is amortized over the shorter of the lives of the refunding debt or remaining life of the refunded debt. Bond issuance costs, including deferred refunding amounts and underwriters' discounts, are reported as deferred bond issuance costs. Amortization of bond premiums or discounts, issuance costs, and deferred amounts on refunding is included in interest expense.

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

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

I. Equity Classifications

Government-wide Statements

Net position is the excess of all the Authority's assets over all its liabilities, regardless of fund. Net position is divided into three categories under GASB Statement 34. These categories apply only to net position, which is determined at the government-wide level, and are described below:

- a. Invested in capital assets, net of related debt - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - Consists of net position with constraints place on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

Fund Statements

Governmental fund equity is classified as fund balance. The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Authority is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- a. Nonspendable - Amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.
- b. Restricted - Amounts that are restricted for specific purposes when constraints placed on the use of resources are either (a) externally imposed by creditors, grantors, contributors, laws, or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.
- c. Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority.
- d. Assigned - Amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted or committed.
- e. Unassigned - Amounts representing the residual classification for the general fund.

For further detail on fund balance, see Note 6.

J. Use of Estimates

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

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 2: BUDGET

A. Budgets and Budgetary Accounting

The Authority follows the City of Patterson's budgetary procedures which are as follows:

- 1) Prior to July 1, the City Manager submits to the City Council a proposed operating budget for the coming fiscal year. The operating budget includes proposed expenditures and the means of financing them.
- 2) Public hearings are conducted to obtain taxpayers' comments.
- 3) The appropriated budget is prepared by fund, department, and division. The government department head may make transfers of appropriation within a department. Transfers of appropriations between departments requires approval of the City Manager. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level.
- 4) The budget is legally adopted through the passage of a council resolution.
- 5) The City Council may amend the budget by resolution during the fiscal year. The City Manager may transfer appropriations from one program, activity, or object to another within the same fund. All appropriations lapse at the end of the fiscal year to the extent they have not been expended. Capital Project funds are based on a project time frame, rather than a fiscal year "operating" time frame reappropriating unused appropriations from year to year until project completion.
- 6) A budget review is presented to the City Council by the City Manager mid-year and approved additions or changes are legally adopted through Council resolution.
- 7) Formal budgetary integration is employed as a management control device during the year for the General Fund, Special Revenue Funds, and the Capital Project Funds.
- 8) Budgets for the General, Special Revenue, and Capital Project Funds are adopted on a basis consistent with United States generally accepted accounting principles.

B. Excess of Expenditures or Expense over Appropriations

The funds below incurred expenditures in excess of budgets in the amounts below. Sufficient resources were available in the General Fund to finance the excess.

<u>Fund</u>	<u>Amount</u>
General Fund	\$ 75,691,982
West Patterson Business Park	\$ 75,714

NOTE 3: CASH AND INVESTMENTS

The Authority follows the City of Patterson's practice of pooling cash and investments except for cash and investments required to be held by outside fiscal agents under the provisions of bond indentures.

Cash and investments as of June 30, 2014 were classified in the accompanying financial statements as follows:

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>
Governmental activities	\$ 5,712,204	\$ 4,524,008	\$ 10,236,212

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 3: CASH AND INVESTMENTS (continued)

Cash and investments were carried at fair value as of June 30, 2014 and consisted of the following:

	Amount
Deposits with financial institutions	\$ 5,712,204
Cash with fiscal agent	4,524,008
Total cash and investments	\$ 10,236,212

Authorized Investments of the Authority

The Authority follows the City's investment policy with respect to any investment of funds; except that funds held by the fiscal agent are invested as permitted under the fiscal agent agreement for the Community Facilities District. The table below identifies the investment types that are authorized by the City's investment policy. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the Authority, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in one Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Certificates of Deposit	2 years	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Money market Funds	N/A	None	None
Annuities	N/A	None	None
Mutual Funds	N/A	5%	None
Corporate Notes (Minimum rating of "AAA")	5 years	5%	None

Investments Authorized by Debt Agreements

Investment of debt issuances held by the fiscal agent are governed by provisions of the fiscal agent agreement, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized by the fiscal agent. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in one Issuer
U.S. Treasury Obligations	None	None	None
U.S. Agency Securities	None	None	None
Repurchase Agreements secured by federal securities	30 days	None	None
Investment Agreements and Contracts	None	None	None
Money Market Funds in the highest rating category by S&P or Moody's	N/A	None	None
Certificates of Deposit	None	None	None
Commercial Paper rated "A-1" or better	None	None	None
Local Agency Investment Fund (LAIF)	None	None	None

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 3: CASH AND INVESTMENTS (continued)

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

Information about the sensitivity of the fair values of the Authority's investments to market rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity as of June 30, 2014:

	Remaining Maturity		
	12 months or less	1-5 years	Fair Value
Held by fiscal agent:			
Money market funds	\$ <u>4,524,008</u>	\$ -	\$ <u>4,524,008</u>

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

The Authority had no investments that were highly sensitive to interest rate fluctuations as of June 30, 2014.

Disclosures Relating to Credit Risk

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

	Total	Minimum Legal Rating	Rating as of Fiscal Year End		
			S&P	Moody's	N/A
Held by fiscal agent:					
Money Market Funds	\$ <u>4,524,008</u>	N/A	AAAm	Aaa	

Concentration of Credit Risk

The Authority complies with the limitations on the amount that can be invested in any one issuer as stipulated by the California Government Code. The Authority held no investments in any one issuer (other than U.S. Treasury securities, external investment pools and mutual funds) that represented 5% or more of total Authority investments as of June 30, 2014.

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 3: CASH AND INVESTMENTS (continued)

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the government unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City's deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. See the City of Patterson annual financial report for information regarding the Authority's pooled cash with the City and credit risk.

NOTE 4: CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2014 was as follows:

	<u>July 1, 2013</u>	<u>Additions</u>	<u>Disposals</u>	<u>June 30, 2014</u>
Governmental Activities				
Capital assets not being depreciated				
Construction in progress	\$ <u> -</u>	\$ <u> 242,014</u>	\$ <u> (242,014)</u>	\$ <u> -</u>

Disposals consisted of capital contributions to the City of Patterson.

NOTE 5: LONG-TERM LIABILITIES

The following is a summary of debt transactions of the Authority for the year ended June 30, 2014. The Authority issued each of the respective bonds and notes for and on behalf of CFD 2001-1.

	<u>Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance</u>	<u>Due within</u>
	<u>July 1, 2013</u>	<u> </u>	<u> </u>	<u>June 30, 2014</u>	<u>one year</u>
Governmental Activities					
Series 2002-A	\$ 2,830,000	\$ -	\$ (2,830,000)	\$ -	\$ -
Series 2003-A	9,280,000	-	(9,280,000)	-	-
Series 2003-B	14,970,000	-	(14,970,000)	-	-
Series 2004-A	18,845,000	-	(18,845,000)	-	-
Series 2004-B	19,340,000	-	(19,340,000)	-	-
Series 2009-A	2,615,000	-	(2,615,000)	-	-
Series 2009-B	3,150,000	-	(3,150,000)	-	-
2013-A1 Special Tax Bonds	-	35,714,049	(71,886)	35,642,163	245,426
2013-A2 Special Tax Bonds	-	29,486,669	(59,351)	29,427,318	228,319
2013-B Special Tax Bonds	<u> -</u>	<u> 4,353,803</u>	<u> (8,763)</u>	<u> 4,345,040</u>	<u> 44,794</u>
Total Governmental Long-Term Liabilities	<u>\$ 71,030,000</u>	<u>\$ 69,554,521</u>	<u>\$ (71,170,000)</u>	<u>\$ 69,414,521</u>	<u>\$ 518,539</u>

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 5: LONG-TERM LIABILITIES (continued)

Governmental activities future debt obligations at June 30, 2014 consisted of the following:

Special Tax Refunding Bonds, Series 2013-A-1

On August 14, 2013, the Authority issued \$35,714,049 of special tax refunding bonds (Series 2013-A-1) to repay, in part, the principal of the Authority's Special Tax Bond Series 2002-A, 2003-A, 2003-B, 2004-A, 2004-B, 2009-A, and 2009-B. Interest on the bonds is payable semi-annually on March 1 and September 1 of each year through September 1, 2039, beginning on March 1, 2014. The interest rates on the bonds is 5.62 percent. Principal payments are due annually beginning on September 1, 2014. The notes are secured by a first pledge of the special tax revenues and funds on deposit in the Bond Fund, Reserve Fund, and Special Tax Fund. The outstanding balance of the Series 2013-A-1 bonds at June 30, 2014 was \$35,642,163.

Series 2013-A1 Special Tax Bond			
Years Ended June 30,	Principal	Interest	Total
2015	\$ 245,426	\$ 1,996,193	\$ 2,241,619
2016	380,506	1,978,604	2,359,110
2017	435,872	1,955,664	2,391,536
2018	491,275	1,929,611	2,420,886
2019	551,076	1,900,321	2,451,397
2020 - 2024	3,743,054	8,933,765	12,676,819
2025 - 2029	5,370,548	7,649,018	13,019,566
2030 - 2034	6,526,942	5,983,812	12,510,754
2035 - 2039	12,921,891	3,391,360	16,313,251
2040 - 2044	4,975,573	139,814	5,115,387
Totals	\$ 35,642,163	\$ 35,858,162	\$ 71,500,325

Special Tax Refunding Bonds, Series 2013-A-2

On August 14, 2013, the Authority issued \$29,486,669 of special tax refunding bonds (Series 2013-A-2) to repay, in part, the principal of the Authority's Special Tax Bond Series 2002-A, 2003-A, 2003-B, 2004-A, 2004-B, 2009-A, and 2009-B. Interest on the bonds is payable semi-annually on March 1 and September 1 of each year through September 1, 2039, beginning on March 1, 2014. The interest rates on the bonds is 6.61 percent. Principal payments are due annually beginning on September 1, 2014. The notes are secured by a first pledge of the special tax revenues and funds on deposit in the Bond Fund, Reserve Fund, and Special Tax Fund. The outstanding balance of the Series 2013-A-1 bonds at June 30, 2014 was \$29,427,318.

Series 2013-A2 Special Tax Bonds			
Years Ended June 30,	Principal	Interest	Total
2015	\$ 228,319	\$ 1,937,600	\$ 2,165,919
2016	352,212	1,918,413	2,270,625
2017	382,139	1,894,143	2,276,282
2018	476,876	1,865,753	2,342,629
2019	544,979	1,831,980	2,376,959
2020 - 2024	3,807,439	8,491,949	12,299,388
2025 - 2029	6,176,293	6,862,769	13,039,062
2030 - 2034	9,155,687	4,319,825	13,475,512
2035 - 2039	7,890,049	1,489,851	9,379,900
2040 - 2044	413,325	13,660	426,985
Totals	\$ 29,427,318	\$ 30,625,943	\$ 60,053,261

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 5: LONG-TERM LIABILITIES (continued)

Special Tax Refunding Bonds, Series 2013-B

On August 14, 2013, the Authority issued \$4,353,803 of special tax refunding bonds (Series 2013-B) to repay, in part, the principal of the Authority's Special Tax Bond Series 2002-A, 2003-A, 2003-B, 2004-A, 2004-B, 2009-A, and 2009-B. Interest on the bonds is payable semi-annually on March 1 and September 1 of each year through September 1, 2039, beginning on March 1, 2014. The interest rates on the bonds is 6.61 percent. Principal payments are due annually beginning on September 1, 2014. The notes are secured by a first pledge of the special tax revenues and funds on deposit in the Bond Fund, Reserve Fund, and Special Tax Fund. The outstanding balance of the Series 2013-A-1 bonds at June 30, 2014 was \$4,345,040.

Series 2013-B Special Tax Bond			
Years Ended June 30,	Principal	Interest	Total
2015	\$ 44,794	\$ 285,727	\$ 330,521
2016	71,890	281,870	353,760
2017	76,642	276,961	353,603
2018	81,708	271,728	353,436
2019	87,109	266,148	353,257
2020 - 2024	529,910	1,233,256	1,763,166
2025 - 2029	729,781	1,026,780	1,756,561
2030 - 2034	1,005,037	742,427	1,747,464
2035 - 2039	1,384,114	350,821	1,734,935
2040 - 2044	<u>334,055</u>	<u>11,041</u>	<u>345,096</u>
Totals	\$ <u>4,345,040</u>	\$ <u>4,746,759</u>	\$ <u>9,091,799</u>

Total Governmental Activities:

Total Governmental Activities Long-Term Liabilities			
Years Ended June 30,	Principal	Interest	Total
2015	\$ 518,539	\$ 4,219,520	\$ 4,738,059
2016	804,608	4,178,887	4,983,495
2017	894,653	4,126,768	5,021,421
2018	1,012,945	4,081,091	5,094,036
2019	1,183,164	3,998,449	5,181,613
2020 - 2024	8,080,403	18,658,970	26,739,373
2025 - 2029	12,276,622	15,538,567	27,815,189
2030 - 2034	16,687,666	11,046,064	27,733,730
2035 - 2039	22,196,054	5,232,032	27,428,086
2040 - 2044	<u>5,722,953</u>	<u>164,515</u>	<u>5,887,468</u>
Totals	\$ <u>69,377,607</u>	\$ <u>71,244,863</u>	\$ <u>140,622,470</u>

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 6: FUND BALANCE

Beginning with fiscal year 2011, the City implemented GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. As the members of the City Council also sit as the members of the Board of Directors for the Authority, the policy also applies to the Authority. This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent.

The Authority established the following fund balance policies:

Committed Fund Balance: The City Council, as the City's highest level of decision making authority, may commit fund balance for specific purposes pursuant to constraints imposed by formal actions taken, such as an ordinance or resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use through the same type of formal action to establish the commitment.

Assigned Fund Balance: The City Council delegates authority to the City Manager and Finance Director for the purposes of reporting these amounts in the annual financial statements. Examples of assigned fund balance include continuing appropriations, debt service obligations, and budget balancing measures.

The accounting policies of the City consider restricted fund balance to have been spent first when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers committed amounts to be reduced first, followed by assigned amounts, and unassigned amounts.

As of June 30, 2014, fund balances were comprised of:

	<u>General Fund</u>	<u>West Patterson Business Park</u>	<u>Total</u>
Restricted:			
Capital projects	\$ 3,896,489	\$ -	\$ 3,896,489
Debt service	3,501,557	-	3,501,557
Total Restricted	7,398,046	-	7,398,046
Assigned:			
Capital projects	-	3,002,592	3,002,592
Total Fund Balance	\$ 7,398,046	\$ 3,002,592	\$ 10,400,638

NOTE 7: PRIOR PERIOD ADJUSTMENT

The following prior period adjustment was recorded to the Statement of Net Position at June 30, 2014:

<u>Description of Restatement</u>	<u>Amount</u>
To properly remove prepaid bond issuance costs pursuant to GASB 65	\$ 3,637,326

The prior period adjustment had no affect on governmental fund balances.

WEST PATTERSON FINANCING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2014

NOTE 8: SUBSEQUENT EVENTS

On March 1, 2015 a call was made on Special Tax Revenue Bond Series 2013-A-1, 2013-A-2, and 2013-B. This reduced the total outstanding principal by \$200,000. As a result, future minimum payments on these loans will be reduced.

REQUIRED SUPPLEMENTARY INFORMATION

WEST PATTERSON FINANCING AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
GENERAL FUND
JUNE 30, 2014

	<u>Budgeted Amounts</u>			Variance with Final Budget Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<u>REVENUES</u>				
Taxes	5,070,534	5,070,534	5,181,964	111,430
Interest income	9,800	9,800	13,532	3,732
Miscellaneous revenues	<u>-</u>	<u>-</u>	<u>26,039</u>	<u>26,039</u>
Total Revenues	<u>5,080,334</u>	<u>5,080,334</u>	<u>5,221,535</u>	<u>141,201</u>
<u>EXPENDITURES</u>				
General government	250	250	1,084	(834)
Capital outlay	178,431	178,431	162,190	16,241
Debt service:				
Principal	-	-	71,170,000	(71,170,000)
Interest and fiscal charges	2,322,403	2,322,403	5,172,692	(2,850,289)
Premium on bond call	<u>-</u>	<u>-</u>	<u>1,687,100</u>	<u>(1,687,100)</u>
Total Expenditures	<u>2,501,084</u>	<u>2,501,084</u>	<u>78,193,066</u>	<u>(75,691,982)</u>
Excess (deficit) of revenues over (under) expenditures	<u>2,579,250</u>	<u>2,579,250</u>	<u>(72,971,531)</u>	<u>(75,550,781)</u>
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond proceeds	<u>4,054,322</u>	<u>4,054,322</u>	<u>69,554,521</u>	<u>65,500,199</u>
Total Other Financing Sources (Uses)	<u>4,054,322</u>	<u>-</u>	<u>69,554,521</u>	<u>65,500,199</u>
Net change in fund balance	<u>\$ 6,633,572</u>	<u>\$ 2,579,250</u>	<u>(3,417,010)</u>	<u>\$ (10,050,582)</u>
Fund Balance - July 1, 2013			<u>10,815,056</u>	
Fund Balance - June 30, 2014			<u>\$ 7,398,046</u>	

WEST PATTERSON FINANCING AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET TO ACTUAL
WEST PATTERSON BUSINESS PARK
JUNE 30, 2014

	<u>Budgeted Amounts</u>			Variance with Final Budget Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
<u>REVENUES</u>				
Interest income	\$ 8,200	\$ 8,200	\$ 8,194	\$ (6)
Miscellaneous revenues	<u>480,652</u>	<u>480,652</u>	<u>489,813</u>	<u>9,161</u>
Total Revenues	<u>488,852</u>	<u>488,852</u>	<u>498,007</u>	<u>9,155</u>
<u>EXPENDITURES</u>				
General government	40,000	40,000	35,890	4,110
Capital outlay	<u>-</u>	<u>-</u>	<u>79,824</u>	<u>(79,824)</u>
Total Expenditures	<u>40,000</u>	<u>40,000</u>	<u>115,714</u>	<u>(75,714)</u>
Excess (deficit) of revenues over (under) expenditures	<u>448,852</u>	<u>448,852</u>	<u>382,293</u>	<u>(66,559)</u>
Net change in fund balance	<u>\$ 448,852</u>	<u>\$ 448,852</u>	<u>69,936,814</u>	<u>\$ 69,487,962</u>
Fund Balance - July 1, 2013			<u>2,620,299</u>	
Fund Balance - June 30, 2014			<u>\$ 72,557,113</u>	

OTHER REPORTS



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

Members of the Board of Directors
West Patterson Financing Authority
Patterson, 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 governmental activities and the major funds of West Patterson Financing Authority, as of and for the year ended June 30, 2014, and the related notes to the financial statements, which collectively comprise West Patterson Financing Authority's basic financial statements, and have issued our report thereon dated April 9, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered West Patterson Financing 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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of West Patterson Financing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of West Patterson Financing 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 West Patterson Financing 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.

Sacramento, California
April 9, 2015