

**IRWINDALE HOUSING SUCCESSOR  
CITY OF IRWINDALE, CALIFORNIA**

**FISCAL YEAR ENDED JUNE 30, 2015**

**PREPARED BY: FINANCE DEPARTMENT**

IRWINDALE HOUSING SUCCESSOR  
CITY OF IRWINDALE, CALIFORNIA

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IRWINDALE HOUSING SUCCESSOR  
FOR THE FISCAL YEAR ENDED JUNE 30, 2015

TABLE OF CONTENTS

	<u>Page Number</u>
<b>INDEPENDENT AUDITORS' REPORT</b>	
Financial Audit.....	1
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position .....	3
Statement of Activities.....	4
Fund Financial Statements:	
Balance Sheet - Governmental Funds.....	5
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position .....	6
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds .....	7
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	8
Notes to Financial Statements.....	9

## INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council  
Irwindale Housing Successor  
City of Irwindale, California

### **Report on Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major governmental fund of the Irwindale Housing Successor, (the Housing Successor), a Special Revenue Fund of the City of Irwindale, California, as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the Housing Successor'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.



To the Honorable Mayor and Members of the City Council  
Irwindale Housing Successor  
City of Irwindale, California

***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 the major governmental fund of the Irwindale Housing Successor, as of June 30, 2015, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

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.

*Lance, Soll & Lughard, LLP*

Brea, California  
December 19, 2016

IRWINDALE HOUSING SUCCESSOR

STATEMENT OF NET POSITION  
JUNE 30, 2015

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	<u>Governmental Activities</u>
<b>Assets:</b>	
Cash and investments	\$ 14,718,985
Receivables:	
Notes and loans	10,201,120
Accrued interest	11,295
Advances to the City of Irwindale	4,179,497
Land held for resale	<u>10,550,015</u>
<b>Total Assets</b>	<b><u>39,660,912</u></b>
<b>Liabilities:</b>	
Accounts payable	<u>17,792</u>
<b>Total Liabilities</b>	<b><u>17,792</u></b>
<b>Net Position:</b>	
Restricted for:	
Housing	<u>39,643,120</u>
<b>Total Net Position</b>	<b><u>\$ 39,643,120</u></b>

IRWINDALE HOUSING SUCCESSOR

STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2015

	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expenses) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Contributions and Grants</u>	
<b>Functions/Programs</b>				
<b>Primary Government:</b>				
Governmental Activities:				
General government	\$ 1,028,568	\$ -	\$ -	\$ (1,028,568)
<b>Total Governmental Activities</b>	<b>\$ 1,028,568</b>	<b>\$ -</b>	<b>\$ -</b>	<b>(1,028,568)</b>
<b>General Revenues:</b>				
Use of money and property				45,810
Other				5,190
<b>Total General Revenues and Transfers</b>				<b>51,000</b>
Change in Net Position				(977,568)
Net Position at Beginning of Year				40,620,688
<b>Net Position at End of Year</b>				<b>\$ 39,643,120</b>

IRWINDALE HOUSING SUCCESSOR

**BALANCE SHEET**  
**JUNE 30, 2015**

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	<b>Successor Housing Fund</b>
<b>Assets:</b>	
Pooled cash and cash equivalents	\$ 14,718,985
Receivables:	
Notes and loans	10,201,120
Accrued interest	11,295
Advances from the City of Irwindale	4,179,497
Land held for resale	10,550,015
<b>Total Assets</b>	<b>\$ 39,660,912</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balances:</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 17,792
<b>Total Liabilities</b>	<b>17,792</b>
<b>Deferred Inflows of Resources:</b>	
Unavailable revenues	10,246,617
<b>Total Deferred Inflows of Resources</b>	<b>10,246,617</b>
<b>Fund Balances:</b>	
<b>Nonspendable:</b>	
Land held for resale	10,550,015
Advances to the City	4,179,497
<b>Restricted for:</b>	
Housing	14,666,991
<b>Total Fund Balances</b>	<b>29,396,503</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 39,660,912</b>

**IRWINDALE HOUSING SUCCESSOR**

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
JUNE 30, 2015**

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Fund balances of governmental funds \$ 29,396,503

Amounts reported for governmental activities in the statement of net position are different because:

Revenues reported as unavailable revenue in the governmental funds and recognized in the statement of activities. These are included in the intergovernmental revenues in the governmental fund activity.

10,246,617

**Net Position of governmental activities**

**\$ 39,643,120**

IRWINDALE HOUSING SUCCESSOR

STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
YEAR ENDED JUNE 30, 2015

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	<b>Housing Authority</b>
<b>Revenues:</b>	
Use of money and property	\$ 45,810
Miscellaneous and other revenue	<u>5,190</u>
<b>Total Revenues</b>	<b><u>51,000</u></b>
<b>Expenditures:</b>	
Current:	
General government	<u>154,491</u>
<b>Total Expenditures</b>	<b><u>154,491</u></b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(103,491)</u>
Fund Balances, Beginning of Year	<u>29,499,994</u>
<b>Fund Balances, End of Year</b>	<b><u>\$ 29,396,503</u></b>

**IRWINDALE HOUSING SUCCESSOR**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2015**

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Net change in fund balances - total governmental funds \$ (103,491)

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

Revenues reported as unavailable revenue in the governmental funds and recognized in the statement of activities. These are included in the intergovernmental revenues in the governmental fund activity. (874,077)

**Change in net position of governmental activities** \$ (977,568)

**I. SIGNIFICANT ACCOUNTING POLICIES**

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

**a. Financial Reporting Entity**

The Irwindale Housing Successor Fund (Housing Successor) was established on February 1, 2012, pursuant to the California Housing Authority Law codified under State of California Health and Safety Code, Section 34200 et seq. The restricted resources and assets from the former Irwindale Community Redevelopment Agency's low and moderate income housing fund was transferred to the City's Low and Moderate Housing Asset Fund, a fund within Irwindale's Housing Authority. The City Council became the governing board commissioners of the Housing Authority. The Housing Successor is part of the Irwindale Housing Authority, which was established for the development of low and moderate income housing in the City. The Housing Authority was formed for purposes of construction and management of quality affordable housing within the City.

The Housing Authority is controlled by the City of Irwindale (City) and, accordingly, the accompanying financial statements are included as a component of the basic financial statements prepared by the City. A component unit is a separate governmental unit, agency or nonprofit corporation which when combined with all other component units, constitutes the reporting entity as defined in the City's basic financial statements.

The Irwindale Housing Successor accounts for transactions related to affordable housing activities. Revenues include bond proceeds held by the Irwindale Successor Agency that will be transferred for use into this fund for affordable housing activities.

**b. Basis of Presentation**

The City's 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.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the component unit. Eliminations have been made to minimize the double counting of internal activities. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

While separate government-wide and fund financial statements are presented, they are interrelated.

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

**c. Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Property taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

**d. Assets, Liabilities and Net Position or Equity**

**Cash and Investments**

The Housing Successor's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. For financial statement presentation purposes, cash and cash equivalents are shown as both unrestricted and restricted cash and investments.

Investments are reported at fair value, the value at which a financial instrument could be exchanged in a current transaction between willing parties, other than a forced liquidation sale. The City's policy is generally to hold investments until maturity or until market values equal or exceed cost. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

## IRWINDALE HOUSING SUCCESSOR

### NOTES TO FINANCIAL STATEMENTS (CONTINUED) JUNE 30, 2015

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#### Note 1: Summary of Significant Accounting Policies (Continued)

##### Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

##### Land Held for Resale

Land purchased for resale is capitalized as inventory at acquisition costs or net realizable value, if lower. Land held for resale is offset by a fund balance reserve, which indicates that it does not constitute "available spendable resources." Other property held for resale is capitalized as inventory and is recorded at cost.

##### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Housing Successor does not carry an item that qualifies for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from various sources: taxes, long-term loans, and grant monies. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

##### Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

## IRWINDALE HOUSING SUCCESSOR

### NOTES TO FINANCIAL STATEMENTS (CONTINUED) JUNE 30, 2015

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#### Note 1: Summary of Significant Accounting Policies (Continued)

##### Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

##### Fund Equity

In the fund financial statements, government funds report the following fund balance classification:

Nonspendable include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted include amounts that are constrained on the use of resources by either (a) external creditors, grantors, contributors, or laws of regulations of other governments or (b) by law through constitutional provisions or enabling legislation.

Committed include amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest authority, the City Council. The formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution. The City did not have any committed fund balance as of June 30, 2015.

Assigned include amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. The City Manager is authorized to assign amounts to a specific purpose, which was established by the governing body in Resolution No. 2011-32 approved on June 21, 2011. The Housing Successor did not have any assigned fund balance as of June 30, 2015.

Unassigned include the residual amounts that have not been restricted, committed, or assigned to specific purposes.

An individual governmental fund could include nonspendable resources and amounts that are restricted or unrestricted (committed, assigned, or unassigned) or any combination of those classifications. Restricted amounts are to be considered spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available and committed, assigned, then unassigned amounts are considered to have been spent when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications can be used.

**IRWINDALE HOUSING SUCCESSOR**

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2015**

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**II. DETAILED NOTES**

**Note 2: Cash and Cash Equivalents**

As of June 30, 2015, cash and investments were reported in the accompanying financial statements as follows:

Deposits with financial institutions	\$ 1,097,987
Investments - LAIF	<u>13,620,998</u>
Total cash and cash equivalents	<u>\$ 14,718,985</u>

The Housing Successor's fund is pooled with the City of Irwindale's cash and investments in order to generate optimum interest income. The information required by GASB Statement No. 40 related to authorized investments, credit risk, etc. is available in the annual report of the City.

**III. OTHER INFORMATION**

**Note 3: Loans Receivable**

The City's Former Irwindale Community Redevelopment Agency ("Agency") made subsidy and rehabilitation loans that are to be forgiven when agreement covenants are met. As of June 30, 2015, the outstanding amounts for subsidy and rehabilitation loans are \$7,038,128 and \$3,116,057, respectively. Additionally, there is an outstanding amount of property tax loan receivable of \$46,935. The loans receivable are reported as unavailable revenue as of June 30, 2015.

**Note 4: Advance to the City of Irwindale**

On January 9, 2013, the City of Irwindale entered into an agreement with the Irwindale Housing Authority ("Authority") to purchase property known as the Olive Pit for a total of \$4,134,000. As a result, a promissory note between the City and the Housing Authority was issued in the amount of \$4,134,000 with principal payments due every April 9<sup>th</sup> over ten years in equal annual installments of \$413,400. Interest is accrued at 3% of the annual payment, if the payment is not made. The outstanding balance as of June 30, 2015 was \$4,179,497.

**Note 5: Land Held for Resale**

The City's Former Irwindale Community Redevelopment Agency ("Agency") acquired several parcels of land as part of its primary purpose to develop or redevelop blighted properties. As of June 30, 2015, the Housing Successor held the land held for resale with a net realizable value of \$10,550,015.