

**Patterson Public  
Financing Authority**  
**(A Component Unit of the City of Patterson)**

Patterson, California

**Basic Financial Statements  
and Independent Auditors' Report**

*For the Year Ended June 30, 2020*





**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Basic Financial Statements**  
**For the Year Ended June 30, 2020**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
of the Patterson Public Financing Authority  
Patterson, California

### **Report on Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of the Patterson Public Financing Authority (the "Authority"), a component unit of the City of Patterson, California (the "City") as of and for the year ended June 30, 2020 and the related notes to the basic 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 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 Authority'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 Authority'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.

### ***Opinions***

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 Authority, as of June 30, 2020, 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.

***Other Matters***

***Required Supplementary Information***

Management has omitted the Management’s Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinion on the basic financial statements is not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the Budgetary Information, and the Budgetary Comparison Schedules 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 January 22, 2021, 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.



Walnut Creek, California  
January 22, 2021



**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***

***Independent Auditors' Report***

To the Board of Directors  
of the Patterson Public 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 each major fund of the Patterson Public Financing Authority (the "Authority"), a component unit of the City of Patterson, California (the "City"), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise Authority's basic financial statements, as listed in the table of contents, and have issued our report thereon dated January 22, 2021.

**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") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statement, 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 Authority'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 financial statements. 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*.

To the Board of Directors  
of the Patterson Public Financing Authority  
Patterson, California  
Page 2

**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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "The PwC Group, LLP". The signature is written in a cursive, flowing style.

Walnut Creek, California  
January 22, 2021



## **BASIC FINANCIAL STATEMENTS**

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**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

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**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Statement of Net Position**  
**June 30, 2020**

|                                     | Governmental<br>Activities |
|-------------------------------------|----------------------------|
| <b>ASSETS</b>                       |                            |
| <b>Current assets:</b>              |                            |
| Cash and investments                | \$ 318,210                 |
| Interest receivable                 | 549                        |
| <b>Total current assets</b>         | <b>318,759</b>             |
| <b>Noncurrent assets:</b>           |                            |
| Restricted cash and investments     | 1,135,398                  |
| Investments held in trust           | 64,782,235                 |
| <b>Total noncurrent assets</b>      | <b>65,917,633</b>          |
| <b>Total assets</b>                 | <b>66,236,392</b>          |
| <b>LIABILITIES</b>                  |                            |
| <b>Current liabilities:</b>         |                            |
| Accounts payable                    | 1,221                      |
| Accrued interest payable            | 1,216,384                  |
| Due to City of Patterson            | 1,127,813                  |
| Due within one year:                |                            |
| Long-term debt                      | 2,108,971                  |
| <b>Total current liabilities</b>    | <b>4,454,389</b>           |
| <b>Noncurrent liabilities:</b>      |                            |
| Due in more than one year:          |                            |
| Long-term debt                      | 64,407,818                 |
| <b>Total noncurrent liabilities</b> | <b>64,407,818</b>          |
| <b>Total liabilities</b>            | <b>68,862,207</b>          |
| <b>NET POSITION</b>                 |                            |
| Unrestricted (deficit) (Note 6)     | (2,625,815)                |
| <b>Total net position</b>           | <b>\$ (2,625,815)</b>      |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Statement of Activities**  
**For the Year Ended June 30, 2020**

| <b>Functions/Programs</b>                               | <b>Expenses</b> | <b>Net (Expense)<br/>Revenue and<br/>Changes in<br/>Net Position<br/>Governmental<br/>Activities</b> |
|---|-----------------|--|
| <b>Governmental activities:</b>                         |                 |  |
| Interest and fiscal charges                             | \$ 3,990,025    | \$ (3,990,025)   |
| <b>Total governmental activities</b>                    | 3,990,025       | (3,990,025)  |
| <b>Total primary government</b>                         | \$ 3,990,025    | (3,990,025)  |
| <br><b>General revenues and capital contributions:</b>  |                 |  |
| <b>General revenues:</b>                                |                 |  |
| Intergovernmental revenue                               |                 | 955,141  |
| Investment earnings                                     |                 | 4,132,615  |
| <b>Capital contributions to the City of Patterson</b>   |                 |  |
| <b>Total general revenues and capital contributions</b> |                 | 5,086,535  |
| <b>Changes in net position</b>                          |                 | 1,096,510  |
| <br><b>Net Position:</b>                                |                 |  |
| <b>Beginning of year, as restated</b>                   |                 | (3,722,325)  |
| <b>End of year</b>                                      |                 | \$ (2,625,815)   |

**FUND FINANCIAL STATEMENTS**

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**GOVERNMENTAL FUND FINANCIAL STATEMENTS**

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**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Balance Sheet**  
**Governmental Funds**  
**June 30, 2020**

|  | <u>PPFA 2013<br/>Heartland Ranch<br/>Revenue Bonds</u> | <u>PPFA<br/>2013 Authority<br/>Bonds</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|--|--|--|---|
| <b>ASSETS</b>                              |  |  |   |
| Cash and investments                       | \$ 318,210   | \$ -                                     | \$ 318,210                              |
| Cash and investments with fiscal agents    | -  | 1,135,398                                | 1,135,398                               |
| Investments held in trust                  | 2,522,606  | 62,259,629                               | 64,782,235                              |
| Interest receivable                        | 549  | -  | 549                                     |
| <b>Total assets</b>                        | <u>\$ 2,841,365</u>                                    | <u>\$ 63,395,027</u>                     | <u>\$ 66,236,392</u>                    |
| <b>LIABILITIES AND FUND BALANCES</b>       |  |  |   |
| <b>LIABILITIES:</b>                        |  |  |   |
| Accounts payable                           | \$ 1,221   | \$ -                                     | \$ 1,221                                |
| Due to City of Patterson                   | -  | 1,127,813                                | 1,127,813                               |
| <b>Total liabilities</b>                   | <u>1,221</u>   | <u>1,127,813</u>                         | <u>1,129,034</u>                        |
| <b>FUND BALANCES</b>                       |  |  |   |
| Restricted for debt service                | 2,840,144  | 62,267,214                               | 65,107,358                              |
| <b>Total Fund Balances</b>                 | <u>2,840,144</u>                                       | <u>62,267,214</u>                        | <u>65,107,358</u>                       |
| <b>Total Liabilities and Fund Balances</b> | <u>\$ 2,841,365</u>                                    | <u>\$ 63,395,027</u>                     | <u>\$ 66,236,392</u>                    |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Reconciliation of the Governmental Funds**  
**Balance Sheet to the Government-Wide Statement of Net Position**  
**June 30, 2020**

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|  |                              |
|--|------------------------------|
| <b>Total fund balances of governmental funds</b>   | <u>\$ 65,107,358</u>         |
| <br><b>Amounts reported for governmental activities in the Statement of Net Position are different because:</b>  |                              |
| Interest payable on long-term debt does not require current financial resources. Therefore, interest payable is not reported as a liability in the Governmental Funds Balance Sheet. | (1,216,384)                  |
| Long-term liabilities are not due and payable in the current period and therefore are not reported in the Governmental Funds Balance Sheet.  |                              |
| Long-term debt   | <u>(66,516,789)</u>          |
| <b>Net position of governmental activities</b>   | <u><u>\$ (2,625,815)</u></u> |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended June 30, 2020**

|   | <b>PPFA 2013<br/>Heartland Ranch<br/>Revenue Bonds</b> | <b>PPFA<br/>2013 Authority<br/>Bonds</b> | <b>Total<br/>Governmental<br/>Funds</b> |
|---|--|--|---|
| <b>REVENUES:</b>                              |  |  |   |
| Intergovernmental revenue                     | \$ 955,141   | \$ -                                     | \$ 955,141                              |
| Interest                                      | 169,301  | 3,963,314                                | 4,132,615                               |
| <b>Total revenues</b>                         | <u>1,124,442</u>                                       | <u>3,963,314</u>                         | <u>5,087,756</u>                        |
| <b>EXPENDITURES:</b>                          |  |  |   |
| Capital outlay                                | 1,221  | -  | 1,221                                   |
| Debt service:                                 |  |  |   |
| Principal                                     | 408,446  | 2,140,000                                | 2,548,446                               |
| Interest and fiscal charges                   | 624,268  | 3,357,049                                | 3,981,317                               |
| <b>Total expenditures</b>                     | <u>1,033,935</u>                                       | <u>5,497,049</u>                         | <u>6,530,984</u>                        |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | <u>90,507</u>  | <u>(1,533,735)</u>                       | <u>(1,443,228)</u>                      |
| <b>Net change in fund balances</b>            | 90,507   | (1,533,735)                              | (1,443,228)                             |
| <b>FUND BALANCES:</b>                         |  |  |   |
| Beginning of year                             | 2,749,637  | 63,800,949                               | 66,550,586                              |
| End of year                                   | <u>\$ 2,840,144</u>                                    | <u>\$ 62,267,214</u>                     | <u>\$ 65,107,358</u>                    |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes**  
**in Fund Balances to the Government-Wide Statement of Activities and Changes in Net Position**  
**For the Year Ended June 30, 2020**

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**Net change in fund balances - total governmental funds:** \$ (1,443,228)

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

Governmental funds reported capital outlay as expenditures. However, in the Government-Wide Statement of Activities and Changes in Net Position, the cost of those assets was allocated over their estimated useful lives as depreciation expense. This was the amount of capital assets recorded in the current period.

|   |         |
|---|---------|
| Capital assets purchased                            | 1,221   |
| Capital assets contributed to the City of Patterson | (1,221) |

Repayment of long-term liabilities was an expenditures in governmental funds, but the repayment reduced long-term liabilities in the Government-Wide Statement of Net Position

|                                     |           |
|-------------------------------------|-----------|
| Principal payment of long-term debt | 2,548,446 |
| Amortization of bond discount       | (28,466)  |

Interest expenses on long-term debt was reported in the Government-Wide Statement of Activities, but it did not require the use of current financial resources. This amount represented the changes in accrued interest from prior year

19,758

|  |                     |
|--|---------------------|
| <b>Change in net position of governmental activities</b> | <b>\$ 1,096,510</b> |
|--|---------------------|

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

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**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Index to the Notes to the Basic Financial Statements**  
**For the Year Ended June 30, 2020**

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**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements**  
**For the Year Ended June 30, 2020**

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**Note 1 – Summary of Significant Accounting Policies**

The basic financial statements of the Patterson Public Financing Authority (the “Authority” or “PPFA”), a component unit of the City of Patterson, California (the “City), have been prepared in conformity with accounting principles generally accepted in the United States of America (“U.S. GAAP”) as applied to governmental agencies. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority’s accounting policies are described below.

**A. Financial Reporting Entity**

The Authority was formed in 2001 pursuant to a joint exercise of powers agreement between the City of Patterson and the former Redevelopment Agency of the City of Patterson. The Authority is authorized to borrow money for the purpose of financing the acquisition of bonds, notes, and other obligations of, or for the purpose of making loans to, public entities, including the Authority and to provide financing for public capital improvements for lease to public entities, including the Authority. The members of the City Council also sit as the Board of Directors of the Authority.

**B. Basis of Accounting and Measurement Focus**

**Fund Accounting**

The accounts of the Authority are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

**Government–Wide Financial Statements**

The Authority’s government-wide financial statements include a statement of net position and a statement of activities. These statements present summaries of governmental activities for the Authority.

These financial statements are presented on an “*economic resources*” measurement focus and the accrual basis of accounting. Accordingly, all of the Authority’s assets and liabilities, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the accompanying statement of net position. The statement of activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Certain eliminations have been made in regards to interfund activities, payables and receivables. All internal balances in the statement of net position have been eliminated.

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

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**Note 1 – Summary of Significant Accounting Policies (Continued)**

**B. Basis of Accounting and Measurement Focus (Continued)**

**Governmental Fund Financial Statements**

Governmental fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all major governmental funds. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the net position presented in the government-wide financial statements. The Authority has presented all major funds that met the applicable criteria.

All governmental funds are accounted for on a spending or “*current financial resources*” measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances present increases (revenue and other financing sources) and decreases (expenditures and other financing uses) in fund balances. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

The primary revenue sources, which have been treated as susceptible to accrual by the Authority is interest income. Certain indirect costs are included in program expenses reported for individual functions and activities. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

The reconciliation of the fund financial statements to the government-wide financial statements is provided to explain the differences.

Governmental funds of the Authority are outlined below:

**PPFA 2013 Heartland Ranch Revenue Bonds** – This fund is used to account for the debt service payments, investment income, and projects related to the 2013 Heartland Ranch Revenue Bonds (“HR”).

**PPFA 2013 Authority Bonds** – This fund is used to account for the debt service payments, investment income, and projects related to the 2013 Authority Bonds.

**C. Cash and Investments**

The Authority’s cash and investments considered to be cash equivalents, consist of cash on hand, demand deposits, and short-term investments with original maturity of three months or less from the date of acquisition. Cash and cash equivalents are combined with investments and reported as cash and investments. The Authority’s cash and investments are held by the City in its pooled cash and investments, except for funds required to be held by fiscal agents under the provisions of bond indentures.

Highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

Interest income earned on pooled cash and investments is allocated on an accounting period basis to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

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**Note 1 – Summary of Significant Accounting Policies (Continued)**

**C. Cash and Investments (Continued)**

U.S. GAAP defines fair value, establishes a framework for measuring fair value and establishes disclosures about fair value measurement. Investments, unless otherwise specified, recorded at fair value in the Statements of Net Position, are categorized based upon the level of judgment associated with the inputs used to measure their fair value. Levels of inputs are as follows:

Level 1 – Inputs are unadjusted, quoted prices for identical assets and liabilities in active markets at the measurement date.

Level 2 – Inputs other than quoted prices included in Level 1, that are observable for the assets or liabilities through corroboration with market data at the measurement date.

Level 3 – Unobservable inputs that reflect management’s best estimate of what market participants would use in pricing the assets or liabilities at the measurement date.

**D. Restricted Cash and Investments**

Certain restricted cash and investments are held by a fiscal agent for the redemption of bonded debt and for acquisition and construction of capital projects.

**E. Long-Term Debt**

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, 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 except for insurance, are expenses in the period incurred. 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.

**F. Net Position**

For government-wide financial statements, net position is categorized as follows:

Net Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of those assets. There is no net investment in capital assets as of June 30, 2020.

Restricted – This component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. There is no restricted net position as of June 30, 2020.

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

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**Note 1 – Summary of Significant Accounting Policies (Continued)**

**F. Net Position (Continued)**

*Unrestricted* – This component of net position is the amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

When expenses are incurred for purposes for which both restricted and unrestricted net position is available, the Authority’s policy is to apply restricted net position first.

**G. Fund Balances**

The City reports the fund balances for governmental funds in specific classifications (nonspendable, restricted, committed, assigned, and unassigned), which creates a hierarchy primarily based on the extent to which the City is bound to the constraints on the specific purpose for which funds can be spent. The Authority only receives restricted revenues, therefore any remaining fund balances are restricted by nature of the revenue received.

**H. Use of Estimates**

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosure. Accordingly, actual results could differ from those estimates.

**Note 2 – Cash and Investments**

The following is a summary of pooled cash and investments and restricted cash and investments at June 30, 2020:

|                                   | Governmental<br>Activities |
|-----------------------------------|----------------------------|
| Cash and investments              | \$ 318,210                 |
| Restricted cash and investments   | 1,135,398                  |
| Investments held in trust         | 64,782,235                 |
| <b>Total cash and investments</b> | <b>\$ 66,235,843</b>       |

Cash, cash equivalents, and investments, consisted of the following at June 30, 2020:

| <b>Investments:</b>               |                      |
|-----------------------------------|----------------------|
| Local obligation bonds            | \$ 64,782,235        |
| Money market mutual funds         | 1,135,398            |
| <b>Total investments</b>          | <b>65,917,633</b>    |
| <b>Total cash and investments</b> | <b>\$ 66,235,843</b> |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

**Note 2 – Cash and Investments (Continued)**

At June 30, 2020, investments, are reported at fair value based on quoted market prices. The following table represents the fair value measurements of investments recognized in the accompanying Statement of Net Position measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at June 30, 2020:

|                           | <u>Fair Value</u>           | <u>Measurement<br/>Input</u> | <u>Valuation<br/>Technique</u>                 |
|---------------------------|-----------------------------|------------------------------|--|
| <b>Investments:</b>       |                             |                              |  |
| Local obligation bonds    | \$ 64,782,235               | Level 2                      | Present Value of Expected<br>Future Cash Flows |
| Money market mutual funds | <u>1,135,398</u>            | Uncategorized                | Not applicable                                 |
| <b>Total investments</b>  | <u><u>\$ 65,917,633</u></u> |                              |  |

**A. Cash Deposits**

The carrying amounts of the Authority's pooled cash and investment with the City was \$318,210 at June 30, 2020. The Authority pools its cash and investments of all funds with the City of Patterson, California to facilitate the management of cash and achieve the goal of obtaining the highest yield with the greatest safety and least risk. The pool is managed by the City Treasurer for investing, except for certain restricted funds and investments held in trust, which are held and invested by outside custodians through contractual agreements. These restricted funds include cash with fiscal agents. The total amount of which was collateralized or insured with securities held by the pledging financial institutions in the City's name is discussed below.

Investments held in the City of Patterson's cash and investments pool are available on demand. Information regarding the City's cash and investment pools is described in the City's Comprehensive Annual Financial Report.

The California Government Code requires California banks and savings and loan associations to secure the City's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in the City's name.

The market value of pledged securities must equal at least 110% of the City's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the City's total cash deposits. The City may waive collateral requirements for cash deposits; however, the City has not waived the collateralization requirements.

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

**Note 2 – Cash and Investments (Continued)**

**B. Investments**

**Investments Authorized by the California Code and the Authority’s Investments Policy**

The table below identifies the investment types that are authorized by the Authority'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 Authority's investment policy.

| <b>Authorized Investment Type</b>           | <b>Maximum Maturity</b> | <b>Maximum Percentage of Portfolio</b> | <b>Maximum Investment in one Issuer</b> |
|---|-------------------------|--|---|
| U.S. Treasury Obligation                    | 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                                    |
| Local Agency Bonds (Local obligation bonds) | 5 years                 | None                                   | None                                    |

\* The table is based on state law requirements or investment policy requirements, whichever is more restrictive.

**Investments Authorized by Debt Agreements**

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

| <b>Authorized Investment Type</b>           | <b>Maximum Maturity</b> | <b>Maximum Percentage of Portfolio</b> | <b>Maximum Investment in one Issuer</b> |
|---|-------------------------|--|---|
| U.S. Treasury Obligation                    | 5 years                 | None                                   | None                                    |
| U.S. Agency Securities                      | 5 years                 | None                                   | None                                    |
| Certificates of Deposit                     | 2 years                 | None                                   | None                                    |
| Local Agency Investment Fund (LAIF)         | None                    | None                                   | None                                    |
| Money Market Funds                          | None                    | None                                   | None                                    |
| Annuities                                   | None                    | None                                   | None                                    |
| Mutual Funds                                | None                    | 5%                                     | None                                    |
| Corporate Notes (Minimum rating of "AAA")   | 5 years                 | 5%                                     | None                                    |
| Local Agency Bonds (Local obligation bonds) | 5 years                 | None                                   | None                                    |



**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

**Note 2 – Cash and Investments (Continued)**

**C. Risk Disclosures**

**Disclosures 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, 2020:

|                           | Fair Value           | Maturity             |                      |                      |                      |
|---------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                           |                      | 12 Months<br>or Less | 1-5 Years            | 6-10 Years           | Thereafter           |
| <b>Investments:</b>       |                      |                      |                      |                      |                      |
| Local obligation bonds    | \$ 64,782,235        | \$ 1,646,961         | \$ 10,595,713        | \$ 13,542,591        | \$ 38,996,970        |
| Money market mutual funds | 1,135,398            | 1,126,176            | -                    | -                    | 9,222                |
| <b>Total investments</b>  | <b>\$ 65,917,633</b> | <b>\$ 2,773,137</b>  | <b>\$ 10,595,713</b> | <b>\$ 13,542,591</b> | <b>\$ 39,006,192</b> |

**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.

|                           | Fair Value           | Minimum<br>Legal<br>Rating | Credit Rating |           |
|---------------------------|----------------------|----------------------------|---------------|-----------|
|                           |                      |                            | S&P           | Moody's   |
| <b>Investments:</b>       |                      |                            |               |           |
| Local obligation bonds    | \$ 64,782,235        | N/A                        | Not rated     | Not rated |
| Money market mutual funds | 1,135,398            | N/A                        | AAAm          | Aaa-mf    |
| <b>Total investments</b>  | <b>\$ 65,917,633</b> |                            |               |           |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

**Note 2 – Cash and Investments (Continued)**

**C. Risk Disclosures (Continued)**

**Disclosures Relating to Concentration of Credit Risk**

The Authority held the following investments in a single issuer (other than U.S. Treasury securities, external investment pools and mutual funds) that represented 5% or more of total Authority investment as of June 30, 2020:

| Issuer                             | Investment Type        | Amount        |
|------------------------------------|------------------------|---------------|
| West Patterson Financing Authority | Local obligation bonds | \$ 64,782,235 |

**Disclosures Relating to Custodial Credit Risk**

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. None of the Authority's investments was subject to custodial credit risk.

**Note 3 – Due to City of Patterson**

At June 30, 2020, the Authority owes the City in the amount of \$1,127,813 to cover the cash overdrawn.

**Note 4 – Capital Contributions to City of Patterson**

For the year ended June 30, 2020, the Authority contributed \$1,221 of capital assets to City of Patterson.

**Note 5 – Long-Term Obligations**

**A. Governmental Activities**

Summary of changes in long-term liabilities for the governmental activities for the year ended June 30, 2020 is as follows:

|   | Original<br>Issuance | Balance<br>July 1, 2019 | Additions   | Deletions             | Balance<br>June 30, 2020 | Due Within<br>One Year | Due In More<br>Than One Year |
|---|----------------------|-------------------------|-------------|-----------------------|--------------------------|------------------------|------------------------------|
| PPFA 2013 Heartland Ranch Revenue Bonds | \$ 4,963,568         | \$ 3,134,422            | \$ -        | \$ (408,446)          | \$ 2,725,976             | \$ 433,971             | \$ 2,292,005                 |
| PPFA 2013 Series A Revenue Bonds        | 67,190,000           | 60,665,000              | -           | (1,960,000)           | 58,705,000               | 1,535,000              | 57,170,000                   |
| Less: Bond Discount                     | (853,389)            | (682,653)               | -           | 28,466                | (654,187)                | -                      | (654,187)                    |
| PPFA 2013 Series B Revenue Bonds        | 6,465,000            | 5,920,000               | -           | (180,000)             | 5,740,000                | 140,000                | 5,600,000                    |
| <b>Total long-term debt</b>             | <b>\$ 77,765,179</b> | <b>\$ 69,036,769</b>    | <b>\$ -</b> | <b>\$ (2,519,980)</b> | <b>\$ 66,516,789</b>     | <b>\$ 2,108,971</b>    | <b>\$ 64,407,818</b>         |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

**Note 5 – Long-Term Obligations (Continued)**

**A. Governmental Activities (Continued)**

**2013 Heartland Ranch Revenue Bonds**

On July 30, 2013, the Authority issued \$4,963,568 of revenue refunding bonds (Series 2013 Heartland Ranch Revenue Bonds) to repay, in part, the principal of the Authority's 2002 Heartland Ranch Revenue Bonds. Interest on the bonds is payable semi-annually on March 2 and September 2 of each year through September 2, 2027, beginning on March 2, 2014. The interest rate on the bonds is 3.73 percent. Principal payments are due annually beginning on September 2, 2014. At June 30, 2020, the outstanding balance of the 2013 Heartland Ranch Revenue bonds was \$2,725,976.

The annual debt service requirements are as follows:

| Year Ending<br>June 30, | Principal           | Interest          | Total               |
|-------------------------|---------------------|-------------------|---------------------|
| 2021                    | \$ 433,971          | \$ 93,585         | \$ 527,556          |
| 2022                    | 443,630             | 77,218            | 520,848             |
| 2023                    | 462,628             | 60,316            | 522,944             |
| 2024                    | 470,959             | 42,905            | 513,864             |
| 2025                    | 273,775             | 29,016            | 302,791             |
| 2026-2027               | 641,013             | 32,028            | 673,041             |
| Total                   | <u>\$ 2,725,976</u> | <u>\$ 335,068</u> | <u>\$ 3,061,044</u> |

**2013 PPFA Series A Bonds**

On August 14, 2013, the PPFA issued \$67,190,000 of special tax refunding bonds (Senior Series 2013A) to purchase, in part, the 2013-A1, 2013-A2, and 2013-B special tax bonds issued by the WPPFA. 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 3.00 percent. Principal payments are due annually beginning on September 1, 2014. The bonds are secured by a first pledge of the investment revenues and funds on deposit in the Bond Fund, Reserve Fund, and Special Tax Fund. At June 30, 2020, the outstanding balance of the 2013 PPFA Series A bonds was \$58,705,000.

The annual debt service requirements are as follows:

| Year Ending<br>June 30, | Principal            | Interest             | Total                |
|-------------------------|----------------------|----------------------|----------------------|
| 2021                    | \$ 1,535,000         | \$ 3,179,550         | \$ 4,714,550         |
| 2022                    | 1,655,000            | 3,115,750            | 4,770,750            |
| 2023                    | 1,775,000            | 3,038,275            | 4,813,275            |
| 2024                    | 1,870,000            | 2,944,813            | 4,814,813            |
| 2025                    | 2,035,000            | 2,842,306            | 4,877,306            |
| 2026-2030               | 12,425,000           | 12,383,744           | 24,808,744           |
| 2031-2035               | 15,700,000           | 8,534,950            | 24,234,950           |
| 2036-2040               | 21,710,000           | 3,316,025            | 25,026,025           |
| Total                   | <u>\$ 58,705,000</u> | <u>\$ 39,355,413</u> | <u>\$ 98,060,413</u> |

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Notes to the Basic Financial Statements (Continued)**  
**For the Year Ended June 30, 2020**

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**Note 5 – Long-Term Obligations (Continued)**

**A. Governmental Activities (Continued)**

**2013 PPFA Series B Bonds**

On August 14, 2013, the PPFA issued \$6,465,000 of special tax refunding bonds (Subordinate Series 2013B) to purchase, in part, the 2013-A1, 2013-A2, and 2013-B special tax bonds issued by the West Patterson Financing Authority. 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 rate on the bonds is 5.875%. Principal payments are due annually beginning on September 1, 2014. The bonds are secured by a first pledge of the investment revenues and funds on deposit in the Bond Fund, Reserve Fund, and Special Tax Fund. At June 30, 2020, the outstanding balance of the 2013 PPFA Series B bonds was \$5,740,000.

The annual debt service requirements are as follows:

| Year Ending<br>June 30, | Principal           | Interest            | Total               |
|-------------------------|---------------------|---------------------|---------------------|
| 2021                    | \$ 140,000          | \$ 333,113          | \$ 473,113          |
| 2022                    | 150,000             | 324,594             | 474,594             |
| 2023                    | 165,000             | 315,341             | 480,341             |
| 2024                    | 175,000             | 305,353             | 480,353             |
| 2025                    | 195,000             | 294,484             | 489,484             |
| 2026-2030               | 1,200,000           | 1,276,344           | 2,476,344           |
| 2031-2035               | 1,565,000           | 866,709             | 2,431,709           |
| 2036-2040               | 2,150,000           | 334,288             | 2,484,288           |
| Total                   | <u>\$ 5,740,000</u> | <u>\$ 4,050,226</u> | <u>\$ 9,790,226</u> |

**Note 6 – Other Required Disclosures**

**A. Unrestricted Net Position (Deficit)**

At June 30, 2020, the Governmental Activities of the Authority had an unrestricted net deficit of \$(2,625,815). The deficit will be eliminated through future secured revenues which will be used to pay outstanding debt.

**B. Expenditures in Excess of Appropriations**

For the year ended June 30, 2020, the PPFA 2013 HR Revenue Bonds Fund and the PPFA 2013 Authority Bonds Fund incurred expenditures in excess of budgets by \$70,588 and \$87,921, respectively. Sufficient resources were available in the fund balance of the funds to cover the excess of expenditures.

**REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)**

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**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Required Supplementary Information (Unaudited)**  
**For the Year Ended June 30, 2020**

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**Note 1 – Budgetary Information**

The Authority maintains budgetary controls in order to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. The Authority maintains an encumbrance accounting system to provide management with information regarding obligations against appropriations. Budgetary compliance is based on expenditures during the period (U.S.GAAP), rather than expenditures and encumbrances (non-GAAP). Because appropriations lapse at June 30, encumbrances outstanding at June 30, 2020 are disclosed in the notes to the financial statements. Appropriations for fiscal year 2020 will provide authority to complete those transactions.

The Authority is required by its municipal code to adopt an annual budget on or before June 30 for the ensuing fiscal year. From the effective date of the budget, the amounts become the "annual appropriated budget".

The following procedures are performed by the Authority in establishing the budgetary data reflected in the financial statements:

1. The Finance Director submits a preliminary budget by June 30 of each year to Board of Directors. This allows the Authority to continue normal operations until the final budget is adopted in July. 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 heads 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 Board of Directors 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.

**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Required Supplementary Information (Unaudited) (Continued)**  
**For the Year Ended June 30, 2020**

**Note 1 – Budgetary Information (Continued)**

**Budgetary Comparison Schedule – PPFA 2013 HR Revenue Bonds**

|   | <u>Budgeted Amounts</u> |                   | <u>Actual</u>       | <u>Variance with<br/>Final Budget<br/>Favorable<br/>(Unfavorable)</u> |
|---|-------------------------|-------------------|---------------------|---|
|   | <u>Original</u>         | <u>Final</u>      |                     |   |
| <b>REVENUES:</b>                              |                         |                   |                     |   |
| Intergovernmental revenue                     | \$ 955,141              | \$ 955,141        | \$ 955,141          | \$ -  |
| Interest                                      | 1,000                   | 1,000             | 169,301             | 168,301   |
| <b>Total revenues</b>                         | <u>956,141</u>          | <u>956,141</u>    | <u>1,124,442</u>    | <u>168,301</u>  |
| <b>EXPENDITURES:</b>                          |                         |                   |                     |   |
| Capital outlay                                | -                       | 8,206             | 1,221               | 6,985   |
| Debt service:                                 |                         |                   |                     |   |
| Principal                                     | 757,489                 | 757,489           | 408,446             | 349,043   |
| Interest and fiscal charges                   | 197,652                 | 197,652           | 624,268             | (426,616)   |
| <b>Total expenditures</b>                     | <u>955,141</u>          | <u>963,347</u>    | <u>1,033,935</u>    | <u>(70,588)</u>   |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | <u>1,000</u>            | <u>(7,206)</u>    | <u>90,507</u>       | <u>97,713</u>   |
| <b>Net change in fund balances</b>            | <u>\$ 1,000</u>         | <u>\$ (7,206)</u> | <u>90,507</u>       | <u>\$ 97,713</u>  |
| <b>FUND BALANCE:</b>                          |                         |                   |                     |   |
| Beginning of year                             |                         |                   | <u>2,749,637</u>    |   |
| End of year                                   |                         |                   | <u>\$ 2,840,144</u> |   |



**Patterson Public Financing Authority**  
**(A Component Unit of the City of Patterson)**  
**Required Supplementary Information (Unaudited) (Continued)**  
**For the Year Ended June 30, 2020**

**Note 1 – Budgetary Information (Continued)**

**Budgetary Comparison Schedule – PPFA 2013 Authority Bonds**

|   | <u>Budgeted Amounts</u> |                       | <u>Actual</u>        | <u>Variance with<br/>Final Budget<br/>Favorable<br/>(Unfavorable)</u> |
|---|-------------------------|-----------------------|----------------------|---|
|   | <u>Original</u>         | <u>Final</u>          |                      |   |
| <b>REVENUES:</b>                              |                         |                       |                      |   |
| Interest                                      | \$ 3,861,547            | \$ 3,861,547          | \$ 3,963,314         | \$ 101,767  |
| <b>Total revenues</b>                         | <u>3,861,547</u>        | <u>3,861,547</u>      | <u>3,963,314</u>     | <u>101,767</u>  |
| <b>EXPENDITURES:</b>                          |                         |                       |                      |   |
| Debt service:                                 |                         |                       |                      |   |
| Principal                                     | 1,555,000               | 1,810,000             | 2,140,000            | (330,000)   |
| Interest and fiscal charges                   | 3,599,128               | 3,599,128             | 3,357,049            | 242,079   |
| <b>Total expenditures</b>                     | <u>5,154,128</u>        | <u>5,409,128</u>      | <u>5,497,049</u>     | <u>(87,921)</u>   |
| <b>REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | <u>(1,292,581)</u>      | <u>(1,547,581)</u>    | <u>(1,533,735)</u>   | <u>13,846</u>   |
| <b>Net change in fund balances</b>            | <u>\$ (1,292,581)</u>   | <u>\$ (1,547,581)</u> | <u>(1,533,735)</u>   | <u>\$ 13,846</u>  |
| <b>FUND BALANCE:</b>                          |                         |                       |                      |   |
| Beginning of year                             |                         |                       | <u>63,800,949</u>    |   |
| End of year                                   |                         |                       | <u>\$ 62,267,214</u> |   |

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