

**PUENTE HILLS HABITAT
PRESERVATION AUTHORITY**

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

June 30, 2020

PUENTE HILLS HABITAT PRESERVATION AUTHORITY

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

June 30, 2020

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, 2020. 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 December 2, 2020. 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. No new accounting policies were adopted, and the application of existing policies were not changed during the fiscal year. 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. We noted no such misstatements during our audit.

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 March 23, 2021.

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, LLP
Culver City, California
March 23, 2021



MOSS, LEVY & HARTZHEIM LLP

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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, 2020, which collectively comprise the Authority's basic financial statements, and have issued our report thereon, dated March 23, 2021.

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 a material weakness. 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, LLP
Culver City, California
March 23, 2021

CURRENT YEAR RECOMMENDATIONS

None noted during the fiscal year ended June 30, 2020.

STATUS OF PRIOR YEAR RECOMMENDATIONS

None noted during the fiscal year ended June 30, 2019.

**PUENTE HILLS
HABITAT PRESERVATION AUTHORITY**

ANNUAL FINANCIAL REPORT

June 30, 2020

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
JUNE 30, 2020

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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 basic financial statements of the Puente Hills Habitat Preservation Authority (the "Authority") as of and for the fiscal year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express 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, 2020, and the changes in its financial position and its cash flows for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 7 to the financial statements, in March 2020, the World Health Organization has declared COVID-19 to constitute a “Public Health Emergency of International Concern.” Given the uncertainty of the situation, the duration of any business interruption and related financial impact cannot be reasonably estimated at this time. Our opinion is not modified with respect to this matter.

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 March 23, 2021 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
March 23, 2021

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2020

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, 2020. 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 \$0.20 million to \$77.59 million.
- The Authority has investments of \$28.11 million in various government securities that have interest rates ranging from 2.50% to 3.27%.
- Operating revenues decreased by \$0.35 million to \$0.84 million and operating expenses decreased by \$0.56 million to \$2.01 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 Financial Statements.

- The Statement of Net Position presents all 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

Since its formation, Net Position of the Authority has gradually grown from \$1.8 million to over \$77.59 million. Most of the growth in Net Position has been attributable to the Authority's acquisition of land and related capital assets. Operating revenues decreased this year from \$1.20 million as of June 30, 2019, to \$0.84 million as of June 30, 2020. For fiscal year 2019-2020, the Authority received contributions in the amount of \$704,119 from the Los Angeles County Regional Park and Open Space District through the voter approved Measure A and Proposition A Funds. The contributions are to be used for annual

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2020

maintenance and operating expenses. 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.

As of June 30, 2020, the Authority's Net Position was \$77.59 million compared to \$77.78 million as of June 30, 2019, a decrease of less than 1%. Net Investments in Capital Assets accounted for \$35.78 million of the total Net Position. Liabilities as of June 30, 2020 were \$0.35 million compared to \$0.45 million as of June 30, 2019.

Capital Assets

As of June 30, 2020, the Authority's capital assets consisted of \$35.78 million in land, \$428,480 in buildings, and accumulated depreciation of \$428,480. During the fiscal year ended June 30, 2020, the Authority acquired property valued at \$421,539. They also agreed to quitclaim on property that was previously donated to them. The quitclaim resulted in the disposal of land, buildings and improvements, and accumulated depreciation for a net loss on disposal of capital assets of \$1.16 million.

Debt Administration

As of June 30, 2020, the Authority had no outstanding debt.

Economic Factors

Due to the global pandemic and subsequent economic crisis, the Authority's specific portfolio investments have been significantly affected resulting in a significant revenue decrease for the Authority. It is unclear when or how the economy will recover, and as a result, the operating budget of the Authority has been decreased to partially mitigate the impact. The Authority is seeking and exploring additional revenue streams such as environmental mitigation fees from regional projects, a financing mechanism, and grants, as well as collecting back payments from the City of Whittier funded through Los Angeles County Proposition A maintenance and servicing allocations. As an ongoing revenue source, the Authority expects to continue to receive Measure A funds for annual maintenance and operating expenses on qualifying properties from the Los Angeles County Regional Park and Open Space District. The budget, investments, and other revenue sources will be closely monitored by the Authority moving forward to maintain solvency.

Contacting the Authority'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, 2020

Assets

Cash on deposit with County Treasurer (Note 2)	\$	13,347,892
Restricted cash on deposit with County Treasurer (Note 2)		263,179
Investments (Note 2)		28,109,794
Receivables:		
Other government agencies		283,380
Accrued interest		37,101
Accounts receivable		64,362
Prepaid expense		47,676
Capital Assets: (Note 4)		
Land - nondepreciable		35,782,168
Buildings and improvements		428,480
Accumulated depreciation		(428,480)
Total Assets		77,935,552

Liabilities

Accrued payables		348,399
Total Liabilities		348,399

Net Position (Note 3)

Net investment in capital assets		35,782,168
Restricted		263,179
Unrestricted		41,541,806
Total Net Position	\$	77,587,153

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, 2020

Operating Revenues:

Contributions from the Regional Park and Open Space District	\$ 704,119
Oil Revenue	52,064
Site Mitigation	2,800
Miscellaneous	84,831

Total Operating Revenues	843,814
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Operating Expenses:

Contract and Professional Service Fees	1,359,245
Salaries and Benefits	373,706
Insurance	52,970
Rent (Note 5)	6,089
Depreciation (Note 4)	41,448
Treasurer and Tax Collector - Management Fees	15,424
Auditor-Controller Services	30,000
Utilities, Supplies, and Other Charges	129,677

Total Operating Expenses	2,008,559
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Operating Income (Loss)	(1,164,745)
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Non-Operating Revenues (Expenses):

Interest on Deposited Funds	186,973
Investment Income	1,944,105
Loss on Disposal of Capital Assets (Note 4)	(1,161,327)

Total Non-Operating Revenues (Expenses)	969,751
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Change in Net Position	(194,994)
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Net Position, beginning of the fiscal year	77,782,147
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Net Position, end of the fiscal year (Note 3)	\$ 77,587,153
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See accompanying notes to the basic financial statements

**Puente Hills Habitat Preservation Authority
Statement of Cash Flows
For the Fiscal Year Ended June 30, 2020**

Cash Flows from Operating Activities:

Cash received from other governmental agencies	\$ 6,944
Cash received from other agencies	543,699
Cash paid to employees for services	(326,117)
Cash paid to suppliers for goods and services	(1,742,489)

Net Cash (Used) Operating Activities	(1,517,963)
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Cash Flows from Capital and Related Financing Activities:

Purchase of land	(414,495)
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Net Cash Used by Capital and Related Financing Activities	(414,495)
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Cash Flows from Investing Activities:

Investments purchased	4,152,063
Investment income	950,258
Interest received	201,694

Net Cash Provided by Investing Activities	5,304,015
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Net Increase in Cash and Cash Equivalents	3,371,557
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Cash Deposited with County Treasurer, Beginning of Fiscal Year	10,239,514
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Cash Deposited with County Treasurer, End of Fiscal Year	\$ 13,611,071
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Reconciliation of Cash Deposited with County Treasurer to amounts reported on the statement of net position

Cash on deposit with County Treasurer	\$ 13,347,892
Restricted cash on deposit with County Treasurer (Note 2)	263,179
Cash Deposited with County Treasurer, End of Fiscal Year	\$ 13,611,071

Reconciliation of Operating Income to Net Cash Used by

Operating Activities:

Operating Income (Loss)	\$ (1,164,745)
Adjustments to reconcile change in operating income to net cash (used) by operating activities:	
Depreciation	41,448
Change in assets and liabilities	
(Increase) in contributions receivable	(283,161)
(Increase) in accounts receivable	(10,010)
(Increase) in prepaid expense	(3,545)
(Increase) in accrued payables	(97,950)

Net Cash Used by Operating Activities	\$ (1,517,963)
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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, 2020

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, 2020

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 contributions from the Regional Park and Open Space District, 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 be classified 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, 2020

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. Revenue Recognition

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

D. 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.

E. 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.

F. 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.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

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.

California Government Code Sections 53601 and 53635 authorize the Treasurer to invest the External Investment Pool (Pool) and SPI funds in obligations of the United States Treasury, federal agencies, municipalities, asset-backed securities, bankers' acceptances, commercial paper, negotiable certificates of deposit, medium-term notes, corporate notes, repurchase agreements, reverse repurchase agreements, forwards, futures, options, shares of beneficial interest of a Joint Powers Authority (JPA) that invests in authorized securities, shares of beneficial interest issued by diversified management companies known as money market mutual funds (MMF) registered with the Securities and Exchange Commission (SEC), securities lending agreements, the State of California's Local Agency Investment Fund (LAIF), and supranational institutions. California Government Code Section 53534 authorizes the Treasurer to enter into interest rate swap agreements. However, these agreements should only be used in conjunction with the sale of the bonds approved by the Board. As permitted by the California Government Code, the Treasurer developed, and the Board adopted, an Investment Policy that further defines and restricts the limits within which the Treasurer may invest. The investments are managed by the Treasurer, which reports investment activity to the Board on a monthly basis. In addition, the Treasurer's investment activity is subject to an annual investment policy review, compliance oversight, quarterly financial review, and annual financial reporting. The Treasurer also maintains Other Specific Investments, which are invested pursuant to Section 1300.76.1, Title 28, California Code of Regulations. The County has not provided nor obtained any legally binding guarantees during the year ended June 30, 2020, to support the value of shares in the Pool.

Disclosures Relating to Interest Rate Risk

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

Statement of Net Position:

Cash and investments	\$ 41,720,865
Total cash and investments	<u>\$ 41,720,865</u>

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)

Cash and investments as of June 30, 2020 consist of the following:

Cash and investments with County Treasurer	\$	13,347,892
Restricted cash and investments on deposit with County Treasurer		263,179
Investments		<u>28,109,794</u>
Total cash and investments	\$	<u><u>41,720,865</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.

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 - 60 Months	More than 60 60 Months
Cash and Investments				
with County Treasurer	\$ 13,611,071	\$ 13,611,071	\$ -	\$ -
Federal Agency				
Securities	<u>28,109,794</u>			<u>28,109,794</u>
Total	<u><u>\$ 41,720,865</u></u>	<u><u>\$ 13,611,071</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,109,794</u></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).

PUEENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)

Investment Type	Fair Value	Minimum Legal Rating	Ratings as of Fiscal Year End			
			AAA	AA+	AA AA- A+, A-	Not Rated
Cash and						
Investments	\$ 13,611,071	N / A	\$ -	\$ -	\$ -	\$ 13,611,071
Federal Agency						
Securities	28,109,794	N / A		28,109,794		
Total	\$ 41,720,865		\$ -	\$ 28,109,794	\$ -	\$ 13,611,071

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	Maturity	Interest
		Amount		Rate
Federal Farm Credit Bank	Federal Agency Securities	\$ 5,003,750	2039	3.08%
Federal Farm Credit Bank	Federal Agency Securities	325,761	2039	3.27%
Federal Farm Credit Bank	Federal Agency Securities	22,604,625	2035	2.50%
Federal Home Loan Bank	Federal Agency Securities	175,658	2045	2.90%

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 \$13,611,071 as of June 30, 2020; however, this external pool is not measured under Level 1, 2, or 3. This represents less than 0.02% of the total Treasury Pool.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

NOTE 2 CASH ON DEPOSIT WITH COUNTY TREASURER (Continued)

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, 2020:

	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)
Investments by Fair Value				
Federal Agency Securities	\$ 28,109,794	\$ -	\$ 28,109,794	\$ -
Total investments measured at fair value	<u>\$ 28,109,794</u>	<u>\$ -</u>	<u>\$ 28,109,794</u>	<u>\$ -</u>

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.

NOTE 3 NET POSITION

Net position at June 30, 2020 consisted of the following:

Net Investment in Capital Assets	\$ 35,782,168
Restricted Net Position	263,179
Unrestricted Net Position	<u>41,541,806</u>
Total Net Position	<u>\$ 77,587,153</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.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

NOTE 4 CAPITAL ASSETS

Capital asset activity for the fiscal year ended June 30, 2020 is as follows:

	Balance at June 30, 2019	Additions	Deletions	Balance at June 30, 2020
Capital Assets, Non-depreciable:				
Land (Acquired by the Authority)	\$ 34,138,831	\$ 414,276	\$ -	\$ 34,553,107
Land (Donated to the Authority)	1,675,419		(446,358)	1,229,061
Total Capital Assets, Non-depreciable	<u>35,814,250</u>	<u>414,276</u>	<u>(446,358)</u>	<u>35,782,168</u>
Capital Assets, Depreciable:				
Buildings and improvements	1,257,430		(828,950)	428,480
Accumulated depreciation	<u>(501,013)</u>	<u>(41,448)</u>	<u>113,981</u>	<u>(428,480)</u>
Total Capital Assets, Depreciable	<u>756,417</u>	<u>(41,448)</u>	<u>(714,969)</u>	<u>-</u>
Total Capital Assets, net	<u>\$ 36,570,667</u>	<u>\$ 372,828</u>	<u>\$(1,161,327)</u>	<u>\$ 35,782,168</u>

During the fiscal year ended June 30, 2020, the Authority disposed of land and associated buildings that were donated to the Authority in a previous year. The former owner of the property had informed the Authority that the land and associated buildings were to be placed in a trust and donated to the Authority upon the deaths of the owners. The former owner requested that the property be returned by the Authority and the Authority agreed to quitclaim the property back to the former owner. This resulted in the disposal of land of \$446,358, buildings and improvements of \$828,950, accumulated depreciation of \$113,981 for a loss on disposal of capital assets of \$1,161,327 for the fiscal year ended June 30, 2020.

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

NOTE 4 CAPITAL ASSETS (Continued)

Capital assets, at cost, or fair value at the time of donation, for the fiscal year ended June 30, 2020, consist of the following:

Property Name	Land Amount	Building Amount
Assets Acquired by the Authority		
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. Conservation Easement	525	
dd. APN 8221-004-013, 014, 015	421,539	
Total Assets Acquired by the Authority	34,553,107	428,480
Assets donated to the Authority		
a. Benson Ford Donation	104,000	
b. J. Grimont Donation	100,000	
c. Newbre Property	316,394	
d. Gale Property	708,667	
Total Assets Donated to the Authority	1,229,061	-
Total Capital Assets as of June 30, 2020	\$ 35,782,168	\$ 428,480

PUENTE HILLS HABITAT PRESERVATION AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
June 30, 2020

NOTE 5 COMMITMENTS AND CONTINGENCIES

The Authority leases its office space from the City of Whittier. In July 2018, the Authority signed a lease renewal for the office space in the City of Whittier. This lease renewal agreement is effective from September 1, 2017 through August 31, 2022. Rent expense for the fiscal year June 30, 2020 amounted to \$6,089. The rent commitment through August 31, 2022 is \$17,945. 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.

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 SUBSEQUENT EVENTS

The World Health Organization has declared the outbreak of Novel Coronavirus (COVID-19) as a "Public Health Emergency of International Concern," which continues to spread throughout the world and has adversely impacted global commercial activity and contributed to significant declines and volatility in financial markets. The Coronavirus outbreak and government responses are creating disruption in global supply chains and adversely impacting many industries. The outbreak could have a continued material adverse impact on economic and market conditions and trigger a period of global economic slowdown. The rapid development and fluidity of this situation precludes any prediction as to the ultimate material adverse impact. Nevertheless, the outbreak presents uncertainty and risk with respect to the Authority, its performance, and financial results.