



**City of Cudahy
Housing Fund
Audited Financial Statements
*As of and for the Year Ended June 30, 2017
with Report of Independent Auditors***

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Report of Independent Auditors

**The Honorable City Council
City of Cudahy, California**

Report on the Financial Statements

We have audited the accompanying financial statements of the Housing Fund of the City of Cudahy California, as of and for the year ended June 30, 2017, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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



Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Fund of the City of Cudahy, California as of June 30, 2017, and the changes in its financial position 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 2, the financial statements present only the Housing Fund of the City of Cudahy, CA and do not purport to, and do not, present fairly the financial position of the City of Cudahy, California, as of June 30, 2017, and the changes in its financial position 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.

Vasquez + Company LLP

**Los Angeles, California
December 13, 2017**

**City of Cudahy
Housing Fund
Balance Sheet
June 30, 2017**

ASSETS		
Cash and cash investments		\$ 1,223,610
Accounts receivable		4,483
Notes receivable (Note 3)		<u>2,549,804</u>
	Total assets	<u><u>3,777,897</u></u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE		
Liabilities		
Accounts payable		\$ <u>2,265</u>
	Total liabilities	<u>2,265</u>
Deferred inflows of resources		
Unavailable revenue (Note 4)		<u>2,549,804</u>
	Total deferred inflows of resources	<u>2,549,804</u>
Fund balance		
Restricted for housing projects		<u>1,225,828</u>
	Total fund balance	<u>1,225,828</u>
	Total liabilities, deferred inflows of resources and fund balance	\$ <u><u>3,777,897</u></u>

See notes to financial statements.

**City of Cudahy
Housing Fund**

Statement of Revenues, Expenditures and Changes in Fund Balance
Year ended June 30, 2017

Revenues

Sale of property (Note 5)	\$ 1,198,046
Other revenue	<u>20,127</u>
Total revenues	<u><u>1,218,173</u></u>

Expenditures

Community development services	<u>26,730</u>
Total expenditures	<u><u>26,730</u></u>

Excess of revenues over expenditures 1,191,443

Fund balance, beginning of year	<u>34,385</u>
Fund balance, end of year	<u><u>\$ 1,225,828</u></u>

See notes to financial statements.

NOTE 1 GENERAL

The Housing Fund of the City of Cudahy, California (City) accounts for the housing assets and housing related functions of the City's former redevelopment agency. The Housing Fund is a Low and Moderate Income Housing Asset Fund and, as such, the City is required by Senate Bill No. 341, approved by the Governor on October 13, 2013, to provide an independent auditor's report on the financial statements of the Low and Moderate Income Housing Asset Fund within six months after the end of each fiscal year.

Pursuant to the provisions of ABX1 26, on January 17, 2012, the City Council of the City passed and adopted Resolution No. 12-04 creating the Successor Agency to the former Cudahy Community Development Commission (Redevelopment Commission) in accordance with the California Housing Authority Law and other applicable housing-related regulations. As part of Resolution No 12-04, the City declared its intent to serve as the Successor Agency to the former Redevelopment Commission. The City also declared its intent to assume all housing assets and functions of the former Redevelopment Commission. The transfer of the housing assets was made to the Housing Fund on February 1, 2012.

Prior to its dissolution on February 1, 2012, the former Redevelopment Commission's financial activity was reported as a component unit of the City. The Commission's primary purpose was to carry out plans for improvement, rehabilitation and redevelopment of blighted areas within the territorial limits of the City of Cudahy.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

The Housing Fund accounts for the assets and activities of the former Low and Moderate Income Housing Fund in accordance with the applicable housing related regulations.

The accounts of the City of Cudahy are organized on the basis of funds and account groups, each of which is considered a separate accounting entity with a self-balancing set of accounts. The Housing Fund is accounted for as a Special Revenue Fund of the City. As such, the accompanying financial statements present only the Housing Fund and do not purport to, and do not present, fairly the financial position and the changes in financial position of the City of Cudahy, California as of and for the year ended June 30, 2017.

Basis of Accounting

Special Revenue Funds are accounted for using the modified accrual basis of accounting. Revenues are recognized when they become "susceptible to accrual", that is, measurable and available to finance expenditures of the current period. Expenditures are recorded when the liability is incurred.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus

Special Revenue Funds are accounted for on a spending or "financial flow" measurement focus. This means that generally only current assets, current liabilities and deferred inflows and outflows of resources are included on their balance sheets. Statements of revenues, expenditures and changes in fund balances for Special Revenue Funds generally present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets.

Receivables

Receivables represent loans made to provide assistance to external parties in rehabilitating property for affordable housing, and accrued interest thereon. Because interest on these loans is only payable at maturity, it is not available to finance current operations. The amount of interest earnings recognized as revenue under the modified accrual basis of accounting is limited to the amount that is deemed measurable and available. Accordingly, interest on notes receivable is not recognized in the Housing Fund financial statements as a current period revenue.

Estimates

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

Fund Balance Reporting

Governmental Accounting Standards Board (GASB) Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, establishes the fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

The fund balance of the Housing Fund as of June 30, 2017 was restricted for housing projects.

Information regarding the fund balance reporting policy adopted by the City is described in Note 1 to the City of Cudahy's Basic Financial Statements.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Implementation of New Accounting Pronouncements

During the fiscal year ended June 30, 2017, the City adopted the following new Statement of the Governmental Accounting Standards Board (GASB):

GASB Statement No. 77, *Tax Abatement Disclosures*. The scope of this Statement addresses accounting and financial reporting by giving users of financial statements information that is not consistently or comprehensively reported to the public at present. This Statement requires governments that enter into tax abatement agreements to disclose relevant information such as brief descriptive information, that includes the tax being abated, the authority under which tax abatements are provided, eligibility criteria, the mechanism by which taxes are abated, provisions for recapturing abated taxes, and the types of commitments made by the tax abatement recipients. Adoption of this standards did not have an impact on the City's financial statements.

Refer to the City's Basic Financial Statements for additional information.

NOTE 3 NOTES RECEIVABLE

Notes receivable represents loans made for assistance in rehabilitating property for affordable housing, and accrued interest.

**Balance at
June 30, 2017**

Elizabeth West & East L.P.

In November 1995 and May 1997, the Successor Agency (previously Cudahy Community Development Commission) loaned \$220,000 and \$60,000, respectively, to Elizabeth West & East L.P. The note is collateralized by a deed of trust on 5225-27 Elizabeth Street. The note bears compounding interest at 6.55% and all principal and accrued interest is due in November 2025.

\$ 1,031,808

5159 Clara Street LLP

In June 1998, February 2000, and September 2000, the Successor Agency loaned \$150,000, \$140,000 and \$210,000, respectively, to 5159 Clara Street LLP for a total loan of \$500,000. The note is collateralized by a deed of trust on 5159 Clara Street. The note bears simple interest at 1% and all principal and accrued interest are due in May 2026.

588,233

NOTE 3 NOTES RECEIVABLE (CONTINUED)

	Balance at June 30, 2017
<u>Live Oak LLP</u>	
During the year ended June 30, 2000, the Successor Agency agreed to loan \$650,000 to Live Oak LLP, of which \$590,000 had been advanced through June 30, 2003. The note is collateralized by a deed of trust on 5203 Live Oak. The note bears interest at 2.5% and all principal and accrued interest are due in August 2029.	\$ 929,763
Total notes receivable	\$ 2,549,804

NOTE 4 DEFERRED INFLOWS OF RESOURCES

Pursuant to GASB Statement No. 63, *“Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position”* and GASB Statement No. 65, *“Items Previously Reported as Assets and Liabilities,”* the Housing Fund recognized deferred inflows of resources in the Housing Fund’s financial statements. The deferred inflows of resources amounting to \$2,549,804, pertain to unavailable revenues which represent notes and accrued interest receivable that are not collectible within the availability period.

NOTE 5 SALE OF PROPERTY

During the Fiscal Year 2015-2016, the City, as the Housing Successor Agency, determined that certain properties that are included in the Settlement Agreement between the Successor Agency and Paramount Villas were acquired using tax increment revenues derived from the low and moderate income housing fund, and therefore, belong to the Housing Successor Agency. The Housing Successor Agency submitted an updated Housing Asset Transfer (HAT) Form to the Department of Finance to include these properties. On May 24, 2016, the Department of Finance approved the inclusion of the properties in the HAT Form and considered the assets eligible for transfer to the City of Cudahy, as the Housing Successor Agency.

As part of the Settlement Agreement, Paramount Villas paid the Successor Agency \$1.2 million for the purchase of the said property.

NOTE 5 SALE OF PROPERTY (CONTINUED)

The actual transfer of related assets to the Housing Successor Agency, which amounted to \$1.2 million, was completed on July 27, 2016. The actual net cash received from the settlement amounted to \$1,198,046.

NOTE 5 SUBSEQUENT EVENTS

The City of Cudahy has evaluated events subsequent to June 30, 2017 to assess the need for potential recognition or disclosure in the financial statements of the Housing Fund. Such events were evaluated through December 13, 2017, the date the financial statements were available to be issued. Based upon this evaluation, it was determined that, no subsequent events occurred that require recognition or additional disclosure in the notes to financial statements of the Housing Fund.



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