



OCEANSIDE COMMUNITY
DEVELOPMENT COMMISSION
FOR THE YEAR ENDED JUNE 30, 2023

COMPONENT UNIT
FINANCIAL STATEMENTS

Focused
on YOU



**OCEANSIDE COMMUNITY
DEVELOPMENT COMMISSION**

OCEANSIDE, CALIFORNIA

**Component Unit
Financial Statements**

For the Year Ended June 30, 2023

OCEANSIDE COMMUNITY DEVELOPMENT COMMISSION

Component Unit
Financial Statements

For the Year Ended June 30, 2023

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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Oceanside Community Development Commission
Oceanside, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the Housing Assistance Program fund of the Oceanside Community Development Commission (the "Commission"), a component unit of the City of Oceanside, California (the "City"), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the Housing Assistance Program fund of the Commission, as of June 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

Component Unit Reporting

As discussed in Note 1, the financial statements of the Commission are intended to present the financial position and the changes in financial position of only that portion of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City that is attributable to the transactions of the Commission. They do not purport to, and do not, present fairly the financial position of the City, as of June 30, 2023, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.



To the Board of Commissioners
Oceanside Community Development Commission
Oceanside, California

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Commission's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison schedule be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.



To the Board of Commissioners
Oceanside Community Development Commission
Oceanside, California

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 25, 2024, on our consideration of the City's internal control over the Commission's financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over the Commission's financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over the Commission's financial reporting and compliance.

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

Brea, California
January 25, 2024

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Statement of Net Position
June 30, 2023

	Governmental Activities
ASSETS	
Pooled cash and investments	\$ 2,013,803
Restricted cash and investments	541,657
Receivables:	
Accounts receivable	115,927
Due from other governments	263,517
Due from other City funds	51,085
Notes and loans receivable	3,779,929
Prepaid costs	2,655
Total assets	<u>6,768,573</u>
LIABILITIES	
Accounts payable	70,330
Accrued liabilities	21,498
Due to program participants	566,610
Due to other City funds	215,381
Unearned revenues	182,075
Deposits payable	115,314
Total liabilities	<u>1,171,208</u>
NET POSITION	
Restricted - low and moderate income housing	<u>5,597,365</u>
Total net position	<u>\$ 5,597,365</u>

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

Oceanside Community Development Commission
 (A Component Unit of the City of Oceanside, California)
Statement of Activities
 For the Year Ended June 30, 2023

	Governmental Activities
EXPENSES	
Community development	\$ 25,805,453
Total expenses	<u>25,805,453</u>
PROGRAM REVENUES	
Community development:	
Charges for services	108,292
Operating grants and contributions	24,331,586
Total program revenues	<u>24,439,878</u>
Net program (expenses) revenues	<u>(1,365,575)</u>
GENERAL REVENUES	
Use of money and property	483,830
Miscellaneous	316,106
Total general revenues	<u>799,936</u>
Change in Net Position	(565,639)
Net position-beginning	<u>6,163,004</u>
Net position-ending	<u>\$ 5,597,365</u>

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

FUND FINANCIAL STATEMENTS
Governmental Fund Financial Statements

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Balance Sheet
Housing Assistance Program
June 30, 2023

ASSETS

Pooled cash and investments	\$ 2,013,803
Restricted cash and investments	541,657
Receivables:	
Accounts receivable	115,927
Due from other governments	263,517
Due from other City funds	51,085
Notes and loans receivable	3,779,929
Prepaid costs	2,655

Total assets **\$ 6,768,573**

LIABILITIES

Accounts payable	\$ 70,330
Accrued liabilities	21,498
Due to program participants	566,610
Due to other City funds	215,381
Unearned revenues	182,075
Deposits payable	115,314

Total liabilities **1,171,208**

DEFERRED INFLOWS OF RESOURCES

Unavailable revenue	3,879,825
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Total deferred inflows of resources **3,879,825**

FUND BALANCE

Nonspendable - prepaid costs	2,655
Restricted - low and moderate income housing	1,714,885

Total fund balance 1,717,540

Total liabilities, deferred inflows of resources and fund balance **\$ 6,768,573**

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Reconciliation of the Balance Sheet of the Housing Assistance Program
to the Statement of Net Position
June 30, 2023

Fund balance of the Housing Assistance Program \$ 1,717,540

Amounts reported for governmental activities in the Statement of Net Position are different because:

Unavailable revenue is present in governmental fund financial statements to indicate that receivables are not available currently; however, in the Statement of Net Position, these deferrals are eliminated.

3,879,825

Net position of governmental activities

\$ 5,597,365

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Statement of Revenues, Expenditures, and Changes in Fund Balance
Housing Assistance Program
For the Year Ended June 30, 2023

REVENUES

Intergovernmental	\$ 24,424,599
Licenses and permits	4,375
Charges for services	103,917
Use of money and property	483,830
Miscellaneous	316,106
Total revenues	<u>25,332,827</u>

EXPENDITURES

Current:	
Community development	<u>25,805,453</u>
Total expenditures	<u>25,805,453</u>

Net change in fund balance	(472,626)
Fund balance-beginning	<u>2,190,166</u>
Fund balance-ending	<u>\$ 1,717,540</u>

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

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balance of the Housing Assistance Program
to the Statement of Activities
For the Year Ended June 30, 2023

Net change in fund balances - Housing Assistance Program \$ (472,626)

Amounts reported for governmental activities in the Statement of Activities are different because:

Revenues reported as unavailable revenue in the governmental funds and recognized in the statement of activities. These are included in the intergovernmental revenues in the governmental fund activity. (93,013)

Change in net position of governmental activities \$ (565,639)

NOTES TO FINANCIAL STATEMENTS

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Notes to the Financial Statements
For the Year Ended June 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Oceanside Community Development Commission (the Commission) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Commission's accounting policies are described below.

A. Financial Reporting Entity

The Commission was established on July 16, 1980, and includes all activities previously performed by the Former Oceanside Redevelopment Agency and the Oceanside Housing Authority. The Former Oceanside Redevelopment Agency was originally established on November 19, 1975, pursuant to the State of California Health and Safety Code entitled "Community Redevelopment Law". Its purpose was to eliminate blighted areas by encouraging the development of residential, commercial, industrial, recreational, and public facilities. The Oceanside Housing Authority was originally established on February 24, 1971, and dissolved April 9, 1975, due to inactivity. It was reactivated on April 9, 1980, pursuant to the State of California Health and Safety Code. This department is responsible for all assisted housing projects within the City of Oceanside (the City). The Former Redevelopment Agency was dissolved on January 31, 2012 through Supreme Court decision on Assembly Bill 1X 26.

B. Basis of Accounting and Measurement Focus

The accounts of the Commission are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Government-Wide Financial Statements:

The Commission's government-wide financial statements include a Statement of Net Position and a Statement of Activities. These statements present summaries of governmental type activities for the Commission.

These basic financial statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the Commission's assets and liabilities, including capital assets and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Certain types of transactions are reported as program revenues for the Commission in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Notes to the Financial Statements
For the Year Ended June 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental Fund Financial Statements

Governmental fund financial statements include a Balance Sheet and a Statement of Revenues Expenditures and Changes in Fund Balances for all major governmental funds. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the net position presented in the government-wide financial statements. The Commission has one fund which is presented as a major fund.

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balances present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

Revenues are recorded when received in cash, except those revenues subject to accrual (generally 60 days after year-end) are recognized when due. Expenditures are generally recorded in the accounting period in which the related fund liability is incurred, except for principal and interest on long-term liabilities which are recognized as expenditures only when payment is due.

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

The Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements is provided to explain the differences created by the integrated approach of GASB Statement No. 34.

The funds designated as major funds are determined by a mathematical calculation consistent with GASB Statement No. 34. The Commission reports the following major governmental fund:

The Housing Assistance Program Special Revenue Fund is used to account for the operation of the City's low- and moderate-income housing program. Financing is provided by HUD (Section 8), Community Development Block Grants, and service fees on mortgage revenue bonds.

C. Cash, Cash Equivalents, and Investments

The Commission pools its available cash for investment purposes with the City. The Commission considers pooled cash and investment amounts with original maturities of three months or less to be cash equivalents.

Highly liquid investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

D. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Notes to the Financial Statements
For the Year Ended June 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Commission has one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. The item, unavailable revenue, is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

E. Fund Balances and Net Position

Fund Financial Statements

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

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

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balances are available, the Commission's policy is to apply restricted fund balance first.

When an expenditure is incurred for purposes for which committed, assigned or unassigned fund balances are available, the Commission's policy is to apply committed fund balance first, then assigned fund balance, and finally unassigned fund balance.

Government-Wide Financial Statements

The net position reported on the Statement of Net Position consists of the following category:

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

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the Commission's policy is to apply restricted net position first.

F. Net Position Flow Assumption

Sometimes the Commission will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Commission's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

G. Fund Balance Flow Assumption

Sometimes the Commission will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Notes to the Financial Statements
For the Year Ended June 30, 2023

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Use of Estimates

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

NOTE 2: BUDGETARY INFORMATION

The Commission follows these procedures in establishing the budgetary data reflected in the financial statements.

- During May of each year, the Executive Director submits to the Commissioners a proposed annual operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and the revenue sources to finance the expenditures.
- Public hearings are conducted at Commissioners' meetings to obtain taxpayer comments prior to and after May.
- Prior to July 1, the budget is legally adopted through passage of an appropriation resolution.

The Executive Director is authorized to transfer funds appropriated within the same fund. Revisions that alter the total appropriations of any department or fund must be approved by the Commissioners. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Budgeted amounts are as originally adopted and as further amended by the Commissioners. All annual appropriations lapse at year-end. Formal budgetary integration is employed as a management control device during the year. Expenditures may not legally exceed appropriations at the activity level.

NOTE 3: CASH AND INVESTMENTS

The Commission reports \$2,013,803 in unrestricted cash and investments and \$541,657 in restricted cash and investments for a total cash and investment balance of \$2,555,460 at June 30, 2023. The Commission's funds are pooled with the City's cash and investments in order to generate optimum interest income. Each fund's share of the pooled cash account is separately accounted for, and investment income is allocated to all participating funds based on the relationship of their average daily cash balances to the total of the pooled cash and investments. Information regarding the authorized types of deposits and investments, the type of risks (i.e. credit, interest rate, custodial, etc.) and other disclosures associated with the City's pooled cash and investments is included in the City's comprehensive annual financial report, which are available on the City's website.

NOTE 4: NOTE RECEIVABLE

As of June 30, 2023, the Commission's Housing Assistance Program Special Revenue Fund had \$3,779,929 in notes receivable from various low or noninterest bearing loans to property owners for the rehabilitation of property and first-time home buyer program within the City. The notes are payable upon the sale of the property or upon the death of the current property owner.

NOTE 5: RISK MANAGEMENT

The Commission, through the City, is a member of the Public Risk Innovation, Solutions, and Management (PRISM) which provides general liability insurance. Further information on risk management is available in the comprehensive annual financial report of the City.

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Notes to the Financial Statements
For the Year Ended June 30, 2023

NOTE 6: COMMITMENTS AND CONTINGENCIES

The Commission is involved in certain matters of litigation that have arisen in the normal course of conducting business. Commission management believes, based upon consultation with the City Attorney, that these cases, in the aggregate, are not expected to result in a material adverse financial impact on the Commission. Additionally, Commission management believes that the current insurance programs are sufficient to cover any potential losses should an unfavorable outcome be realized.

NOTE 7: SUBSEQUENT EVENTS

The Commission evaluated subsequent events for recognition and disclosure through January 25, 2024, the date on which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since June 30, 2023, that required recognition or disclosure in these financial statements.

REQUIRED SUPPLEMENTAY INFORMATION

Oceanside Community Development Commission
(A Component Unit of the City of Oceanside, California)
Budgetary Comparison Schedule
Housing Assistance Program
For the Year Ended June 30, 2023

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES				
Intergovernmental	\$ 23,817,883	\$ 23,817,883	\$ 24,424,599	\$ 606,716
Licenses and permits	8,750	8,750	4,375	(4,375)
Charges for services	66,634	66,634	103,917	37,283
Use of money and property	1,630,273	905,564	483,830	(421,734)
Miscellaneous	506,830	556,830	316,106	(240,724)
Total revenues	<u>26,030,370</u>	<u>25,355,661</u>	<u>25,332,827</u>	<u>(22,834)</u>
EXPENDITURES				
Current:				
Community development	27,220,163	26,954,089	25,805,453	1,148,636
Total expenditures	<u>27,220,163</u>	<u>26,954,089</u>	<u>25,805,453</u>	<u>1,148,636</u>
Net change in fund balance	<u>(1,189,793)</u>	<u>(1,598,428)</u>	<u>(472,626)</u>	<u>1,125,802</u>
Fund balance-beginning			2,190,166	
Fund balance-ending			<u>\$ 1,717,540</u>	