

**PUENTE HILLS  
HABITAT PRESERVATION AUTHORITY**

**ANNUAL FINANCIAL REPORT**

**June 30, 2017**

PUENTE HILLS HABITAT PRESERVATION AUTHORITY  
JUNE 30, 2017

TABLE OF CONTENTS

FINANCIAL SECTION

Independent Auditor's Report.....	1
Management's Discussion and Analysis (Unaudited) .....	3
Basic Financial Statements:	
Statement of Net Position .....	5
Statement of Revenues, Expenses, and Changes in Net Position .....	6
Statement of Cash Flows.....	7
Notes to the Basic Financial Statements .....	8



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**Independent Auditor's Report**

To the Honorable Board of Directors  
Puente Hills Habitat Preservation Authority  
Whittier, California

**Report on the Financial Statements**

We have audited the accompanying financial statements of the Puente Hills Habitat Preservation Authority (the "Authority") as of and for the fiscal year ended June 30, 2017, 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, 2017, and the respective changes in financial position and cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## Emphasis of Matter

### *Change in Accounting Principle*

As discussed in Note 1 to the basic financial statements, effective July 1, 2016, the Authority adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, Statement No. 77, *Tax Abatement Disclosures*, Statement No. 78, *Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans*, Statement No. 80, *Blending Requirements for Certain Component Units-an amendment of GASB Statement No. 14*, and Statement No. 82, *Pension Issues-an amendment of GASB Statements No. 67, No. 68, and No. 73*. Our opinion is not modified with respect to these matters.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 and 4 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 12, 2018 on our consideration of the Authority's internal control over financial reporting and 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 the Authority's internal control over financial reporting and compliance.

*Moss, Levy & Hartzheim*

Moss, Levy & Hartzheim, LLP  
Culver City, California  
January 12, 2018

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Fiscal Year Ended June 30, 2017**

Management's discussion and analysis (MD&A) of the Puente Hills Habitat Preservation Authority (the Authority) provides a narrative overview of the Authority's financial activities for the fiscal year ended June 30, 2017. Please read it in conjunction with the accompanying financial statements, footnotes, and supplementary information.

**Financial Highlights**

- During the current fiscal year, the Authority's net position decreased by \$1.94 million to \$73.20 million.
- The Authority has investments of \$30.74 million in various government securities that have interest rates ranging from 2.70% to 3.13%.
- Operating revenues decreased by \$5.85 million to \$1.16 million while operating expenses increased by \$1.10 million to \$2.40 million.

**Overview of Financial Statements**

This MD&A serves as an introduction to the Authority's basic financial statements. The basic financial statements include four components: 1) Statement of Net Position; 2) Statement of Revenues, Expenses and Changes in Net Position; 3) Statement of Cash Flows; and 4) Notes to the Basic Financial Statements.

- The Statement of Net Position presents all of the Authority's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator to determine whether the financial position of the Authority is improving or deteriorating.
- The Statement of Revenues, Expenses, and Changes in Net Position presents information showing how the Authority's net position changed during the fiscal year. All changes in net position (revenues and expenses) are reported when the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Accordingly, revenues and expenses are reported in this statement for items that will result in cash flows in future fiscal periods (e.g., accrued but unpaid contract and professional service fees).
- The Statement of Cash Flows presents information regarding the Authority's use of cash during the fiscal year and is an indicator of whether or not sufficient cash flow is being generated during the fiscal year to meet the operating needs of the Authority.
- The notes provide additional information that is essential for a full understanding of the data provided in the financial statements.

**Financial Statement Analysis**

Operating revenues decreased this year from \$7.01 million as of June 30, 2016, to \$1.16 million as of June 30, 2017. The decrease was due to a decrease in revenue received from Southern California Edison (SCE) to be used by the Authority to perform site mitigation on property owned by the Authority. The only other source of revenue is from interest on the Authority's specific portfolio investments, ranger tickets, oil rights revenue, and donations. Operating expenses consist primarily of contract and professional service fees, salaries and benefits, administrative expenses, and the depreciation on capital assets. They increased by \$1.10 million from the previous year.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**Management's Discussion and Analysis (Unaudited)**  
**For the Fiscal Year Ended June 30, 2017**  
**(Continued)**

As of June 30, 2017, the Authority's Net Position was \$73.20 million compared to \$75.13 million as of June 30, 2016, a decrease of 2.58%. Net Investments in Capital Assets accounted for \$34.68 million of the total Net Position. Liabilities as of June 30, 2017 were \$0.29 million compared to \$0.44 million as of June 30, 2016.

**Capital Assets**

As of June 30, 2017, the Authority's capital assets consisted of \$34.65 million in land, \$428,000 in buildings, and accumulated depreciation of \$403,000. During the fiscal year ended June 30, 2017, the Authority acquired land valued at \$23,431.

**Debt Administration**

As of June 30, 2017, the Authority had no outstanding debt.

**Economic Factors**

Future economic constraints include expected cost increases over time due to managing facilities and trails to meet quality standards. Also, pension costs are anticipated to increase due to the overall economic effect on investment returns. The Authority continues to seek additional revenue streams such as environmental mitigation fees from regional projects and grants. In the next fiscal year, a new habitat mitigation agreement is expected to be executed. In the next fiscal year, the Authority will close out and receive final reimbursements from three grants; two grants are from the Regional Parks and Open Space District of Los Angeles County and the other is from CalFire. In addition, in fiscal year 18-19, the Authority plans to apply for a new and ongoing maintenance and operating revenue source from the Regional Parks and Open Space District through the voter approved Measure A.

**Contacting the District's Financial Management**

This financial report is designed to provide our citizens and other interested parties with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the County of Los Angeles, Department of Auditor-Controller, 500 West Temple Street Room 525, Los Angeles, CA 90012.

**Puente Hills Habitat Preservation Authority**  
**Statement of Net Position**  
**June 30, 2017**

**Assets**

Cash on deposit with County Treasurer (Note 2)	\$	7,057,353
Restricted cash on deposit with County Treasurer (Note 2)		263,179
Investments (Note 2)		30,739,154
Receivables:		
Accrued interest		40,423
Accounts receivable		661,981
Prepaid expense		42,723
Capital Assets: (Note 4)		
Land - nondepreciable		34,652,712
Buildings and improvements		428,480
Accumulated depreciation		(402,768)
<b>Total Assets</b>		<b>73,483,237</b>

**Liabilities**

Accrued payables		286,698
<b>Total Liabilities</b>		<b>286,698</b>

**Net Position**

Net investment in capital assets		34,678,424
Restricted		263,179
Unrestricted		38,254,936
<b>Total Net Position</b>	\$	<b>73,196,539</b>

See accompanying notes to the basic financial statements

**Puente Hills Habitat Preservation Authority**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**For the Fiscal Year Ended June 30, 2017**

**Operating Revenues:**

Governmental Agencies	\$ 592,663
Oil Revenue	27,077
Site Mitigation	420,000
Miscellaneous	120,680
<b>Total Operating Revenues</b>	<u>1,160,420</u>

**Operating Expenses:**

Contract and Professional Service Fees	1,796,465
Salaries and Benefits	424,921
Insurance	55,890
Rent (Note 5)	7,590
Depreciation (Note 4)	21,424
Treasurer Tax Collector - Management Fees	15,625
Auditor-Controller Services	28,951
Utilities, Supplies, and Other Charges	74,867
<b>Total Operating Expenses</b>	<u>2,425,733</u>

**Operating Income (Loss)** (1,265,313)

**Non-Operating Revenues (Expenses):**

Interest on Deposited Funds	94,225
Investment Income (Loss)	(691,673)
<b>Total Non-Operating Revenues (Expenses)</b>	<u>(597,448)</u>

**Change in Net Position** (1,862,761)

**Net Position, beginning of the fiscal year** 75,133,687

**Prior period adjustments (Note 7)** (74,387)

**Net Position, beginning of the fiscal year, restated** 75,059,300

**Net Position, end of the fiscal year** \$ 73,196,539

See accompanying notes to the basic financial statements



**Puente Hills Habitat Preservation Authority  
Statement of Cash Flows  
For the Fiscal Year Ended June 30, 2017**

<b>Cash Flows from Operating Activities:</b>	
Cash received from other agencies	\$ 561,339
Cash paid to employees for services	(479,107)
Cash paid to suppliers for goods and services	(2,074,976)
<b>Net Cash Used by Operating Activities</b>	<u>(1,992,744)</u>
<b>Cash Flows from Capital and Related Financing Activities:</b>	
Acquisition of capital assets	<u>(23,431)</u>
<b>Net Cash Used by Capital and Related Financing Activities</b>	<u>(23,431)</u>
<b>Cash Flows from Investing Activities:</b>	
Investments purchases (Note 2)	(17,668,500)
Investment sales (Note 2)	6,202,201
Investment income (loss)	762,454
Interest received	79,366
<b>Net Cash Used by Investing Activities</b>	<u>(10,624,479)</u>
<b>Net Decrease in Cash and Cash Equivalents</b>	(12,640,654)
<b>Cash Deposited with County Treasurer, Beginning of Fiscal Year</b>	<u>19,961,186</u>
<b>Cash Deposited with County Treasurer, End of Fiscal Year</b>	<u>\$ 7,320,532</u>
<b>Reconciliation of Cash Deposited with County Treasurer to amounts reported on the statement of net position</b>	
Cash on deposit with County Treasurer	\$ 7,057,353
Restricted cash on deposit with County Treasurer (Note 2)	<u>263,179</u>
Cash Deposited with County Treasurer, End of Fiscal Year	<u>\$ 7,320,532</u>
<b>Reconciliation of Operating Loss to Net Cash Used by Operating Activities:</b>	
Operating Income (Loss)	\$ (1,265,313)
Adjustments to reconcile change in operating income (loss) to net cash provided (used) by operating activities:	
Depreciation	21,424
Change in assets and liabilities	
Increase in accounts receivable	(599,081)
Decrease in prepaid expense	1,573
Decrease in accrued payables	(151,347)
<b>Net Cash Used by Operating Activities</b>	<u>\$ (1,992,744)</u>

See accompanying notes to the basic financial statements

**NOTES TO THE BASIC FINANCIAL STATEMENTS**

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Organization**

The Puente Hills Habitat Preservation Authority (Authority) was formed on February 15, 1994, as a joint powers authority by the County of Los Angeles, certain County Sanitation Districts, and the City of Whittier. The Authority was established for the purpose of acquiring, restoring, and/or maintaining additional open space lands in the La Puente/Whittier Hills area in order to create or preserve native habitat areas. In addition, it serves to mitigate impact on oak tree resources and natural open space resulting from the operation of the Puente Hills Landfill and to provide for the eventual transfer or dedication of such native habitat areas and maintenance of funds to an appropriate agency. The term of the Authority will continue indefinitely unless cancelled by the County of Los Angeles, certain County Sanitation Districts, and the City of Whittier.

The Authority is governed by a Board of Directors composed of four appointed directors: one by the Board of Directors of the Sanitation Districts, one by the County of Los Angeles, one by the supervisor representing the Fourth Supervisorial District which geographically includes the Puente Hills Landfill, and one by the City of Whittier. The Authority is legally separate and fiscally independent from each of the member entities. This means it can incur debt, set and modify its own budget and fees, enter into contracts, and sue and be sued in its own name.

The accompanying financial statements reflect the financial activities of the Authority. The Authority has no component units.

**B. Significant Accounting Policies**

The Authority's financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Basis of Accounting and Measurement Focus

The Authority is accounted for as an enterprise fund (proprietary fund type). A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific governmental activity. The activities of enterprise funds closely resemble those of ongoing businesses in which the purpose is to conserve and add to basic resources while meeting operating expenses from current revenues. Enterprise funds account for operations that provide services on a continuous basis and are substantially financed by revenues derived from user charges. The Authority utilizes the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when the liability is incurred.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**  
**(Continued)**

**B. Significant Accounting Policies (Continued)**

Proprietary funds distinguish operating revenues and expenses from nonoperating items. The principal operating revenues of the Authority are donations and site mitigation fees. Operating expenses include administrative expenses and contract and professional service fees. 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 resources as they are needed.

The Authority's financial statements are presented in accordance with the provisions of GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* and GASB Statement No. 63 – *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. Statement No. 34 established standards for external financial reporting for all state and local governmental entities and Statement No. 63 established standards for reporting deferred outflows of resources, deferred inflow of resources, and net position in a statement of financial position. The net position is required to classify into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

*Net investment in capital assets* – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and is reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds is not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

*Restricted net position* – This component of net position represents restricted assets net of liabilities that relate to those specific restricted assets. A restricted asset is an asset for which constraints have been placed on the asset's use by creditors, contributors, laws, or regulations of other governments, or as a governing body at the time a particular fee, charge, levy, or assessment was approved. These restrictions must be narrower than the general purposes for which the reporting government can use its resources.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**  
**(Continued)**

**B. Significant Accounting Policies (Continued)**

*Unrestricted net position* – This component of net position consists of net position that do not meet the definition of “restricted” or “net investment in capital assets.”

**C. New Accounting Pronouncements**

The following GASB Statements have been implemented in the current basic financial statements.

GASB 74	Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans	Requires that notes to the financial statements of all defined benefit OPEB plans that are administered through trusts that meet the specified criteria include descriptive information, such as the types of OPEB provided, the classes of plan members covered, and the composition of the OPEB plan’s board. All defined benefit OPEB plans are also required to present in required supplementary information a schedule covering each of the 10 most recent fiscal years that includes the annual money-weighted rate of return on OPEB plan investments for each year. This statement did not have an impact on the Authority’s financial statements.
GASB 77	Tax Abatement Disclosures	Requires disclosure of tax abatement information about (1) a reporting government’s own tax abatement agreements and (2) those that are entered into by other governments and that reduce the reporting government’s tax revenues. This statement did not have an impact on the Authority’s financial statements.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**  
**(Continued)**

**C. New Accounting Pronouncements (continued)**

GASB 78	Pensions Provided through Certain Multiple-Employer Defined Benefit Pension Plans	Amends the scope and applicability of GASB 68 to exclude pensions provided to employees of state or local governmental employers through a cost-sharing multiple-employer defined benefit pension plan that (1) is not a state or local governmental pension plan, (2) is used to provide defined benefit pensions both to employees of state or local governmental employers and to employees of employers that are not state or local governmental employers, and (3) has no predominant state or local governmental employer (either individually or collectively with other state or local governmental employers that provide pensions through the pension plan). This statement did not have an impact on the Authority's financial statements.
GASB 80	Blending Requirements for Certain Component Units-an amendment of GASB Statement No. 14	Amends the blending requirements for the financial statement presentation of component units of all state and local governments. The additional criterion requires blending of a component unit incorporated as a not-for-profit corporation in which the primary government is the sole corporate member. This statement did not have an impact on the Authority's financial statements.
GASB 82	Pension Issues-an amendment of GASB Statements No. 67, No. 68, and No. 73	Amends Statements 67 and 68 to require the presentation of covered payroll, defined as the payroll on which contributions to a pension plan are based, and ratios that use that measure. This statement did not have an impact on the Authority's financial statements.

**D. Revenue Recognition**

Revenue is recognized on the accrual basis of accounting and donation revenue is recognized according to the conditions of the promise.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 1 ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**  
**(Continued)**

**E. Land**

Acquisition of land and buildings and improvements are recorded at cost or, if donated, at fair value at date of donation. Land basically consists of open space acquired in accordance with the joint powers agreement that created the Authority. Buildings and improvements consist of houses and improvements that were located on the land at the time of purchase or donation. When land and buildings and improvements are sold or otherwise disposed of, related costs are removed from the accounts and any gain or loss is reported in the statement of revenues, expenses, and changes in net position.

**F. Estimates**

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

**G. Cash and Cash Equivalents**

For the purposes of the statement of cash flows, cash represents balances that can be readily withdrawn without substantial notice or penalty. 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, and have an original maturity date of three months or less.

**NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER**

In accordance with the Joint Powers Authority agreement and Government Code, cash balances of the Authority are deposited with and pooled and invested by the Los Angeles County Treasurer and Tax Collector (Treasurer) for the purpose of increasing interest earnings through investment activities. Interest earned on pooled investments is deposited to participating funds based upon each fund's average daily balance during the allocation period.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)**

Statutes authorize the County of Los Angeles to invest pooled investments in obligations of the United States Treasury, federal agencies, State and local agencies, municipalities, asset-backed securities, bankers' acceptances, commercial paper rated A-1 by Standard & Poor's Global Rating Services or P-1 by Moody's Investors Service, and F-1 by Fitch, negotiable certificates of deposit, medium-term notes, corporate notes, repurchase agreements, reverse repurchase agreements, time deposits, shares of beneficial interest of a Joint Powers Authority that invests in authorized securities, shares of beneficial interest issued by diversified management companies known as money market mutual funds registered with the Securities and Exchange Commission, the State of California's Local Agency Investment Fund, interest rate swaps, and supranational institutions.

***Disclosures Relating to Interest Rate Risk***

Cash and investments as of June 30, 2017 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments	\$ <u>38,059,686</u>
 Total cash and investments	 \$ <u><u>38,059,686</u></u>

Cash and investments as of June 30, 2017 consist of the following:

Cash and investments with County Treasurer	\$ 7,057,353
Restricted cash on deposit with County Treasurer	263,179
Investments	<u>30,739,154</u>
 Total cash and investments	 \$ <u><u>38,059,686</u></u>

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Authority manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.



**PUEENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)**

Information about the sensitivity of the fair value of the Authority's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the Authority's investments by maturity:

Investment Type	Fair Value	Remaining Maturity (in Months)		
		12 Months or Less	13 - 24 Months	More than 60 Months
Cash and Investments with County Treasurer	\$ 7,320,532	\$ 7,320,532	\$ -	\$ -
Federal Agency Securities	30,739,154			30,739,154
Total	<u>\$ 38,059,686</u>	<u>\$ 7,320,532</u>	<u>\$ -</u>	<u>\$ 30,739,154</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 or the Authority's investment policy, and the actual rating as of fiscal year end for each investment type (Standard & Poor's).

Investment Type	Fair Value	Legal Rating	Ratings as of Year End			
			AAA	AA+	AA, AA-, A+, A-	Not Rated
Cash and Investments in County Treasurer	\$ 7,320,532	N / A	\$ -	\$ -	\$ -	\$ 7,320,532
Federal Agency Securities	30,739,154	N / A		30,739,154		
Total	<u>\$ 38,059,686</u>		<u>\$ -</u>	<u>\$ 30,739,154</u>	<u>\$ -</u>	<u>\$ 7,320,532</u>

***Concentration of Credit Risk***

The investment policy of the Authority contains limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments (other than external investment pools) in any one issuer that represent 5% or more of total Authority's investments are as follows:

Issuer	Investment Type	Reported Amount	Maturity	Interest Rate
Federal National Mortgage Association	Federal Agency Securities	\$ 3,976,000	2036	2.75%
Federal Home Loan Bank	Federal Agency Securities	21,200,000	2036-2041	2.82%-3.125%
Federal Farm Credit Bank	Federal Agency Securities	7,000,000	2031-2036	2.7%-3%

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)**

Investments are stated at fair value and are valued on a monthly basis. The Treasurer categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Securities classified in Level 2 of the fair value hierarchy are valued using other observable inputs such as matrix pricing techniques or based on quoted prices for assets in markets that are not active. Matrix pricing is used to value securities based on securities' relationship to benchmark quoted prices. Level 3 inputs are significant unobservable inputs. Securities classified in Level 3 are valued using the income approach such as discounted cash flow techniques. Investments in an external government investment pool are not subject to reporting within the level hierarchy.

See the County of Los Angeles' Comprehensive Annual Financial Report for disclosures related to cash and investments and the related interest rate risk, credit rate risk, custodial risk, and concentration risk.

Funds deposited in the Los Angeles County Treasury Pool amounted to \$7,320,532 as of June 30, 2017; however, this external pool is not measured under Level 1, 2, or 3. This represents less than 0.02% of the total Treasury Pool.

***Fair Value Measurements***

The Authority categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. These principles recognize a three-tiered fair value hierarchy as follows:

- Level 1: Investments reflect prices quoted in active markets;
- Level 2: Investments reflect prices that are based on a similar observable asset either directly or indirectly, which may include inputs in markets that are not considered active; and
- Level 3: Investments reflect prices based on unobservable sources.

The Authority has the following recurring fair value measurements as of June 30, 2017:

Investments by Fair Value	Total	Fair Value Measurement Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Federal Agency Securities	\$ 30,739,154	\$ -	\$ 30,739,154	\$ -
Total investments measured at fair value	\$ 30,739,154	\$ -	\$ 30,739,154	\$ -

The investment activity of the Authority with the Los Angeles County Treasurer occurs separately from the County's investment pool and is reported as a Specific Purpose Investment on behalf of the Authority.

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 3 NET POSITION**

Net position at June 30, 2017 consisted of the following:

Net Investment in Capital Assets	\$ 34,678,424
Restricted Net Position	263,179 *
Unrestricted Net Position	<u>38,254,936</u>
Total Net Position	<u><u>\$ 73,196,539</u></u>

\*Under the purchase agreement for the Brearley/Malkenhorst/Turnbull Property, the Authority agreed to pledge \$263,179 of the funds on deposit with the County Treasurer as security for obligations, including street improvements that would need to be made in the event that the property ceases to be used for open space, habitat restoration, or other biological preservation activities consistent with open space management, and passive recreational use.

**NOTE 4 CAPITAL ASSETS**

For the fiscal year ended June 30, 2017, there were no disposals or donations of capital assets. Capital asset activity for the fiscal year ended June 30, 2017 is as follows:

	Balance at June 30, 2016	Additions	Transfer	Prior Period Adjustment	Balance at June 30, 2017
Capital Assets, Non-depreciable:					
Land (Acquired by the Authority)	\$ 34,108,887	\$ 23,431	\$ -	\$ -	\$ 34,132,318
Land (Donated to the Authority)	520,394				520,394
Construction in progress (CIP)	<u>74,387</u>			<u>(74,387)</u>	
Total Capital Assets, Non-depreciable	<u>34,703,668</u>	<u>23,431</u>		<u>(74,387)</u>	<u>34,652,712</u>
Capital Assets, Depreciable:					
Buildings and improvements	428,480				428,480
Accumulated depreciation	<u>(381,344)</u>	<u>(21,424)</u>			<u>(402,768)</u>
Total Capital Assets, Depreciable	<u>47,136</u>	<u>(21,424)</u>			<u>25,712</u>
Total Capital Assets, net	<u><u>\$ 34,750,804</u></u>	<u><u>\$ 2,007</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (74,387)</u></u>	<u><u>\$ 34,678,424</u></u>

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 4 CAPITAL ASSETS (Continued)**

Capital assets, at cost, or fair value at the time of donation, for the fiscal year ended June 30, 2017, consist of the following:

Property Name	Land Amount	Building Amount	Construction In Progress
<b>Assets Acquired by the Authority</b>			
a. Powder Canyon	\$ 2,402,197	\$ -	\$ -
b. Hacienda Hills Property	790,467		
c. Unocal Properties	46,524		
d. Davies Property	726,100		
e. Weisel/Sanders Property	352,363	300,000	
f. Old Coach Property	3,616,020		
g. Pellkofer Properties	236,699		
h. Lim Property	450,875		
i. Roberts/Pellkofer Property	769,550		
j. Huang/Chen Property	481,921		
k. Newbre II Property	501,868		
l. Shuey Property	75,877		
m. Canlas Property	396,151		
n. Rose Hills Foundation Property	14,219,006		
o. Kou Property	650,854		
p. Javaid Property	2,204,100		
q. Viola Berg Property	355,737		
r. Public Works Property - La Habra Heights	342,689		
s. Gibson Property	790,440		
t. Ranney Property	2,729		
u. Brearley/Malkenhorst/Turnbull Property	2,124,500		
v. Corona Property	438,175		
w. Maico Property	601,200		
x. Sycamore Canyon Property	1,505,032	128,480	
y. Parcel No. 8239-045-018 in La Habra Heights	3,987		
z. Parcel No. 8239-045-016	21,026		
aa. Easement on Parcel No. 8126-024-004	2,800		
bb. Moravek APN 8221-026-010	22,156		
cc. Albin Property	750		
dd. Conservation Easement	525		
Total Assets Acquired by the Authority	34,132,318	428,480	
<b>Assets donated to the Authority</b>			
a. Benson Ford Donation	104,000		
b. J. Grimont Donation	100,000		
c. Newbre Property	316,394		
Total Assets Donated to the Authority	520,394		
Total Capital Assets as of June 30, 2017	\$ 34,652,712	\$ 428,480	\$ -

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**June 30, 2017**

**NOTE 5 COMMITMENTS AND CONTINGENCIES**

The Authority leases its office space from the City of Whittier. In September 2012, the Authority signed a lease renewal for the office space in the City of Whittier. This lease renewal agreement is effective from September 1, 2012 through August 31, 2017. Rent expense for the fiscal year June 30, 2017 amounted to \$7,590. The Authority personnel are employees of the City of Whittier. Their CalPERS benefits and related pension liabilities are disclosed in the City of Whittier's financial statements. The rent commitment through August 31, 2017 is \$1,897.

**NOTE 6 CONTINGENT LIABILITIES**

Claims and suits have been filed against the Authority in the normal course of business. The outcome of these matters is not presently determinable. However, in the opinion of management, the resolution of these matters is not expected to have a significant impact on the financial condition of the Authority.

**NOTE 7 PRIOR PERIOD ADJUSTMENT**

A prior period adjustment of (\$74,387) was made on the Statement of Revenues, Expenses, and Changes in Net Position due to an overstatement of capital assets in the prior fiscal year. Costs related to the construction in progress at the Hellman Park Trailhead Improvement Fence should not have been capitalized.

**PUENTE HILLS HABITAT  
PRESERVATION AUTHORITY**

**MANAGEMENT REPORT  
AND  
AUDITOR'S COMMUNICATION LETTER**

**June 30, 2017**

**PUENTE HILLS HABITAT PRESERVATION AUTHORITY**

**MANAGEMENT REPORT  
AND  
AUDITOR'S COMMUNICATION LETTER**

**June 30, 2017**

**Required Communication under Statement on Auditing Standards No. 114 ..... 1**

**Independent Auditor's 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* ..... 3**

**Current Year Recommendations ..... 5**

**Status of Prior Year Recommendations ..... 6**



# MOSS, LEVY & HARTZHEIM LLP

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To the Honorable Board of Directors  
Puente Hills Habitat Preservation Authority  
Whittier, California

We have audited the financial statements of the Puente Hills Habitat Preservation Authority (Authority) for the fiscal year ended June 30, 2017. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 12, 2018. Professional standards also require that we communicate to you the following information related to our audit.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Authority are described in Note 1 to the basic financial statements. We noted no transactions entered into by the Authority during the fiscal year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Authority's financial statements were:

Management's estimates of the historical cost and useful lives of certain capital assets. These estimates were based on historical data, industry guidelines and information from Authority staff. We evaluated the key factors and assumptions used to develop these estimates and determined that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

#### *Difficulties Encountered in Performing the Audit*

We encountered no difficulties in dealing with management in performing and completing our audit.



### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management.

### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated January 12, 2018.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### Other Matters

We applied certain limited procedures to management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

### Restriction on Use

This information is intended solely for the use of Board of Directors and management of Puente Hills Habitat Preservation Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Moss, Levy & Hartzheim*

Moss, Levy & Hartzheim, LLP  
Culver City, California  
January 12, 2018



# MOSS, LEVY & HARTZHEIM LLP

CERTIFIED PUBLIC ACCOUNTANTS

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### **Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with *Government Auditing Standards***

To the Honorable Board of Directors  
Puente Hills Habitat Preservation Authority  
Whittier, 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 Puente Hills Habitat Preservation Authority (Authority) as of and for the fiscal year ended June 30, 2017, which collectively comprise the Authority's basic financial statements, and have issued our report thereon, dated January 12, 2018.

#### **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 the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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

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

## Compliance and Other Matters

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

## 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.

Very truly yours,

*Moss, Levy & Hartzheim*

Moss, Levy & Hartzheim, LLP  
Culver City, California  
January 12, 2018

**CURRENT YEAR RECOMMENDATIONS**

None noted during the fiscal year ended June 30, 2017.

**STATUS OF PRIOR YEAR RECOMMENDATIONS**

None noted during the fiscal year ended June 30, 2016.