

**CITY OF OXNARD HOUSING AUTHORITY**  
(A Component Unit of the City of Oxnard)

Basic Financial Statements  
and Supplemental Data

Year ended June 30, 2019

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**CITY OF OXNARD HOUSING AUTHORITY**

Basic Financial Statements  
and Supplemental Data

Year ended June 30, 2019

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**CITY OF OXNARD HOUSING AUTHORITY**

Basic Financial Statements  
and Supplemental Data

Year ended June 30, 2019

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## **INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
City of Oxnard Housing Authority  
Oxnard, California

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the City of Oxnard Housing Authority (Authority), California, as of and for the year ended June 30, 2019, 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 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 respective financial position of the Authority as of June 30, 2019, and the respective changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis of Matter***

As described further in note 16 to the financial statements, the financial statements for the year ended June 30, 2019 reflect a prior period adjustment to record a note receivable and related interest. Our opinion is not modified with respect to this matter.

***Report on Summarized Comparative Information***

We have previously audited the Authority's 2018 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated December 11, 2018. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2018, is consistent, in all material respects, with the audited financial statements from which it has been derived.

***Other Matters***

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the *Management's Discussion and Analysis, Schedules of the Authority's Proportionate Share of the Net Pension Liabilities, Schedules of Plan Contributions, and Schedule of the Authority's Proportionate Share of the Total OPEB Liability* 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 Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying *Financial Data Schedule* and *Schedule of Actual Modernization Cost Certificates* listed in the Table of Contents as Supplemental Data are not a required part of the basic financial statements of the Authority. The accompanying *Financial Data Schedule* is presented for purposes of additional analysis as required by the Uniform Financial Reporting Standards issued by the U.S. Department of Housing and Urban Development and is not a required part of the basic financial statements. Additionally, the *Schedule of Actual Modernization Cost Certificates* is presented for purposes of additional analysis in accordance with the filing

requirements with the U.S. Department of Housing and Urban Development. This information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 8, 2019 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 to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.



Irvine, California  
November 8 , 2019

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## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Oxnard Housing Authority ("the Authority") management's discussion and analysis provides an overview of the Authority's financial activity and assists the reader in focusing on significant financial issues for the fiscal year ended June 30, 2018. Readers are encouraged to consider the information presented here in conjunction with the accompanying basic financial statements included in this report.

The Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments issued in June 1999. Certain comparative information between the current year and the prior year is required to be presented in the MD&A.

### Financial Highlights

- Total operating revenues for all programs were over \$27.2 million for the year. Rental and other income generated approximately \$5.5 million towards this amount, with HUD grants and subsidies covering the balance.
- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by approximately \$19 million. Of that amount, approximately \$4.2 million was considered unrestricted net position, approximately \$826,000 is restricted net position; and the remainder of approximately \$14.1 million is net investment in capital assets.
- The Authority's net position increased approximately \$3.8 million as a result of this year's operations and a prior period adjustment.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of a statement of net position, statement of revenues, expenses and changes in net position, statement of cash flows and notes to basic financial statements.

### Financial statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Some funds are required to be established by the Department of Housing and Urban Development (HUD). However, the Housing Authority establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using grants and other moneys. All of the funds of the Authority are classified as one enterprise fund.

Enterprise funds account for activities similar to those found in the private sector, where the determination of net income is necessary or useful for sound financial administration. They are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the balance sheet. The focus of enterprise funds is on income measurement, which, together with the

maintenance of equity, is an important financial indication. The financial data schedules by program are included under supplemental data.

The Statement of Net Position presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Assets and liabilities are presented in order of liquidity, and are classified as "current" (convertible into cash or due within one year) and "non-current." The purpose of the Statement of Net Position is to present the net available liquid (non-capital) assets net of liabilities, for the Authority. Net Position is reported in three broad categories:

Net Investment in Capital Assets: This consists of capital assets less accumulated depreciation on those assets, net of related debt.

Restricted Net Position: This consists of assets with constraints on how they are used.

Unrestricted Net Position: This consists of assets that do not meet the definition of "Net Investment in Capital Assets" or "Restricted Net Position."

The Statement of Revenues, Expenses and Changes in Net Position presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The Statement of Cash Flows presents the change in the Authority's cash and cash equivalents during the most recent fiscal year.

The Notes to Basic Financial Statements provide additional information that is essential to a full understanding of the data provided in the fund financial statements.

## Financial Analysis

The analysis below focuses on the net position (Table 1) and the changes in net position (Table 2) of the Authority as a whole. By far the largest portion of the Authority's net position reflects its investment in capital assets (e.g., land, buildings, furniture, equipment and machinery), net of all depreciation and related capital debt. The Authority uses these capital assets to provide services to clients; consequently, these assets are not available for future spending. The Authority currently has \$1,955,000 of bonds payable that it used the proceeds of to rehabilitate public housing units. The capital assets to which this debt relates are those in the Low Rent Public Housing program of \$2,313,760. All other investments in capital assets are free of debt as of June 30, 2019.

Table 1  
Statement of Net Position

	<u>2019</u>	<u>2018</u>	Increase (Decrease)	<u>%</u>
Current and other assets	\$ 19,535,063	\$ 15,405,893	\$ 4,129,170	26.80%
Capital assets, net	<u>14,117,071</u>	<u>14,603,969</u>	<u>(486,898)</u>	-3.33%
 Total assets	 <u>33,652,134</u>	 <u>30,009,862</u>	 <u>3,642,272</u>	 12.14%
Deferred Outflows				
Pension Contribution	1,642,813	2,169,255	(526,442)	-24.27%
Long-term liabilities	13,726,211	14,115,302	(389,091)	-2.76%
Other Liabilities	<u>1,629,629</u>	<u>1,447,433</u>	<u>182,196</u>	12.59%
 Total Liabilities	 <u>15,355,840</u>	 <u>15,562,735</u>	 <u>(206,895)</u>	 -1.33%
Deferred Inflows				
Pension Accrual	746,288	1,200,381	(454,093)	-37.83%
Net position:				
Net investment in capital assets	14,117,071	14,603,969	(486,898)	-3.33%
Restricted for housing assistance payments	173,941	210,189	(36,248)	-17.25%
Restricted for debt service	652,274	643,251	9,023	1.40%
Unrestricted	<u>4,249,533</u>	<u>(41,408)</u>	<u>4,290,941</u>	-10362.59%
 Total net position	 <u>\$ 19,192,819</u>	 <u>\$ 15,416,001</u>	 <u>\$ 3,776,818</u>	 24.50%

The following is an explanation of the major factors affecting the changes between fiscal years as shown in the table above:

- Capital assets decreased \$486,898 (net of depreciation) as follows:

Asset type	<u>Amount</u>
Land	\$ -
Buildings	126,669
Furniture, equipment and machinery	4,912
Construction in progress	<u>(303,458)</u>
Total additions	(171,877)
Less depreciation	<u>(315,021)</u>
Capital asset increase (decrease)	<u>\$ (486,898)</u>

- Current and other assets increased by approximately \$4.1 million primarily due to the addition of a Note and Interest Receivable from Terraza De Las Cortes, L.P. of approximately \$2.6 million and an increase in unrestricted cash and investments of approximately \$1.5 million.
- Total liabilities decreased by approximately \$200,000 from the prior year, which was primarily due to a decrease in the bonds payable.

Table 2  
Statement of Revenues, Expenses and Changes in Net Position

	<u>2019</u>	<u>2018</u>	Increase (Decrease)	<u>%</u>
Operating revenue:				
Federal grants and subsidies	\$ 21,794,012	\$ 21,635,711	158,301	0.73%
Rental and other	5,482,854	5,914,520	(431,666)	-7.30%
Non-operating revenue:				
Investment income	490,150	162,452	327,698	201.72%
Capital contributions	568,334	1,277,188	(708,854)	-55.50%
Other	<u>569,475</u>	<u>126,696</u>	<u>442,779</u>	349.48%
Total revenues	<u>28,904,825</u>	<u>29,116,567</u>	<u>(211,742)</u>	-0.73%
Operating expenses:				
Administrative	4,172,960	4,488,730	(315,770)	-7.03%
Tenant services	235,530	275,718	(40,188)	-14.58%
Utilities	879,599	905,670	(26,071)	-2.88%
Maintenance and operations	1,689,272	1,814,839	(125,567)	-6.92%
General	856,557	1,059,937	(203,380)	-19.19%
Housing assistance payments	19,014,491	18,540,285	474,206	2.56%
Depreciation	671,309	673,062	(1,753)	-0.26%
Non-operating expenses:				
Interest	114,345	130,683	(16,338)	-12.50%
Casualty loss	<u>3,628</u>	<u>1,023</u>	<u>2,605</u>	254.64%
Total expenses	<u>27,637,691</u>	<u>27,889,947</u>	<u>(252,256)</u>	-0.90%
Increase (decrease) in net position	<u>\$ 1,267,134</u>	<u>\$ 1,226,620</u>	<u>40,514</u>	3.30%

The following is an explanation of the changes between fiscal years as shown in the table above:

- Total revenues decreased by approximately \$211,000 primarily due to loss of rental income from the vacated units in Colonia Village and decreased capital contributions offset by an increase in interest income and insurance proceeds related to the damaged units at Althea Court. Total expenses decreased by approximately \$250,000 due to a downward direction in a majority of expense categories offset by an increase in housing assistance payments to landlords.

## Capital Assets

The Authority's investment in capital assets as of June 30, 2019, amounts to \$14,117,071 (net of accumulated depreciation). This investment in capital assets includes land, buildings, furniture, equipment, machinery and construction in progress. The total decrease in the Authority's investment in capital assets for the current fiscal year was approximately 3.3%, which was primarily a result of the addition of capital fund projects offset by depreciation and the write-off of 8 units at Althea Court that were severely damaged by fire and smoke.

### Capital Assets at Year-end

	<u>2019</u>	<u>2018</u>
Land	\$ 8,920,208	\$ 8,920,208
Buildings and improvements	42,244,397	42,117,728
Furniture, equipment and machinery	1,892,594	1,887,682
Construction in progress	<u>52,446</u>	<u>355,904</u>
Totals	<u>\$ 53,109,645</u>	<u>\$ 53,281,522</u>

## Debt

Long-term debt includes accrued pension and OPEB liabilities, annual and sick leave (also known as compensated absences), liabilities relating to the family self-sufficiency program, a note payable to the City of Oxnard for predevelopment costs of affordable units on vacant Housing Authority land, and 2004 Capital Fund Revenue Bonds. More detail is presented about long-term liabilities in the Notes to Basic Financial Statements.

## Economic Factors

The Authority is primarily dependent upon the Department of Housing and Urban Development (HUD) for the funding of operations; therefore, the Authority is affected more by the federal budget than by local economic conditions. Low Rent Public Housing and Housing Choice Voucher program budgets are approved by the Housing Authority Board of Commissioners and are submitted to HUD as required.

## Requests for Information

This financial report is designed to provide users of these financial statements with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the Authority's Finance Department, at the City of Oxnard Housing Authority, 435 South D Street, Oxnard, California 93030.



## **BASIC FINANCIAL STATEMENTS**

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**CITY OF OXNARD HOUSING AUTHORITY**

Statement of Net Position

June 30, 2019

(With Comparative Totals for June 30, 2018)

<u>Assets</u>	<u>2019</u>	<u>2018</u>
Current assets:		
Cash and investments (note 2)	\$ 14,340,421	12,894,219
Cash and investments restricted for HAP & FSS (note 2)	180,521	221,575
Cash restricted for security deposits (note 2)	193,936	221,129
Investments with fiscal agent (note 2)	652,274	643,251
Investments restricted for FSS escrow (note 2)	340,466	360,838
Interest receivable	585,168	-
Accounts receivable-HUD	106,095	46,416
Accounts receivable-tenants	44,200	25,477
Accounts receivable-other, net	959,570	667,852
Other current assets	<u>82,412</u>	<u>81,829</u>
Total current assets	<u>17,485,063</u>	<u>15,162,586</u>
Noncurrent assets:		
Other receivables	-	243,307
Notes receivable	2,050,000	-
Capital assets (note 3):		
Land	8,920,208	8,920,208
Construction in progress	52,446	355,904
Other capital assets	44,136,991	44,005,410
Less accumulated depreciation	<u>(38,992,574)</u>	<u>(38,677,553)</u>
Capital assets, net	<u>14,117,071</u>	<u>14,603,969</u>
Total noncurrent assets	<u>16,167,071</u>	<u>14,847,276</u>
Total assets	<u>33,652,134</u>	<u>30,009,862</u>
<u>Deferred Outflows of Resources</u>		
Deferred outflows of resources		
Deferred outflows - pension related items (note 10)	1,592,677	2,123,121
Deferred outflows - OPEB related items (note 11)	<u>50,136</u>	<u>46,134</u>
Total deferred outflows of resources	<u>1,642,813</u>	<u>2,169,255</u>

(Continued)

**CITY OF OXNARD HOUSING AUTHORITY**

Statement of Net Position (Continued)

June 30, 2019

(With Comparative Totals for June 30, 2018)

	<u>2019</u>	<u>2018</u>
<u>Liabilities</u>		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 276,516	198,934
Salaries and benefits payable	234,707	172,396
Accrued interest payable	65,758	60,302
Tenant security deposits payable	193,936	221,129
In-lieu of taxes payable	62,389	61,990
Compensated absences payable, current (note 5)	36,500	34,268
Family self sufficiency liabilities (note 5)	135,113	93,704
Notes payable (note 5 and 7)	269,710	269,710
Bonds payable, current (notes 5 and 6)	<u>355,000</u>	<u>335,000</u>
Total current liabilities	<u>1,629,629</u>	<u>1,447,433</u>
Long-term liabilities:		
Compensated absences payable (note 5)	467,054	432,700
Family self sufficiency liabilities (note 5)	205,353	267,134
Advances from City (note 5 and 7)	955,886	954,653
Other post employment benefits liability (note 4 and 10)	1,773,011	1,629,038
Net pension liability (note 5 and 10)	8,724,907	8,876,777
Bonds payable (notes 5 and 6)	<u>1,600,000</u>	<u>1,955,000</u>
Total long-term liabilities	<u>13,726,211</u>	<u>14,115,302</u>
Total liabilities	<u>15,355,840</u>	<u>15,562,735</u>
<u>Deferred Inflows of Resources</u>		
Deferred inflows - pension related items (note 10)	642,113	1,200,381
Deferred inflows - OPEB related items (note 11)	<u>104,175</u>	<u>-</u>
Total deferred outflows of resources	<u>746,288</u>	<u>1,200,381</u>
<u>Net Position</u>		
Net position:		
Investment in capital assets	14,117,071	14,603,969
Restricted for housing assistance payments	173,941	210,189
Restricted for debt service	652,274	643,251
Unrestricted	<u>4,249,533</u>	<u>(41,408)</u>
Total net position	<u>\$ 19,192,819</u>	<u>15,416,001</u>

See accompanying notes to financial statements

**CITY OF OXNARD HOUSING AUTHORITY**

Statement of Revenues, Expenses and Changes in Net Position

Year ended June 30, 2019  
(With Comparative Totals for June 30, 2018)

	<u>2019</u>	<u>2018</u>
Operating revenues:		
Grant revenue for operations	\$ 21,794,012	21,635,711
Dwelling rental income	4,682,680	5,097,674
Management fee income	49,852	55,437
Other revenue	<u>750,322</u>	<u>761,409</u>
 Total operating revenues	 <u>27,276,866</u>	 <u>27,550,231</u>
Operating expenses:		
Administrative expenses	4,172,960	4,488,730
Tenant services	235,530	275,718
Utilities	879,599	905,670
Ordinary maintenance & operations	1,689,272	1,814,839
Protective services	34,054	24,599
Insurance premiums	358,298	412,648
Other general expenses	464,205	622,690
Housing assistance payments	19,014,491	18,540,285
Depreciation	<u>671,309</u>	<u>673,062</u>
 Total operating expenses	 <u>27,519,718</u>	 <u>27,758,241</u>
 Operating income (loss)	 <u>(242,852)</u>	 <u>(208,010)</u>
Nonoperating revenue and (expenses):		
Grant revenue - noncapital	72,000	72,000
Investment income	490,150	162,452
Fraud recovery	84,876	54,696
Insurance proceeds, net	412,599	-
Interest expense	(114,345)	(130,683)
Casualty loss	<u>(3,628)</u>	<u>(1,023)</u>
 Total nonoperating revenue and (expenses)	 <u>941,652</u>	 <u>157,442</u>
 Income (loss) before contributions and transfers	 698,800	 (50,568)
Capital contributions	<u>568,334</u>	<u>1,277,188</u>
 Change in net position	 1,267,134	 1,226,620
Net position at beginning of year, as restated (note 16)	<u>17,925,685</u>	<u>14,189,381</u>
Net position at end of year	<u>\$ 19,192,819</u>	<u>15,416,001</u>

See accompanying notes to financial statements

**CITY OF OXNARD HOUSING AUTHORITY**

Statement of Cash Flows

Year ended June 30, 2019  
(With Comparative Totals for June 30, 2018)

	<u>2019</u>	<u>2018</u>
Cash flows from operating activities:		
Cash received from operating grants	\$ 21,734,333	21,659,294
Cash received from tenants	4,636,764	5,073,613
Cash received for other activities	1,258,579	1,025,564
Cash payments to suppliers for goods and services	(3,251,431)	(3,508,765)
Cash payments for housing assistance	(19,034,863)	(18,484,418)
Cash payments to employees for services	<u>(4,259,909)</u>	<u>(4,034,237)</u>
Net cash provided by operating activities	<u>1,083,473</u>	<u>1,731,051</u>
Cash flows from noncapital financing activities:		
Principal paid on long-term debt	(335,000)	(320,000)
Interest and other fees paid	(108,889)	(122,971)
Cash received from noncapital grants	<u>72,000</u>	<u>72,000</u>
Net cash provided by (used for) noncapital financing activities	<u>(371,889)</u>	<u>(370,971)</u>
Cash flows from capital and related financing activities:		
Cash received from capital grants	568,334	1,277,188
Purchases of capital assets	<u>(277,978)</u>	<u>(1,009,014)</u>
Net cash provided by capital and related financing activities	<u>290,356</u>	<u>268,174</u>
Cash flows from investing activities:		
Interest received on investments	<u>364,666</u>	<u>162,452</u>
Net cash provided by investing activities	<u>364,666</u>	<u>162,452</u>
Net increase (decrease) in cash and cash equivalents	1,366,606	1,790,706
Cash and cash equivalents at beginning of year	<u>14,341,012</u>	<u>12,550,306</u>
Cash and cash equivalents at end of year	<u>\$ 15,707,618</u>	<u>14,341,012</u>

(Continued)

**CITY OF OXNARD HOUSING AUTHORITY**

Statement of Cash Flows (Continued)

Year ended June 30, 2019  
(With Comparative Totals for June 30, 2018)

	<u>2019</u>	<u>2018</u>
Reconciliation of cash and cash equivalents to amounts reported on Statement of Net Position:		
Reported on Statement of Net Position:		
Cash and investments	\$ 14,340,421	12,894,219
Cash restricted for housing assistance payments	180,521	221,575
Cash restricted for security deposits	193,936	221,129
Investments with fiscal agent	652,274	643,251
Investments restricted for FSS escrow	<u>340,466</u>	<u>360,838</u>
Cash and cash equivalents at end of year per Statement of Cash Flows	<u>\$ 15,707,618</u>	<u>14,341,012</u>
Cash flows from operating activities:		
Operating income (loss)	\$ (242,852)	(208,010)
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:		
Depreciation	671,309	673,062
Other revenue	81,248	53,673
(Increase) decrease in accounts receivable-HUD	(59,679)	23,583
(Increase) decrease in accounts receivable-tenants	(18,723)	(1,024)
(Increase) decrease in accounts receivable-other	457,755	545,357
(Increase) decrease in other current assets	(583)	(23,413)
(Increase) decrease in deferred outflows	526,442	16,832
Increase (decrease) in accounts payable and accrued liabilities	77,582	35,734
Increase (decrease) in salaries and benefits payable	62,311	(151,044)
Increase (decrease) in tenant security deposits payable	(27,193)	376
Increase (decrease) in in-lieu of taxes payable	399	2,529
Increase (decrease) in compensated absences	36,586	36,482
Increase (decrease) in FSS liabilities	(20,372)	55,867
Increase (decrease) in advances from the City	1,233	4,907
Increase (decrease) in OPEB liability	143,973	99,655
Increase (decrease) in net pension liability	(151,870)	163,625
Increase (decrease) in deferred inflows	<u>(454,093)</u>	<u>402,860</u>
Net cash provided by (used for) operating activities	<u>\$ 1,083,473</u>	<u>1,731,051</u>

There were no significant noncash capital, financing and investing activities during the year ended June 30, 2019 and 2018.

See accompanying notes to financial statements

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# CITY OF OXNARD HOUSING AUTHORITY

## Notes to Basic Financial Statements

Year ended June 30, 2019

### (1) Summary of Significant Accounting Policies

The basic financial statements of the City of Oxnard Housing Authority (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the Authority are described below.

#### (a) Reporting Entity

The Authority is a public entity which was organized under the laws of the State of California's Health and Safety Code for the purpose of providing safe, decent and sanitary housing for qualified economically disadvantaged and elderly individuals in areas where a shortage of such housing exists.

The Authority accomplishes this goal through various programs as follows:

- Low Rent Public Housing (LRPH) – The Low-Rent Public Housing Program operates various housing projects owned by the Housing Authority. The program is funded by HUD through annual contributions contract SF-195, for notes and bond amortization, and operating subsidies, as well as modernization grants, which are entitlement grants.
- Housing Choice Vouchers (Section 8) – The Section 8, Housing Choice Voucher Housing Assistance Program subsidizes, on behalf of tenants, rent payments to owners of real property within the community. These programs are funded by HUD through annual contributions contract SF-516.
- Additional Grant Programs – The Authority applies for and receives grants from HUD for various purposes, in addition to LRPH and Section 8. These grant programs include Resident Opportunity and Supportive Services, Family Self Sufficiency and Capital Fund Grants.
- Central Services – This is a non-HUD program, which owns land, equipment, and holds investments. Equipment owned by this program is depreciated over its estimated useful life.

The Authority is an integral part of the reporting entity of the City of Oxnard (City). Although the Authority is a legally separate entity from the City, its financial operations are closely related and members of the Oxnard City Council reside on the Board of Commissioners. As a result, the funds of the Authority have been included within the scope of the basic financial statements of the City.

Only the fund of the Authority is included herein; therefore, these financial statements do not purport to represent the financial position or results of operations of the City.

# CITY OF OXNARD HOUSING AUTHORITY

## Notes to Basic Financial Statements

(Continued)

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

The Authority does not have any component units as defined under generally accepted accounting principles.

#### (b) Fund Accounting

The basic accounting and reporting entity is a "fund". A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts, recording resources, related liabilities, obligations, reserves and equities segregated for the purpose of carrying out specific activities or attaining certain objectives in accordance with special regulations, restrictions or limitations. The activity of the Authority is accounted for in an enterprise fund. Enterprise funds are used to account for operations (a) that are financed primarily through user charges, or (b) where the governing body has decided that the determination of net income is appropriate. All funds of the Authority are enterprise funds and are consolidated and presented as one fund. All activities accounted for in the enterprise funds are considered business-type activities.

#### (c) Measurement Focus and Basis of Accounting

The proprietary fund types are accounted for on an "income determination" or "cost of services" measurement focus. Accordingly, all assets and liabilities are included on the balance sheet, and the reported fund equity provides an indication of the historical net worth of the fund. Operating statements for proprietary fund types report increases (revenues) and decreases (expenses) in total historical net worth. Proprietary funds use the accrual basis of accounting, i.e., revenues are recognized in the period earned and expenses are recognized in the period incurred.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses result from providing goods and services related to the fund's ongoing operations. The principal operating revenue of the Authority's enterprise funds is dwelling rental income. Operating expenses include the cost of services provided, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted as they are needed.

#### (d) Budgetary Data

The Board of Commissioners approves each year's budget submitted by the Executive Director prior to the beginning of the new fiscal year. Supplemental budget revisions, where required during the period, are also approved by the Board of Commissioners.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

(e) Cash and Cash Equivalents and Investments

Cash and cash equivalents on the statement of net position include amounts in demand deposits and saving accounts. Investments are reported in the accompanying balance sheet at fair value.

Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

The Authority pools cash and cash equivalents and investments. Each program's share in this pool is displayed in the accompanying financial statements as cash and cash equivalents and investments. Investment income earned by the pooled investments is allocated to the various programs based on each program's average cash and cash equivalents and investment balances.

For purposes of the statement of cash flows, cash and cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash equivalents also have an original maturity date of three months or less from the date of purchase.

(f) Accounts Receivable

The Authority is on the direct write-off method for uncollectible accounts. During the year, the Authority wrote off \$9,847 of accounts receivable.

(g) Accounts Receivable – HUD

The amounts reported as Accounts Receivable – HUD represent amounts earned for certain HUD funded programs that had not been received as of June 30, 2019.

(h) Allowance for Doubtful Accounts

Accounts Receivable – Other are stated net of allowance for doubtful accounts. Included in the Authority's estimate is an allowance equal to the amount of fraud recovery related receivables. At June 30, 2019, the total allowance for doubtful accounts receivable – other in the Low Rent Public Housing Fund for A/R fraud and Housing Choice Voucher Fund for tenant fraud were \$294,314 and \$253,391, respectively.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

(i) Employee Leave Benefits

Permanent Authority employees earn from 12 to 24 vacation days per year, depending on their length of employment, and 12 sick days per year. Temporary employees earn 8 vacation days per year for full-time employment. Employees may carry forward up to twice the number of vacation days earned in the immediately preceding twelve-month period, and up to 120 days of unused sick leave.

Management level employees earn from 20 to 38 days of annual leave per year, depending on their length of employment. Management employees may carry twice their number of annual leave days earned in the immediately preceding twelve-month period.

In accordance with GASB Statement No. 16, a liability is recorded for unused vacation and similar compensatory leave balance since the employees' entitlement to these balances are attributable to services already rendered and it is probable that virtually all of these balances will be liquidated by either paid time off or payments upon termination or retirement.

Under GASB Statement No. 16, a liability is recorded for unused sick leave balances only to the extent that it is probable that the unused balances will result in termination payments. This is estimated by including in the liability the unused balances of employees currently entitled to receive termination payment, as well as those who are expected to become eligible to receive termination benefits as a result of continuing their employment with the Authority. Other amounts of unused sick leave are excluded from the liability since their payment is contingent solely upon the occurrence of a future event (illness) which is outside the control of the Authority and the employee.

Upon termination or retirement, permanent employees are entitled to receive compensation at their current base salary for all unused vacation and annual leave. Upon retirement or other honorable termination, an employee with a minimum of 5 continuous years of service is entitled to receive 50% of the value of his or her unused sick leave based on the number of hours accumulated.

(j) Capital Assets

Capital assets are stated at cost or estimated historical cost. Contributed capital assets are recorded at acquisition value at the time received. Generally, any single item purchased by the Authority with a cost greater than or equal to \$1,000 and an anticipated useful life of greater than one year is capitalized and depreciated. Maintenance, minor repairs and replacements are recorded as expenses; extraordinary replacements of property resulting in property betterment are capitalized.

# CITY OF OXNARD HOUSING AUTHORITY

## Notes to Basic Financial Statements

(Continued)

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

Depreciation is charged to operations using the straight-line method based on the estimated useful life of the related asset. The estimated useful lives of the assets are as follows:

	<u>Years</u>
Buildings	10-30
Furniture, equipment and machinery	3-5

#### (k) Payment in Lieu of Taxes

As a municipal entity, the Authority is exempt from real and personal taxes and special assessments levied by any taxing body. Instead, the Authority is required to make payments to local government entities referred to as Payments in Lieu of Taxes (PILOT) on certain rental properties owned by the Authority. Under agreements with the City of Oxnard, the Authority is required to make an annual payment equal to 10% of the shelter rent charged by the Authority with respect to individual projects. Shelter rent is the total of all charges to all tenants for dwelling less the cost of utilities. Total PILOT outstanding as of June 30, 2019 was \$62,389.

#### (l) Net Position

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets, including the interest due on the borrowing. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority exhausts all restricted resources before the use of unrestricted resources.

#### (m) Pensions

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

# CITY OF OXNARD HOUSING AUTHORITY

## Notes to Basic Financial Statements

(Continued)

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

#### PERS

Valuation Date (VD)	June 30, 2017
Measurement Date (MD)	June 30, 2018
Measurement Period (MP)	June 30, 2017 to June 30, 2018

#### PARS

Valuation Date (VD)	June 30, 2017
Measurement Date (MD)	June 30, 2018
Measurement Period (MP)	June 30, 2017 to June 30, 2018

### (n) Other Post-Employment Benefits (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms.

Generally accepted accounting principles require that the reported results must pertain to liability and fiduciary net position information within certain defined timeframes. For this report, the following timeframes are used:

#### OPEB

Valuation Date (VD)	July 1, 2017
Measurement Date (MD)	June 30, 2018
Measurement Period (MP)	June 30, 2017 to June 30, 2018

### (o) Fair Value Measurements

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of fair value hierarchy are described as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in markets that are inactive;
- Inputs other than quoted prices that are observable for the asset or liability;

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the Authority’s own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the Authority’s own data.

(p) Deferred Outflows and Deferred Inflows of Resources

When applicable, the statement of net position and balance sheet will report a separate section for deferred outflows of resources. Deferred outflows of resources represent outflows of resources (consumption of net position) that apply to future periods and that, therefore, are not recognized as an expense or expenditure until that time. The Authority’s actuarially determined pension items and OPEB related items qualify for reporting in this category.

When applicable, the statement of net position and the balance sheet will report a separate section for deferred inflows of resources. Deferred inflows of resources represent inflows of resources (acquisition of net position) that apply to future periods and therefore, are not recognized as an inflow of resources (revenue) until that time. The Authority’s actuarially determined pension items and actuarially determined OPEB items qualify for reporting in this category.

(q) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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 statement and the reported amounts of income and expenses during the reporting period. Actual results could differ from those estimates.

(r) Prior Year Data

Selected information from the prior year has been included in the accompanying financial statements in order to provide an understanding of changes in the Authority’s financial position and operations. This information has been included for comparison purposes only and does not represent a complete presentation in accordance with GAAP. Accordingly, such information should be read in conjunction with the Authority’s financial statements for the year ended June 30, 2018, from which this selected financial data was derived. Certain minor reclassifications of prior year data have been made in order to enhance its comparability with current year figures.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(2) Cash and Investments**

Cash and investments as of June 30, 2019 are presented in the accompanying financial statements as follows:

Current assets:	
Cash and investments - unrestricted	\$ 14,340,421
Cash and investments restricted for HAP & FSS	180,521
Cash and investments for security deposits	193,936
Investments with fiscal agent	652,274
Investments - FSS escrow accounts	<u>340,466</u>
Total	<u>\$ 15,707,618</u>

Cash and investments held by the Authority as of June 30, 2019 consisted of the following:

Petty cash	\$ 250
Demand deposits	<u>1,092,543</u>
Total cash and deposits	<u>1,092,793</u>
State of California Local Agency Investment Fund	13,962,551
Money market mutual funds	<u>652,274</u>
Total investments	<u>14,614,825</u>
Total cash and investments	<u>\$ 15,707,618</u>

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 and the Authority's investment policy. The table also identifies certain provisions of the California Government Code (or the Authority's investment policy, if 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.



**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

Authorized by Investment Types Authorized by State Law	Investment Policy	* Maximum Maturity	* Maximum Percentage Of Portfolio	* Maximum Investment In One Issuer
Local agency bonds	No	5 years	None	None
U.S. Treasury obligations	Yes	5 years	None	None
State obligations - CA and others	No	5 years	None	None
CA local agency obligations	No	5 years	None	None
U.S. agency obligations	Yes	5 years	None	None
Bankers' acceptances	No	180 days	40%	30%
Commercial paper - pooled funds	No	270 days	40%	10%
Commercial paper - non-pooled funds	No	270 days	25%	10%
Negotiable certificates of deposit	Yes	5 years	30%	None
Non-negotiable certificates of deposit	No	5 years	None	None
Placement service deposits	No	5 years	30%	None
Placement service certificates of deposit	No	5 years	30%	None
Repurchase agreements	Yes	1 year	None	None
Reverse repurchase agreements and securities lending agreements	Yes	92 days	20%	None
Medium-term notes	No	5 years	30%	None
Mutual funds and money market mutual funds	Yes	N/A	20%	10%
Collateralized bank deposits	Yes	5 years	None	None
Mortgage pass-through securities	No	5 years	20%	None
County pooled investment funds	Yes	N/A	None	None
Joint powers authority pool	No	N/A	None	None
Local Agency Investment Fund (LAIF)	Yes	N/A	None	None
Voluntary investment program fund	No	N/A	None	None
Supranational obligations	No	5 years	30%	None

\* Based on state law requirements or investment policy requirements, whichever is more restrictive.

**Investments Authorized by Debt Agreements**

Investments 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. The table below identifies the investment types that are authorized for investments held 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.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment In One Issuer</u>
Government obligations	None	None	None
U.S. agency securities	None	None	None
Bankers' acceptances	360 days	None	None
Commercial paper	180 days	None	None
Money market mutual funds	None	None	None
Repurchase agreements	270 days	None	None
Tax-exempt obligations	None	None	None
Pre-refunded municipal obligations	None	None	None
Investments agreements	None	None	None

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 its fair value will be to changes in market interest rates.

Information about the sensitivity of the fair values of the Authority's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

<u>Investment Type</u>	<u>12 Months or Less</u>
LAIF	\$ 13,962,551
Held by bond trustee:	
Money market mutual funds	<u>652,274</u>
 Total	 <u>\$ 14,614,825</u>

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, the Authority's investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

<u>Investment type</u>	<u>Amount</u>	<u>Minimum Legal Rating</u>	<u>Ratings as of Year End</u>	
			<u>Aaa</u>	<u>Not Rated</u>
LAIF	\$ 13,962,551	N/A	-	13,962,551
Held by bond trustee:				
Money market mutual funds	<u>652,274</u>	A	<u>652,274</u>	<u>-</u>
<b>Totals</b>	<b><u>\$ 14,614,825</u></b>		<b><u>652,274</u></b>	<b><u>13,962,551</u></b>

Concentration of Credit Risk

The investment policy of the Authority contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. At June 30, 2019, the Authority had no investments in any one issuer (other than mutual funds and external investment pools) that represented 5% or more of total Authority investments.

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 City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

For investments identified herein as held by bond trustee, the bond trustee selects the investment under the terms of the applicable trust agreement, acquires the investment, and holds the investment on behalf of the reporting government.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

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

Investment in State Investment Pool

The Authority is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the Authority's investment in this pool is reported in the accompanying financial statements at amounts based upon the Authority's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis.

**(3) Notes and Interest Receivable**

In April 2014, the Authority issued a promissory note of \$2,050,000 to Terraza De Las Cortes, L.P. for certain land the Authority received in a land exchange with the City. The note accrues interest at a rate of 5% compounding annually on the amount of the outstanding balance of the loan. Annual payments of 85% of the annual net cash flow of the property are to be made beginning April 2015. All outstanding principal and accrued interest are payable on or before April 2069. Principal and interest due to the Authority at June 30, 2019 was \$2,050,000 and \$585,168, respectively.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(4) Capital Assets**

A summary of changes in capital assets for the year ended June 30, 2019 is as follows:

	<u>Balance at July 1, 2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at June 30, 2019</u>
Capital assets not being depreciated:				
Land	\$ 8,920,208	-	-	8,920,208
Construction in progress	<u>355,904</u>	<u>235,673</u>	<u>(539,131)</u>	<u>52,446</u>
Total capital assets not being depreciated	<u>9,276,112</u>	<u>235,673</u>	<u>(539,131)</u>	<u>8,972,654</u>
Capital assets being depreciated:				
Buildings and improvements	42,117,728	550,511	(423,842)	42,244,397
Furniture, equipment and machinery	<u>1,887,682</u>	<u>30,922</u>	<u>(26,010)</u>	<u>1,892,594</u>
Total capital assets being depreciated	<u>44,005,410</u>	<u>581,433</u>	<u>(449,852)</u>	<u>44,136,991</u>
Less accumulated depreciation for:				
Buildings and improvements	(36,865,074)	(608,944)	330,277	(37,143,741)
Furniture, equipment and machinery	<u>(1,812,479)</u>	<u>(62,365)</u>	<u>26,011</u>	<u>(1,848,833)</u>
Total accumulated depreciation	<u>(38,677,553)</u>	<u>(671,309)</u>	<u>356,288</u>	<u>(38,992,574)</u>
Total capital assets being depreciated, net	<u>5,327,857</u>	<u>(89,876)</u>	<u>(93,564)</u>	<u>5,144,417</u>
Capital assets, net	<u>\$ 14,603,969</u>	<u>145,797</u>	<u>(632,695)</u>	<u>14,117,071</u>

Depreciation expense for the year ended June 30, 2019 in the amount of \$671,039 was charged to the following functions:

Low Rent Public Housing	\$ 631,342
Housing Choice Vouchers	9,393
Central Services	<u>30,574</u>
<b>Total</b>	<b><u>\$ 671,309</u></b>

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(5) Changes in Long-Term Liabilities**

A summary of changes in long-term liabilities is as follows:

	<u>Balance at July 1, 2018</u>	<u>Increase</u>	<u>Decrease</u>	<u>Balance at June 30, 2019</u>	<u>Amount Due Within One Year</u>	<u>Amount Due Beyond One Year</u>
Compensated absences payable	\$ 466,968	301,374	(264,788)	503,554	36,500	467,054
Family self-sufficiency liabilities	360,838	140,016	(160,388)	340,466	135,113	205,353
2004 Capital fund Revenue bonds	2,290,000	-	(335,000)	1,955,000	355,000	1,600,000
Advances from City	954,653	1,233	-	955,886	-	955,886
Note payable - Oxnard CDC	269,710	-	-	269,710	269,710	-
OPEB liability	1,629,038	308,841	(164,868)	1,773,011	-	1,773,011
Pension liability - PERS	7,283,238	2,577,622	(2,456,684)	7,404,176	-	7,404,176
Pension liability - PARS	<u>1,593,539</u>	<u>586,752</u>	<u>(859,560)</u>	<u>1,320,731</u>	<u>-</u>	<u>1,320,731</u>
Totals	<u>\$ 14,847,984</u>	<u>3,915,838</u>	<u>(4,241,288)</u>	<u>14,522,534</u>	<u>796,323</u>	<u>13,726,211</u>

**(6) 2004 Capital Fund Revenue Bonds**

On April 26, 2004, the Affordable Housing Agency issued Affordable Housing Agency Certificates of Participation, Series 2004 (Oxnard-Santa Clara Projects) in the amount of \$10,370,000, evidencing a proportionate ownership interest in debt service payments to be made with respect to certain Capital Fund Revenue Bonds, Series 2004, issued by the Oxnard and Santa Clara Housing Authorities in the amounts of \$5,820,000 and \$4,550,000, respectively. Each certificate represents a proportionate ownership interest of the holder in the right to receive debt service payments made with respect to the bonds. The obligations of the housing authorities under their respective bond indentures are independent and neither is obligated for the payment of principal or interest on the bonds of the other housing authority.

The Oxnard Series 2004 Capital Fund Revenue Bonds were issued to finance certain projects of the Authority. The bonds are in denominations of \$5,000 each and bear interest ranging from 2.00% to 4.95%. Certificates maturing on or after April 1, 2012 are subject to optional prepayment from the redemptions of the bonds at the option of the Authority on any date on or after April 1, 2001 at par plus accrued interest.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(6) 2004 Capital Fund Revenue Bonds (Continued)**

The U.S. Department of Housing and Urban Development has approved the issuance of the bonds and the certificates and has authorized the Authority to pledge and assign its Capital Fund Program monies to the payment of the bonds and, therefore, the certificates. During the year, \$818,733 of Capital Fund Grant revenue was earned, of which, \$335,000 was applied to the repayment of the bonds. Principal is payable annually on April 1. Interest is payable semiannually on April 1 and October 1 commencing October 1, 2004. The required reserve for the bonds is \$451,375. As of June 30, 2019, the balance in the reserve fund was \$451,375. The amount of bonds outstanding as of June 30, 2019 was \$1,955,000.

The annual debt service requirements for the Oxnard Series 2004 Capital Fund Revenue Bonds as of June 30, 2019 are as follows:

Year Ending June 30	Principal	Interest
2020	\$ 355,000	93,815
2021	370,000	77,485
2022	390,000	60,095
2023	410,000	41,375
2024	<u>430,000</u>	<u>21,285</u>
Total	<u>\$ 1,955,000</u>	<u>294,055</u>

**(7) Long Term Liabilities Payable to the City of Oxnard**

Advances from the City of Oxnard

Effective July 1, 2001, the Housing Authority entered into a Settlement Agreement with the City of Oxnard that resolved a dispute regarding the amount of reimbursements the Housing Authority owed to the City for Worker's Compensation claims. Prior to fiscal year 2002, the City of Oxnard administered the Housing Authority's Workers' Compensation claims. It was agreed that the amount owed by the Housing Authority for these claims as of June 30, 2001 would be \$993,000.

Repayment terms are addressed in section 4(a) of the Settlement Agreement. Beginning July 1, 2001, the Housing Authority is to annually budget \$182,000 for the payment of worker's compensation insurance. From this annually budgeted amount the Housing Authority is pay its worker's compensation insurance costs and any difference between that amount and the budgeted amount will be paid to the City. From 2002 through 2019 there have been certain repayments and additional claims expense that have affected the outstanding balance. No interest accrued on the outstanding balance. The balance as of June 30, 2019 is \$955,886.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(7) Long Term Liabilities Payable to the City of Oxnard (Continued)**

City of Oxnard Community Development Commission Note Payable

The Authority entered into a note agreement dated July 21, 2009, secured by a deed of trust, in the amount of \$350,000 payable to the City of Oxnard Community Development Commission ("CDC") to finance the development of affordable housing units on Cuesta del Mar in the Southwinds Redevelopment Project Area in the City of Oxnard. The principal balance on the note bears interest at the rate of interest paid in the Local Agency Investment Fund (LAIF) plus 1% per annum. Payments are to be made annually, commencing on January 30, of the year following the issuance of the first Certificate of Occupancy for the project, and each January 30 thereafter. As of June 30, 2014, the project was considered permanently stalled and would not be completed. The loan is to be payable in one lump sum payment due sixty (60) days after the anniversary of the failure to complete project determination. There is an option to extend the repayment date for a period not to exceed two years as approved by the CDC's Director. The outstanding balance at June 30, 2019 is \$269,710.

**(8) Interprogram Activities**

Due to/from other programs:

Due to/from other programs at June 30, 2019 was comprised of the following:

<u>Receivable Program</u>	<u>Payable Program</u>	<u>Amount</u>
Central Office Cost Center	Low Rent Public Housing	\$ 54,681
Central Office Cost Center	Central Fund	101
Central Fund	Family Self Sufficiency	31,631
Central Fund	Ross	<u>100</u>
Total interprogram activities		<u>\$ 86,513</u>

All interprogram receivables and payables represent short-term borrowings to fund current operations and manage cash flows for grant funds. Included in interprogram receivables and payables are amounts due to the Central Office Cost Center for fee for service maintenance work performed for the Low Rent Public Housing properties and the other funds such as the ROSS and Housing Choice Vouchers.



**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(9) Insurance**

As of June 30, 2019, the Authority maintains the following levels of insurance coverage:

General Liability:	
Automobile liability	\$1,000,000 per occurrence
Commercial property liability	\$100,000,000 for various buildings and property
Fidelity/Crime:	
Fidelity	\$250,000 per occurrence
Forgery	\$250,000 per occurrence
Theft, disappearance and destruction	\$90,000 limit

The Authority is insured for workers' compensation claims through the State Compensation Insurance Fund. The Authority maintains statutory coverage and is liable for up to \$1,000,000. For the past three years, claim payments have not exceeded the amount of applicable insurance coverage.

**(10) Defined Benefit Pension Plans (CalPERS and PARS)**

Employees of the Housing Authority, through the City of Oxnard, are members of the Public Employees' Retirement System (CalPERS) and the Public Agency Retirement System (PARS), the cost of which is paid by the Housing Authority. The information below includes the aggregate total pension related items for both plans.

	<u>CalPERS</u>	<u>PARS</u>	<u>Total</u>
Net pension liability	\$7,404,176	1,320,731	8,724,907
Deferred outflows of resources – pension	1,150,694	441,983	1,592,677
Deferred inflows of resources – pension	189,175	452,938	642,113
Pension expense	841,731	(56,042)	785,689

Below are descriptions of each of the retirement plans along with selected information regarding benefits, contributions, liabilities and actuarial assumptions. For further details regarding each of these plans, including funding progress, refer to the City's Comprehensive Annual Financial Report.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

**CalPERS**

(a) Plan Description

The City contributes the California Public Employees' Retirement System (CalPERS), an Agent Multiple-Employer Defined Benefit Pension Plan, which acts as a common investment and administrative agent for participating public agencies in the State of California. The City participates in the single employer plan for Miscellaneous 2% at 55 and 2% at 62, of which the Authority is a participant through the City. Benefit provisions and all other requirements are established by State statutes within the Public Employees' Retirement Law. The City selects optimal benefit provisions and adopts those benefits through local ordinance. Copies of CalPERS' annual financial report may be obtained from the CalPERS website at <https://www.calpers.ca.gov> under Forms and Publications.

(b) Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost-of-living adjustments and death benefits to Plan members, who must be public employees, and their beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment.

The Plan's provisions and benefits in effect at June 30, 2019, are summarized as follows:

	<u>Miscellaneous</u>	
	Prior to <u>January 1, 2013</u>	On or After <u>January 1, 2013</u>
Hire date		
Benefit formula	2.0% at 55	2.0% at 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 67+	52 - 67+
Monthly benefits, as a % of eligible compensation	1.43% to 2.42%	1.00% to 2.50%
Required employee contribution rates	7.000%	6.750%
Required employer contribution rates	16.868%	16.686%

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

(c) Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contribution requirements are classified as plan member contributions.

For the year ended June 30, 2019, the Authority's total contributions for the Miscellaneous Plan were \$708,258.

(d) Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The June 30, 2017 valuation was rolled forward to determine the June 30, 2018 total pension liability based on the following actuarial methods and assumptions:

Valuation date	June 30, 2017
Measurement date	June 30, 2018
Actuarial cost method	Entry-Age Normal in accordance with the requirements of GASB 68
Actuarial assumptions:	
Discount rate	7.15%
Inflation	2.50%
Salary increases	Varies by Entry Age and Service
Mortality Rate Table <sup>1</sup>	Derived using CalPERS Membership Data for all Funds
Post Retirement Benefit Increase	Contract COLA up to 2.00% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter

<sup>1</sup> The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale 90% of scale MP 2016. For more details on this table, please refer to the December 2017 experience study report (based on CalPERS demographics data from 1997 to 2015) that can be found on the CalPERS website.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

(e) Change of Assumptions

In 2018, there were no changes in assumptions.

(f) Discount Rate

The discount rate used to measure the total pension liability was 7.15 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at the statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to take all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on plan investment was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, except compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

The expected real rate of return by asset class are as follows:

Asset Class <sup>1</sup>	Assumed asset allocation	Real Return Years 1 – 10 <sup>2</sup>	Real Return Years 11+ <sup>3</sup>
Global Equity	50.0%	4.80%	5.98%
Fixed Income	28.0%	1.00%	2.62%
Inflation assets	0.0%	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real assets	13.0%	3.75%	4.93%
Liquidity	1.0%	0.00%	(0.92%)

<sup>1</sup> In the system’s CAFR, Fixed Income is included Global Debt Securities; Liquidity is included in Short-term Investment; Inflation Assets are included both Global Equity Securities and Global Debt Securities.

<sup>2</sup> An expected inflation of 2.00% used for this period

<sup>3</sup> An expected inflation of 2.92% used for this period

(g) Allocation of Net Pension Liability and Pension Expense to Individual Employers

The following table shows the Authority’s proportionate share of the net pension liability over the measurement period:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (c) = (a) – (b)
	(a)	(b)	(c)
Balance at: 6/30/2017 (VD)	\$ 26,381,620	19,098,382	7,283,238
Balance at: 6/30/2018 (MD)	29,270,677	21,866,501	7,404,176
Net Changes during 2017-18	2,889,057	2,768,119	120,938

The Authority’s net pension liability for the plan is measured as the proportionate share of the net pension liability. The net pension liability of the plan is measured as of June 30, 2018, and the total pension liability for the plan used to calculate the net pension liability was determined by an actuarial valuation of June 30, 2017 rolled forward to June 30, 2018 using standard update procedures. The Authority’s proportionate share of the net pension liability was based on a projection of the Authority’s long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The Agency’s proportionate share of the net pension liability for the plan as of June 30, 2017 and 2018 was as follows:

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

	Miscellaneous Plan
Proportion – June 30, 2017	5.92%
Proportion – June 30, 2018	6.17%
Change – Increase (Decrease)	0.25%

(h) Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Plan as of the Measurement Date, calculated using the discount rate of 7.15 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (6.15 percent) or 1 percentage-point higher (8.15 percent) than the current rate:

	Discount Rate – 1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate + 1% (8.15%)
Authority’s proportionate share of the Net Pension Liability	\$11,347,154	7,404,176	4,154,883

(i) Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

(j) Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, actuarial gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred inflows and deferred outflows to be recognized in future pension expense. The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5 year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL) of all members that are provided with pensions (active, inactive, and retired) as of the beginning of the measurement period

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

The EARSL for the Plan for the June 30, 2018 measurement date is 2.9 years, which was obtained by dividing the total services years by the total number of participants (active, inactive, and retired) in the Plan. Inactive employees and retirees have remaining service lifetimes equal to 0. Total future service is based on the members' probability of decrementing due to an event other than receiving a cash refund.

(k) Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2019, the Authority recognized pension expense of \$841,731 for the Miscellaneous Plan. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to the CalPERS pension as follows:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to the measurement date	\$ 708,258	-
Changes in assumptions	374,575	-
Differences between expected and actual experiences	-	189,175
Net difference between projected and actual earnings on pension plan investments	<u>67,861</u>	<u>-</u>
Totals	<u>\$1,150,694</u>	<u>189,175</u>

The Authority reported \$708,258 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability in the fiscal year ended June 30, 2020. Amounts reported as deferred inflows or outflows of resources related to pensions will be recognized as pension expense as follows:

<u>Fiscal Year Ended June 30:</u>	<u>Deferred Outflows/(Inflows) of Resources</u>
2020	\$ 514,567
2021	5,131
2022	(210,610)
2023	(55,827)
2024	-
Thereafter	-

CITY OF OXNARD HOUSING AUTHORITY

Notes to Basic Financial Statements

(Continued)

(10) **Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

**PARS**

(a) Plan Description

The City established a Public Agency Retirement System Retirement Enhancement Plan (PARS), an agent multiple-employer plan, effective January 1, 2003 for selected groups of miscellaneous employees (non-safety), Service Employees International Union (SEIU), International Union of Operating Engineers (IUOE), Management, and one of the two groups of Confidential employees. PARS is a defined benefit 401(a) tax-qualified multiple agency trust. It meets the requirements of a pension trust under California Government code. The plan provides supplemental retirement benefits in addition to PERS. Phase II Systems is the PARS Trust Administrator. PARS issues a separate comprehensive annual financial report. Copies of PARS annual financial report may be obtained from the PARS Executive Office, 3961 MacArthur Boulevard, Suite 200, Newport Beach, CA 92660.

(b) Benefits Provided

For employees meeting the eligibility requirements, the plan provides a benefit equal to the "3% at 60" plan factor (formula is a static 3% at age 60 and older), less the PERS "2% at 55" plan factors for all years of City service plus any military service purchased through PERS (prior to July 1, 2003) while an employee of the City. Eligibility for an immediate benefit is defined as reaching age 50, completing five years of Oxnard service, and retiring concurrently from both the City and PERS after leaving City employment. In addition, a deferred benefit would be available to participants who complete five years of service. The City has full discretionary authority to control, amend, modify or terminate this plan at any time.

(c) Contributions

Employees and the City contribute a total of 8% of eligible employees' gross wages. Current employee and City contributions by employee groups are as follows:

	<u>City Contributions</u>	<u>Employee Contributions</u>
IUOE	2.70%	5.30%
SEIU	3.50%	4.50%
Management and confidential	3.00%	5.00%

In addition, the City is required to contribute the remaining amounts necessary to fund the benefit to its members using the actuarial basis recommended by PARS actuarial consultants. The actuarially determined contribution for the fiscal year ended June 30, 2019, was 11 percent of eligible employee gross wages. During the fiscal year ended June 30, 2019, the Authority contributed \$319,943 to PARS.



CITY OF OXNARD HOUSING AUTHORITY

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

(d) Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The June 30, 2019 total pension liabilities were based on the following actuarial methods and assumptions:

Valuation date	June 30, 2017
Measurement date	June 30, 2018
Actuarial cost method	Entry Age Normal, level percentage of payroll
Actuarial assumptions:	
Discount rate	6.25%
General inflation	2.75% per annum
Mortality, retirement, disability termination	CalPERS 1997-2015 Experience Study
Salary increases	Aggregate 3.00% annually
Mortality improvement	Post-retirement mortality projected fully generational with Scale MP-2017

(e) Change of Assumptions

In 2018, there were no changes in assumptions or changes of benefit terms.

(f) Discount Rate

The discount rate used to measure the total pension liability for the Plan was 6.25%. The projection of cash flows used to determine the discount rate assumed that contributions will be made based on the current contribution policy. Based on these assumptions, the fiduciary net position was projected to be available to make all projected future benefit payments. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments. The long-term expected rate of return on pension plan investment was based on an assumed long-term asset allocation of 58% global equities, 35% fixed, 2% REITs and 5% cash.

(g) Allocation of Net Pension Liability and Pension Expense to Individual Employers

The following table shows the Authority's proportionate share of the net pension liability over the measurement period:

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (c) = (a) - (b)
	(a)	(b)	(c)
Balance at: 6/30/2017 (MD)	\$6,838,595	5,245,056	1,593,539
Balance at: 6/30/2018 (MD)	7,499,213	6,178,482	1,320,731
Net Changes during 2017-18	660,618	933,426	(272,808)

The Authority's net pension liability for the plan is measured as the proportionate share of the net pension liability. The net pension liability of the plan is measured as of June 30, 2018, and the total pension liability for the plan used to calculate the net pension liability was determined by an actuarial valuation of June 30, 2017 rolled forward to June 30, 2018 using standard update procedures. The Authority's proportion of the net pension liability was based on a projection of the Authority's long term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The Agency's proportionate share of the net pension liability for the plan as of June 30, 2017 and 2018 was as follows:

	PARS Plan
Proportion – June 30, 2017	7.53%
Proportion – June 30, 2018	7.99%
Change – Increase (Decrease)	0.46%

(h) Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Plan as of the Measurement Date, calculated using the discount rate of 6.25 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.25 percent) or 1 percentage-point higher (7.25 percent) than the current rate:

	Discount Rate – 1% (5.25%)	Current Discount Rate (6.25%)	Discount Rate + 1% (7.25%)
Authority's proportionate share of the Net Pension Liability	\$2,281,654	1,320,731	525,875

(i) Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

(j) Amortization of Deferred Outflows and Deferred Inflows of Resources

Under GASB 68, actuarial gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred inflows and deferred outflows to be recognized in future pension expense.

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on pension plan investments	5 year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL) of all members that are provided with pensions (active, inactive, and retired) as of the beginning of the measurement period

(k) Pension Expense and Deferred Outflows/Inflows of Resources Related to Pension

For the year ended June 30, 2019, the Authority recognized pension expense of \$84,328 for the PARS Plan. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to the PARS pension as follows:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to the measurement date	\$ 319,943	-
Changes in assumptions	122,040	-
Differences between expected and actual experience	-	323,361
Net difference between projected and actual earnings on pension plan investments	-	<u>129,577</u>
Totals	<u>\$ 441,983</u>	<u>452,938</u>

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(10) Defined Benefit Pension Plans (CalPERS and PARS) (Continued)**

The Authority reported \$319,943 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability in the fiscal year ended June 30, 2020. Amounts reported as deferred outflows or inflows of resources related to pensions will be recognized as pension expense as follows:

<u>Fiscal Year Ended June 30:</u>	<u>Deferred Outflows/(Inflows) of Resources</u>
2020	\$ (72,036)
2021	(116,620)
2022	(122,932)
2023	(19,310)
2024	-
Thereafter	-

**(11) Other Post-Employment Benefits (OPEB)**

Plan Description and Benefits Provided

Employees of the Authority, through the City, participate in the CalPERS medical program, which is a cost-sharing multiple employer defined benefit health care plan administered by CALPERS. Employees who retire from the City and receive a CalPERS pension are eligible for post-employment medical benefits. Retirees can enroll in any of the available CalPERS medical plans. This benefit continues for the life of the retiree and surviving spouse. Benefit provisions for CalPERS are established by the Public Employees Retirement Law (Part 3 of the California Government Code, Section 20000 et seq.).

Plan membership

At June 30, 2017, membership consisted of the following:

Inactive plan members or beneficiaries currently receiving benefit payments	7
Active plan members	<u>44</u>
Total	<u>51</u>

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(11) Other Post-Employment Benefits (OPEB) (Continued)**

Contributions

The City contributes the minimum amount allowed under Government Code Section 22825 of the Public Employees Medical and Hospital Care Act. The required contribution is based on pay-as-you-go financing requirements. Retirees must contribute any premium amounts in excess of the City Contribution. The amount of retiree insurance premiums paid for by the City, on behalf of the Authority, during the fiscal year was \$50,134.

Actuarial Methods and Assumptions Used to Determine Total OPEB Liability

The Authority's total OPEB Liability was measured as of June 30, 2018 and was determined by an actuarial valuation as of July 1, 2017 (June 30, 2017).

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Salary increases	3.00 percent
Healthcare cost trend rate	6.00 percent for 2017; 5.00 percent for 2018; 5.00 percent for 2019; and 5.00 percent for 2020 and later years

Pre-retirement mortality rates were based on the RP-2014 Employee Mortality Table for Males or Females, as appropriate, without projection. Post-retirement mortality rates were based on the RP-2014 Health Annuitant Mortality Table for Males or Females, as appropriate, without projection.

Actuarial assumptions used in the July 1, 2017 valuation were based on a review of plan experience during the period July 1, 2015 to June 30, 2017.

Discount Rate

GASB 75 requires a discount rate that reflects the following:

- a) The long-term expected rate of return on OPEB plan investments – to the extent that the OPEB plan's fiduciary net position (if any) is projected to be sufficient to make projected benefit payments and assets are expected to be invested using a strategy to achieve that return;
- b) A yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher – to the extent that the conditions in (a) are not met.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(11) Other Post-Employment Benefits (OPEB) (Continued)**

To determine a resulting single (blended) rate, the amount of the plan’s projected fiduciary net position (if any) and the amount of projected benefit payments is compared in each period of projected benefit payments. The discount rate used to measure the Authority’s total OPEB liability is based on these requirements and the following information:

Measurement Date	Long-Term Expected Return of Plan Investments (if any)	Municipal Bond 20- Year High Grade Rate Index	Discount Rate
June 30, 2017	4.00%	3.13%	3.13%
June 30, 2018	4.00%	3.62%	3.62%

**Allocation of Total OPEB Liability and OPEB Expense to Individual Employers**

The following table shows the Authority’s proportionate share of the total OPEB liability over the measurement period:

	Increase (Decrease) Total OPEB Liability
Balance at June 30, 2017	\$ 1,629,038
Balance at June 30, 2018	1,773,011
Net changes during year ended June 30, 2018	143,973

The Authority’s total OPEB liability for the plan is measured as the proportionate share of the plan’s total OPEB liability. The total OPEB liability of the plan is measured as of June 30, 2018, and the total OPEB liability for the plan used to calculate the net pension liability was determined by an actuarial valuation of June 30, 2017. The Authority’s proportion of the total OPEB liability was based on a projection of the Authority’s long-term share of contributions to the OPEB plan relative to the projected contributions of all participating employers, actuarially determined. The Authority’s proportionate share of the total OPEB liability for the plan as of June 30, 2017 and 2018 was as follows:

	OPEB Plan
Proportion – June 30, 2017	4.51%
Proportion – June 30, 2018	4.96%
Change – Increase (Decrease)	0.45%

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(11) Other Post-Employment Benefits (OPEB) (Continued)**

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Plan as of the Measurement Date, calculated using the discount rate of 3.62 percent, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (2.62 percent) or 1 percentage-point higher (4.62 percent) than the current rate:

	Discount Rate - 1% (2.62%)	Current Discount Rate (3.62%)	Discount Rate + 1% (4.62%)
Authority's proportionate share of the total OPEB liability	\$2,028,038	1,773,011	1,563,091

Sensitivity of the Total OPEB liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability, as well as what the total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.00 percent decreasing to 4.00 percent) or 1-percentage-point higher (7.00 percent decreasing to 6.00 percent) than the current healthcare cost trend rates:

	1% Decrease (5.00% decreasing to 4.00%)	Trend Rate (6.00% decreasing to 5.00%)	1% Increase (7.00% decreasing to 6.00%)
Authority's proportionate share of the total OPEB liability	\$1,517,483	1,733,011	2,094,954

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2019, the Authority recognized OPEB expense of \$290,284. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to the OPEB plan as follows:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
OPEB contributions subsequent to the measurement date	\$50,136	-
Changes in assumptions	-	<u>104,175</u>
Totals	<u>\$50,136</u>	<u>104,175</u>

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(11) Other Post-Employment Benefits (OPEB) (Continued)**

The Authority reported \$50,136 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the total OPEB liability in the fiscal year ended June 30, 2020. Amounts reported as deferred outflows or inflows of resources related to pensions will be recognized as pension expense as follows:

<u>Fiscal Year Ended June 30:</u>	<u>Deferred Outflows/(Inflows) of Resources</u>
2020	\$(14,468)
2021	(14,468)
2022	(14,468)
2023	(14,468)
2024	(14,468)
Thereafter	(31,835)

**(12) Conduit Debt Financings**

The Authority is associated with the issuance of the following tax-exempt Mortgage Revenue Bonds (Bonds) and Multifamily Mortgage Revenue Note (Note) that were issued to finance various developments. In the opinion of Authority officials, these debt issuances are not and will never become general obligations of the issuer, but are limited obligations of the issuer and are payable solely from the sources set forth in the debt documents. These debt instruments do not and never shall constitute a debt or indebtedness or an obligation of the issuer or the State of California (State) or any other political subdivision of the State or a loan of the faith or credit or the taxing power of any of them. These debt instruments shall not be payable from the general revenues of the issuer and in no event shall the Bonds be payable out of any funds or properties other than those specifically pledged. The Authority, as issuer, has no repayment obligation and, therefore, has not reflected any liability in these financial statements. As of June 30, 2019, the outstanding balances of these debt issuances are as follows:

<u>Description</u>	<u>Issue Date</u>	<u>Final Maturity Date</u>	<u>Amount of Issue</u>	<u>Outstanding Balance at June 30, 2019</u>
Las Villas de Paseo Nuevo Note	2012	2044	<u>\$14,000,000</u>	<u>14,000,000</u>
Totals			<u>\$14,000,000</u>	<u>14,000,000</u>



**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(12) Conduit Debt Financings (Continued)**

Las Villas de Paseo Nuevo Note

In February 2012, a \$14,000,000 Multifamily Mortgage Revenue Note was issued for the benefit of Paseo Nuevo Partners, LP, a California limited partnership. Paseo Nuevo Partners, LP was formed on February 1, 2012 to acquire and construct a 72-unit multifamily housing development located in Oxnard, known as Las Villas de Paseo Nuevo. This project is intended to be rented to low-income tenants and will be operated in a manner necessary to qualify for federal low-income housing tax credits as provided in Section 42 of the Internal Revenue Code.

**(13) Related Party Transactions**

Operating Lease Agreements

The Authority entered into a lease agreement with the City effective June 1, 2005 for use of the Multi-Service Center Building. The lease was most recently amended on September 1, 2014. Under the terms of the amended operating lease, the Authority agrees to pay the City rent at an annual rate of \$1 through June 30, 2019. The Authority subleases office space within the building to various public service organizations. All subleases are on a month-to-month basis.

The Authority entered into a lease agreement with the City dated October 1, 1979 for the use of property that provides office space for Authority employees. Under the terms of the operating lease, the Authority agrees to pay the City rent at an annual rate of \$1 for the term of October 1, 1979 to September 30, 2019.

The Authority has entered into lease agreements with various City programs for use of office space. Under the terms of the agreements, the City agrees to pay the Authority rent at \$4,029 per month.

Administrative Services Provided by City

The City provides certain services to the Authority and will invoice the Authority monthly for these services. These monthly invoices include reimbursements for liability insurance, data processing and other indirect charges for accounting and legal services. The monthly charges from the City are approximately \$12,905.

Operating Subsidy from City

During the year ended June 30, 2019, the Authority received an operating subsidy in the amount of \$72,000 from the City.

# CITY OF OXNARD HOUSING AUTHORITY

## Notes to Basic Financial Statements

(Continued)

### (14) **Contingent Liabilities**

The Authority is a defendant in certain legal actions arising in the normal course of operations. It is management's opinion that these actions will not have a material adverse effect on the Authority's financial position.

The Authority has received funds from various federal, state, and local grant programs. It is possible that at some future date it may be determined that the Authority was not in compliance with applicable grant requirements. The amount, if any, of expenditures, which may be disallowed by the granting agencies, cannot be determined at this time although management does not expect such disallowed amounts, if any, to materially affect the financial statements.

### (15) **Limited Partnership Agreements**

#### Paseo Nuevo Partners, L.P.

On February 1, 2012, an Amended and Restated Agreement of Limited Partnership of Paseo Nuevo Partners, L.P. (Partnership) was entered into to construct and manage a 72-unit multifamily apartment complex for persons of low income, known as the Las Villas de Paseo Nuevo Affordable Housing Project (Project). The Project qualifies for federal low-income housing tax credits. The General Partner's percentage of interest in profits, losses and credits is 1% and, per Agreement, the General Partner consists of two Co-General Partners. One of the Co-General Partners is Paseo COGP LLC, a single purpose LLC, of which the Authority is a 66.67% member. Paseo COGP LLC has a 75% interest in the General Partner share. The remaining 25% General Partner interest is with Las Cortes, Inc. Las Cortes, Inc. is also the Managing General Partner.

As set forth in the Agreement, the Managing General Partner will manage and control the business of the Partnership and use its best efforts to carry out the purpose of the Partnership. The Authority does not have a material equity interest in this Partnership that is reflected as an asset in the accompanying statement of net position.

#### Terraza de las Cortes, L.P.

On November 27, 2012, an Agreement of Limited Partnership of Terraza de las Cortes, L.P. (Partnership) was entered into by Las Cortes, Inc., a California nonprofit public benefit corporation (General Partner), and the Authority (Limited Partner). The purpose of the Partnership is to develop certain real property into a 64-unit apartment complex to be used as rental housing for low and very low-income individuals. The percentage interests in the capital, profits, losses and distributions of the Partnership are 0.01% for the General Partner and 99.99% for the Limited Partner.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Basic Financial Statements

(Continued)

**(15) Limited Partnership Agreements (Continued)**

On April 30, 2014, an Amended and Restated Agreement of Limited Partnership was entered by the Authority transferring the 99.99% limited partnership interests to Hudson SLP LLC and Hudson Terraza LP. The Authority's role and interest was changed to that of an Administrative General Partner with a 0.005% interest. Las Cortes, Inc. became the Managing General Partner.

The General Partners have exclusive and complete management and control of the business of the Partnership, including the power to delegate duties and responsibilities, to sign contracts and leases, and to make all decisions in connection with the Partnership. The Authority does not have a material equity interest in this Partnership that is reflected as an asset in the accompanying statement of net position.

**(16) Restatement of Beginning Net Position**

Certain notes receivable and related interest receivable had not been recorded in prior year periods. The following schedule summarizes the net effects on beginning net position as follows:

Net position as of June 30, 2018, as previously reported	\$15,416,001
Adjustment to record notes and interest receivable earned in a prior period	<u>2,509,684</u>
Net position as of June 30, 2018, as restated	<u>\$17,925,685</u>

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**REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF OXNARD HOUSING AUTHORITY**  
**CALPERS**  
Schedule of the Authority's Proportionate Share of the Net Pension Liability  
Last 10 Fiscal Years \*

<b>Measurement Date</b>	<b>June 30, 2018</b>	<b>June 30, 2017</b>	<b>June 30, 2016</b>	<b>June 30, 2015</b>	<b>June 30, 2014</b>
Proportion of the Collective Net Pension Liability	6.17%	5.92%	5.82%	5.71%	6.76%
Proportionate Share of the Collective Net Pension Liability	\$7,404,176	7,283,238	6,512,734	4,806,596	5,319,550
Covered Payroll	\$3,103,117	2,817,877	2,804,002	2,967,729	3,438,339
Proportionate Share of the Collective Net Pension Liability as percentage of covered payroll	238.60%	258.47%	232.26%	162.96%	154.71%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	74.7%	73.27%	73.56%	79.12%	80.43%

**Notes to Schedule:**

**Benefit changes.** The figures do not include any liability impact that may have resulted from plan changes that occurred after the June 30, 2017 valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

**Changes of assumptions:** In 2018, demographic assumptions and inflation rate were changed in accordance to the CalPERS Experience Study and Review of Actuarial Assumptions December 2017. There were no changes to the discount rate. In 2017, the accounting discount rate reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense. In 2014, amounts reported were based on the 7.5 percent discount rate.

\*Fiscal year 2015 was the first year of implementation, therefore only five years are shown.

**CITY OF OXNARD HOUSING AUTHORITY**  
**CALPERS**  
Schedule of Plan Contributions  
Last 10 Fiscal Years \*

	<u>Fiscal Year 2018-19</u>	<u>Fiscal Year 2017-18</u>	<u>Fiscal Year 2016-17</u>	<u>Fiscal Year 2015-16</u>	<u>Fiscal Year 2014-15</u>
Actuarially Determined Contribution	\$ 708,257	221,859	640,085	617,814	410,737
Contributions in Relation to the Actuarially Determined Contribution	<u>(708,257)</u>	<u>(221,859)</u>	<u>(640,085)</u>	<u>(617,814)</u>	<u>(410,737)</u>
Contribution Deficiency (Excess)	<u>\$ 0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Covered Payroll	\$3,386,564	3,103,117	2,817,877	2,804,002	2,967,729
Contributions as a Percentage of Covered Payroll	20.91%	7.15%	22.71%	22.03%	13.84%

**Notes to Schedule**

Valuation date – June 30, 2016

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry-Age Normal in requirements of GASB 68
Amortization Method/Period	For details, see June 30, 2016 Funding Valuation Report.
Asset Valuation Method	Market Value of Assets. For details, see June 30, 2016 Funding Valuation Report.
Actuarial assumptions:	
Inflation	2.75%
Salary increases	Varies by Entry Age and Service
Payroll Growth	3.00%
Mortality	Derived using CalPERS membership data
Investment Rate of Return	7.375% Net of Pension Plan Investment and Administrative Expenses; includes inflation
Retirement Age	The probabilities of Retirement are based on the 2104 CalPERS Experience Study for the period from 1997 to 2011.
Mortality	The probabilities of mortality are based on the 2014 CalPERS Experience Study for the period from 1997 to 2011. Pre-retirement and Post-retirement mortality rates include 20 years of projected mortality improvement using Scale BB published by the Society of Actuaries.

\*Fiscal year 2015 was the first year of implementation; therefore, only five years are shown.



**CITY OF OXNARD HOUSING AUTHORITY**  
**PARS**

Schedule of the Authority's Proportionate Share of the Net Pension Liability  
Last 10 Fiscal Years \*

Measurement Date	<u>June 30, 2018</u>	<u>June 30, 2017</u>	<u>June 30, 2016</u>	<u>June 30, 2015</u>	<u>June 30, 2014</u>
Proportion of the Collective Net Pension Liability	7.99%	7.53%	6.79%	6.38%	6.39%
Proportionate Share of the Collective Net Pension Liability	\$1,320,731	1,593,539	2,200,417	2,183,908	2,019,150
Covered Payroll	\$1,975,982	1,889,043	2,111,005	2,329,937	1,990,982
Proportionate Share of the Collective Net Pension Liability as percentage of covered payroll	66.84%	84.36%	104.24%	93.73%	101.41%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	82.39%	76.70%	64.60%	61.09%	62.02%

**Notes to Schedule:**

**Benefit changes:** There were no changes to benefit terms that applied to all members of the Public Agency Pool.

**Changes of assumptions:** In 2018, there were no changes in assumptions. In 2017, CalPERS Experience Study demographic assumptions updated to 1997-2015 from 1997-2011, mortality improvement updated from a modified MP-2014 to MP-2017, and inflation assumption decreased from 3% to 2.75%. In 2016, there were no changes of assumptions. In 2015, the discount rate was changed from 7.5 percent (net of administrative expense) to 7.65 percent to correct for an adjustment to exclude administrative expense.

\*Fiscal year 2015 was the first year of implementation, therefore only five years are shown.

**CITY OF OXNARD HOUSING AUTHORITY**  
**PARS**  
Schedule of Plan Contributions  
Last 10 Fiscal Years \*

	<u>Fiscal Year 2018-19</u>	<u>Fiscal Year 2017-18</u>	<u>Fiscal Year 2016-17</u>	<u>Fiscal Year 2015-16</u>	<u>Fiscal Year 2014-15</u>
Actuarially Determined Contribution	\$ 319,943	323,198	167,540	307,823	63,889
Contributions in Relation to the Actuarially Determined Contribution	<u>(319,943)</u>	<u>(323,198)</u>	<u>(167,540)</u>	<u>(307,823)</u>	<u>(63,889)</u>
Contribution Deficiency (Excess)	<u>\$ 0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Covered Payroll	\$1,981,813	1,975,982	1,889,043	2,111,005	2,329,937
Contributions as a Percentage of Covered Payroll	16.14%	16.35%	8.86%	14.58%	2.74%

**Notes to Schedule**

Valuation date – June 30, 2017

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method	Entry Age Normal, Level Percentage of Payroll
Actuarial Assumptions:	
Discount Rate	6.25%
General Inflation	2.75% per annum
Mortality, Retirement, Disability Termination	CalPERS 1997-2015 Experience Study
Salary Increases	Aggregate 3.00%
Mortality Improvement	Mortality projected fully generational with Scale MP-2017

\*Fiscal year 2015 was the first year of implementation; therefore, only five years are shown.

**CITY OF OXNARD HOUSING AUTHORITY**

OPEB  
 Schedule of the Authority's Proportionate Share of the Total OPEB Liability  
 Last 10 Fiscal Years \*

	<b>Measurement Date <u>6/30/2018</u></b>	<b>Measurement Date <u>6/30/2017</u></b>
Proportion of the Collective Total OPEB Liability	4.96%	4.51%
Proportionate Share of the Collective Total OPEB Liability	\$1,773,011	1,629,038
Covered - Employee Payroll	4,261,025	3,762,390
Proportionate Share of the Collective Total OPEB Liability as Percentage of Covered - Employee Payroll	41.61%	43.30%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	0.00%	0.00%

\*Fiscal year 2018 was the first year of implementation, therefore only two years are shown.

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**SUPPLEMENTAL DATA**

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**FINANCIAL DATA SCHEDULE**

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Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
111 Cash - Unrestricted	\$485,977	\$49,914			\$74,681
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		\$180,521			
114 Cash - Tenant Security Deposits	\$193,936				
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$679,913	\$230,435	\$0	\$0	\$74,681
121 Accounts Receivable - PHA Projects		\$3,946			
122 Accounts Receivable - HUD Other Projects	\$911	\$64,009	\$38,147	\$3,028	
124 Accounts Receivable - Other Government		\$1,623			\$6,306
125 Accounts Receivable - Miscellaneous	\$630,116	\$29,243			\$301,209
126 Accounts Receivable - Tenants	\$44,200	\$6,155			
126.1 Allowance for Doubtful Accounts - Tenants	\$0	-\$6,155			
126.2 Allowance for Doubtful Accounts - Other	-\$71,863	-\$18,934	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery	\$294,314	\$253,391			
128.1 Allowance for Doubtful Accounts - Fraud	-\$294,314	-\$253,391			
129 Accrued Interest Receivable					\$585,168
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$603,364	\$79,887	\$38,147	\$3,028	\$892,683
131 Investments - Unrestricted	\$8,777,335	\$1,098,686			\$2,622,445
132 Investments - Restricted	\$804,917	\$52,709			
135 Investments - Restricted for Payment of Current Liability	\$71,520	\$63,593			
142 Prepaid Expenses and Other Assets	\$55,436	\$4,885			\$7,413
143 Inventories					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					\$31,731
145 Assets Held for Sale					
150 Total Current Assets	\$10,992,485	\$1,530,195	\$38,147	\$3,028	\$3,628,953
161 Land	\$8,852,951				\$67,257
162 Buildings	\$39,262,803	\$344,981			\$476,795
163 Furniture, Equipment & Machinery - Dwellings	\$13,728				\$0
164 Furniture, Equipment & Machinery - Administration	\$678,634	\$143,304			\$46,055
165 Leasehold Improvements	\$1,853,131				\$7,009
166 Accumulated Depreciation	-\$36,875,808	-\$441,301			-\$465,504
167 Construction in Progress	\$52,446				
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$13,837,885	\$46,984	\$0	\$0	\$131,612
171 Notes, Loans and Mortgages Receivable - Non-Current					\$2,050,000
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					\$100
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$13,837,885	\$46,984	\$0	\$0	\$2,181,712
200 Deferred Outflow of Resources	\$608,828	\$460,645			\$62,426
290 Total Assets and Deferred Outflow of Resources	\$25,439,198	\$2,037,824	\$38,147	\$3,028	\$5,873,091

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$7,864	\$23,317			\$1,012
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$72,173	\$74,966	\$6,516	\$2,928	\$3,816
322 Accrued Compensated Absences - Current Portion	\$10,829	\$11,031			\$1,654
324 Accrued Contingency Liability					
325 Accrued Interest Payable	\$23,454				\$42,304
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects		\$9,148			
333 Accounts Payable - Other Government	\$62,389				
341 Tenant Security Deposits	\$193,936				
342 Unearned Revenue	\$18,559				
343 Current Portion of Long-term Debt - Capital	\$355,000				
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$113,664	\$63,593			\$1,991
346 Accrued Liabilities - Other	\$94,715	\$49,753			\$6,420
347 Inter Program - Due To	\$54,680		\$31,631	\$100	\$102
348 Loan Liability - Current					\$269,710
310 Total Current Liabilities	\$1,007,263	\$231,808	\$38,147	\$3,028	\$327,009
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	\$1,600,000				
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$1,108,530	\$52,709			
354 Accrued Compensated Absences - Non Current	\$144,555	\$129,410			\$18,881
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
357 Accrued Pension and OPEB Liabilities	\$3,890,529	\$2,943,618			\$398,921
350 Total Non-Current Liabilities	\$6,743,614	\$3,125,737	\$0	\$0	\$417,802
300 Total Liabilities	\$7,750,877	\$3,357,545	\$38,147	\$3,028	\$744,811
400 Deferred Inflow of Resources	\$276,571	\$209,263			\$28,357
508.4 Net Investment in Capital Assets	\$13,837,885	\$46,984		\$0	\$131,612
511.4 Restricted Net Position	\$652,274	\$173,941		\$0	
512.4 Unrestricted Net Position	\$2,921,591	-\$1,749,909	\$0	\$0	\$4,968,311
513 Total Equity - Net Assets / Position	\$17,411,750	-\$1,528,984	\$0	\$0	\$5,099,923
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$25,439,198	\$2,037,824	\$38,147	\$3,028	\$5,873,091

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$107,764	\$718,336		\$718,336
112 Cash - Restricted - Modernization and Development				
113 Cash - Other Restricted		\$180,521		\$180,521
114 Cash - Tenant Security Deposits		\$193,936		\$193,936
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	\$107,764	\$1,092,793	\$0	\$1,092,793
121 Accounts Receivable - PHA Projects		\$3,946		\$3,946
122 Accounts Receivable - HUD Other Projects		\$106,095		\$106,095
124 Accounts Receivable - Other Government	\$77,393	\$85,322		\$85,322
125 Accounts Receivable - Miscellaneous	\$432	\$961,000		\$961,000
126 Accounts Receivable - Tenants		\$50,355		\$50,355
126.1 Allowance for Doubtful Accounts -Tenants	\$0	-\$6,155		-\$6,155
126.2 Allowance for Doubtful Accounts - Other	\$0	-\$90,797		-\$90,797
127 Notes, Loans, & Mortgages Receivable - Current				
128 Fraud Recovery		\$547,705		\$547,705
128.1 Allowance for Doubtful Accounts - Fraud		-\$547,705		-\$547,705
129 Accrued Interest Receivable		\$585,168		\$585,168
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$77,825	\$1,694,934	\$0	\$1,694,934
131 Investments - Unrestricted	\$1,123,619	\$13,622,085		\$13,622,085
132 Investments - Restricted		\$857,626		\$857,626
135 Investments - Restricted for Payment of Current Liability		\$135,113		\$135,113
142 Prepaid Expenses and Other Assets	\$14,678	\$82,412		\$82,412
143 Inventories				
143.1 Allowance for Obsolete Inventories				

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
144 Inter Program Due From	\$54,782	\$86,513	-\$86,513	\$0
145 Assets Held for Sale				
150 Total Current Assets	\$1,378,668	\$17,571,476	-\$86,513	\$17,484,963
161 Land		\$8,920,208		\$8,920,208
162 Buildings	\$277,947	\$40,362,526		\$40,362,526
163 Furniture, Equipment & Machinery - Dwellings	\$10,623	\$24,351		\$24,351
164 Furniture, Equipment & Machinery - Administration	\$1,000,250	\$1,868,243		\$1,868,243
165 Leasehold Improvements	\$21,731	\$1,881,871		\$1,881,871
166 Accumulated Depreciation	-\$1,209,961	-\$38,992,574		-\$38,992,574
167 Construction in Progress		\$52,446		\$52,446
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	\$100,590	\$14,117,071	\$0	\$14,117,071
171 Notes, Loans and Mortgages Receivable - Non-Current		\$2,050,000		\$2,050,000
172 Notes, Loans, & Mortgages Receivable - Non Current - Past				
173 Grants Receivable - Non Current				
174 Other Assets		\$100		\$100
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$100,590	\$16,167,171	\$0	\$16,167,171
200 Deferred Outflow of Resources	\$510,914	\$1,642,813		\$1,642,813
290 Total Assets and Deferred Outflow of Resources	\$1,990,172	\$35,381,460	-\$86,513	\$35,294,947
311 Bank Overdraft				

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
312 Accounts Payable <= 90 Days	\$1,990	\$34,183		\$34,183
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	\$74,308	\$234,707		\$234,707
322 Accrued Compensated Absences - Current Portion	\$12,986	\$36,500		\$36,500
324 Accrued Contingency Liability				
325 Accrued Interest Payable		\$65,758		\$65,758
331 Accounts Payable - HUD PHA Programs				
332 Account Payable - PHA Projects		\$9,148		\$9,148
333 Accounts Payable - Other Government		\$62,389		\$62,389
341 Tenant Security Deposits		\$193,936		\$193,936
342 Unearned Revenue		\$18,559		\$18,559
343 Current Portion of Long-term Debt - Capital		\$355,000		\$355,000
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities	\$8,961	\$188,209		\$188,209
346 Accrued Liabilities - Other	\$10,642	\$161,530		\$161,530
347 Inter Program - Due To		\$86,513	-\$86,513	\$0
348 Loan Liability - Current		\$269,710		\$269,710
310 Total Current Liabilities	\$108,887	\$1,716,142	-\$86,513	\$1,629,629
351 Long-term Debt, Net of Current - Capital Projects/Mortgage		\$1,600,000		\$1,600,000
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other		\$1,161,239		\$1,161,239
354 Accrued Compensated Absences - Non Current	\$174,208	\$467,054		\$467,054
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities	\$3,264,850	\$10,497,918		\$10,497,918

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Entity Wide Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
350 Total Non-Current Liabilities	\$3,439,058	\$13,726,211	\$0	\$13,726,211
300 Total Liabilities	\$3,547,945	\$15,442,353	-\$86,513	\$15,355,840
400 Deferred Inflow of Resources	\$232,097	\$746,288		\$746,288
508.4 Net Investment in Capital Assets	\$100,590	\$14,117,071		\$14,117,071
511.4 Restricted Net Position		\$826,215		\$826,215
512.4 Unrestricted Net Position	-\$1,890,460	\$4,249,533		\$4,249,533
513 Total Equity - Net Assets / Position	-\$1,789,870	\$19,192,819	\$0	\$19,192,819
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$1,990,172	\$35,381,460	-\$86,513	\$35,294,947



Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
70300 Net Tenant Rental Revenue	\$4,682,680				
70400 Tenant Revenue - Other	\$122,854				
70500 Total Tenant Revenue	\$4,805,534	\$0	\$0	\$0	\$0
70600 HUD PHA Operating Grants	\$1,098,051	\$20,459,264	\$143,187	\$93,510	
70610 Capital Grants	\$568,334				
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					\$0
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$189,860	\$24,380			\$226,360
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery	\$21,977	\$62,898			
71500 Other Revenue	\$59,254	\$342,220			\$177,086
71600 Gain or Loss on Sale of Capital Assets	\$412,599				
72000 Investment Income - Restricted	\$12,520	\$0			
70000 Total Revenue	\$7,168,129	\$20,888,762	\$143,187	\$93,510	\$403,446
91100 Administrative Salaries	\$630,140	\$885,876			\$56,391

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
91200 Auditing Fees	\$10,329	\$34,319			
91300 Management Fee	\$693,010				
91310 Book-keeping Fee	\$51,323				
91400 Advertising and Marketing	\$1,537	\$1,616			\$56
91500 Employee Benefit contributions - Administrative	\$407,408	\$592,179			\$34,597
91600 Office Expenses	\$91,305	\$163,564		\$17,351	\$30,022
91700 Legal Expense	\$1,930	\$2,170			
91800 Travel	\$1,736	\$9,811			\$616
91810 Allocated Overhead					
91900 Other	\$79,514	\$9,616			\$1,001
91000 Total Operating - Administrative	\$1,968,232	\$1,699,151	\$0	\$17,351	\$122,683
92000 Asset Management Fee	\$79,680				
92100 Tenant Services - Salaries			\$77,620	\$37,472	
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services			\$58,591	\$30,338	
92400 Tenant Services - Other	\$27,238	\$29		\$1,598	\$3,644
92500 Total Tenant Services	\$27,238	\$29	\$136,211	\$69,408	\$3,644
93100 Water	\$342,237	\$594			\$5,831
93200 Electricity	\$149,340	\$12,142			\$37,400
93300 Gas	\$36,191	\$735			\$9,588
93400 Fuel					
93500 Labor					
93600 Sewer	\$260,056	\$305			\$3,864
93700 Employee Benefit Contributions - Utilities					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
93800 Other Utilities Expense					
93000 Total Utilities	\$787,824	\$13,776	\$0	\$0	\$56,683
94100 Ordinary Maintenance and Operations - Labor	\$283,380	\$1,239			\$19,371
94200 Ordinary Maintenance and Operations - Materials and	\$167,863	\$3,500			\$4,975
94300 Ordinary Maintenance and Operations Contracts	\$1,079,168	\$47,757			\$34,698
94500 Employee Benefit Contributions - Ordinary Maintenance	\$175,362	\$662			\$2,433
94000 Total Maintenance	\$1,705,773	\$53,158	\$0	\$0	\$61,477
95100 Protective Services - Labor	\$1,075				
95200 Protective Services - Other Contract Costs	\$44,740	\$1,808			\$1,762
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$45,815	\$1,808	\$0	\$0	\$1,762
96110 Property Insurance	\$166,278	\$3,115			\$2,328
96120 Liability Insurance	\$26,919	\$8,277			\$1,815
96130 Workmen's Compensation	\$40,820	\$7,382			\$1,352
96140 All Other Insurance	\$19,124	\$5,635			\$355
96100 Total insurance Premiums	\$253,141	\$24,409	\$0	\$0	\$5,850
96200 Other General Expenses	\$63,994				
96210 Compensated Absences	\$99,016	\$117,271	\$6,976	\$6,751	-\$270
96300 Payments in Lieu of Taxes	\$88,989				
96400 Bad debt - Tenant Rents	\$9,847				
96500 Bad debt - Mortgages					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$261,846	\$117,271	\$6,976	\$6,751	-\$270
96710 Interest of Mortgage (or Bonds) Payable	\$105,122				\$9,223
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$105,122	\$0	\$0	\$0	\$9,223
96900 Total Operating Expenses	\$5,234,671	\$1,909,602	\$143,187	\$93,510	\$261,052
97000 Excess of Operating Revenue over Operating Expenses	\$1,933,458	\$18,979,160	\$0	\$0	\$142,394
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized	\$6,734	-\$475			
97300 Housing Assistance Payments		\$18,752,747			
97350 HAP Portability-In		\$261,744			
97400 Depreciation Expense	\$631,342	\$9,393			\$10,590
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$5,872,747	\$20,933,011	\$143,187	\$93,510	\$271,642
10010 Operating Transfer In	\$145,277				
10020 Operating transfer Out	-\$145,277				

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
10030 Operating Transfers from/to Primary Government					\$72,000
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In	\$622,000				
10092 Inter Project Excess Cash Transfer Out	-\$622,000				
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$72,000
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$1,295,382	-\$44,249	\$0	\$0	\$203,804
11020 Required Annual Debt Principal Payments	\$335,000	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$16,116,368	-\$1,484,735	\$0	\$0	\$2,386,435
11040 Prior Period Adjustments, Equity Transfers and Correction		\$0			\$2,509,684
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity		-\$1,702,925			
11180 Housing Assistance Payments Equity		\$173,941			

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	Project Total	14.871 Housing Choice Vouchers	14.896 PIH Family Self-Sufficiency Program	14.870 Resident Opportunity and Supportive Services	1 Business Activities
11190 Unit Months Available	6923	21900			
11210 Number of Unit Months Leased	6843	19245			
11270 Excess Cash	\$8,626,154				
11610 Land Purchases	\$0				
11620 Building Purchases	\$233,334				
11630 Furniture & Equipment - Dwelling Purchases	\$0				
11640 Furniture & Equipment - Administrative Purchases	\$0				
11650 Leasehold Improvements Purchases	\$0				
11660 Infrastructure Purchases	\$0				
13510 CFFP Debt Service Payments	\$0				
13901 Replacement Housing Factor Funds	\$0				

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$0	\$4,682,680		\$4,682,680
70400 Tenant Revenue - Other		\$122,854		\$122,854
70500 Total Tenant Revenue	\$0	\$4,805,534	\$0	\$4,805,534
70600 HUD PHA Operating Grants		\$21,794,012		\$21,794,012
70610 Capital Grants		\$568,334		\$568,334
70710 Management Fee	\$693,010	\$693,010	-\$693,010	\$0
70720 Asset Management Fee	\$79,680	\$79,680	-\$79,680	\$0
70730 Book Keeping Fee	\$51,323	\$51,323	-\$51,323	\$0
70740 Front Line Service Fee				
70750 Other Fees	\$712,824	\$712,824	-\$662,972	\$49,852
70700 Total Fee Revenue	\$1,536,837	\$1,536,837	-\$1,486,985	\$49,852
70800 Other Government Grants				
71100 Investment Income - Unrestricted	\$37,029	\$477,629		\$477,629
71200 Mortgage Interest Income				
71300 Proceeds from Disposition of Assets Held for Sale				
71310 Cost of Sale of Assets				
71400 Fraud Recovery		\$84,875		\$84,875
71500 Other Revenue	\$48,910	\$627,470		\$627,470
71600 Gain or Loss on Sale of Capital Assets		\$412,599		\$412,599
72000 Investment Income - Restricted		\$12,520		\$12,520
70000 Total Revenue	\$1,622,776	\$30,319,810	-\$1,486,985	\$28,832,825
91100 Administrative Salaries	\$595,992	\$2,168,399		\$2,168,399
91200 Auditing Fees	\$1,292	\$45,940		\$45,940

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
91300 Management Fee		\$693,010	-\$693,010	\$0
91310 Book-keeping Fee		\$51,323	-\$51,323	\$0
91400 Advertising and Marketing	\$22	\$3,231		\$3,231
91500 Employee Benefit contributions - Administrative	\$417,663	\$1,451,847		\$1,451,847
91600 Office Expenses	\$94,223	\$396,465		\$396,465
91700 Legal Expense		\$4,100		\$4,100
91800 Travel	\$684	\$12,847		\$12,847
91810 Allocated Overhead				
91900 Other		\$90,131		\$90,131
91000 Total Operating - Administrative	\$1,109,876	\$4,917,293	-\$744,333	\$4,172,960
92000 Asset Management Fee		\$79,680	-\$79,680	\$0
92100 Tenant Services - Salaries		\$115,092		\$115,092
92200 Relocation Costs				
92300 Employee Benefit Contributions - Tenant Services		\$88,929		\$88,929
92400 Tenant Services - Other		\$32,509	-\$1,000	\$31,509
92500 Total Tenant Services	\$0	\$236,530	-\$1,000	\$235,530
93100 Water	\$3,301	\$351,963		\$351,963
93200 Electricity	\$16,014	\$214,896		\$214,896
93300 Gas	\$501	\$47,015		\$47,015
93400 Fuel				
93500 Labor				
93600 Sewer	\$1,500	\$265,725		\$265,725
93700 Employee Benefit Contributions - Utilities				
93800 Other Utilities Expense				



Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
93000 Total Utilities	\$21,316	\$879,599	\$0	\$879,599
94100 Ordinary Maintenance and Operations - Labor	\$321,528	\$625,518		\$625,518
94200 Ordinary Maintenance and Operations - Materials and	\$16,254	\$192,592		\$192,592
94300 Ordinary Maintenance and Operations Contracts	\$37,432	\$1,199,055	-\$638,647	\$560,408
94500 Employee Benefit Contributions - Ordinary Maintenance	\$132,297	\$310,754		\$310,754
94000 Total Maintenance	\$507,511	\$2,327,919	-\$638,647	\$1,689,272
95100 Protective Services - Labor		\$1,075		\$1,075
95200 Protective Services - Other Contract Costs	\$5,363	\$53,673	-\$20,694	\$32,979
95300 Protective Services - Other				
95500 Employee Benefit Contributions - Protective Services				
95000 Total Protective Services	\$5,363	\$54,748	-\$20,694	\$34,054
96110 Property Insurance	\$20,415	\$192,136		\$192,136
96120 Liability Insurance	\$756	\$37,767		\$37,767
96130 Workmen's Compensation	\$51,867	\$101,421		\$101,421
96140 All Other Insurance	\$1,860	\$26,974		\$26,974
96100 Total insurance Premiums	\$74,898	\$358,298	\$0	\$358,298
96200 Other General Expenses		\$63,994		\$63,994
96210 Compensated Absences	\$71,631	\$301,375		\$301,375
96300 Payments in Lieu of Taxes		\$88,989		\$88,989
96400 Bad debt - Tenant Rents		\$9,847		\$9,847
96500 Bad debt - Mortgages				
96600 Bad debt - Other				

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
96800 Severance Expense				
96000 Total Other General Expenses	\$71,631	\$464,205	\$0	\$464,205
96710 Interest of Mortgage (or Bonds) Payable		\$114,345		\$114,345
96720 Interest on Notes Payable (Short and Long Term)				
96730 Amortization of Bond Issue Costs				
96700 Total Interest Expense and Amortization Cost	\$0	\$114,345	\$0	\$114,345
96900 Total Operating Expenses	\$1,790,595	\$9,432,617	-\$1,484,354	\$7,948,263
97000 Excess of Operating Revenue over Operating Expenses	-\$167,819	\$20,887,193	-\$2,631	\$20,884,562
97100 Extraordinary Maintenance				
97200 Casualty Losses - Non-capitalized		\$6,259	-\$2,631	\$3,628
97300 Housing Assistance Payments		\$18,752,747		\$18,752,747
97350 HAP Portability-In		\$261,744		\$261,744
97400 Depreciation Expense	\$19,984	\$671,309		\$671,309
97500 Fraud Losses				
97600 Capital Outlays - Governmental Funds				
97700 Debt Principal Payment - Governmental Funds				
97800 Dwelling Units Rent Expense				
90000 Total Expenses	\$1,810,579	\$29,124,676	-\$1,486,985	\$27,637,691
10010 Operating Transfer In		\$145,277	-\$145,277	\$0
10020 Operating transfer Out		-\$145,277	\$145,277	\$0
10030 Operating Transfers from/to Primary Government		\$72,000		\$72,000

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
10040 Operating Transfers from/to Component Unit				
10050 Proceeds from Notes, Loans and Bonds				
10060 Proceeds from Property Sales				
10070 Extraordinary Items, Net Gain/Loss				
10080 Special Items (Net Gain/Loss)				
10091 Inter Project Excess Cash Transfer In		\$622,000	-\$622,000	\$0
10092 Inter Project Excess Cash Transfer Out		-\$622,000	\$622,000	\$0
10093 Transfers between Program and Project - In				
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	\$0	\$72,000	\$0	\$72,000
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$187,803	\$1,267,134	\$0	\$1,267,134
11020 Required Annual Debt Principal Payments	\$0	\$335,000		\$335,000
11030 Beginning Equity	-\$1,602,067	\$15,416,001		\$15,416,001
11040 Prior Period Adjustments, Equity Transfers and Correction	\$0	\$2,509,684		\$2,509,684
11050 Changes in Compensated Absence Balance				
11060 Changes in Contingent Liability Balance				
11070 Changes in Unrecognized Pension Transition Liability				
11080 Changes in Special Term/Severance Benefits Liability				
11090 Changes in Allowance for Doubtful Accounts - Dwelling				
11100 Changes in Allowance for Doubtful Accounts - Other				
11170 Administrative Fee Equity		-\$1,702,925		-\$1,702,925
11180 Housing Assistance Payments Equity		\$173,941		\$173,941
11190 Unit Months Available	0	28823		28823

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Entity Wide Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	COCC	Subtotal	ELIM	Total
11210 Number of Unit Months Leased	0	26088		26088
11270 Excess Cash		\$8,626,154		\$8,626,154
11610 Land Purchases	\$0	\$0		\$0
11620 Building Purchases	\$0	\$233,334		\$233,334
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0		\$0
11650 Leasehold Improvements Purchases	\$0	\$0		\$0
11660 Infrastructure Purchases	\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0	\$0		\$0

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
111 Cash - Unrestricted	\$59,712	\$18,589	\$11,726	\$37,096	\$4,826
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$39,736	\$36,290	\$26,360	\$32,830	\$6,830
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$99,448	\$54,879	\$38,086	\$69,926	\$11,656
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects		\$9	\$17	\$410	
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$128,766				\$1,350
126 Accounts Receivable - Tenants	\$10,470	\$1,147	\$519	\$4,023	\$12,810
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0	\$0	\$0	\$0
126.2 Allowance for Doubtful Accounts - Other	-\$71,863	\$0	\$0	\$0	\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery	\$143,952	\$2,022	\$21,881	\$8,680	\$21,325
128.1 Allowance for Doubtful Accounts - Fraud	-\$143,952	-\$2,022	-\$21,881	-\$8,680	-\$21,325
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$67,373	\$1,156	\$536	\$4,433	\$14,160
131 Investments - Unrestricted	\$1,395,725	\$1,676,372	\$1,568,742	\$1,533,778	\$530,081
132 Investments - Restricted	\$36,775	\$15,632	\$396,784	\$332,934	
135 Investments - Restricted for Payment of Current Liability		\$28,513	\$18,301	\$11,041	
142 Prepaid Expenses and Other Assets	\$7,676	\$6,703	\$8,282	\$13,486	\$2,692
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
145 Assets Held for Sale					
150 Total Current Assets	\$1,606,997	\$1,783,255	\$2,030,731	\$1,965,598	\$558,589
161 Land	\$4,048,063	\$928,550	\$781,096	\$1,816,780	\$52,051
162 Buildings	\$3,061,879	\$4,006,268	\$5,566,720	\$10,560,150	\$2,452,625
163 Furniture, Equipment & Machinery - Dwellings	\$1,253	\$7,922			\$2,304
164 Furniture, Equipment & Machinery - Administration	\$169,175	\$109,165	\$128,732	\$121,012	\$47,757
165 Leasehold Improvements		\$234,177	\$164,729	\$166,407	\$12,483
166 Accumulated Depreciation	-\$3,192,918	-\$3,299,466	-\$5,607,823	-\$10,100,032	-\$2,272,607
167 Construction in Progress		\$6,218	\$16,624	\$15,121	
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$4,087,452	\$1,992,834	\$1,050,078	\$2,579,438	\$294,613
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$4,087,452	\$1,992,834	\$1,050,078	\$2,579,438	\$294,613
200 Deferred Outflow of Resources	\$193,524	\$80,827	\$62,262	\$80,004	\$35,157
290 Total Assets and Deferred Outflow of Resources	\$5,887,973	\$3,856,916	\$3,143,071	\$4,625,040	\$888,359
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$1,610	\$103	\$195	\$1,543	\$398
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$5,880	\$11,935	\$8,115	\$13,110	\$5,101

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
322 Accrued Compensated Absences - Current Portion	\$1,487	\$1,074	\$1,074	\$2,264	\$953
324 Accrued Contingency Liability					
325 Accrued Interest Payable			\$12,900	\$10,554	
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$14,487	\$3,628	\$2,427	\$11,476	\$2,964
341 Tenant Security Deposits	\$39,736	\$36,290	\$26,360	\$32,830	\$6,830
342 Unearned Revenue	\$540	\$5,456	\$1,839	\$3,710	\$568
343 Current Portion of Long-term Debt - Capital			\$195,250	\$159,750	
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$22,688	\$30,253	\$19,519	\$14,083	\$5,961
346 Accrued Liabilities - Other	\$4,290	\$16,705	\$15,662	\$16,208	\$7,810
347 Inter Program - Due To	\$29,908	\$9,517	\$3,573	\$1,333	\$1,137
348 Loan Liability - Current					
310 Total Current Liabilities	\$120,626	\$114,961	\$286,914	\$266,861	\$31,722
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			\$880,000	\$720,000	
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$352,748	\$138,681	\$124,224	\$162,460	\$61,525
354 Accrued Compensated Absences - Non Current	\$1,698	\$25,108	\$16,128	\$27,549	\$15,098
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities	\$1,236,654	\$516,497	\$397,871	\$511,252	\$224,655
350 Total Non-Current Liabilities	\$1,591,100	\$680,286	\$1,418,223	\$1,421,261	\$301,278
300 Total Liabilities	\$1,711,726	\$795,247	\$1,705,137	\$1,688,122	\$333,000
400 Deferred Inflow of Resources	\$87,914	\$36,715	\$28,284	\$36,343	\$15,972

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
508.4 Net Investment in Capital Assets	\$4,087,452	\$1,992,834	\$1,050,078	\$2,579,438	\$294,613
511.4 Restricted Net Position			\$358,751	\$293,523	
512.4 Unrestricted Net Position	\$881	\$1,032,120	\$821	\$27,614	\$244,774
513 Total Equity - Net Assets / Position	\$4,088,333	\$3,024,954	\$1,409,650	\$2,900,575	\$539,387
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$5,887,973	\$3,856,916	\$3,143,071	\$4,625,040	\$888,359



Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
111 Cash - Unrestricted	\$320,833	\$33,195			\$485,977
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted					
114 Cash - Tenant Security Deposits	\$35,730	\$16,160			\$193,936
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$356,563	\$49,355	\$0	\$0	\$679,913
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$312	\$163			\$911
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$500,000				\$630,116
126 Accounts Receivable - Tenants	\$10,959	\$4,272			\$44,200
126.1 Allowance for Doubtful Accounts -Tenants	\$0	\$0			\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0			-\$71,863
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery	\$96,454				\$294,314
128.1 Allowance for Doubtful Accounts - Fraud	-\$96,454				-\$294,314
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$511,271	\$4,435	\$0	\$0	\$603,364
131 Investments - Unrestricted	\$1,002,027	\$1,070,610			\$8,777,335
132 Investments - Restricted	\$22,792				\$804,917
135 Investments - Restricted for Payment of Current Liability	\$13,665				\$71,520
142 Prepaid Expenses and Other Assets	\$10,617	\$5,980			\$55,436
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
150 Total Current Assets	\$1,916,935	\$1,130,380	\$0	\$0	\$10,992,485
161 Land	\$914,678	\$311,733			\$8,852,951
162 Buildings	\$6,489,459	\$7,125,702			\$39,262,803
163 Furniture, Equipment & Machinery - Dwellings		\$2,249			\$13,728
164 Furniture, Equipment & Machinery - Administration	\$46,549	\$56,244			\$678,634
165 Leasehold Improvements	\$1,229,575	\$45,760			\$1,853,131
166 Accumulated Depreciation	-\$6,078,280	-\$6,324,682			-\$36,875,808
167 Construction in Progress	\$11,483	\$3,000			\$52,446
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,613,464	\$1,220,006	\$0	\$0	\$13,837,885
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets					
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$2,613,464	\$1,220,006	\$0	\$0	\$13,837,885
200 Deferred Outflow of Resources	\$100,870	\$56,184			\$608,828
290 Total Assets and Deferred Outflow of Resources	\$4,631,269	\$2,406,570	\$0	\$0	\$25,439,198
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$2,507	\$1,508			\$7,864
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$18,242	\$9,790			\$72,173
322 Accrued Compensated Absences - Current Portion	\$2,630	\$1,347			\$10,829

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
324 Accrued Contingency Liability					
325 Accrued Interest Payable					\$23,454
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$7,405	\$20,002			\$62,389
341 Tenant Security Deposits	\$35,730	\$16,160			\$193,936
342 Unearned Revenue	\$5,269	\$1,177			\$18,559
343 Current Portion of Long-term Debt - Capital					\$355,000
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$15,369	\$5,791			\$113,664
346 Accrued Liabilities - Other	\$18,874	\$15,166			\$94,715
347 Inter Program - Due To	\$6,106	\$3,106			\$54,680
348 Loan Liability - Current					
310 Total Current Liabilities	\$112,132	\$74,047	\$0	\$0	\$1,007,263
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					\$1,600,000
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other	\$145,842	\$123,050			\$1,108,530
354 Accrued Compensated Absences - Non Current	\$37,357	\$21,617			\$144,555
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities	\$644,571	\$359,029			\$3,890,529
350 Total Non-Current Liabilities	\$827,770	\$503,696	\$0	\$0	\$6,743,614
300 Total Liabilities	\$939,902	\$577,743	\$0	\$0	\$7,750,877
400 Deferred Inflow of Resources	\$45,822	\$25,521			\$276,571

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Balance Sheet Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
508.4 Net Investment in Capital Assets	\$2,613,464	\$1,220,006	\$0	\$0	\$13,837,885
511.4 Restricted Net Position			\$0	\$0	\$652,274
512.4 Unrestricted Net Position	\$1,032,081	\$583,300	\$0	\$0	\$2,921,591
513 Total Equity - Net Assets / Position	\$3,645,545	\$1,803,306	\$0	\$0	\$17,411,750
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$4,631,269	\$2,406,570	\$0	\$0	\$25,439,198

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
70300 Net Tenant Rental Revenue	\$450,342	\$1,018,015	\$730,741	\$828,426	\$174,054
70400 Tenant Revenue - Other	\$16,737	\$14,461	\$9,465	\$18,173	\$18,745
70500 Total Tenant Revenue	\$467,079	\$1,032,476	\$740,206	\$846,599	\$192,799
70600 HUD PHA Operating Grants	\$398,091	\$79,111	\$78,753	\$154,583	\$139,258
70610 Capital Grants		\$167,845	\$195,994	\$193,345	
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$42,142	\$33,974	\$30,021	\$32,119	\$8,310
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery	\$13,747	\$996	\$2,823	\$331	
71500 Other Revenue	\$2,813	\$893	\$985	\$43,121	\$621
71600 Gain or Loss on Sale of Capital Assets			\$6,165		
72000 Investment Income - Restricted	\$0	\$0	\$6,886	\$5,634	
70000 Total Revenue	\$923,872	\$1,315,295	\$1,061,833	\$1,275,732	\$340,988
91100 Administrative Salaries	\$91,661	\$124,200	\$87,263	\$73,821	\$35,969
91200 Auditing Fees	\$2,264	\$1,551	\$1,085	\$1,551	\$776
91300 Management Fee	\$68,337	\$120,670	\$84,919	\$120,244	\$58,596

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
91310 Book-keeping Fee	\$5,122	\$8,933	\$6,294	\$8,895	\$4,312
91400 Advertising and Marketing	\$90	\$501	\$175	\$255	\$93
91500 Employee Benefit contributions - Administrative	\$63,409	\$76,634	\$54,752	\$42,157	\$26,187
91600 Office Expenses	\$7,536	\$18,129	\$10,454	\$13,785	\$10,757
91700 Legal Expense	\$1,930				
91800 Travel	\$35	\$327	\$229	\$327	\$164
91810 Allocated Overhead					
91900 Other	\$14,866	\$12,225	\$8,559	\$12,225	\$6,802
91000 Total Operating - Administrative	\$255,250	\$363,170	\$253,730	\$273,260	\$143,656
92000 Asset Management Fee	\$17,280	\$12,000	\$8,400	\$12,000	\$6,000
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$3,545	\$4,721	\$2,860	\$5,150	\$2,534
92500 Total Tenant Services	\$3,545	\$4,721	\$2,860	\$5,150	\$2,534
93100 Water	\$58,341	\$57,509	\$59,455	\$62,729	\$12,241
93200 Electricity	\$14,483	\$7,493	\$7,309	\$16,616	\$32,523
93300 Gas	\$2,883	\$229	\$132	\$1,220	\$8,142
93400 Fuel					
93500 Labor					
93600 Sewer	\$49,523	\$47,672	\$39,215	\$43,087	\$11,314
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$125,230	\$112,903	\$106,111	\$123,652	\$64,220
94100 Ordinary Maintenance and Operations - Labor	\$26,421	\$30,212	\$30,205	\$73,459	\$27,406

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
94200 Ordinary Maintenance and Operations - Materials and	\$22,420	\$16,679	\$14,233	\$36,055	\$18,317
94300 Ordinary Maintenance and Operations Contracts	\$258,899	\$179,016	\$111,549	\$134,269	\$97,340
94500 Employee Benefit Contributions - Ordinary Maintenance	\$16,506	\$15,338	\$18,333	\$57,300	\$14,168
94000 Total Maintenance	\$324,246	\$241,245	\$174,320	\$301,083	\$157,231
95100 Protective Services - Labor	\$1,075				
95200 Protective Services - Other Contract Costs	\$2,834	\$3,821	\$3,367	\$11,970	\$6,265
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$3,909	\$3,821	\$3,367	\$11,970	\$6,265
96110 Property Insurance	\$32,745	\$17,471	\$26,926	\$35,043	\$5,410
96120 Liability Insurance	\$6,717	\$4,037	\$2,828	\$4,515	\$1,555
96130 Workmen's Compensation	\$4,868	\$4,042	\$4,626	\$10,511	\$3,525
96140 All Other Insurance	\$3,692	\$2,279	\$2,844	\$3,813	\$823
96100 Total insurance Premiums	\$48,022	\$27,829	\$37,224	\$53,882	\$11,313
96200 Other General Expenses	\$10,272	\$10,291	\$10,130	\$21,562	\$93
96210 Compensated Absences	-\$1,219	\$27,069	\$15,580	\$18,255	\$7,423
96300 Payments in Lieu of Taxes	\$19,020	\$10,138	\$6,984	\$11,476	\$6,630
96400 Bad debt - Tenant Rents		\$2,229	\$406	\$3,180	\$1,327
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$28,073	\$49,727	\$33,100	\$54,473	\$15,473
96710 Interest of Mortgage (or Bonds) Payable			\$57,817	\$47,305	
96720 Interest on Notes Payable (Short and Long Term)					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$57,817	\$47,305	\$0
96900 Total Operating Expenses	\$805,555	\$815,416	\$676,929	\$882,775	\$406,692
97000 Excess of Operating Revenue over Operating Expenses	\$118,317	\$499,879	\$384,904	\$392,957	-\$65,704
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$11,244	\$102,389	\$38,830	\$70,149	\$35,502
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$816,799	\$917,805	\$715,759	\$952,924	\$442,194
10010 Operating Transfer In	\$2,159	\$41,140	\$19,983	\$26,776	\$11,301
10020 Operating transfer Out	-\$2,159	-\$41,140	-\$19,983	-\$26,776	-\$11,301
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In			\$100,000		\$174,000
10092 Inter Project Excess Cash Transfer Out	-\$622,000				



Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-\$622,000	\$0	\$100,000	\$0	\$174,000
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-\$514,927	\$397,490	\$446,074	\$322,808	\$72,794
11020 Required Annual Debt Principal Payments	\$0	\$0	\$184,250	\$150,750	\$0
11030 Beginning Equity	\$4,603,260	\$2,627,464	\$963,576	\$2,577,767	\$466,593
11040 Prior Period Adjustments, Equity Transfers and Correction					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	683	1200	840	1200	600
11210 Number of Unit Months Leased	683	1191	839	1186	575
11270 Excess Cash	\$1,374,791	\$1,549,759	\$1,268,858	\$1,271,654	\$490,284
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$0	\$167,845	\$11,744	\$42,595	\$0
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000001	CA031000002	CA031000003	CA031000004	CA031000005
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
70300 Net Tenant Rental Revenue	\$1,083,586	\$397,516			\$4,682,680
70400 Tenant Revenue - Other	\$23,999	\$21,274			\$122,854
70500 Total Tenant Revenue	\$1,107,585	\$418,790	\$0	\$0	\$4,805,534
70600 HUD PHA Operating Grants	\$23,202	\$225,053			\$1,098,051
70610 Capital Grants	\$8,469	\$2,681			\$568,334
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$26,963	\$16,331			\$189,860
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery		\$4,080			\$21,977
71500 Other Revenue	\$9,151	\$1,670			\$59,254
71600 Gain or Loss on Sale of Capital Assets	\$406,434				\$412,599
72000 Investment Income - Restricted	\$0				\$12,520
70000 Total Revenue	\$1,581,804	\$668,605	\$0	\$0	\$7,168,129
91100 Administrative Salaries	\$150,957	\$66,269			\$630,140
91200 Auditing Fees	\$1,551	\$1,551			\$10,329
91300 Management Fee	\$120,502	\$119,742			\$693,010
91310 Book-keeping Fee	\$8,917	\$8,850			\$51,323

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
91400 Advertising and Marketing	\$248	\$175			\$1,537
91500 Employee Benefit contributions - Administrative	\$96,863	\$47,406			\$407,408
91600 Office Expenses	\$16,400	\$14,244			\$91,305
91700 Legal Expense					\$1,930
91800 Travel	\$327	\$327			\$1,736
91810 Allocated Overhead					
91900 Other	\$12,227	\$12,610			\$79,514
91000 Total Operating - Administrative	\$407,992	\$271,174	\$0	\$0	\$1,968,232
92000 Asset Management Fee	\$12,000	\$12,000			\$79,680
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$4,689	\$3,739			\$27,238
92500 Total Tenant Services	\$4,689	\$3,739	\$0	\$0	\$27,238
93100 Water	\$68,774	\$23,188			\$342,237
93200 Electricity	\$16,610	\$54,306			\$149,340
93300 Gas	\$609	\$22,976			\$36,191
93400 Fuel					
93500 Labor					
93600 Sewer	\$45,556	\$23,689			\$260,056
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$131,549	\$124,159	\$0	\$0	\$787,824
94100 Ordinary Maintenance and Operations - Labor	\$62,013	\$33,664			\$283,380
94200 Ordinary Maintenance and Operations - Materials and	\$36,347	\$23,812			\$167,863

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
94300 Ordinary Maintenance and Operations Contracts	\$168,530	\$129,565			\$1,079,168
94500 Employee Benefit Contributions - Ordinary Maintenance	\$36,271	\$17,446			\$175,362
94000 Total Maintenance	\$303,161	\$204,487	\$0	\$0	\$1,705,773
95100 Protective Services - Labor					\$1,075
95200 Protective Services - Other Contract Costs	\$10,258	\$6,225			\$44,740
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$10,258	\$6,225	\$0	\$0	\$45,815
96110 Property Insurance	\$35,983	\$12,700			\$166,278
96120 Liability Insurance	\$4,157	\$3,110			\$26,919
96130 Workmen's Compensation	\$8,707	\$4,541			\$40,820
96140 All Other Insurance	\$3,848	\$1,825			\$19,124
96100 Total insurance Premiums	\$52,695	\$22,176	\$0	\$0	\$253,141
96200 Other General Expenses	\$11,460	\$186			\$63,994
96210 Compensated Absences	\$19,751	\$12,157			\$99,016
96300 Payments in Lieu of Taxes	\$7,405	\$27,336			\$88,989
96400 Bad debt - Tenant Rents		\$2,705			\$9,847
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$38,616	\$42,384	\$0	\$0	\$261,846
96710 Interest of Mortgage (or Bonds) Payable					\$105,122
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$105,122
96900 Total Operating Expenses	\$960,960	\$686,344	\$0	\$0	\$5,234,671
97000 Excess of Operating Revenue over Operating Expenses	\$620,844	-\$17,739	\$0	\$0	\$1,933,458
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized	\$6,734				\$6,734
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense	\$251,116	\$122,112			\$631,342
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,218,810	\$808,456	\$0	\$0	\$5,872,747
10010 Operating Transfer In	\$21,841	\$22,077			\$145,277
10020 Operating transfer Out	-\$21,841	-\$22,077			-\$145,277
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In		\$348,000			\$622,000
10092 Inter Project Excess Cash Transfer Out					-\$622,000
10093 Transfers between Program and Project - In					

Housing Authority of the City of Oxnard (CA031)

Oxnard, CA

**Project Revenue and Expense Summary**

Submission Type: Audited/Single Audit

Fiscal Year End: 06/30/2019

	CA031000007	CA031000008	CA031009999	OTHER PROJ	Total
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$348,000	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$362,994	\$208,149	\$0	\$0	\$1,295,382
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$335,000
11030 Beginning Equity	\$3,282,551	\$1,595,157	\$0	\$0	\$16,116,368
11040 Prior Period Adjustments, Equity Transfers and Correction					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	1200	1200	0	0	6923
11210 Number of Unit Months Leased	1189	1180	0	0	6843
11270 Excess Cash	\$1,677,650	\$993,158	\$0	\$0	\$8,626,154
11610 Land Purchases	\$0	\$0	\$0	\$0	\$0
11620 Building Purchases	\$8,469	\$2,681	\$0	\$0	\$233,334
11630 Furniture & Equipment - Dwelling Purchases	\$0	\$0	\$0	\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0

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**ACTUAL MODERNIZATION COST CERTIFICATES**

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**CITY OF OXNARD HOUSING AUTHORITY**  
 Conventional program SF-195

Schedule of Actual Modernization Cost Certificates - Uncompleted  
 Year ended June 30, 2019

Uncompleted:

	<u>CA16-P031-501-15</u>	<u>CA16-P031-501-16</u>	<u>CA16-P031-501-17</u>	<u>CA16-P031-501-18</u>
Funds approved	\$ 1,464,944	1,377,646	1,486,849	2,180,463
Funds expended - cumulative	<u>1,412,580</u>	<u>1,272,472</u>	<u>642,150</u>	<u>392,308</u>
Excess of funds approved	<u>\$ 52,364</u>	<u>105,174</u>	<u>844,699</u>	<u>1,788,155</u>
Funds advanced - cumulative	\$ 1,412,580	1,272,472	642,150	392,308
Funds expended - cumulative	<u>1,412,580</u>	<u>1,272,472</u>	<u>642,150</u>	<u>392,308</u>
Excess (deficiency) of funds advanced	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>

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**SINGLE AUDIT REPORTS AND RELATED SCHEDULES**

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**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 AUDITOR'S REPORT**

Board of Commissioners  
City of Oxnard Housing Authority  
Oxnard, 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 City of Oxnard Housing Authority (Authority), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise Authority's basic financial statements, and have issued our report thereon dated November 8, 2019.

**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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of 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. We did identify a certain deficiency in internal control, described in the accompanying Schedule of Findings and Questioned Costs as item 2019-001 that we consider to be a significant deficiency.

### **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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Authority's Response to Finding**

The Authority's response to the finding identified in our audit is described in the accompanying Schedule of Findings and Questioned Costs. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Irvine, California  
November 8, 2019



**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON THE SCHEDULE OF  
EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

**INDEPENDENT AUDITOR'S REPORT**

Board of Commissioners  
City of Oxnard Housing Authority  
Oxnard, California

**Report on Compliance for Each Major Federal Program**

We have audited City of Oxnard Housing Authority's (Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2019. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of the federal awards applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirement of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

### ***Opinion on Each Major Federal Program***

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

### **Report on Internal Control Over Compliance**

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

### **Report on Schedule of Expenditures of Federal Awards Required by Uniform Guidance**

We have audited the financial statements of the Authority as of and for the year ended June 30, 2019 and have issued our report thereon dated November 8, 2019 which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose

of forming an opinion on the financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule of Expenditures of Federal Awards is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in blue ink, appearing to read "Davis Jan W".

Irvine, California  
November 8, 2019

**CITY OF OXNARD HOUSING AUTHORITY**

Schedule of Expenditures of Federal Awards

Year ended June 30, 2019

Federal Grantor/Pass-through Grantor/Program Title	Federal Domestic Assistance Number	Project Number	Federal Financial Assistance Expenditures
<u>U.S. Department of Housing and Urban Development:</u>			
Direct Assistance:			
Conventional Programs:			
Public and Indian Housing Operating Subsidy Grant	14.850	CA031-00000819D	\$ 847,652
PIH Family Self-Sufficiency Program 2018	14.896	FSS18CA2497	79,435
PIH Family Self-Sufficiency Program 2017	14.896	FSS17CA0527	<u>63,752</u>
Subtotal			<u>143,187</u>
Resident Opportunity and Self-Sufficiency Service Coordinators Program 2015	14.870	CA031RPS027A015	63,829
Resident Opportunity and Self-Sufficiency Service Coordinators Program 2015	14.870	ROSS191291	<u>29,681</u>
Subtotal			<u>93,510</u>
Capital Fund Grant Program 2015	14.872	CA16-P031-501-13	137,541
Capital Fund Grant Program 2016	14.872	CA16-P031-501-14	31,482
Capital Fund Grant Program 2017	14.872	CA16-P031-501-15	257,402
Capital Fund Grant Program 2018	14.872	CA16-P031-501-16	<u>392,308</u>
Subtotal			<u>818,733</u>
Total Conventional Programs			<u>1,903,082</u>
Section 8 Housing Assistance Programs:			
Section 8 Housing Choice Voucher Cluster	14.871	CA-031-VO028-0041	<u>20,459,264</u>
Total Section 8 Housing Assistance Programs			<u>20,459,264</u>
Total Federal Financial Assistance Expenditures			<u>\$ 22,362,346</u>

See accompanying notes to schedule of expenditures of federal awards

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Schedule of Expenditures of Federal Awards

Year ended June 30, 2019

**(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards**

(a) Scope of Presentation

The accompanying Schedule of Expenditures of Federal Awards (the "Schedule") includes only the expenditures incurred (and related awards received) by the City of Oxnard Housing Authority ("Authority") that are reimbursable under federal programs of federal agencies providing financial assistance for the year ended June 30, 2019. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Only the portions of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum federal reimbursement authorized or the portion of the program expenditures that were funded with state, local or other nonfederal funds are excluded from the accompanying schedule. The Authority did not use the 10% de minimis indirect cost rate as covered in Section 200.414 of the Uniform Guidance.

(b) Basis of Accounting

The expenditures included in the accompanying schedule were reported on a regulatory basis of accounting in accordance with the U.S. Department of Housing and Urban Development (HUD). Expenditures are recognized in the accounting period in which the related liability is incurred. Expenditures reported included any property or equipment acquisitions incurred under the federal program.

(c) Subrecipients

During the fiscal year ended June 30, 2019, the Authority disbursed no federal funds to subrecipients.

(d) 2004 Capital Fund Revenue Bonds

On April 26, 2004, the Affordable Housing Agency issued Affordable Housing Agency Certificates of Participation, Series 2004 (Oxnard-Santa Clara Projects) in the amount of \$10,370,000, evidencing a proportionate ownership interest in debt service payments to be made with respect to certain Capital Fund Revenue Bonds, Series 2004, issued by the Oxnard and Santa Clara Housing Authorities in the amounts of \$5,820,000 and \$4,550,000, respectively.

Principal is payable annually on April 1. Interest is payable semiannually on April 1 and October 1 commencing October 1, 2004. The required reserve for the bonds of \$451,375 was fully funded as of June 30, 2019. The amount of bonds outstanding as of June 30, 2019 was \$1,955,000.

**CITY OF OXNARD HOUSING AUTHORITY**

Notes to Schedule of Expenditures of Federal Awards

Year ended June 30, 2019

(1) **Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards (Continued)**

The U.S. Department of Housing and Urban Development has approved the issuance of the bonds and the certificates and has authorized the Authority to pledge and assign its Capital Fund Program monies to the payment of the bonds and, therefore, the certificates. During the year ended June 30, 2019, there were payments made on the bonds for principal and interest totaling the amount of \$335,000, and, accordingly, those expenditures relating to the bonds have been included in the federal expenditures of capital fund grants in the accompanying Schedule of Expenditures of Federal Awards.

**CITY OF OXNARD HOUSING AUTHORITY**

Summary of Findings and Questioned Costs

Year ended June 30, 2019

**Section I - Summary of Auditor's Results**

**Financial Statements**

- |   |            |
|---|------------|
| 1. Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP: | Unmodified |
| 2. Internal control over financial reporting:   |            |
| a. Material weakness(es) identified?  | No         |
| b. Significant deficiency(ies) identified?  | Yes        |
| 3. Noncompliance material to the financial statements noted?  | No         |

**Federal Awards**

- |  |   |
|--|---|
| 1. Internal control over major programs:   |   |
| a. Material weakness(es) identified?   | No  |
| b. Significant deficiency(ies) identified?   | None Reported   |
| 2. Type of auditors' report issued on compliance for major programs:                                   | Unmodified  |
| 3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516 (a)? | No  |
| 4. Identification of major programs:   |   |
| <u>CFDA Number</u>   | <u>Name of Federal Program or Cluster</u>   |
| 14.871   | US Dept. of Housing and Urban Development<br>Section 8 Housing Choice Voucher Cluster |
| 14.850   | US Dept. of Housing and Urban Development<br>Public and Indian Housing                |
| 5. Dollar threshold used to distinguish between Type A and Type B programs:                            | \$750,000   |
| 6. Auditee qualified as a low-risk auditee?  | Yes   |

## **CITY OF OXNARD HOUSING AUTHORITY**

### Summary of Findings and Questioned Costs

(Continued)

#### **Section II - Financial Statement Findings**

There was one auditor's finding required to be reported in accordance with GAGAS.

##### 2019-001: Restatement of Prior Year Balances

An important element of internal control over financial reporting to reduce the risk of material misstatement is for management to identify adjustments necessary for its financial statements to be fairly stated. Adjustments should be identified and reflected in the accounting records in the proper accounting period. During the year ended June 30, 2018, the Authority identified a material adjustment that related to prior periods.

##### Recommendation

We recommend that the Authority make efforts to ensure that all journal entries are properly reflected in the financial statements in the proper accounting period.

##### Management Response

Management concurs with this recommendation and has implemented appropriate internal controls.

#### **Section III - Federal Award Findings and Questioned Costs**

There were no federal award findings or questioned costs noted during the year under audit.



**CITY OF OXNARD HOUSING AUTHORITY**

Summary Schedule of Prior Year Findings

Year ended June 30, 2019

Status of Prior Year Audit Findings:

There were no audit findings identified in the prior year audit report requiring follow up.

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