



OCEANSIDE PUBLIC
FINANCE AUTHORITY
YEAR ENDED JUNE 30, 2020

COMPONENT UNIT
FINANCIAL STATEMENTS
WITH REPORT ON AUDITS
BY INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS

Focused
on YOU



OCEANSIDE PUBLIC FINANCING AUTHORITY

COMPONENT UNIT
FINANCIAL STATEMENTS

WITH REPORT ON AUDIT
BY INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS

YEAR ENDED JUNE 30, 2020

OCEANSIDE PUBLIC FINANCING AUTHORITY
COMPONENT UNIT FINANCIAL STATEMENTS

JUNE 30, 2020

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INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Oceanside Public Financing Authority (the Authority), a component unit of the City of Oceanside, California, (the City) as of and for the year ended June 30, 2020, 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.



To the Board of Directors
Oceanside Public Financing Authority
Oceanside, 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, the business-type activities, and each major fund of the Oceanside Public Financing Authority, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1 to the basic financial statements, the financial statements present only the financial position of the Authority, and do not present, or purport to present fairly, the financial position of the City as of June 30, 2020, and its changes in financial position and cash flows thereof for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2020 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 control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Lance, Soll & Lughard, LLP".

Brea, California
December 3, 2020

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

STATEMENT OF NET POSITION
JUNE 30, 2020

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets:			
Current Assets:			
Cash and investments	\$ 2,731,848	\$ -	\$ 2,731,848
Cash and investments held with fiscal agents	155	174	329
Interest receivable	176,176	135,071	311,247
Lease receivable	1,626,592	2,470,000	4,096,592
Total Current Assets	4,534,771	2,605,245	7,140,016
Noncurrent Assets:			
Lease receivable	26,967,930	16,616,290	43,584,220
Total Noncurrent Assets	26,967,930	16,616,290	43,584,220
Total Assets	31,502,701	19,221,535	50,724,236
Deferred Outflows of Resources:			
Deferred charge of refunding	-	110,664	110,664
Total Deferred Outflows of Resources	-	110,664	110,664
Liabilities:			
Current Liabilities:			
Interest payable	176,176	135,071	311,247
Revenue bonds payable	-	2,470,000	2,470,000
Certificates of participation payable	1,626,592	-	1,626,592
Total Current Liabilities	1,802,768	2,605,071	4,407,839
Noncurrent Liabilities:			
Revenue bonds payable	26,264,643	16,727,128	42,991,771
Certificates of participation payable	3,435,290	-	3,435,290
Total Noncurrent Liabilities	29,699,933	16,727,128	46,427,061
Total Liabilities	31,502,701	19,332,199	50,834,900
Net Position:			
Restricted for debt service	-	-	-
Total Net Position	\$ -	\$ -	\$ -

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

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2020

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants
Primary Government:				
Governmental Activities:				
Interest on long-term debt	\$ 1,039,702	\$ -	\$ -	\$ -
Total Governmental Activities	1,039,702	-	-	-
Business-Type Activities:				
Water Refunding Bonds	305,646	-	-	-
Sewer Refunding Bonds	609,866	-	-	-
Total Business-Type Activities	915,512	-	-	-
Total Primary Government	\$ 1,955,214	\$ -	\$ -	\$ -

General Revenues:

Investment earnings
Lease revenues

Total General Revenues

Change in Net Position

Net Position - Beginning

Net Position - Ending

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

**Net (Expense) Revenue and
Changes in Net Position**

Governmental Activities	Business-Type Activities	Total
\$ (1,039,702)	\$ -	\$ (1,039,702)
<u>(1,039,702)</u>	<u>-</u>	<u>(1,039,702)</u>
-	(305,646)	(305,646)
-	<u>(609,866)</u>	<u>(609,866)</u>
-	<u>(915,512)</u>	<u>(915,512)</u>
<u>(1,039,702)</u>	<u>(915,512)</u>	<u>(1,955,214)</u>
199,337	236,232	435,569
840,365	679,280	1,519,645
<u>1,039,702</u>	<u>915,512</u>	<u>1,955,214</u>
-	-	-
-	-	-
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2020

	Debt Service Fund				Total Governmental Funds
	2019 Lease Revenue Bonds	2015A Lease Revenue Bonds	2011 Certificates of Participation	2013 Certificates of Participation	
Assets:					
Cash and investments	\$ 344,160	\$ 6,260	\$ 6,045	\$ 2,375,383	\$ 2,731,848
Cash and investments with fiscal agents	30	-	3	122	155
Total Assets	\$ 344,190	\$ 6,260	\$ 6,048	\$ 2,375,505	\$ 2,732,003
Fund Balances:					
Restricted for debt service	\$ 344,190	\$ 6,260	\$ 6,048	\$ 2,375,505	\$ 2,732,003
Total Fund Balances	\$ 344,190	\$ 6,260	\$ 6,048	\$ 2,375,505	\$ 2,732,003

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
JUNE 30, 2020**

Fund balances of governmental funds	\$	2,732,003
Amounts reported for governmental activities in the Statement of Net Position are:		
Lease receivable, which is not considered to be available to finance current expenditures, is not reported in the governmental fund. For the Statement of Net Assets, this amount is accrued.		28,594,522
Interest receivable, which is not considered to be available to finance current expenditures is not reported in the governmental fund. For the Statement of Net Position, this amount is accrued.		176,176
Interest payable on long-term debt does not require current financial resources. Therefore, interest payable was not reported as a liability in the Governmental Fund Balance Sheet.		(176,176)
Long-term liabilities are not due and payable in the current period. Therefore, long-term liabilities are not reported in the Governmental Fund Balance Sheet.		
Lease Revenue Bonds	\$	(26,264,643)
Certificates of Participation		(5,061,882)
		<u>(31,326,525)</u>
Net Position of Governmental Activities	\$	<u><u>-</u></u>

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

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	Debt Service Fund				Total Governmental Funds
	2019 Lease Revenue Bonds	2015A Lease Revenue Bonds	2011 Certificates of Participation	2013 Certificates of Participation	
Revenues:					
Lease revenue	\$ 792,772	\$ 2,255,897	\$ 840,828	\$ 920,664	\$ 4,810,161
Investment earnings	-	-	877	66,569	67,446
Total Revenues	792,772	2,255,897	841,705	987,233	4,877,607
Expenditures:					
Debt service:					
Principal retirement	-	2,195,000	715,000	857,498	3,767,498
Interest and fiscal charges	792,772	60,897	125,764	61,083	1,040,516
Total Expenditures	792,772	2,255,897	840,764	918,581	4,808,014
Excess of Revenues over Expenditures	-	-	941	68,652	69,593
Other Financing Sources (Uses):					
Transfer to the City of Oceanside	(26,000,000)	-	-	-	(26,000,000)
Bonds issued	22,745,000	-	-	-	22,745,000
Bond premium	3,599,190	-	-	-	3,599,190
Total Other Financing Sources (Uses)	344,190	-	-	-	344,190
Net Change in Fund Balance	344,190	-	941	68,652	413,783
Fund Balances - Beginning	-	6,260	5,107	2,306,853	2,318,220
Fund Balances - Ending	\$ 344,190	\$ 6,260	\$ 6,048	\$ 2,375,505	\$ 2,732,003

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2020**

Net change in fund balances - total governmental funds	\$	413,783
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
<p>The principal portion of lease revenues received from the City of Oceanside provides current financial resources to the governmental fund. However, these transactions have no effect on net position.</p>		22,030,204
<p>Investment earnings in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental fund. The following amount represents the change in accrued interest from the prior year.</p>		131,891
<p>The repayment of the principal of long-term debt consumes the current financial resources of governmental fund. These transactions, however, have no effect on net position. Also, the governmental fund reports the effect of issuance costs and premiums when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. These amounts are the net effect of these differences in the treatment of long-term debt:</p>		
<p>Principal payments</p>	\$ 3,767,498	
<p>Amortization of bond premiums</p>	<u>132,705</u>	3,900,203
<p>Issuance of long-term liabilities (e.g. bonds, leases and loans) provides current financial resources to governmental funds, the issuance of debt increase long-term liabilities in the Statement of Net Position. Additionally, the issuance of long-term liabilities provides current financial resources to the governmental funds. The Authority therefore reports this as a lease receivable from the City of Oceanside.</p>		
<p>Long-term debt issued, including premium</p>		(26,344,190)
<p>Interest expense on long-term debt is reported in the Government-Wide Statement of Activities, but it does not require the use of current financial resources. Therefore, interest expense is not reported as an expenditure in the governmental fund. The following amount represents the change in accrued interest from the prior year.</p>		<u>(131,891)</u>
Change in Net Position of Governmental Activities	\$	<u><u>-</u></u>

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

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2020

	Business-Type Activities - Enterprise Funds		
	2013 Water Refunding Bonds	2013 Waste Water Refunding Bonds	Totals
Assets:			
Current Assets:			
Cash and investments with fiscal agents	\$ -	\$ 174	\$ 174
Interest receivable	93,235	41,836	135,071
Leases receivable	1,215,000	1,255,000	2,470,000
Total Current Assets	<u>1,308,235</u>	<u>1,297,010</u>	<u>2,605,245</u>
Noncurrent Assets:			
Leases receivable	11,168,915	5,447,375	16,616,290
Total Noncurrent Assets	<u>11,168,915</u>	<u>5,447,375</u>	<u>16,616,290</u>
Total Assets	<u>12,477,150</u>	<u>6,744,385</u>	<u>19,221,535</u>
Deferred Outflows of Resources:			
Deferred charge on refunding	-	110,664	110,664
Total Deferred Outflows of Resources	<u>-</u>	<u>110,664</u>	<u>110,664</u>
Liabilities:			
Current Liabilities:			
Interest payable	93,235	41,836	135,071
Revenue bonds payable	1,215,000	1,255,000	2,470,000
Total Current Liabilities	<u>1,308,235</u>	<u>1,296,836</u>	<u>2,605,071</u>
Noncurrent Liabilities:			
Revenue bonds payable	11,168,915	5,558,213	16,727,128
Total Noncurrent Liabilities	<u>11,168,915</u>	<u>5,558,213</u>	<u>16,727,128</u>
Total Liabilities	<u>12,477,150</u>	<u>6,855,049</u>	<u>19,332,199</u>
Net Position:			
Restricted for debt service	-	-	-
Total Net Position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	Business-Type Activities - Enterprise Funds		
	2013 Water Refunding Bonds	2013 Waste Water Refunding Bonds	Totals
Nonoperating Revenues (Expenses):			
Lease revenue	\$ 504,434	\$ 174,846	\$ 679,280
Investment earnings	105,432	130,800	236,232
Interest expense and fiscal charges	(609,866)	(305,646)	(915,512)
Total Nonoperating Revenues (Expenses)	-	-	-
Changes in Net Position	-	-	-
Net Position - Beginning	-	-	-
Net Position - Ending	\$ -	\$ -	\$ -

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

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2020

	Business-Type Activities - Enterprise Funds		Totals
	2013 Water Refunding Bonds	2013 Waste Water Refunding Bonds	
Cash Flows from Non-Capital Financing Activities:			
Lease payment received	\$ 1,768,779	\$ 1,505,834	\$ 3,274,613
Principal paid on long-term debt	(1,160,000)	(1,215,000)	(2,375,000)
Interest paid on long-term debt	(724,620)	(430,241)	(1,154,861)
Net Cash (Used for)			
Net Cash (Used for) Non-Capital Financing Activities	(115,841)	(139,407)	(255,248)
Cash Flows from Investing Activities:			
Investment earnings	115,099	138,900	253,999
Net Cash Provided by Investing Activities	115,099	138,900	253,999
Net Increase in Cash and Cash Equivalents	(742)	(507)	(1,249)
Cash and Cash Equivalents, July 1	742	681	1,423
Cash and Cash Equivalents, June 30	\$ -	\$ 174	\$ 174
Non-Cash Financing Activities:			
Bond premium amortization	\$ 105,087	\$ 130,623	\$ 235,710

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

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2020**

Note 1: Summary of Significant Accounting Policies

The basic financial statements of the Oceanside Public Financing Authority (the Authority) have been prepared in conformity with accounting principles generally accepted in the United States of America (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 Oceanside Public Financing Authority was established January 23, 2002 under the Joint Exercise of Powers Law of the State of California (constituting Chapter 5 of Division 7 of Title 1 of the California Government Code) to assist in the financing of public capital improvements to be owned by any of its members (the City of Oceanside and the Oceanside Community Development Commission). The Authority is a blended component unit of the City since the governing Board of the Authority is substantively the same as the City. Accordingly, the financial operations of the Authority have also been included in the basic financial statements of the City.

b. Basis of Accounting and Measurement Focus

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 and business-type activities of the Authority, accompanied by a total column.

These basic 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 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.

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

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 1: Summary of Significant Accounting Policies (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 the Authority's major governmental fund. Accompanying schedules are 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.

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 (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. 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. 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. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are generally recorded in the accounting period in which the related fund liability is incurred.

Unavailable revenues arise when potential revenues do not meet both the "measurable" and "available" criteria for recognition in the current period. Unearned revenues also arise when the government receives resources before it has a legal claim to them, as when grant monies are received prior to incurring qualifying expenditures. In subsequent periods when both revenue recognition criteria are met or when the government has a legal claim to the resources, the deferred revenue is removed from the balance sheet and revenue is recognized.

The Authority reports the following major governmental fund:

The 2019 Lease Revenue Bonds Debt Service Fund is used to account for the payment of principal and interest of the 2019 Lease Revenue Bonds.

The 2015A Lease Revenue Bonds Debt Service Fund is used to account for the payment of principal and interest of the 2015A Lease Revenue Bonds.

The 2011 Certificates of Participation Debt Service Fund is used to account for the payment of principal and interest of the 2011 Certificates of Participation.

The 2013 Certificates of Participation Debt Service Fund is used to account for the payment of principal and interest of the 2013 Certificates of Participation.

Proprietary Fund Financial Statements:

Proprietary fund financial statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows for all proprietary funds.

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 1: Summary of Significant Accounting Policies (Continued)

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position.

The Statement of Revenues, Expenses and Changes in Net Position present increases (revenues) and decreases (expenses) in total 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 liability is incurred.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operations of the fund. All other revenues are reported as nonoperating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as nonoperating expenses.

The Authority reports the following major enterprise funds:

The Series 2013A Water Revenue Refunding Bonds Fund is used to account for the payment of principal and interest of the Series 2013A Water Revenue Refunding Bonds.

The Series 2013A Sewer Revenue Refunding Bonds Fund is used to account for the payment of principal and interest of the Series 2013A Sewer Revenue Refunding Bonds.

c. Cash, Cash Equivalents, and Investments

The Authority pools its available cash, other than the restricted cash and investments held by bond trustee, with the City for investment purposes. The Authority considers this pooled cash to be cash equivalents since the Authority can withdraw funds from the City's pool at any time.

Investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

d. 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 Authority has only one item that qualifies for reporting in this category. It is the deferred charge on refunding reported in the proprietary statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

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 Authority has no items that qualify for reporting in this category.

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 1: Summary of Significant Accounting Policies (Continued)

e. Fund Balances

The fund balances reported on the fund statements consist of the following categories:

Nonspendable Fund Balance - This includes 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 Fund Balance - This includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance - This includes amounts that can be used only for the specific purposes determined by a formal action of the Board.

Assigned Fund Balance - This includes amounts that are designated by the Board for specific purposes.

Unassigned Fund Balance - This is the residual classification that includes all spendable amounts not contained in the other classifications.

When expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned or unassigned) fund balances are available, the Authority's policy is to apply restricted fund balance first.

When expenditures are incurred for purposes for which committed, assigned or unassigned fund balances are available, the Authority's policy is to apply committed fund balance first and then assigned fund balance followed by unassigned fund balance.

f. Net Position

The net position reported on the Statement of Net Position can be classified into the following three categories:

Net Investment in Capital Assets - This amount consists of capital assets, net of accumulated depreciation and reduced by outstanding debt that are attributed to the acquisition, construction, or improvement of the capital assets.

Restricted Net Position - This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Position - This amount is all net position that do not meet the definition of "net investment in capital assets " or "restricted net position".

OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020

Note 1: Summary of Significant Accounting Policies (Continued)

g. Flow Assumption

Net Position Flow Assumption

Sometimes the Authority 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 Authority's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance Flow Assumptions

Sometimes the Authority 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 Authority'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.

h. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates and assumptions.

Note 2: Cash and Investments

Cash and investments at June 30, 2020, are classified in the accompanying financial statements as follows:

Cash and investments	\$	2,731,848
Restricted cash and investments		329
		<hr/>
	\$	<u>2,732,177</u>

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 2: Cash and Investments (Continued)

Investments Authorized by the California Government Code and the Authority's Investment Policy

The table below identifies the investment types that are authorized for the Authority by the California Government Code (or the Authority's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the Authority's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee 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.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
United States Treasury Bills, Bonds, and Notes	5 years	None	None
Federal Agency-Issued Obligations	5 years	None	25%
United States Government-Sponsored Enterprise Obligations	5 years	None	25%
Supranational Obligations	5 years	15%	None
Non-negotiable Certificates of Deposit	3 years	5%	None
Negotiable Certificates of Deposit	5 years	15%	None
Repurchase Agreements	30 days	30%	None
Reverse Repurchase Agreements	60 days	15%	None
Bankers' Acceptances	180 days	20%	5%
Commercial Paper	270 days	15%	1%
Medium Term Corporate Notes	36-60 months	15%	1%
Municipal Bonds	36-60 months	15%	1%
Local Agency Investment Fund (LAIF)	N/A	None	N/A
County Pooled Investment Fund	N/A	15%	N/A

N/A - Not Applicable

Investments Authorized by Debt Agreements

Investment of debt proceeds 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. Investments authorized for funds held by bond trustee include, United States Treasury Obligations, United States Government Sponsored Enterprise Securities, Commercial Paper, Bankers' Acceptances, Money Market Mutual Funds, Investment Contracts, and any other investments permitted by bond insurer. There were no limitations on the maximum amount that can be invested in one issuer, maximum percentage allowed or the maximum maturity of an investment, except for the maturity of Banker's Acceptance and Commercial Paper which are limited to 180 days and 270 days, respectively.

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 manages its exposure to interest rate risk is by purchasing a combination of shorter term and

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 2: Cash and Investments (Continued)

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.

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.

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 and the Authority's investment policy do 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 governmental 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 the Authority deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

Disclosures Related to Interest Rate Risk, Credit Risk, Custodial Credit Risk, and Fair Value Measurements

The Authority's cash and investments are pooled with the City's cash and investments. Additional disclosures regarding pooled investments related to interest rate risk, credit risk, custodial credit risk, and fair value measurements are available in the City's Comprehensive Annual Financial Report.

Note 3: Leases Receivable

The City has entered into various master lease agreements with the Authority. The annual payments required under the leases approximate the debt service requirements of the respective capital improvement project certificates of participation issued by the Authority. The leases shall terminate upon payment of all principal and interest due on the certificates. Ownership of all leased assets will be transferred to the City at expiration of the lease. The Authority has accounted for the agreements as a capital lease. At June 30, 2020, leases receivable from the City in the amount \$47,680,812 has been reflected in the accompanying financial statements. The minimum lease payments to be received correspond approximately to the debt service payments with the final debt service payments to be made from the respective reserve funds of the Authority.

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 4: Long-Term Liabilities

a. Governmental Activities Long-Term Liabilities

The following is a summary of changes in governmental activities long-term liabilities for the year ended June 30, 2020:

	Balance at July 1, 2019	Additions	Deletions	Balance at June 30, 2020	Due Within One Year
2011 Refunding Certificates of Participation	\$ 3,100,000	\$ -	\$ 715,000	\$ 2,385,000	\$ 750,000
2013 Refunding Certificates of Participation	3,534,380	-	857,498	2,676,882	876,592
2015A Lease Revenue Bonds	2,195,000	-	2,195,000	-	-
2019 Lease Revenue Bonds	-	22,745,000	-	22,745,000	-
Bond Premium	53,158	3,599,190	132,705	3,519,643	-
Total	\$ 8,882,538	\$ 26,344,190	\$ 3,900,203	\$ 31,326,525	\$ 1,626,592

2011 Refunding Certificates of Participation - Original Issue \$7,725,000

The 2011 Refunding Certificates of Participation were issued by the Authority to refund the 1998 Certificates of Participation, which were also issued by the Authority for the purpose of reimbursing the City for costs of acquisition of certain real property and improvements to be used as police and library facilities. The certificates consist of serial certificates in the amount of \$7,725,000 due in annual installments of \$675,000 to \$840,000. Interest rates range from 2.19% to 4.77% and are payable semiannually on December 1 and June 1. At June 30, 2020, the outstanding balance of these certificates was \$2,385,000.

The annual debt service requirements on these certificates are as follows:

Year Ending June 30	Principal	Interest	Total
2021	\$ 750,000	\$ 92,357	\$ 842,357
2022	795,000	58,075	853,075
2023	840,000	20,034	860,034
Totals	\$ 2,385,000	\$ 170,466	\$ 2,555,466

2013 Refunding Certificates of Participation Series A - Original Issue \$12,126,893

The 2013 Refunding Certificates of Participation were issued by the Authority to refund the 2003 Certificates of Participation, which were also issued by the Authority to refinance the outstanding balance of the 1993 Series A Refunding Certificates of Participation and to lease certain facilities and projects. The certificates consist of serial certificates in the amount of \$12,500,000 due in annual installments of \$916,461 to \$1,345,000 including interest. Interest rate is 1.776% and payments are payable semiannually on October 1 and April 1. As of June 30, 2020, the outstanding balance of these certificates was \$2,676,882.

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 4: Long-Term Liabilities (Continued)

The annual debt service requirements on these certificates are as follows:

Year Ending June 30	Principal	Interest	Total
2021	\$ 876,592	\$ 43,650	\$ 920,242
2022	893,154	28,008	921,162
2023	907,136	12,083	919,219
Totals	\$ 2,676,882	\$ 83,741	\$ 2,760,623

2015 Lease Revenue Refunding Bonds, Series A - Original Issuance \$8,335,000

On July 21, 2015, the Authority issued \$8,335,000 Lease Revenue Refunding Bonds, Series 2015A for the purpose of refunding the 2005 Refunding Certificates of Participation. The bonds are due in annual installments of \$2,000,000 to \$2,195,000. Interest rates range from 2.000% to 5.000% and are payable semiannually on May 1 and November 1. At June 30, 2020, these bonds are fully matured, with no balance outstanding.

2019 Lease Revenue Bonds - Original Issuance \$22,745,000

On November 1, 2019, the Authority issued the 2019 Lease Revenue Bonds (El Corazon Aquatics Center Project) in an amount of \$22,745,000. The net proceeds of the sale of the Series 2019 Bonds will be used to (i) finance the costs of the acquisition, construction, and installation of certain capital improvements constituting the El Corazon Aquatics Center and related improvements, facilities and equipment, and (ii) pay the costs incurred in connection with the issuance of the 2019 Bonds. The Series 2019 Bonds are equally and ratably payable from and secured by base rental payments and certain amounts on deposit in the funds and accounts established under the bond indenture. In the event of default, the bond trustee may terminate the lease agreement and recover certain damages from the Authority or may retain the lease agreement and hold the Authority liable for all base rental payments thereunder. There is no acceleration in the event of default. The bonds are payable commencing on November 1, 2023, in principal amounts ranging from \$455,000 to \$1,355,000 at interest rates ranging from 4 percent to 5 percent, and mature November 1, 2049. As of June 30, 2020, the outstanding balance of these bonds was \$22,745,000.

The annual debt service requirements on these certificates are as follows:

Year Ending June 30	Principal	Interest	Total
2021	\$ -	\$ 956,000	\$ 956,000
2022	-	956,000	956,000
2023	-	956,000	956,000
2024	455,000	944,625	1,399,625
2025	475,000	921,375	1,396,375
2026-2030	2,740,000	4,242,025	6,982,025
2031-2035	3,415,000	3,541,375	6,956,375
2036-2040	4,235,000	2,721,900	6,956,900
2041-2045	5,155,000	1,785,900	6,940,900
2046-2050	6,270,000	646,400	6,916,400
Totals	\$ 22,745,000	\$ 17,671,600	\$ 40,416,600

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 4: Long-Term Liabilities (Continued)

b. Business-Type and Proprietary Funds Long-Term Liabilities

The following is a summary of changes in business-type activities long-term liabilities for the year ended June 30, 2020:

	Balance at July 1, 2019	Additions	Deletions	Balance at June 30, 2020	Due Within One Year
2013A Sewer Revenue Refunding Bonds	\$ 7,005,000	\$ -	\$ 1,215,000	\$ 5,790,000	\$ 1,255,000
2013A Water Revenue Refunding Bonds	12,195,000	-	1,160,000	11,035,000	1,215,000
Bond Premium	2,607,838	-	235,710	2,372,128	-
Total	<u>\$ 21,807,838</u>	<u>\$ -</u>	<u>\$ 2,610,710</u>	<u>\$ 19,197,128</u>	<u>\$ 2,470,000</u>

2013A Water Revenue Refunding Bonds - Original Issue \$19,490,000

The bonds were issued by the Authority to (a) prepay all of City of Oceanside Water Revenue Refunding Bonds (1998 Water Refunding Project) and City of Oceanside Revenue Certificates of Participation (1993 Water System Refunding Project) Series 2003; (b) to finance certain improvements to the City's Water System; and (c) to pay the costs of issuing the 2013A Bonds. The bonds are due in semi-annual installments ranging from \$600,000 to \$1,475,000 through May 2033. Interest rates range from 2.0% to 5.25% and are payable semiannually on May 1 and November 1. Bonds are subject to optional redemption prior to maturity. As of June 30, 2020, the outstanding balance of these bonds was \$11,035,000 and the unamortized bond premium was \$1,348,915. If any event of default shall occur, then the bond trustee may, and at the written direction of the bond owners of not less than a majority in aggregate principal amount of the bonds at the time outstanding shall, upon notice in writing to the City, declare the principal of the bonds then outstanding, and the interest accrued thereon, to be due and payable immediately.

The annual debt service requirements on these bonds are as follows:

Year Ending June 30	Principal	Interest	Total
2021	\$ 1,215,000	\$ 559,413	\$ 1,774,413
2022	1,280,000	498,663	1,778,663
2023	600,000	434,663	1,034,663
2024	630,000	404,663	1,034,663
2025	665,000	373,163	1,038,163
2026-2030	3,835,000	1,346,463	5,181,463
2031-2033	2,810,000	300,038	3,110,038
Totals	<u>\$ 11,035,000</u>	<u>\$ 3,917,066</u>	<u>\$ 14,952,066</u>

2013A Sewer Revenue Refunding Bonds - Original Issue \$15,135,000

The bonds were issued by the Authority to (a) prepay all of City of Oceanside Revenue Certificates of Participation (1993 Wastewater System Refunding Project) Series 2003 and City of Oceanside Revenue Refunding Certificates of Participation, Series 2008; (b) to prepay all amounts due under the 1993 State Loan; (c) to finance certain improvements to the City's Sewer System; and (d) to pay the costs of issuing the

**OCEANSIDE PUBLIC FINANCING AUTHORITY
A COMPONENT UNIT OF THE CITY OF OCEANSIDE, CALIFORNIA**

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2020**

Note 4: Long-Term Liabilities (Continued)

2013A Bonds. The bonds are due in semi-annual installments ranging from \$565,000 to \$1,255,000 through May 2028. Interest rates range from 2.0% to 5.0% and are payable semiannually on May 1 and November 1. Bonds are subject to optional redemption prior to maturity. A portion of the proceeds was used to purchase U.S. government securities. Those securities were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the 2003 and 2008 Certificates of Participation. As a result, the 2003 and 2008 Certificates of Participation are considered to be defeased and the liability for those bonds has been removed from the statement of net position. If any event of default shall occur, then the bond trustee may, and at the written direction of the bond owners of not less than a majority in aggregate principal amount of the bonds at the time outstanding shall, upon notice in writing to the City, declare the principal of the bonds then outstanding, and the interest accrued thereon, to be due and payable immediately.

The advance refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$209,556. This difference, reported in the accompanying financial statements as a deferred charge on refunding, is being charged to operations through the year 2028. As of June 30, 2020, the outstanding balance of these bonds was \$5,790,000, the unamortized bond premium was \$1,023,213 and the deferred charge was \$110,664.

The annual debt service requirements on these bonds are as follows:

Year Ending June 30	Principal	Interest	Total
2021	\$ 1,255,000	\$ 251,019	\$ 1,506,019
2022	565,000	200,819	765,819
2023	595,000	172,569	767,569
2024	620,000	148,769	768,769
2025	640,000	123,969	763,969
2026-2028	2,115,000	173,156	2,288,156
Totals	<u>\$ 5,790,000</u>	<u>\$ 1,070,301</u>	<u>\$ 6,860,301</u>

Note 5: Transfer to the City of Oceanside

The Authority transferred \$26,000,000 of the proceeds from the issuance of the 2019 Lease Revenue Bonds to the City for the purposes of financing the construction of the El Corazon Aquatics Center.

Note 6: Insurance Coverage

The certificates of participation indentures specify the coverage and types of insurance, which should be maintained by the Authority. The Authority, through the City, is a member of the Public Risk Innovation, Solutions, and Management (PRISM), formerly known as CSAC - Excess Insurance Authority which provides general liability insurance. Further information on risk management is available in the comprehensive annual financial report of the City.



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

To the Board of Directors
Oceanside Public Financing Authority
Oceanside, 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, the business-type activities, and each major fund of Oceanside Public Financing Authority (the Authority), a component unit of the City of Oceanside, California, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 3, 2020.

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 statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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
Oceanside Public Financing Authority
Oceanside, California

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.

Lance, Soll & Lughard, LLP

Brea, California
December 3, 2020