

CITY OF BREA, CALIFORNIA

**COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2017**

Prepared by:

Administrative Services Department

Cindy Russell
Administrative Services Director

Lee Squire
Financial Services Manager

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FOR THE FISCAL YEAR ENDED JUNE 30, 2017
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INTRODUCTORY SECTION

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May 31, 2018

Honorable Mayor, Members of the City Council, and Citizens of the City of Brea:

We are pleased to submit to you the Comprehensive Annual Financial Report (CAFR) of the City of Brea for the Fiscal Year ended June 30, 2017. This report has been prepared in conformity with accounting principles generally accepted in the United States of America and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants.

This report consists of management's representations concerning the finances of the City of Brea. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Brea has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Brea's financial statements. Because the cost of internal controls should not outweigh their benefits, the City of Brea's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that financial statements will be free from material misstatement.

As management, we assert that, to the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and component units of the City of Brea. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Vavrinek, Trine, Day & Co., LLP, a firm of licensed certified public accountants, has audited the City of Brea's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Brea for the Fiscal Year ended June 30, 2017, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation.

The independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the City of Brea's financial statements for the Fiscal Year ended June 30, 2017, are fairly presented in all material respects in conformity with accounting principles generally accepted in the United States of America. The independent auditors' report is presented as the first component of the financial section of this report.

The City of Brea is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act of 1984 and the U.S. Office of Management and Budget's 2 CFR Part 200 Uniform Guidance, *Uniform Administrative Requirements, Cost Principles and Audit Requirements For Federal Awards*. The City continually seeks federal assistance whenever possible and for Fiscal Year ending June 30, 2017 received in excess of \$8.8 million in grant revenues. Information related to this single audit, including a schedule of expenditures of federal awards assistance, the independent auditors' reports on the internal controls and

compliance with applicable laws and regulations, and a schedule of findings and questioned costs is available in the City of Brea's separately issued Single Audit Report.

Generally Accepted Accounting Principles (GAAP) require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Brea's MD&A can be found immediately following the report of the independent auditors.

CITY OF BREa PROFILE

The City of Brea, a diverse residential and business community is located at the most northern tip of Orange County at the juncture of three counties with access to major airports, popular regional attractions, beaches, deserts and mountains. Nestled among the hillsides, just 25 miles southeast of Los Angeles, Brea is home to more than 40,000 residents and hosts a daytime working population of more than 100,000.

The City is a major retail center featuring the county's fourth largest shopping center, the Brea Mall; the Brea Union Plaza; Brea's Downtown; and a host of other retail and service businesses. Brea is also a center for big businesses such as Albertsons Distribution Warehouse, Bank of America, Beckman-Coulter, Bristol Industries, Kirkhill-TA Company, Evangelical Christian Credit Union, Kaiser Permanente, Kindred Hospital, Nature's Best, Veterinary Pet Insurance Company and Nestle Waters North America. Several companies' corporate headquarters are located within Brea, including Beckman-Coulter, Suzuki Motor of America and Mercury Insurance.

Although Brea is a major retail and business hub, it maintains a balance with nature, preserving its hillside and canyon areas, which also contribute to Brea's quality of life. Brea is home to one of the nation's largest outdoor sculpture collections, with 176 pieces of sculpture created to date, an art gallery and a performing arts theatre. Brea has long been recognized for its vision and innovation. It possesses a focused economic development strategy, designed to ensure a well-balanced, economically viable community which includes a wide range of housing, beautiful parks and excellent schools.

Brea provides an excellent portfolio of responsive municipal services. The City operates as a "full service city," providing a full range of services including police and fire protection, water and sanitation services, construction and maintenance of streets and infrastructure, as well as recreational and cultural services. Besides serving its own residential and business customers, Brea has a tradition of entrepreneurial ventures providing services to numerous other public agencies such as information technology and printing services.

The City of Brea operates under the Council-Manager form of government, and is governed by a five member City Council elected at large, serving staggered four-year terms. Council elections are held in November of even-numbered years in conjunction with statewide general elections.

The annual budget serves as the foundation for the City of Brea's financial planning and control. The budget is adopted on an annual basis by the City Council in June of each year. The budget team, with the approval of the City Manager, develops budget guidelines in January. The various City departments then submit revenue estimates and expenditure appropriation requests for the one-year period that begins July 1. Budget meetings are held with each department, which leads to the development of the proposed budget. The City Manager then presents the proposed budget document to the City Council, which is discussed with the City Council in public workshops in mid-May. Formal public hearings are held in early June. The City Council adopts the annual budget on or before June 30 of each year. At the conclusion of the first six months, the budget team prepares a report on the progress of the first half of the budget cycle. The City Manager formally reviews the report with the City Council. The City Council adopts budget modifications as needed. The level of budgetary control is established at the department level within the General Fund and at the fund level for all other funds.

LOCAL ECONOMIC FACTORS

Brea's physical setting encompasses about 7,955 acres or 12.43 square miles of land. Brea's land use is distributed as follows:

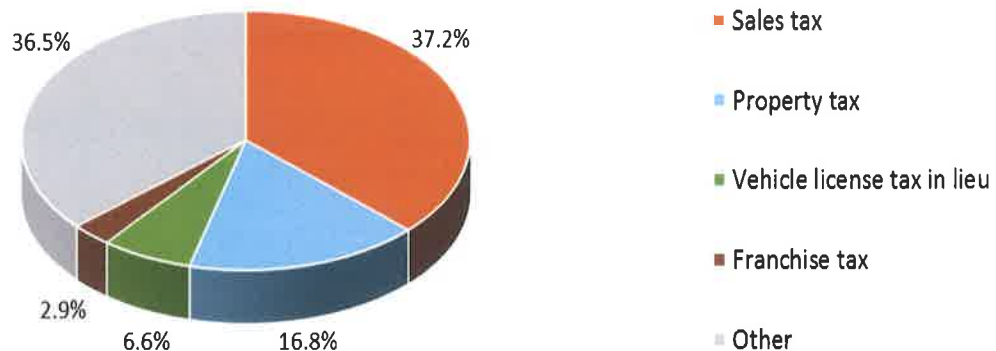
Land Use Distribution

Land Use	Percent
Residential (single-family, multi-family, and mobile homes)	27%
Commercial and Office	5
Industrial	11
Parks and Open Space	14
Public Facilities (City facilities, schools, drainage channels, and fire stations)	4
Carbon Canyon Hillside Areas and Vacant Lands	21
Agriculture	1
Vacant	2
Other (streets)	15
Total	100%

Source: City of Brea General Plan (2003, and subsequent updates 2008, 2014)

The current land use mix produces General Fund revenues of approximately \$57 million. The top four revenue sources include sales tax, property taxes, vehicle license taxes, and franchise taxes. These revenue sources account for 63.5% of the total amount of General Fund revenues. The remaining revenues account for 36.5% of the total and are represented by a broad range of sources.

General Fund Revenues by Revenue Source Fiscal Year Ended June 30, 2017

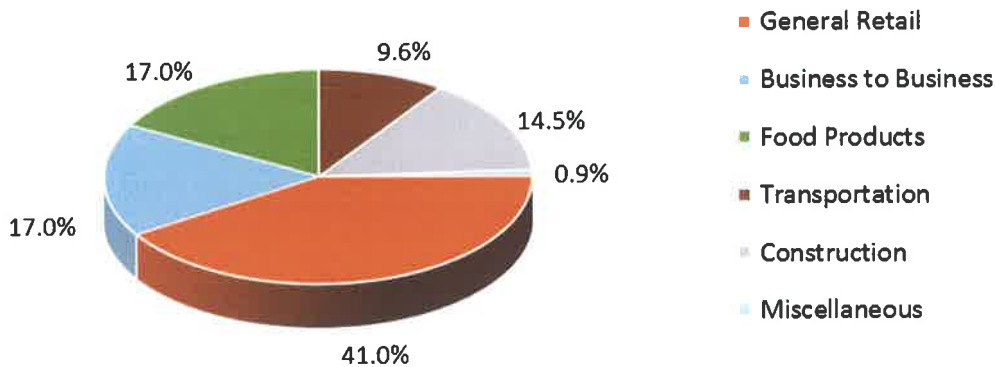


Sales Tax

Sales tax represents the single largest source of General Fund revenue at \$21.2 million. It is derived from six major economic categories as listed in the chart on the following page. The retail category, including

department stores, apparel stores and general merchandise, makes up 41% of the total sales tax generated. This sector includes the regional Brea Mall, which is the fourth largest mall in sales tax volume in Orange County. The second largest economic sector is now tied between the business-to-business category and the food products category, at 17%. During Fiscal Year 2016-17, the City's sales tax consultant MuniServices reported that the sales tax growth has flattened overall. Overall, Brea's sales tax on a per capita basis consistently outperforms other municipalities, a strong indicator that the City imports sales tax dollars from surrounding communities. The City of Brea's sales tax per capita is the second largest in Orange County.

Sales Tax by Economic Categories Fiscal Year Ended June 30, 2017



Property Taxes

Brea is a very diverse community as previously indicated in the land use chart. General Fund property taxes represent \$9.5 million or 16.7% of General Fund revenues. Assessed valuation of all property (including the former Brea Redevelopment Agency) in Brea is \$9.1 billion, an increase of 7% over the prior fiscal year. The valuation is split between residential at 58.7%, commercial/industrial at 32.8%, and the remaining 8.5% for other miscellaneous uses. Of the City's 16,261 dwelling units, 66% are single-family units, 28% are multi-family units and 6% are mobile homes. Housing costs in Brea continue to rank among the highest in North Orange County. Brea, like other cities in Orange County, is experiencing an increase in housing prices. The median price of a single-family home increased to \$670,000 from \$637,000 noted in the prior fiscal year.

Vehicle License Fees (VLF)

When a vehicle is registered in California, a license fee is charged by the State of California. This fee includes a small administrative fee and a property tax in lieu fee. The in lieu fee is based on depreciated value of the vehicle and declines over the useful life of the vehicle. The in lieu fee, while collected by the State Department of Motor Vehicles, belongs to local government (cities and counties). It is allocated based on a per capita basis.

Beginning in January 2005, the Vehicle License Fee was permanently reduced to 0.65% from 2.0% of the vehicle's fair market value. Any loss to cities by this rate reduction will be made up, dollar for dollar, with an allocation from the County's Educational Revenue Augmentation Fund (ERAF) property tax account with two payments, due on or before January 31st and May 1st of each year. This allocation will grow with any corresponding growth in the City's secured property tax valuation.

Franchise Taxes

The franchise revenue received by the City is based on adopted City ordinances and contractual agreements. Public utilities (electric and gas) account for 45.1% of the \$1.7 million in annual franchise tax revenue. The remaining 54.9% of this revenue includes franchise fees for oil pipelines, cable television, and other non-city utilities.

Franchise Taxes Fiscal Year Ended June 30, 2017

	<u>Annual Revenue</u>	<u>Percent of Total</u>
Public Utilities	\$ 757,888	45.1%
All Others	<u>922,405</u>	<u>54.9%</u>
Totals	<u>\$ 1,680,293</u>	<u>100.0%</u>

ECONOMIC OUTLOOK

Development within Brea remains strong with residential development continuing in planned communities like La Floresta and Central Park Village. There is also development on the horizon at the Brea Place site. The development is a mixed-used infill development to include residential apartments, commercial space and a new hotel. In addition, the Improv Comedy Club located in downtown Brea is currently under renovation with completion date anticipated in Spring of 2018 and will provide additional entertainment options to the community. The Brea Mall has also recently announced efforts to redevelop a vacant department store parcel with plans to include new uses. The City awaits their application.

Unemployment in Brea continues to remain low with Orange County ranked 5th in the state for the lowest unemployment rate hovering around 2.8 percent. Brea is aligned with the County with an unemployment rate of 2.8 percent. The low unemployment is anticipated to stay relatively unchanged through the next fiscal year.

General retail is anticipated to remain relatively flat over the next fiscal year. However, there are several retail sectors within Brea that are at an all-time high which includes Furniture and appliance stores, restaurants and food markets and construction retailers and suppliers; and the City's share of the online sales is anticipated to increase between 1 to 2 percent. Given positive outlook in these areas along with the coming development, Brea may experience some marginal revenue growth beginning in mid to late 2018.

Brea's strong financial foundation is not only the result of the City's efforts during Fiscal Year 2016-17, but the result of fiscally conservative organizational decisions made over the past decade. Some of the past measures included tough strategic decisions such as: City-wide reorganization, increasing employee retirement contributions and other reductions, while maintaining core City services.

Overall, the Fiscal Year 2017-18 budget is balanced due to a solid foundation of fiscally conservative practices combined with a continued increase in employee retirement contributions, projecting relatively flat expenditures and a generally improving economy. Total General Fund revenues for Fiscal Year 2017-18 are projected to increase approximately 3.1% over Fiscal Year 2016-17 mainly due to the increasing property taxes. While revenues are increasing, staff will continue to identify and closely monitor any potential threats to City revenues.

It is important to understand why the City of Brea (and all local government) is impacted by State Government's decisions and actions. Unlike the State Government, the City does not exert control over two of its primary sources of revenue for the General Fund - property taxes and sales taxes.

The following regional factors, along with the State and National economic condition, will continue to place uncertainty on Brea's revenues and expenditures:

- The continued statewide CalPERS increases in FY 2017-18 and beyond to address pension liability.
- The continued increase in online versus brick and mortar retail sales impacting sales tax revenues.
- The impending increase to the federal funds rate to 2% and 3% by the end of 2018 and 2019 respectively.
- Housing activity expected to decrease due to increasing interest rates.

It is expected that these factors may have a potentially negative impact on the City's revenues. Other costs such as energy, water, and equipment are being diligently managed in an effort to minimize the need for future service reductions. Going forward, during Fiscal Year 2017-18, City staff will continue to be diligent in monitoring economic factors and seek additional budget solutions to balance the budget.

Locally, geographic and socio-economic conditions in Orange County and the City of Brea remain desirable. Property values in the region are projected to increase, and the City's property tax base is expected to continue its favorable trend for the foreseeable future. Brea's net taxable assessed valuation for Fiscal Year 2016-17 increased by 7% from the prior year.

Brea's sales tax of \$21.2 million in Fiscal Year 2016-17 decreased almost 2% compared to the prior fiscal year, due to increasing online sales of which Brea only receives a portion of the County pool proceeds. Based on the continued increase in online sales and economic trends, sales tax is expected to decrease to approximately \$20 million for FY 2017-18; then increase by just under 1% annually thereafter.

Highlights for the State of California from the UCLA Anderson Forecast on December 6, 2017 include the following:

- The forecast indicates the new tax bill may dampen the housing market, which will reduce economic growth in the state.
- California's unemployment rate is expected to fall to 4.6% by the end of 2019.
- The employment and payroll growth are forecast for 2017, 2018 and 2019 to be 1.2%, 1.5% and 1.1% respectively. Real personal income growth in California is expected to be 1.6%, 3.1% and 3.6% in 2017, 2018 and 2019 respectively.

On the national front, GDP growth is projected to be 3% in the near term and slowing to potentially falling below 1.5% in 2019. Unemployment is forecast to drop below 4% with little change through 2019. However, defense spending is expected to increase by 2% and 2.7% in 2018 and 2019, respectively. It is predicted the chance of a recession in 2019 will increase significantly should the U.S. leave NAFTA.

LONG-TERM FINANCIAL PLANNING

Brea Engagement & Strategy Team (BEST)

Representatives from all City departments meet to discuss strategic planning issues. Over 40 City staff members work collaboratively on an ongoing basis to focus on identifying and evaluating changing City needs. This group is also instrumental in tackling economic impacts on the City's Budget. BEST continues to meet focusing on addressing changes to the budget and other organizational concerns that may be necessary to financially sustain the City over the course of the next several fiscal years and beyond.

Capital Improvement Program (CIP) Budget

The goal of the seven-year CIP is to enhance the quality of life in the community, ensure a safe environment and to promote transportation improvement in the City. The CIP budget for Fiscal Year 2016-17, the first of the seven years, reflects the City Council's commitment to this goal by enhancing existing infrastructure and providing new infrastructure to aid in service delivery to the community. The remaining six years of the CIP are not a commitment of actual funds, but rather a long-range planning tool for subsequent investments in the City's infrastructure. The CIP is divided into six categories: streets, traffic safety, water, storm drain, sewer, and facility improvements.

Community Center Reserves

Funds are set aside annually for the future replacement of the Community Center facility and equipment. Ongoing review of facility and equipment needs allows the City to manage and plan for expenditures in a more proactive manner. The balance in Community Center Reserves at June 30, 2017 was \$830,937.

Capital Asset Reserves

Funds are set aside annually for the replacement of City-owned infrastructure, facilities and capital assets. In addition to a fixed annual contribution, an assessment is made at the end of each fiscal year to determine whether an additional contribution can be made based upon a review of General Fund excess revenues over expenditures. The balance in Capital Asset Reserves at June 30, 2017 was \$9,149,623.

Pension Rate Stabilization Program

On November 17, 2015, the City of Brea established a pension rate stabilization program with Public Agency Retirement Services (PARS) to reduce the future unfunded pension liability for current and future retirement costs for both safety and non-safety employees. The City's initial contribution of \$6,000,000 was made during FY 15/16 and the balance as of June 30, 2017 including interest earned to date was \$6,854,304.

MAJOR INITIATIVES

Pension Reform

Starting in Fiscal Year 2011-12, the City of Brea began the first year of pension reform for both safety and non-safety employees by requiring employees to contribute toward their retirement and instituting PEPR, a second retirement tier for new employees. As of June 30, 2017, all employees are paying 100% of the employee share of retirement; all public safety employees and some miscellaneous employees are cost sharing the City's share of retirement costs.

The implementation of a multi-tiered retirement system is a long-term solution to mitigate the increases in pension costs; however, savings are not fully realized for many years in the future.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a *Certificate of Achievement for Excellence in Financial Reporting* to the City of Brea for its Comprehensive Annual Financial Report for the Fiscal Year ended June 30, 2016. This was the 27th consecutive year that the City of Brea has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current comprehensive annual financial report continues to conform to the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

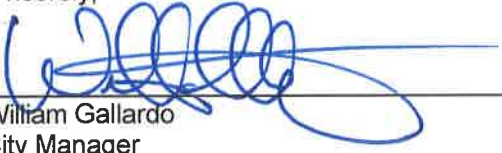
ACKNOWLEDGMENTS

The preparation of the Comprehensive Annual Financial Report on a timely basis was made possible by the dedicated service of Lee Squire, Financial Services Manager – Accounting, and the entire staff of the Administrative Services Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

We also would like to thank our independent auditing firm, Vavrinek, Trine, Day & Co., LLP for their expertise and advice in the preparation of this year's financial report.

In closing, without the leadership and support of the City Council of the City of Brea, preparation of this report would not have been possible.

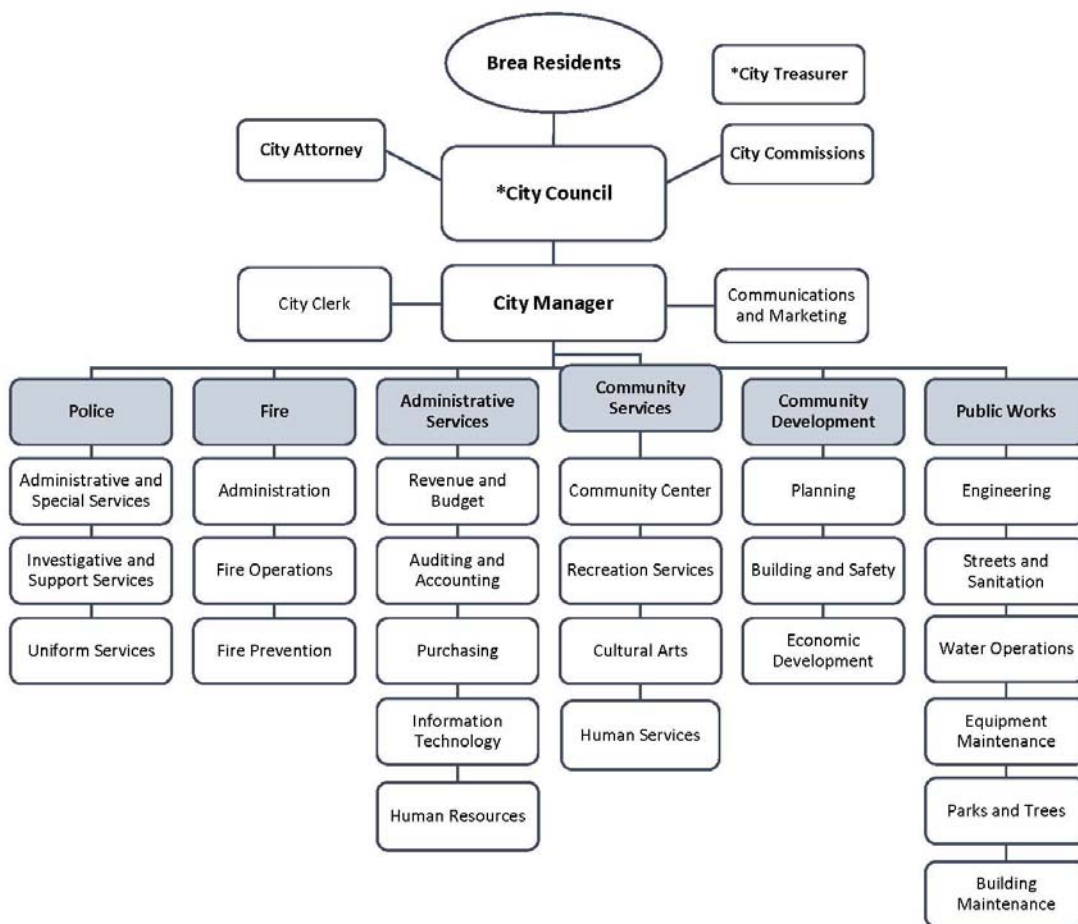
Sincerely,



William Gallardo
City Manager



Cindy Russell
Administrative Services Director





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Brea
California**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2016

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION

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VAVRINEK, TRINE, DAY & CO., LLP
Certified Public Accountants

VALUE THE *difference*

INDEPENDENT AUDITORS' REPORT

To the Members of the City Council
City of Brea, California

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Brea, California, (City) as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the City'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.

Auditors' Responsibility

Our responsibility is to express opinions 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 auditors' 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 opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As described in Notes 4 and 13 to the financial statements, the City restated net position of as July 1, 2016 for amounts related to the City's equity investment in California Domestic Water Company (CDWC) to include Cadway, Inc., the consolidated wholly owned subsidiary of CDWC. The City's other related party transactions with CDWC are described in Note 4.

As described in Note 13 to the financial statements, the City restated net position as of July 1, 2016 for amounts reflected in Construction in Progress, but were placed into service in 2013.

Also, as described in Note 1 to the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 82, *Pension Issues – An Amendment of GASB Statements No. 67, No. 68, and No. 73*, as of July 1, 2016.

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 (pages 5 through 17), schedule of changes in the net pension liability and related ratios for the Miscellaneous and Safety Plans (pages 93 through 94), and schedule of plan contributions for the Miscellaneous and Safety Plans (page 95), schedule of funding progress (page 96), schedules of revenues, expenditures and changes in fund balance – budget and actual for the General fund and each major special revenue fund and related note (pages 97 through 99), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor funds financial statements and budgetary comparison schedules, and statistical section, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor funds financial statements and budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor funds financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2018, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Yaurinek, Trine, Day & Co., LLP

Laguna Hills, California
May 31, 2018

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the City of Brea's Comprehensive Annual Financial Report (CAFR) presents management's discussion and analysis of the City's financial performance during the fiscal year that ended on June 30, 2017. This analysis should be read in conjunction with the Transmittal Letter at the front of this report and the accompanying Basic Financial Statements.

FINANCIAL HIGHLIGHTS

Long-Term Economic Resource (Government-wide) Focus – Economic resources are differentiated from financial resources in that the economic measurement focus measures changes in net position as soon as the event occurs regardless of the timing of related cash flows. Therefore, this measurement focus includes both current spendable resources and fixed non-spendable assets, and long-term claims against these assets. The resulting net position utilizing this measurement focus provides one measure of the City's overall long-term financial condition.

- The assets and deferred inflows of the City exceeded its liabilities at the close of the most recent fiscal year resulting in a net position of \$228 million.
- The City's total net position increased overall by \$15 million, \$11 million due to current year operations and \$4 million due to capital asset restatement.
- The City's non-current liabilities of \$179 million primarily includes \$111.6 million in net pension liabilities and \$57.2 million of outstanding bonded debt and capital leases (which was used to finance the acquisition of capital assets and to fund capital improvements). Total capital assets, net of depreciation represent \$271 million of the \$410 million in total assets. A significant portion of the capital assets have been funded through bond financing from the former Brea Redevelopment Agency.

Short-Term Financial Resource (Fund) Focus – The financial resources focus measures inflows of current spendable assets. The resulting net difference between current financial assets and current financial liabilities otherwise known as fund balance (or net working capital in the private sector) is to measure the City's ability to finance activities in the near term.

- At the close of the current fiscal year, the City's Governmental Funds reported a combined ending fund balance of \$79 million, a decrease of \$5 million. Of the total combined fund balance of \$79 million for governmental funds, \$412,659 was non-spendable, \$52.9 million was restricted, \$11.3 million was assigned, and \$14.1 million was unassigned.
- The General Fund reported a decrease of \$2.9 million in fund balance resulting in total ending fund balance of \$34 million. The decrease was primarily due to the funding of the Downtown Parking Structure from the Community Benefit and Economic Development Fund. Of total ending fund balance, \$412,659 was non-spendable, \$8.2 million was restricted, \$11.3 million was assigned and \$14.1 million was unassigned. The unassigned balance is available for future appropriations.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial section of the comprehensive annual financial report contains the following information: *Independent Auditors' Report*, *Management's Discussion and Analysis* (this section), the *Basic Financial Statements*, and the *Supplementary Information* section, an optional section that presents combining and budgetary schedules for individual non-major funds. The *Basic Financial Statements* are comprised of three components: 1) *Government-wide Financial Statements*, 2) *Fund Financial Statements* and 3) *Notes to the Financial Statements*. The Management's Discussion and Analysis is intended to be an introduction to the Basic Financial Statements.

BASIC FINANCIAL STATEMENTS

Government-wide Financial Statements – The Government-wide Financial Statements are intended to provide a “Big Picture” view of the City as a whole using accounting methods similar to those used by private sector companies. The statement of net position includes all of the City's assets (including non-spendable assets like streets and roads) and any deferred inflows, liabilities (including long-term liabilities that may be paid over twenty or more years) and any deferred outflows of resources. All of the current year revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

Government-wide Financial Statements report the City's net position and how they have changed. Net position – the difference between the City's assets and liabilities – is one way to measure the City's financial health, or position. Over time, increases or decreases in the City's net position are an indicator of whether its financial health is improving or deteriorating, respectively. To assess the overall health of the City, one should also consider additional non-financial factors such as changes in the City's property tax base and the condition of the City's roads.

The City's Government-wide Financial Statements are divided into two categories:

Governmental Activities – This statement depicts the extent to which programs are self-supporting and the net amount provided by property taxes and other general revenues. Most of the City's basic services are included in this category, such as public safety, community development, community services, public works, and general administration. Taxes and charges for services finance most of these activities.

Business-type Activities – The City's business enterprises include urban runoff, water utility, sewer utility, sanitation, and information technology external support. The City charges fees to customers to recover the cost of providing these services.

Fund Financial Statements – Funds are accounting devices that the City uses to track and control resources intended for specific purposes. The Fund Financial Statements provide more detailed information about the City's most significant funds (major funds) but not the City as a whole. Some funds are required by State and Federal law or by bond covenants. Other funds are utilized simply to control and manage resources intended for particular purposes.

The City utilizes three broad categories of funds:

Governmental Funds – Governmental Funds are used to account for essentially the same functions reported as Government Activities in the Government-wide Financial Statements. However, unlike the Government-wide Financial Statements, Governmental Fund Financial Statements utilize the financial resources measurement focus and thus concentrate on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Consequently, the Governmental Fund Financial Statements provide a detailed short-term view that helps a reader determine whether there are more or fewer financial resources that can be spent in the near future to finance City programs.

Proprietary Funds – Services for which the City charges customers a fee are generally reported in Proprietary Funds (Enterprise Funds and Internal Service Funds). Like the Government-wide Financial Statements, these funds provide both long and short-term financial information utilizing the economic resources measurement focus. The City’s Enterprise Funds (urban runoff, water, utility, sewer utility, sanitation, and information technology external support) are individual funds represented in the combined presentation of Business-type Activities in the Government-wide Financial Statements. The individual fund presentation provides more detailed information about each business segment, its operating statements, and statements of cash flow. The City also uses Internal Service Funds that are utilized to report and allocate the cost of certain centrally managed and operated activities (risk management, equipment replacement, and building occupancy). Because the Internal Service Funds primarily serve the government, they are reported with Governmental Activities rather than the Business-type Activities in the Government-wide Financial Statements.

Fiduciary Funds – The City utilizes Fiduciary Funds to account for assets held by the City in a trustee capacity, or as an agent for other governmental entities, private organizations, or individuals. All of the City’s fiduciary activities are reported in a separate statement of fiduciary net position and a statement of changes in fiduciary net position. We exclude these activities from the City’s Government-wide Financial Statements because the City cannot use these assets to finance its operations.

Notes to the Financial Statements – The financial statements also include the Notes to the Financial Statements that provide important narrative details about the information contained in the financial statements. Information contained in the Notes to the Financial Statements is critical to a reader’s full understanding of the Government-wide and Fund Financial Statements.

Supplementary Information – In addition to the required elements of the Basic Financial Statements, we have also included a Supplementary Information section, which includes budgetary and combining schedules that provide additional details about the City’s non-major Governmental Funds, Enterprise Funds, Internal Service Funds, and Fiduciary Funds.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position – Net position may serve over time as a useful indicator of a government’s financial position. The City’s combined net position for the year ended June 30, 2017, as shown in Table 1, was \$229 million.

Table 1
Net Position
Fiscal Year Ended June 30, 2017
(in thousands)

	Governmental Activities		Business-Type Activities		Total Activities	
	2017	2016	2017	2016	2017	2016
Current and other assets	\$ 96,892	\$ 102,695	\$ 16,310	\$ 33,535	\$ 113,202	136,230
Capital assets	177,570	173,086	93,268	85,681	270,838	258,767
Noncurrent assets	8,956	173,086	17,170	85,681	26,126	258,767
Total assets	283,418	275,781	126,748	119,216	410,166	394,997
Deferred charge on refunding	-	-	655	819	655	819
Deferred pension related items	19,606	16,256	1,901	1,566	21,507	17,822
Total Deferred Outflows of Resources	19,606	16,256	2,556	2,385	22,162	18,641
Noncurrent liabilities	116,851	104,990	62,181	63,205	179,032	168,195
Other liabilities	16,128	8,209	3,819	3,735	19,947	11,944
Total liabilities	132,979	113,199	66,000	66,940	198,979	180,139
Deferred pension related items	3,784	16,933	1,178	2,683	4,962	19,616
Total Deferred Inflows of Resources	3,784	16,933	1,178	2,683	4,962	19,616
Net Investment in Capital Assets	170,548	165,493	42,092	33,174	212,640	198,667
Restricted	52,867	54,410	5,641	6,166	58,508	60,576
Unrestricted	(57,154)	(57,998)	14,393	12,638	(42,761)	(45,360)
Total net position	\$ 166,261	\$ 161,905	\$ 62,126	\$ 51,978	\$ 228,387	\$ 213,883

Net Investment of Capital Assets – The largest component of the \$410 million in total assets is the City’s investment in capital assets (e.g., land, buildings, infrastructure, and equipment), representing \$271 million or 66% of total assets. A significant portion of the capital assets have been funded through bond financing from the former Brea Redevelopment Agency.

Noncurrent Liabilities -- Of the \$179 million in long-term (non-current) liabilities, \$57.5 million represents outstanding bonded debt and capital leases and \$111.6 million represents net pension liability. The proceeds from debt were used to finance the acquisition of capital assets and to fund capital improvements.

Restricted Net Position –The \$58.5 million in restricted net position was on overall decrease of \$2.1 million from the prior fiscal year.

Unrestricted Net Position – The (\$42.8) million in unrestricted net position was an overall decrease of \$2.8 million from the prior fiscal year.

Overall the City’s net position increased \$15 million during the current fiscal year.

Table 2
Change in Net Position
Fiscal Year Ended June 30, 2017
(in thousands)

	Governmental Activities		Business-Type Activities		Total Activities	
	2017	2016	2017	2016	2017	2016
Revenues:						
Program Revenues:						
Charges for services	\$ 9,484	\$ 8,905	\$ 28,377	\$ 24,498	\$ 37,861	\$ 33,403
Operating grants and contributions	2,633	3,399	525	11	3,158	3,410
Capital grants and contributions	5,669	2,337	-	-	5,669	2,337
General Revenues:						
Taxes:						
Property taxes	17,888	16,656	-	-	17,888	16,656
Sales taxes	21,200	21,612	-	-	21,200	21,612
Transient occupancy taxes	1,716	1,606	-	-	1,716	1,606
Franchise taxes	1,680	1,590	-	-	1,680	1,590
Business license taxes	1,079	1,102	-	-	1,079	1,102
Other taxes	392	797	-	-	392	797
Motor vehicle in lieu	75	73	-	-	75	73
Use of money and property	1,111	1,602	(23)	304	1,088	1,906
Rental Income	1,032	952	-	-	1,032	952
Other	8,694	2,940	138	328	8,832	3,268
Gain (loss) on sale of capital asset	(2)	83	112	73	110	156
Total Revenues	72,651	63,654	29,129	25,214	101,780	88,868
Expenses:						
General government	7,758	7,298	-	-	7,758	7,298
Public safety	33,938	31,372	-	-	33,938	31,372
Community development	3,403	3,011	-	-	3,403	3,011
Community services	7,599	7,268	-	-	7,599	7,268
Public works	16,307	13,544	-	-	16,307	13,544
Interest on long-term debt	415	435	-	-	415	435
Urban runoff	-	-	377	415	377	415
Water utility	-	-	14,883	14,085	14,883	14,085
Sewer utility	-	-	1,630	1,591	1,630	1,591
Sanitation	-	-	3,045	2,938	3,045	2,938
Information Technology External Support	-	-	1,724	1,312	1,724	1,312
Total Expenses	69,420	62,928	21,659	20,341	91,079	83,269
Change in net position before transfers	3,231	726	7,470	4,873	10,701	5,599
Transfers	1,125	1,591	(1,125)	(1,591)	-	-
Change in net position	4,356	2,317	6,345	3,282	10,701	5,599
Net position at beginning of year	161,905	151,833	51,978	48,174	213,883	200,007
Restatement of Net position	-	7,755	3,803	522	3,803	8,277
Net position at end of year	\$ 166,261	\$ 161,905	\$ 62,126	\$ 51,978	\$ 228,387	\$ 213,883

Governmental Activities – The cost of all Governmental Activities in the current fiscal year was \$69.4 million. As shown on the statement of activities, \$9.5 million of the cost was paid by those who directly benefited from the programs; \$8.3 million was financed by contributions and grants received from other governmental organizations, developers, and property owners for both capital and operating activities; and \$54.9 million was subsidized through general City revenues. Therefore, as a result of operations, the City's change in net position before transfers increased by \$3.2 million.

Property tax revenues for Fiscal Year 2016-17 increased by \$1,232,000 when compared to Fiscal Year 2015-16. The increase in property tax revenues is primarily due to the increase in sale value of residential and commercial properties as well as new residential construction in the Blackstone and La Floresta housing developments. Sales tax revenues for Fiscal Year 2016-17 were \$421,000 lower when compared to Fiscal Year 2015-16.

Total expenses for Fiscal Year 2016-17 were \$69.4 million, an increase of \$6.5 million when compared to Fiscal Year 2015-16. This was primarily due to a combination of increases in public safety and public works expenses.

Brea is a full service city providing residents, businesses and visitors with the following functional services:

General Government is comprised of two departments (City Council/City Manager and Administrative Services) providing general governance, executive management, legal services, communication and marketing, human resources, records management, information technology, accounting, budget, treasury, utility billing, purchasing and reprographics.

Public Safety is comprised of two departments (Police Services and Fire Services) providing general law enforcement, public safety dispatch, fire suppression, fire prevention, paramedic services and emergency preparedness.

Community Development is comprised of two divisions (Planning & Building Services and Economic Development Services) providing planning, zoning and building services, redevelopment services, economic development and housing services.

Community Services is overseen by one department and includes recreation, arts and human services, and the community center.

Public Works is overseen by one department and includes engineering and construction of public facilities, parks, streets and related infrastructure, traffic engineering as well as the maintenance of all public facilities, parks, streets and related infrastructure.

Business-type activities is comprised of two departments (Public Works and Administrative Services) providing five activities to residential and business customers (urban runoff, water utility, sewer utility, sanitation services and information technology external support to public agencies).

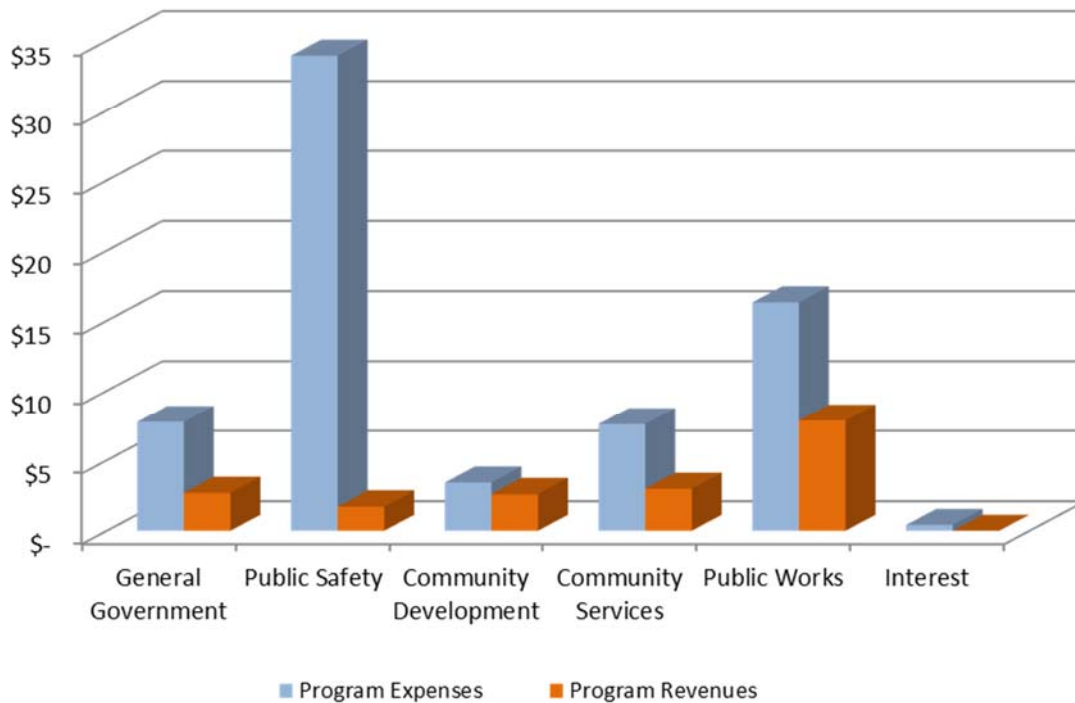
Each programs' net cost (total cost less revenues generated by the activities) is presented below. The net cost shows the extent to which the City's general taxes support each of the City's programs.

**Table 3
Governmental Activities
Fiscal Year Ended June 30, 2017
(in thousands)**

	Program Expenses		Program Revenues	
	2017	2016	2017	2016
General government	\$ 7,758	\$ 7,298	\$ 2,669	\$ 2,824
Public safety	33,938	31,372	1,712	2,048
Community development	3,403	3,011	2,592	1,866
Community services	7,599	7,268	2,958	3,330
Public works	16,307	13,544	7,855	4,573
Interest on long-term debt	415	435	-	-
Totals	\$ 69,420	\$ 62,928	\$ 17,786	\$ 14,641

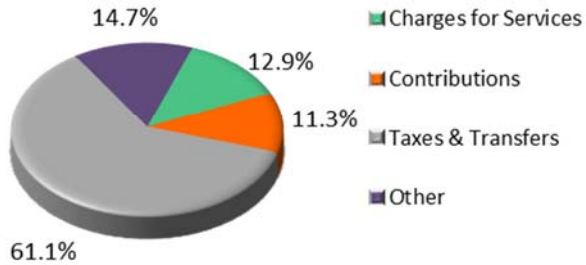
Of the \$17.8 million in program revenues that financed the Governmental Activities, 44% was utilized for Public Works, 17% was utilized for Community Services, and 15% was utilized for each General Government and Community Development, while the remaining 9% supplemented Public Safety.

**Table 4
Program Expenses and Revenues - Governmental Activities
Fiscal Year Ended June 30, 2017
(in millions)**

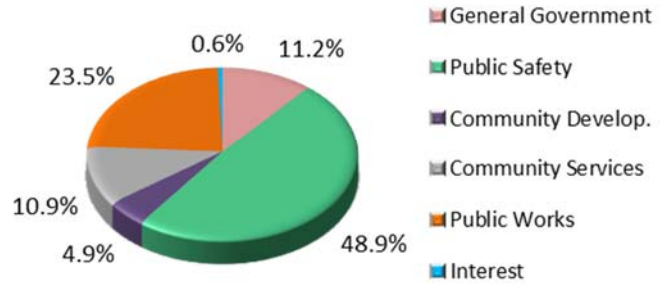


**Table 5
Governmental Activities
Fiscal Year Ended June 30, 2017**

Revenues by Source



Functional Expense



Major Governmental Activities in the current fiscal year included the following:

Revenues

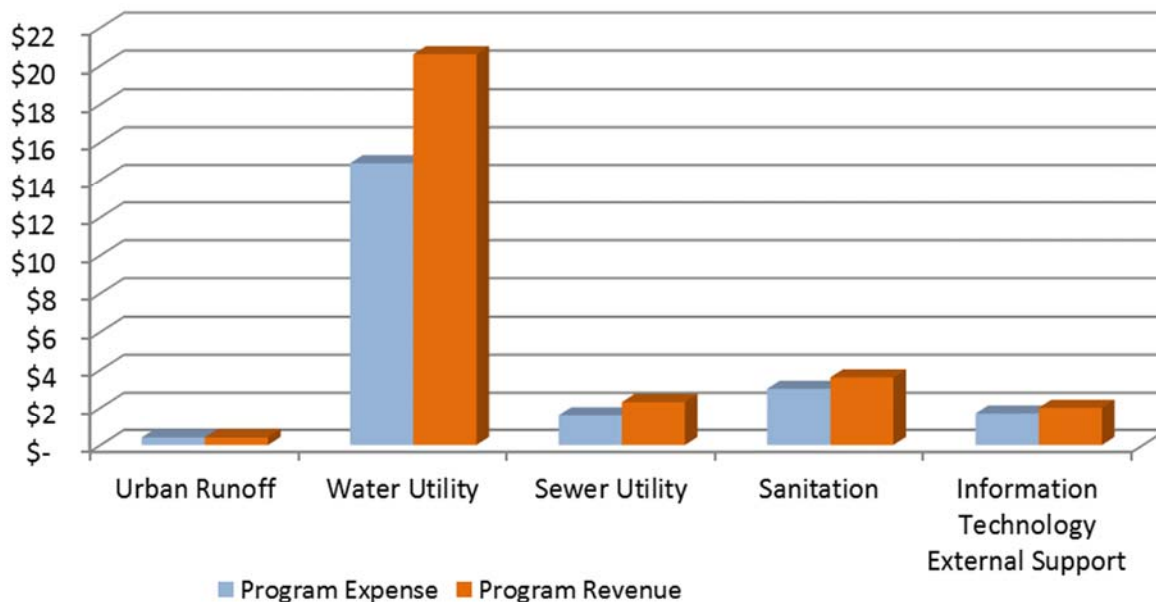
- The City’s combined amount of program revenues, general revenues, taxes and transfers were \$73.8 million. This amount includes operating and capital contributions and grants of \$8.3 million and \$45.1 million in taxes and transfers.
- Of the \$73.8 million in total governmental revenues and transfers, 24.1% represents program revenues and 61.1% represents taxes & transfers. Other revenues make up the remaining 14.8%.

Expenses

- In the current year, expenses for all Governmental Activities were \$69.4 million. See Table 5 above for an analysis of the expenses by function/program.

Business-type Activities – Business-type Activities increased the City’s net position by \$10.1 million which was comprised of various changes in the net position of the urban runoff, water utility, sewer utility, sanitation and information technology external support activities, as well as a restatement to opening net position of \$3.8 million. Business-type Activities are financed primarily by fees charged to external parties for goods and services.

Table 6
Program Expense & Revenue – Business-type Activities
Fiscal Year Ended June 30, 2017
(in millions)



Business-type Activities in the current fiscal year included the following:

The water utility activity had an increase in net position of \$9.2 million. The increase in net position was primarily due to the increase in charges for services of \$5.4 million, as well as \$3.8 million restatement due to reclassification of a capital improvement project and the effect of now using the equity method of investment application using consolidated activity of California Domestic Water Company, including the activity of Cadway, a wholly-owned subsidiary of California Domestic Water Company. Of the \$12 million in water related expenses, 44.8% was from the purchase of water, 12.7% was from maintenance and other operating expenses, 18% was from depreciation, and 24.5% covered personnel costs. Water rates were adjusted effective January 2017, to fund on-going operations, recapture the bond coverage ratio and provide funding for planned capital improvements to the water utility system.

The sewer utility activity had an increase in net position of \$581,309. The increase in net position was primarily due to Capital Improvement Projects not completed with the fiscal year and carried forward to Fiscal Year 2017-18. Of the \$1.6 million in sewer related expenses, 14.3% was from maintenance and other operating expenses, 26.4% from depreciation and 59.3% from personnel costs.

The urban runoff activity had an increase in net position of \$27,272. This increase was primarily due to user rates being adjusted as well as revenues over expenses. Operating expenses, which include maintenance and operation costs of \$148,130, personnel costs of \$227,772, depreciation of \$938, interest expense of \$434 and transfer out of \$7,540, totaled \$384,814 while operating and non-operating revenues totaled \$412,086.

The sanitation utility activity had an increase in net position of \$105,079. The increase in net position was due to operating revenues of \$3.6 million, expenses of \$3 million and the transfer out of \$465,000 of franchise fees. Operating expenses, included maintenance and operation costs of \$2.4 million and personnel costs of \$606,083.

The information technology external support activity had an increase in net position of \$185,584. Operating revenues of \$1.9 million exceeded operating expenses of \$1.7 million.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to highlight available financial resources and to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – Utilizing the financial resources measurement focus, the City's Governmental Funds provide information on near-term inflows and outflows, and balances of spendable resources. This information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$79 million, a decrease of \$5 million. Non-spendable fund balance of \$412,659 is for advances to other funds. Restricted fund balance totals \$52.9 million, legally restricted by external parties. Assigned fund balance totals \$11.3 million which is primarily for community center replacement. Unassigned fund balance totals \$14.1 million.

The General Fund ended the fiscal year with a \$34 million fund balance, a net decrease of \$2.9 million. Non-spendable fund balance of \$412,659 is for advances to other funds. Restricted fund balance of \$8.2 million includes \$6.8 million toward the payment of the City's pension obligations and remaining is for items such as debt service funds with trustees as well as for lighting and landscape districts. Assigned fund balance of \$11.3 million is primarily for capital asset replacement. Unassigned fund balance of \$14.1 million is available for future appropriations.

The Housing Successor Fund ended the fiscal year with a fund balance of \$20.7 million all of which is restricted for affordable housing activities and for notes and loans receivable.

The City's Capital Projects Fund ended the fiscal year with a fund balance of \$9 million, a decrease of \$5 million. Restricted fund balance of \$9 million is primarily for impact fees.

Proprietary Funds – The City's Proprietary Funds (Enterprise and Internal Service Funds) presented in the Fund Financial Statements section basically provide the same type of information in the Government-wide Financial Statements, but include individual segment information.

The Water Utility Fund ended the fiscal year with a net position of \$50 million, an increase of \$9.2 million from prior year. The increase in net position was primarily due to the increase in charges of \$5.4 million for services, as well as \$3.8 million in restatements due to reclassification of a capital improvement project and the effect of now using the equity method of investment application using consolidated activity of California Domestic Water Company, including the activity of Cadway, a wholly-owned subsidiary of California Domestic Water Company. Of the \$50 million in net position \$28.1 million is net investment in capital assets, \$5.6 million is restricted for debt service and \$16.3 million is unrestricted.

The Sewer Utility Fund ended the fiscal year with \$15.1 million in net position, an increase of \$581,309. The increase in net position was primarily due to Capital Improvement Projects not completed with the fiscal year and carried forward to Fiscal Year 2017-18. Of the \$15.1 million in net position \$1.1 million is unrestricted and the balance is net investment in capital assets.

GENERAL FUND BUDGETARY HIGHLIGHTS

The final budgeted resources and transfers in for the General Fund at fiscal year-end were \$2.5 million more than the original budget and total actual resources and transfers in were \$484,880 more than the final budget.

The final appropriations and transfers out for the General Fund at fiscal year-end were \$7.1 million more than the original budget and total actual expenditures and transfers out were \$5.3 million less than the final budget. Several factors contributed to the final variance and are briefly summarized as follows:

Changes to Original Budget

Resources (Inflows):

- The \$2.5 million variance was primarily due to increased miscellaneous revenue which is attributed to the City's portion of sale proceeds of the Successor Agency's liquidation of assets.

Changes to Appropriation (Outflows):

- The variance between original budget and final budget of \$7.1 million was primarily due to a \$4.1 million increase in transfers out, \$3.0 million increase in operational costs primarily consisting of capital outlay and public safety.

Variances with Final Budget

Resources (Inflows):

- The variance between budgeted and actual resources was \$971,620. This was primarily due to transfers in.

Charges to Appropriation (Outflows):

- The variance between budgeted and actual charges of \$6.8 million was due to \$4.0 million decrease in transfers out, \$2.8 million decrease in operational charges across all departments including capital outlay. Operational charges for General Government decreased by \$549,578, Public Safety decreased by \$482,695, Community Services decreased by \$546,023 and remaining variance was spread over Community Development, and Public Works departments.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for governmental and business-type activities as of June 30, 2017, amounts to \$271 million (net of accumulated depreciation). This investment in a broad range of capital assets includes land, structures and improvements, furniture, machinery and equipment, park facilities, roads, sidewalks, water system, storm drains, sound walls, and bridges. The total net increase (including additions and deletions) of \$12 million represents a 4.7% increase from last year.

Table 7
Capital Assets (net of depreciation)
Fiscal Year Ended June 30, 2017
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Land	\$ 47,152	\$ 44,743	\$ 2,074	\$ 2,075	\$ 49,226	\$ 46,818
Water rights	-	-	32,375	23,931	32,375	23,931
Structures and improvements	40,310	41,757	-	-	40,310	41,757
Equipment	8,579	8,726	73	98	8,652	8,824
Infrastructure	69,085	71,852	58,746	56,598	127,831	128,450
Construction-in-progress	12,444	6,008	-	2,979	12,444	8,987
Totals	\$ 177,570	\$ 173,086	\$ 93,268	\$ 85,681	\$ 270,838	\$ 258,767

The net increase to construction-in-progress totaled \$3.5 million, as noted above. This was primarily due to the addition of various capital improvement projects, not yet completed. However, the following significant capital assets and infrastructure projects were completed in Fiscal Year 2016-17:

- Berry Street Booster Station
- Glenbrook Tract Waterline Improvements
- Traffic Control Technology improvements

Additional information on the City's capital assets can be found in Note (7) of the Notes to the Financial Statements.

Long-Term Debt

At the end of the current fiscal year, the City had total long-term debt outstanding for bonds and leases of \$57.7 million for all governmental and business-type activities.

Table 8
Bonds and Capital Leases
Fiscal Year Ended June 30, 2017
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2017	2016	2017	2016	2017	2016
Lease revenue bonds	\$ 2,760	\$ 2,760	\$ -	\$ -	\$ 2,760	\$ 2,760
Water revenue bonds	-	-	50,150	51,575	50,150	51,575
Capital leases	4,262	4,833	-	-	4,262	4,833
Totals	<u>\$ 7,022</u>	<u>\$ 7,593</u>	<u>\$ 50,150</u>	<u>\$ 51,575</u>	<u>\$ 57,172</u>	<u>\$ 59,168</u>

Additional information on the City's long-term debt can be found in Note (8) of the Notes to the Financial Statements.

FACTORS EFFECTING NEXT YEAR'S BUDGET

The Fiscal Year 2017-18 General Fund budgeted expenditures increased to \$55.4 million. This represents a 1.4% increase in budgeted expenditures when compared to prior fiscal year. While acknowledging that the cost of materials, supplies and contract services do increase, overall department operating expenditures were held relatively flat or reduced in several areas.

A brief summary of the factors considered when preparing the Fiscal Year 2017-18 budget are as follows:

- Sales tax represents the single largest source of General Fund revenue, budgeted at \$21.1 million for Fiscal Year 2017-18. Based on economic data trends and projections, sales tax is projected to remain relatively flat for Fiscal Year 2017-18. Brea's sales tax on a per capita basis consistently outperforms other municipalities, a strong indicator that the City imports sales tax dollars from surrounding communities.
- General Fund property taxes are projected to increase by approximately 6.1% and represent \$9.7 million of General Fund revenues.
- Overall, Fiscal Year 2017-18 General Fund revenues are projected to increase approximately 1.4% in comparison to revenues in Fiscal Year 2016-17.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the City's Administrative Services Department, 1 Civic Center Circle, Brea, California 92821, at (714) 990-7676.

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BASIC FINANCIAL STATEMENTS

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CITY OF BREA, CALIFORNIA
STATEMENT OF NET POSITION
JUNE 30, 2017

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets:			
Current Assets:			
Cash and investments	\$ 62,675,000	\$ 10,899,089	\$ 73,574,089
Prepaid expense	38,956	2,500,836	2,539,792
Receivables:			
Taxes	172,238	-	172,238
Accounts	877,556	4,606,544	5,484,100
Accrued Interest	1,783,516	-	1,783,516
Notes and loans	18,808,469	-	18,808,469
Internal balances	1,718,993	(1,718,993)	-
Due from other governments	10,701,356	22,784	10,724,140
Due from Successor Agency	115,637	-	115,637
Total Current Assets	96,891,721	16,310,260	113,201,981
Noncurrent assets:			
Restricted assets:			
Cash and investments	6,947,905	-	6,947,905
Cash with fiscal agent	2,008,092	5,641,012	7,649,104
Capital assets not being depreciated	59,596,087	34,449,960	94,046,047
Capital assets, net of depreciation	117,974,257	58,818,122	176,792,379
Equity in California Domestic Water Company	-	11,528,829	11,528,829
Total Noncurrent Assets	186,526,341	110,437,923	296,964,264
Total Assets	283,418,062	126,748,183	410,166,245
Deferred Outflows of Resources:			
Deferred charge on refunding	-	655,216	655,216
Deferred amounts related to pensions	19,606,493	1,900,782	21,507,275
Total Deferred Outflows of Resources	19,606,493	2,555,998	22,162,491
Liabilities:			
Current liabilities:			
Accounts payable	5,834,330	754,142	6,588,472
Accrued liabilities	1,616,798	195,727	1,812,525
Accrued interest	94,441	1,380,954	1,475,395
Unearned revenue	1,340,046	-	1,340,046
Deposits payable	343,303	249,430	592,733
Due to other governments	2,408,815	-	2,408,815
Due to Successor Agency	170,568	-	170,568
Long-term liabilities, due within one year	4,319,922	1,238,796	5,558,718
Total Current Liabilities	16,128,223	3,819,049	19,947,272
Noncurrent liabilities:			
Long-term liabilities, due in more than one year	9,815,564	50,857,868	60,673,432
Net OPEB obligation	6,742,813	-	6,742,813
Net pension liability	100,292,830	11,323,304	111,616,134
Total Noncurrent Liabilities	116,851,207	62,181,172	179,032,379
Total Liabilities	132,979,430	66,000,221	198,979,651
Deferred Inflows of Resources:			
Deferred amounts related to pensions	3,783,956	1,178,328	4,962,284
Net Position:			
Net investment in capital assets	170,548,467	42,091,695	212,640,162
Restricted for:			
Affordable housing	23,122,161	-	23,122,161
Public safety	909,075	-	909,075
Public works	4,629,380	-	4,629,380
Capital projects	17,055,790	-	17,055,790
Pension	6,854,304	-	6,854,304
Debt service	296,368	5,641,012	5,937,380
Unrestricted	(57,154,376)	14,392,925	(42,761,451)
Total Net Position	\$ 166,261,169	\$ 62,125,632	\$ 228,386,801

See accompanying notes to basic financial statements.

CITY OF BREA, CALIFORNIA

**STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2017**

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities:				
General government	\$ 7,758,276	\$ 1,605,816	\$ 1,062,680	\$ -
Public safety	33,938,469	1,297,025	415,154	-
Community development	3,403,082	2,151,955	174,690	265,749
Community services	7,598,666	2,818,718	138,728	-
Public works	16,306,542	1,610,889	841,466	5,402,736
Interest on long-term debt	414,974	-	-	-
Total governmental activities	69,420,009	9,484,403	2,632,718	5,668,485
Business-type activities:				
Urban runoff	376,623	412,086	-	-
Water utility	14,882,443	20,098,490	491,011	-
Sewer utility	1,630,319	2,322,756	-	-
Sanitation	3,045,308	3,584,153	34,154	-
Information technology external support	1,724,116	1,959,634	-	-
Total business-type activities	21,658,809	28,377,119	525,165	-
Total primary government	\$ 91,078,818	\$ 37,861,522	\$ 3,157,883	\$ 5,668,485

General revenues:

Taxes:

- Property taxes - general purposes
- Property taxes - paramedic program
- Transient occupancy tax
- Sales taxes
- Franchise tax
- Business licenses taxes
- Other taxes
- Motor vehicle in lieu - unrestricted
- Use of money and property
- Rental Income
- Other
- Gain (loss) on disposal of capital assets
- Total General Revenues

Transfers

Change in net position

Net Position at Beginning of Year

Restatement of Net Position

Net Position at End of Year

See accompanying notes to basic financial statements.

Net (Expense) Revenue and Changes in Net Position

Governmental Activities	Business-type Activities	Total
\$ (5,089,780)	\$ -	\$ (5,089,780)
(32,226,290)	-	(32,226,290)
(810,688)	-	(810,688)
(4,641,220)	-	(4,641,220)
(8,451,451)	-	(8,451,451)
(414,974)	-	(414,974)
<u>(51,634,403)</u>	<u>-</u>	<u>(51,634,403)</u>
-	35,463	35,463
-	5,707,058	5,707,058
-	692,437	692,437
-	572,999	572,999
-	235,518	235,518
<u>-</u>	<u>7,243,475</u>	<u>7,243,475</u>
<u>(51,634,403)</u>	<u>7,243,475</u>	<u>(44,390,928)</u>
14,195,847	-	14,195,847
3,692,137	-	3,692,137
1,716,180	-	1,716,180
21,200,598	-	21,200,598
1,680,293	-	1,680,293
1,078,509	-	1,078,509
392,075	-	392,075
75,398	-	75,398
1,110,886	(23,077)	1,087,809
1,031,756	-	1,031,756
8,693,445	138,132	8,831,577
(1,731)	112,137	110,406
<u>54,865,393</u>	<u>227,192</u>	<u>55,092,585</u>
<u>1,125,415</u>	<u>(1,125,415)</u>	<u>-</u>
4,356,405	6,345,252	10,701,657
161,904,764	51,977,823	213,882,587
<u>-</u>	<u>3,802,557</u>	<u>3,802,557</u>
<u>\$ 166,261,169</u>	<u>\$ 62,125,632</u>	<u>\$ 228,386,801</u>

See accompanying notes to basic financial statements.

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GOVERNMENTAL FUNDS

MAJOR GOVERNMENTAL FUNDS

GENERAL FUND

The General fund is used to account for fiscal resources which are dedicated to governmental operations of the City, and not required to be accounted for in another fund.

HOUSING SUCCESSOR FUND

The Housing Successor Fund is used to account for revenues received and expenditures made for affordable housing. The primary sources of revenue are from loan repayments generated from the use of the former Brea Redevelopment Agency's Low and Moderate Income Housing Funds.

CAPITAL PROJECTS FUNDS – CAPITAL IMPROVEMENTS

The Capital Improvements Fund is used to account for the costs of constructing street improvements, parks and other public improvements not normally included within the other Capital Projects Funds. Financing is provided by Federal and State Grant Revenues and interfund transfers from the Special Revenue Funds and General Fund.

NON-MAJOR GOVERNMENTAL FUNDS

Non-major governmental funds are those governmental funds which do not meet the criteria of a major fund. For reporting purposes in this section, they are combined together as Non-major Governmental Funds.

CITY OF BREA, CALIFORNIA

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2017**

		<u>Special Revenue Fund</u>	<u>Capital Projects Fund</u>
	<u>General</u>	<u>Housing Successor</u>	<u>Capital Improvements</u>
Assets:			
Cash and investments	\$ 25,418,375	\$ 2,956,060	\$ 13,792,112
Prepaid costs	38,956	-	
Receivables:			
Taxes	152,337	-	-
Accounts	849,107	12,375	7,045
Interest	298,871	1,484,645	-
Notes and loans	-	16,961,728	-
Due from other funds	439,894	-	-
Due from other governments	4,777,485	-	5,732,128
Due from Successor Agency	26,595	-	89,042
Advances to other funds	373,703	-	-
Restricted assets:			
Cash and investments	6,827,659	-	120,246
Cash and investments with fiscal agents	296,368	1,711,724	-
Total assets	\$ 39,499,350	\$ 23,126,532	\$ 19,740,573
Liabilities, deferred inflows of resources, and fund balances:			
Liabilities:			
Account payable	\$ 1,002,999	\$ 7,195	\$ 4,498,816
Accrued liabilities	1,523,992	5,356	20,055
Unearned revenues	1,160,080	-	179,966
Deposits payable	342,386	917	-
Due to other governments	774,765	-	-
Advances from other funds	-	-	443,788
Due to Successor Agency	2,253	-	-
Total liabilities	4,806,475	13,468	5,142,625
Deferred Inflows of Resources:			
Unavailable revenues	684,789	2,450,200	5,592,439
Fund balances (deficit):			
Nonspendable	412,659	-	-
Restricted	8,201,746	20,662,864	9,005,509
Assigned	11,316,072	-	-
Unassigned	14,077,609	-	-
Total fund balances	34,008,086	20,662,864	9,005,509
Total liabilities, deferred inflows of resources and fund balances	\$ 39,499,350	\$ 23,126,532	\$ 19,740,573

See accompanying notes to basic financial statements.

Non-major Governmental Funds	Total Governmental Funds
\$ 14,202,200	\$ 56,368,747
-	38,956
19,901	172,238
1,217	869,744
-	1,783,516
1,846,741	18,808,469
-	439,894
191,743	10,701,356
-	115,637
443,788	817,491
-	6,947,905
-	2,008,092
<u>\$ 16,705,590</u>	<u>\$ 99,072,045</u>

\$ 61,323	\$ 5,570,333
11,635	1,561,038
-	1,340,046
-	343,303
1,634,050	2,408,815
18,203	461,991
-	2,253
<u>1,725,211</u>	<u>11,687,779</u>

<u>2,692</u>	<u>8,730,120</u>
--------------	------------------

-	412,659
14,996,959	52,867,078
-	11,316,072
(19,272)	14,058,337
<u>14,977,687</u>	<u>\$ 78,654,146</u>

<u>\$ 16,705,590</u>	<u>\$ 99,072,045</u>
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See accompanying notes to basic financial statements.

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CITY OF BREA, CALIFORNIA

**RECONCILIATION OF THE GOVERNMENTAL
FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2017**

Fund balances of governmental funds \$ 78,654,146

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets, net of depreciation, have not been included as financial resources in governmental fund activity. Those capital assets consist of:

Capital assets, depreciable and nondepreciable	\$ 291,217,295	
Accumulated depreciation	(119,190,098)	172,027,197

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in governmental funds. Those long term liabilities consist of:

Lease revenue bonds	(2,760,000)	
Capital leases payable	(4,261,876)	
Compensated absences	(2,523,701)	
Other post employment benefits (OPEB) obligation	(6,742,813)	(16,288,390)

Accrued interest payable for the current portion of interest due on bonds does not require the use of current financial resources and therefore has not been reported in the governmental funds. (91,843)

Amounts reported for net pension liability are not due in the current period and therefore are not reported in the governmental funds. Related components that will affect the net pension liability in future measurement years are reported as deferred outflows and deferred inflows of resources and are not reported in the governmental funds.

Net pension liability	(97,349,980)	
Deferred outflows of resources related to pensions	19,033,985	
Deferred inflows of resources related to pensions	(3,541,132)	(81,857,127)

Revenues reported as unavailable revenues in the governmental funds do not provide current financial resources but are recognized in the in the statement of activities. 8,730,120

Internal Service Funds are used by management to charge the costs of certain activities to individual funds. The assets, deferred outflows and inflows of resources, and liabilities of the internal service funds are included in governmental activities in the statement of net position.

5,087,066

Net Position of Governmental Activities

\$ 166,261,169

See accompanying notes to basic financial statements.

CITY OF BREA, CALIFORNIA

**STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

		Special Revenue Fund	Capital Projects Fund
	General	Housing Successor	Capital Improvements
Revenues:			
Taxes	\$ 38,308,747	\$ -	\$ -
Licenses and permits	870,940	-	-
Intergovernmental	7,808,780	-	533,669
Charges for services	3,789,430	-	1,521,150
Investment income, net	768,370	322,507	8,186
Fines and forfeitures	554,708	-	-
Developer contributions	-	-	535
Rental income	1,441,527	-	-
Other revenues	3,440,937	1,867,260	14,303
Total revenues	56,983,439	2,189,767	2,077,843
Expenditures:			
Current:			
General government	5,032,816	-	561,790
Public safety	34,011,330	-	-
Community development	3,009,011	277,504	-
Community services	7,395,363	-	-
Public works	5,537,040	-	-
Capital outlay	403,524	-	14,404,865
Debt service:			
Principal	410,411	-	-
Interest and fiscal charges	397,243	-	-
Total expenditures	56,196,738	277,504	14,966,655
Excess (deficiency) of revenues over (under) expenditures	786,701	1,912,263	(12,888,812)
Other financing sources (uses):			
Transfers in	2,207,848	-	7,874,546
Transfers out	(5,887,391)	-	-
Total other financing sources (uses)	(3,679,543)	-	7,874,546
Net change in fund balances	(2,892,842)	1,912,263	(5,014,266)
Fund balances, beginning of year	36,900,928	18,750,601	14,019,775
Fund balances, end of year	\$ 34,008,086	\$ 20,662,864	\$ 9,005,509

See accompanying notes to basic financial statements.

Non-major Governmental Funds	Total Governmental Funds
\$ 1,907,227	\$ 40,215,974
-	870,940
1,163,819	9,506,268
878,367	6,188,947
1,751	1,100,814
42,768	597,476
-	535
-	1,441,527
140,316	5,462,816
<u>4,134,248</u>	<u>65,385,297</u>
50,612	5,645,218
366,238	34,377,568
184,080	3,470,595
-	7,395,363
240,964	5,778,004
-	14,808,389
-	410,411
-	397,243
<u>841,894</u>	<u>72,282,791</u>
<u>3,292,354</u>	<u>(6,897,494)</u>
-	10,082,394
<u>(2,646,478)</u>	<u>(8,533,869)</u>
<u>(2,646,478)</u>	<u>1,548,525</u>
645,876	(5,348,969)
<u>14,331,811</u>	<u>84,003,115</u>
<u>\$ 14,977,687</u>	<u>\$ 78,654,146</u>

See accompanying notes to basic financial statements.

CITY OF BREA, CALIFORNIA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2017**

Net change in fund balances - total governmental funds \$ (5,348,969)

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets are allocated over their estimated useful lives as depreciation expenses. Additionally, certain capital contributions are only reported as revenues on the government wide statement of activities.

Capital outlay	\$ 9,468,649	
Depreciation	(7,017,463)	
Capital contributions	<u>2,408,747</u>	4,859,933

The issuance of long-term debt (e.g., bonds, leases) provides current resources to governmental funds, while the repayment of long-term debt principal is an expenditure in the governmental funds; The issuance of debt increases long-term liabilities and the repayment reduces long-term liabilities in the statement of net position.

Also, governmental funds report the effect of premiums, discounts when debt is first issued, whereas these amounts are amortized in the statement of activities.

Capital leases principal payments		242,096
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Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds. These expenses consists of the following:

Changes in interest payable for long-term liabilities		2,593
Changes in compensated absences		(75,834)
Changes in OPEB obligations		(1,090,211)
Changes in net pension liabilities and related deferred outflows and inflows of resources		1,154,288

Revenues in the statement of activities that do not provide current financial resources are not reported in the governmental funds.		4,863,659
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Internal service funds are used by management to charge the costs of certain activities, such as equipment management and self-insurance, to individual funds. The net revenues (expenses) of the internal service funds is reported with governmental activities.		<u>(251,150)</u>
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Change in net position of governmental activities		<u><u>\$ 4,356,405</u></u>
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See accompanying notes to basic financial statements.

PROPRIETARY FUNDS

MAJOR ENTERPRISE FUNDS

WATER UTILITY FUND

The Water Utility Fund is a Major Fund used to account for the operations of the City's water utility, which are operated in manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

SEWER UTILITY FUND

The Sewer Utility Fund is a Major Fund used to account for the operations of the City's sewer distribution lines, which are operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

NON-MAJOR ENTERPRISE FUNDS

Non-major proprietary funds are those proprietary funds which do not meet the criteria of a major fund. For reporting purposes in this section, they are combined together as Non-major Enterprise Funds.

GOVERNMENTAL ACTIVITIES

INTERNAL SERVICES FUNDS

The Internal Service Funds are used to allocate the cost of providing goods and services by one department to other department on a cost reimbursement basis.

CITY OF BREA, CALIFORNIA

**STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2017**

	Enterprise Funds				Governmental Activities
	Water Utility	Sewer Utility	Non-major Enterprise Funds	Total	Internal Service Funds
Assets:					
Current assets:					
Cash and investments	\$ 6,879,710	\$ 2,815,352	\$ 1,204,027	\$ 10,899,089	\$ 6,306,253
Prepaid Expenses	2,500,836	-	-	2,500,836	-
Receivables:					
Accounts receivable	3,191,260	412,201	1,003,083	4,606,544	7,812
Due from other governments	-	-	22,784	22,784	-
Total current assets	12,571,806	3,227,553	2,229,894	18,029,253	6,314,065
Noncurrent assets:					
Restricted - Cash and investments with fiscal agent	5,641,012	-	-	5,641,012	-
Capital assets - net of accumulated depreciation	79,236,745	14,029,072	2,265	93,268,082	5,543,147
Equity in California Domestic Water Company	11,528,829	-	-	11,528,829	-
Advances to other funds	-	-	-	-	866,119
Total noncurrent assets	96,406,586	14,029,072	2,265	110,437,923	6,409,266
Total assets	108,978,392	17,256,625	2,232,159	128,467,176	12,723,331
Deferred outflows of resources:					
Deferred charge on refunding	655,216	-	-	655,216	-
Deferred pension related items	796,134	310,641	794,007	1,900,782	572,508
Total deferred outflows of resources	1,451,350	310,641	794,007	2,555,998	572,508
Liabilities:					
Current liabilities:					
Accounts payable	532,613	5,382	216,147	754,142	263,997
Accrued liabilities	82,694	30,718	82,315	195,727	55,760
Accrued interest	1,380,954	-	-	1,380,954	2,598
Deposits payable	249,430	-	-	249,430	-
Due to other funds	-	-	439,894	439,894	-
Compensated absences, due within one year	78,086	28,899	91,811	198,796	69,539
Claims and judgments, due within one year	-	-	-	-	1,753,904
Bonds, notes, and capital leases, due within one year	1,040,000	-	-	1,040,000	168,315
Total current liabilities	3,363,777	64,999	830,167	4,258,943	2,314,113
Non-current liabilities:					
Advances from other funds	1,221,619	-	-	1,221,619	-
Compensated absences, due in more than one year	26,029	9,633	30,604	66,265	23,180
Claims and judgments, due in more than one year	-	-	-	-	2,743,287
Net pension liability	4,539,352	2,123,684	4,660,268	11,323,304	2,942,850
Bonds, notes, and capital leases, due in more than one year	50,791,603	-	-	50,791,603	-
Total noncurrent liabilities	56,578,603	2,133,317	4,690,872	63,402,791	5,709,317
Total liabilities	59,942,380	2,198,316	5,521,038	67,661,734	8,023,429
Deferred inflows of resources					
Deferred pension related items	450,893	281,362	446,073	1,178,328	242,824
Net position (deficit):					
Net investment in capital assets	28,060,358	14,029,072	2,265	42,091,695	5,543,147
Restricted for debt service	5,641,012	-	-	5,641,012	-
Unrestricted	16,335,099	1,058,516	(2,943,210)	14,450,405	(513,561)
Total net position (deficit)	\$ 50,036,469	\$ 15,087,588	\$ (2,940,945)	\$ 62,183,112	\$ 5,029,586

Reconciliation of Net Position to the Statement of Net Position

Net Position per Statement of Net Position - Proprietary Funds	62,183,112
Prior years' accumulated adjustment to reflect the consolidation of internal service funds activities related to the enterprise funds	(65,717)
Current years' adjustments to reflect the consolidation of internal service activities related to enterprise funds	8,237
Net Position per Statement of Net Position	\$ 62,125,632

See accompanying notes to basic financial statements.

CITY OF BREA, CALIFORNIA

**STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Enterprise Funds			Total	Governmental
	Water Utility	Sewer Utility	Non-major Enterprise Funds		Internal Service Funds
Operating revenues:					
Charges for services	\$ 18,788,632	\$ 2,209,586	\$ 5,063,181	\$ 26,061,399	\$ 7,673,619
Connection fees	903,674	55,516	-	959,190	-
Other revenues	406,184	57,654	892,692	1,356,530	576,208
Total operating revenues	20,098,490	2,322,756	5,955,873	28,377,119	8,249,827
Operating expenses:					
Personnel services	2,942,564	967,487	2,304,226	6,214,277	1,497,751
Maintenance and operation	1,528,589	232,686	2,842,989	4,604,264	3,817,328
Cost of purchased water	5,394,508	-	-	5,394,508	-
Claims and judgements	-	-	-	-	1,935,696
Depreciation expense	2,163,100	431,188	938	2,595,226	791,827
Total operating expenses	12,028,761	1,631,361	5,148,153	18,808,275	8,042,602
Operating income	8,069,729	691,395	807,720	9,568,844	207,225
Nonoperating revenues (expenses):					
Federal interest subsidy on debt	491,011	-	-	491,011	-
Intergovernmental revenues	-	-	34,154	34,154	-
Interest expense	(2,872,884)	(7,565)	(1,399)	(2,881,848)	(20,324)
Change in equity of California Domestic Water Company	138,132	-	-	138,132	-
Gain (loss) on disposal of capital assets	109,758	2,379	-	112,137	(6,704)
Total nonoperating revenues (expenses)	(2,133,983)	(5,186)	32,755	(2,106,414)	(27,028)
Income before transfers	5,935,746	686,209	840,475	7,462,430	180,197
Transfers:					
Transfers in	-	-	-	-	88,882
Transfers out	(497,975)	(104,900)	(522,540)	(1,125,415)	(511,992)
Total transfers	(497,975)	(104,900)	(522,540)	(1,125,415)	(423,110)
Change in net position	5,437,771	581,309	317,935	6,337,015	(242,913)
Net position (deficit):					
Net position at beginning of year	40,796,141	14,506,279	(3,258,880)	52,043,540	5,272,499
Restatement of net position	3,802,557	-	-	3,802,557	-
Net position (deficit) at beginning of year, as restated	44,598,698	14,506,279	(3,258,880)	55,846,097	5,272,499
Net position (deficit) at end of year	\$ 50,036,469	\$ 15,087,588	\$ (2,940,945)	\$ 62,183,112	\$ 5,029,586
Reconciliation of Changes in Net Position to the Statement of Activities:					
Changes in Net Position, per the Statement of Revenues, Expense and Changes in Fund Net Position - Proprietary Funds				\$ 6,337,015	
Adjustment to reflect the consolidation of current fiscal year internal service funds activities related to enterprise funds				8,237	
Changes in Net Position of Business-Type Activities per Statement of Activities				\$ 6,345,252	

See accompanying notes to basic financial statements.

CITY OF BREA, CALIFORNIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2017

	Enterprise Funds			Total	Governmental Activities
	Water Utility	Sewer Utility	Non-major Enterprise Funds		Internal Service Funds
Cash flows from operating activities:					
Cash received from customers and users	\$ 19,899,739	\$ 2,259,924	\$ 5,961,358	\$ 28,121,021	\$ 8,457,595
Cash payments to suppliers for goods and services	(13,469,991)	(266,583)	(5,137,705)	(18,874,279)	(5,546,229)
Cash payments to employees for services	(46,018)	(997,095)	(144,834)	(1,187,947)	(1,962,265)
Net cash provided by operating activities	6,383,730	996,246	678,819	8,058,795	949,101
Cash flows from noncapital financing activities:					
Cash transfer out	(497,975)	(104,900)	(522,540)	(1,125,415)	(511,992)
Cash transfer in	-	-	-	-	88,882
Advances received (repaid) from (to) other funds	(810,554)	-	-	(810,554)	574,677
Intergovernmental revenues	-	-	34,154	34,154	-
Federal interest subsidy on debt	491,011	-	-	491,011	-
Net cash provided by (used for) noncapital financing activities	(817,518)	(104,900)	(488,386)	(1,410,804)	151,567
Cash Flows from capital and related financing activities:					
Acquisition and construction of capital assets	(2,163,953)	-	-	(2,163,953)	(475,823)
Proceeds from sale of capital assets	109,758	2,379	-	112,137	53,059
Principal and interest paid on long-term debt	(4,244,160)	-	-	(4,244,160)	(182,483)
Net cash provided by (used for) capital and related financing activities	(6,298,355)	2,379	-	(6,295,976)	(605,247)
Cash flows from investing activities:					
Interest received	14,113	(7,565)	(1,399)	5,149	(1,106)
Net Increase (decrease) in cash and cash equivalents	(718,030)	886,160	189,034	357,164	494,315
Cash and cash equivalents at beginning of year	13,238,752	1,929,192	1,014,993	16,182,937	5,811,938
Cash and cash equivalents at end of year	\$ 12,520,722	\$ 2,815,352	\$ 1,204,027	\$ 16,540,101	\$ 6,306,253
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:					
Operating income	\$ 8,069,729	\$ 691,395	\$ 807,720	\$ 9,568,844	\$ 207,225
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	2,163,100	431,188	938	2,595,226	791,827
(Increase) decrease in accounts receivable	(198,751)	(62,832)	(331,622)	(593,205)	5,896
(Increase) in prepaid expense	(2,500,836)	-	-	(2,500,836)	-
Decrease due from other governments	-	-	337,107	337,107	-
Increase (decrease) in accounts payable	(1,110,079)	(33,897)	1,972	(1,142,004)	(297,389)
Increase (decrease) in accrued liabilities	318	(369)	7,538	7,487	711
Increase in deposit payables	6,585	-	-	6,585	-
Increase in claims and judgements	-	-	-	-	276,271
(Decrease) in due to other funds	-	-	(90,273)	(90,273)	-
Increase in compensated absences	26,426	(1,312)	21,658	46,772	15,514
(Decrease) in net pension liability	(72,762)	(27,927)	(76,219)	(176,908)	(50,954)
Total adjustments	(1,685,999)	304,851	(128,901)	(1,510,049)	741,876
Net cash provided by operating activities	\$ 6,383,730	\$ 996,246	\$ 678,819	\$ 8,058,795	\$ 949,101
Non-cash investing, capital, and financing activities:					
Amortization of bond discount and premium	\$ (56,776)	\$ -	\$ -	\$ (56,776)	\$ -
Amortization of loss on refunding	163,804	-	-	163,804	-
Change in equity of California Domestic Water Company	138,132	-	-	138,132	-

See accompanying notes to basic financial statements.

FIDUCIARY FUNDS

AGENCY FUNDS

Agency Funds, a type of Fiduciary Funds, are used to account for assets held by the City as an agent for other governmental entities, private organizations, or individuals.

PRIVATE-PURPOSE TRUST FUND

Private-Purpose Trust Funds, a type of Fiduciary Funds, is used to account for assets held by the City as Successor Agency of the former Brea Redevelopment Agency.

CITY OF BREA, CALIFORNIA
STATEMENT OF NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2017

	Agency Funds	Private- Purpose Trust Fund
	<u>Agency Funds</u>	<u>Successor Agency of the Former RDA</u>
Assets:		
Cash and investments	\$ 4,919,487	\$ 1,806,091
Receivables:		
Taxes	9,007	-
Accounts	17,659	-
Accrued interest	-	116,932
Deferred loans	-	2,039,314
Due from other governments	19,065	426,000
Due from the City of Brea	-	2,253
Land held for resale	-	612,856
Prepaid insurance	-	172,800
Restricted assets:		
Cash and investments with fiscal agents	1,466,381	28,580,065
Capital assets:		
Capital assets, net of accumulated depreciation	468,006	-
Total assets	<u><u>\$ 6,899,605</u></u>	<u><u>33,756,311</u></u>
Deferred outflows of resources:		
Deferred charges on refunding	<u>\$ -</u>	<u>1,687,138</u>
Liabilities:		
Accounts payable	278,191	43,336
Accrued liabilities	538,955	-
Accrued interest	-	2,530,603
Due to the City of Brea	9,936	115,637
Due to external parties/other agencies	6,072,523	-
Long-term liabilities:		
Due in one year	-	9,773,391
Due in more than one year	-	155,904,055
Total liabilities	<u><u>\$ 6,899,605</u></u>	<u><u>168,367,022</u></u>
Net Position (deficit):		
Held in trust for other purposes		<u><u>\$ (132,923,573)</u></u>

See accompanying notes to basic financial statements.

CITY OF BREA, CALIFORNIA

**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Private-Purpose Trust Fund
	Successor Agency of the Former RDA
Additions:	
Taxes	\$ 18,131,944
Interest and changes in fair value of investments	153,280
Rental income	440,804
Sale of assets	8,199,676
Miscellaneous	87,563
Total additions	27,013,267
Deductions:	
Administrative expenses	407,186
Contractual services	26,891
Interest expense and cost of issuance	7,874,889
Payment to the County of Orange	8,366,581
Payments to the City of Brea	4,121,754
Pass through agreement payments	1,575,641
Project expenses	157,762
Total deductions	22,530,704
Changes in net position	4,482,563
Net position (deficit):	
Trust deficit, beginning of the year	(137,406,136)
Trust deficit, end of the year	\$ (132,923,573)

See accompanying notes to basic financial statements.

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CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

a. Description of the Reporting Entity

The City of Brea was incorporated on February 23, 1917, under the general laws of the State of California. The City operates under the Council-Manager form of government and provides the following services: public safety (police and fire), highways and streets, cultural recreation, public improvements, planning and zoning, and general administrative services.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governments.

As required by accounting principles generally accepted in the United States of America, these financial statements present the City of Brea and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization's governing body and the City is able to impose its will on that organization, or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). In certain cases, other organizations are included as component units if the nature and significance of their relationship with the City are such that their exclusion would cause the City's financial statements to be misleading or incomplete.

Based upon the above criteria, the component units of the City are the Brea Public Financing Authority, the Brea Community Benefit Financing Authority and the Midbury Assessment Authority.

Since City Council serves as the governing board for these component units, all of the City's component units are considered to be blended component units. Blended component units, although legally separate entities, are in substance, part of the City's operations, so data from these units is combined therein. A brief description of each component unit follows:

Brea Public Financing Authority

The Brea Public Financing Authority was created by a joint exercise of powers agreement between the City of Brea and the former Redevelopment Agency of the City of Brea on November 17, 1987. In April 1988, the Brea-Olinda Unified School District became an associate member of the Authority. The purpose of the Brea Public Financing Authority is to provide, through the issuance of debt, financing necessary for various capital improvements. The Brea Public Financing Authority is administered by the Board who are the members of the City Council and the Mayor. The Brea Public Financing Authority's primary source of income is installment sale, loan and lease payments received from the City and the Successor Agency to the former Brea Redevelopment Agency, which will be used to meet the debt service requirements on debt issues. The Brea Public Financing Authority does not have taxing power. Separate financial statements are not prepared for the Brea Public Financing Authority.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

a. Description of the Reporting Entity (Continued)

Brea Community Benefit Financing Authority

The Brea Community Benefit Financing Authority was created by a joint exercise of powers agreement between the City of Brea and the Industrial Development Authority of the City of Brea on July 22, 2014. The purpose of the Brea Community Benefit Financing Authority is to provide, through the issuance of debt, financing for various capital improvements. The Brea Community Benefit Financing Authority is administered by the Board who are the members of the City Council and the Mayor. The Brea Community Benefit Financing Authority's primary source of income is installment sale, loan, and lease payments from the City, which will be used to meet the debt service requirements on debt issues. Separate financial statements are not prepared for the Brea Community Benefit Financing Authority.

Midbury Assessment Authority

The Midbury Assessment Authority was created by a joint exercise of powers agreement between the City of Brea, Los Angeles County, and Orange County on May 18, 1999. The purpose of the authority is to provide a means for each party to the agreement to contribute money to street improvement projects, to form an assessment district and to levy an assessment to finance the balance of the projects. The Authority is administered by the Board who are the members of the City Council and the Mayor. The Authority's primary source of income is from new assessments that result in additional taxes. Separate financial statements are not prepared for the Midbury Assessment Authority.

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Fiduciary activities of the City are not included in these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category – governmental, proprietary, and fiduciary – are presented.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, with the exception of sales tax revenue, which are considered available if collected within 90 days of year end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City's fiduciary funds consist of agency funds and a private purpose trust fund. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. Private purpose trust funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. 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.

The City reports the following major governmental funds:

- The **General Fund** is the City's primary operating fund. It accounts for all general revenues of the City not specifically levied or collected for other City funds, and for expenditures related to the rendering of general services by the City. The General Fund is used to account for all resources not required to be accounted for in another fund.
- The **Housing Successor Special Revenue Fund** accounts for the housing assets as a result of the dissolution of the former Brea Redevelopment Agency. Resources generated from these assets are to be used for low to moderate income housing purposes. The primary sources of revenue are from rental & lease of property owned by the former Brea Redevelopment Agency and loan repayments generated from the use of the former Brea Redevelopment Agency's Low and Moderate Income Housing Funds.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

- The **Capital Improvements Capital Projects Fund** accounts for the costs of constructing street improvements, parks and other public improvements not normally included within the other Capital Projects Funds. Financing is provided by federal, state and county grant revenues and interfund transfers from the General Fund, and Special Revenue Funds.

The City reports the following major proprietary funds:

- The **Water Utility Enterprise Fund** accounts for the City's water utility operations, which are financed and operated in a manner similar to a private enterprise. The cost (expenses, including depreciation) of providing these services to the general public on a continuing basis is financed or recovered primarily through user charges.
- The **Sewer Utility Enterprise Fund** accounts for the operations of the City's sewer distribution lines, which are operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

Additionally, the City reports the following fund types:

- **Special Revenue Funds** are used to account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.
- **Debt Service Funds** are used to account for the accumulation of resources for and payment of interest and principal on long-term debt.
- **Capital Projects Funds** are used to account for financial resources used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).
- **Internal Service Funds** account for financial transactions related to repairs, replacement, and maintenance of City-owned buildings and vehicles and to account for the City's self-insurance programs. These services are provided to other departments or agencies of the City on a cost reimbursement basis.
- **Agency Funds** account for assets held by the City in a custodial capacity as a trustee or as an agent. These assets include deposits from assessment district's property owners. Agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations.
- **Private-Purpose Trust Fund** accounts for the assets and liabilities of the former redevelopment agency and the allocated revenue to pay estimated installment payments of enforceable obligations until the obligations of the former redevelopment agency are paid in full and assets have been liquidated.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's proprietary funds function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Residual net position balances in internal service funds are allocated back to the governmental and enterprise funds that they originally charged.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

The principal operating revenues of the Enterprise Funds and of the Internal Service Funds are charges to customers for sales and services. Operating expenses for Enterprises Funds and Internal Service Funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position

Cash and Investments

Cash includes demand deposits, certificates of deposits and savings account balances. The California Government Code and the City of Brea's investment policy permit the City of Brea to invest in various instruments and pools. Investments are reported in the accompanying balance sheet at fair value, except for investment contracts that are reported at cost because they are not transferable and they have terms that are not affected by changes in market interest rates. The State Treasurer's Investment Pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares.

The City reports its investments at fair value in the balance sheet according to GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. Interest earnings, realized gains and losses and, changes in the fair value of investments are recognized as revenue from the use of money and property in the operating statement. Highly liquid money market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are reported at fair value. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date.

The City pools cash and investments of all funds except for assets held by fiscal agents. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Investment income earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)

The City applies GASB Statement No. 72, *Fair Value Measurements and Application* for determining fair value measurements, applying fair value to investments, and disclosures related to the fair value hierarchy. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

For purposes of the statement of cash flows, cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash equivalents also represent the proprietary funds' share in the cash and investment pool of the City of Brea. Cash equivalents have an original maturity date of three months or less from the date of purchase. For financial statement presentation purposes, cash and cash equivalents are shown as both restricted and unrestricted cash.

Restricted Cash and Investments

Certain proceeds of debt issues, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

Additionally, the City has established the PARS Post-Employment Benefits Trust as a tax-exempt trust within the meaning of Section 115 of the IRS Code to accumulate resources to “stabilize” the amount of its General fund resources that it will need to meet future contributions requirements to CalPERS. The balances and activities of the Trust are irrevocably dedicated to funding future obligations to CalPERS. The assets will benefit the City through reduced future cash flow demands on the City’s General fund resources, and continue to be assets of the City. These amounts are reflected as restricted cash and investments in the General fund.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

The amounts recorded as a receivable due from other governments include sales taxes, property taxes and grant revenues collected or provided by federal, state, county and city governments and unremitted to the City as of June 30, 2017. The County of Orange assesses bills and collects property taxes for the City.

All trade and tax receivables are shown net of an allowance for uncollectibles.

CITY OF BREA, CALIFORNIA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The Water Utility fund also reports a prepaid expense for water purchased in advance, to be used in future periods. Refer to note 4.

Inventories

Inventories of materials and supplies are carried at cost. The City records inventory using a first-in-first-out (FIFO) basis and the consumption method.

Land Held for Resale

The former Brea Redevelopment Agency acquired land as part of its primary purpose to develop blighted properties. The Successor Agency to the former Brea Redevelopment Agency records these parcels as land held for resale in its financial statements. The property is being carried at cost or, if lower, the estimated net realizable value upon entering into an agreement to sell the property. Values recorded on the balance sheet are net of allowances for decline in value.

Capital Assets

Capital assets, which include property, plant, equipment, intangible assets and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets and infrastructure are defined by the City as assets with an initial, individual cost of more than \$5,000 and \$100,000 respectively and an estimated useful life in excess of four years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. The amount of interest to be capitalized is calculated by offsetting interest expense incurred from the date of the borrowing until completion of the project with interest earned on invested proceeds over the same period.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)

Property, plant and equipment of the primary government and its component units are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Buildings	40 - 50
Computers	4 - 5
Equipment	4 - 10
Improvements	10 - 50
Infrastructure	40 - 50
Software	5 - 10
Vehicles	4 - 10

The City classifies certain water rights as intangible assets with an indefinite useful life as there are no legal, contractual or other factors that limit the benefits associated with the water rights.

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. Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has two items that qualify for reporting in this category. One is deferred charges on refunding reported in the government-wide statement of net position and the proprietary funds statement of net position. Deferred charges on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The other item is deferred pension related items reported in the government-wide statement of net position and the proprietary funds statement of net position. The City reports deferred outflows of resources for pension contributions made after the actuarial measurement date. This amount is deferred and will be expensed in the following fiscal year. Other deferred outflows of resources are reported for the net difference between projected and actual earning on pension plan investments. This amount will be amortized over a five-year period on a straight-line basis.

In addition to liabilities, the balance sheet or statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports two items as deferred inflows of resources. First, unavailable revenues arise only under a modified accrual basis of accounting, and accordingly, is reported only in the governmental funds balance sheet. These amounts reflect resources that have been earned but not received within the period of availability. Therefore, this does not provide an available financial resource in the current period, and the recognition is deferred until these criteria have been met, as unavailable revenues. The other item is deferred pension related items reported in the government-wide statement of net position and the proprietary funds statement of net position. These amounts are the result of differences between expected and actual experience and changes in assumptions. These will be recognized as pension expense over the expected average remaining service lifetime.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)

Compensated Absences

It is the City's policy for employees to accumulate earned but unused vacation and sick benefits. Permanent City employees earn from 10 to 20 vacation days a year, depending upon their length of employment, and 12 sick days a year. Employees may carry forward unused sick leave indefinitely. Upon termination or retirement, permanent employees are entitled to receive compensation at their current base salary for all unused vacation leave. Any unused sick leave is forfeited upon termination of employment. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-Term Obligations

In the government-wide financial statements, proprietary fund types in the fund financial statements, and in the fiduciary funds financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, proprietary fund type statement of net position, or the statement of fiduciary net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Claims and Judgments

The City records a liability for litigation, judgments and claims when it is probable that an asset has been impaired or a liability has been incurred prior to year-end and the probable amount of loss (net of any insurance coverage) can be reasonably estimated. This liability is recorded in the Internal Service Funds that account for the City's self-insurance activities.

Net Pension Liability

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value. CalPERS audited financial statements are publicly available reports that can be obtained at CalPERS' website under Forms and Publications.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)

Fund Balances

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable Fund Balance – This amount indicates the portion of funds balances which cannot be spent because they are either not in spendable form such as prepaid items, inventories, land held for resale or loans/notes receivable, or legally or contractually required to be maintained intact, such as the principal portion of an endowment. Only the General Fund may report nonspendable fund balance for long-term interfund receivables and land held for resale.

Restricted Fund Balance – This amount indicates the portion of fund balances which has been restricted a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation. Long-term interfund receivables and land held for resale in governmental funds other than the General Fund are included within restricted fund balance.

Committed Fund Balance – This amount indicates the portion of fund balances which can only be used for specific purposes pursuant to a formal resolution of the City Council.

Assigned Fund Balance – This amount indicates the portion of fund balances which is constrained by the City's intent to be used for specific purpose, but is neither restricted nor committed. The Administrative Services Director is authorized to determine and define the amount of assigned fund balances, which was established by City Council through resolution.

Unassigned Fund Balance – This includes the excess residual amounts in the General Fund and the residual deficit of all other governmental funds which have not been restricted, committed, or assigned to specific purposes.

The City Council, as the City's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to the adoption of a resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use through the adoption of another resolution. City Council action to commit fund balance needs to occur within the fiscal reporting period; however, the amount can be determined subsequently.

Fund balance flow assumptions

Sometimes the government 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 City'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.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows, and Net Position (Continued)

Net Position

In the governmental-wide financial statements and proprietary fund financial statements, net position is classified as follows:

Net Investment in Capital Assets – This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted Net Position – This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments. As of June 30, 2017, \$36,101,252 of net position is restricted by enabling legislation.

Unrestricted Net Position – This amount is all net position that do not meet the definition of “net investment in capital assets” or “restricted net position.”

Net position flow assumption

Sometimes the City 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 proprietary 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 – net position to have been depleted before unrestricted – net position is applied.

e. Property Tax

Property tax revenue is recognized on the modified accrual basis, that is, in the fiscal year for which the taxes have been levied providing they become available. Available means when due, or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. The County of Orange collects property taxes for the City. Tax liens attach annually as of 12:01 A.M. on the first day in January the preceding fiscal year for which the taxes are levied. Taxes are levied on both real and personal property, as it exists on that date. The tax levy covers the fiscal period July 1 to June 30. All secured personal property taxes and one-half of the taxes on real property are due November 1; the second installment is due February 1. All taxes are delinquent, if unpaid, on December 10 and April 10, respectively. Unsecured personal property taxes become due on the first of March each year and are delinquent, if unpaid, on August 31.

f. 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 disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

g. Effect of New Accounting Standards

During the fiscal year ended June 30, 2017, the City implemented the following Governmental Accounting Standards Board (GASB) standards:

GASB Statement No. 82 – In March 2016, GASB issued Statement No. 82, *Pension Issues – An Amendment of GASB Statements No. 67, No. 68, and No. 73*. The objective of the Statement is to address certain issues that have been raised with respect to Statements No. 67, *Financial Reporting for Pension Plans*, No. 68, *Accounting and Financial Reporting for Pensions*, and No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*. Specifically, the Statement addresses issues regarding (1) the presentation of payroll-related measures in required supplementary information, (2) the selection of assumptions and the treatment of deviations from the guidance in an Actuarial Standard of Practice for financial reporting purposes, and (3) the classification of payments made by employers to satisfy employee (plan member) contribution requirements. The City implemented this pronouncement effective July 1, 2016.

h. Pronouncements Issued But Not Yet Adopted

The GASB has issued pronouncements that have an effective date subsequent to June 30, 2017, which may impact future financial presentations:

GASB Statement No. 75 – In June 2015, GASB issued Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. The objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). This Statement is effective for fiscal years beginning after June 15, 2017, or the 2017-2018 fiscal year. The City has not determined the effect of the Statement.

GASB Statement No. 81 – In March 2016, GASB issued Statement No. 81, *Irrevocable Split-Interest Agreements*. The objective of the Statement is to improve financial reporting for irrevocable split-interest agreements by providing recognition and measurement guidance for situations in which a government is a beneficiary of the agreement. The Statement requires that a government that receives resources pursuant to an irrevocable split-interest agreement recognize assets, liabilities, and deferred inflows of resources at the inception of the agreement. Furthermore, the Statement requires that a government recognize assets representing its beneficial interests in irrevocable split-interest agreements that are administered by a third party, if the government controls the present service capacity of the beneficial interests. The Statement requires that a government recognize revenue when the resources become applicable to the reporting period. The Statement is effective for the reporting periods beginning after December 15, 2016, or the 2017-18 fiscal year. The City has not determined the effect of the Statement.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

h. Pronouncements Issued But Not Yet Adopted (Continued)

GASB Statement No. 83 – In November 2016, GASB issued Statement No. 83, *Certain Asset Retirement Obligations*. This Statement addresses accounting and financial reporting for certain asset retirement obligations (AROs). An ARO is a legally enforceable liability associated with the retirement of a tangible capital asset. A government that has legal obligations to perform future asset retirement activities related to its tangible capital asset should recognize a liability based on the guidance in this Statement. This Statement also requires disclosure of information about the nature of a government's ARO, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets. The requirements of this Statement are effective for reporting periods beginning after June 15, 2018, or the 2018-19 fiscal year. The City has not determined the effect of the Statement.

GASB Statement No. 84 – In January 2017, GASB issued Statement No. 84, *Fiduciary Activities*. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018, or the 2019-20 fiscal year. The City has not determined the effect of this Statement.

GASB Statement No. 85 – In March 2017, GASB issued Statement No. 85, *Omnibus 2017*. The objective of this Statement is to address practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits (pensions and other postemployment benefits [OPEB]). The Statement is effective for the reporting periods beginning after June 15, 2017, or 2017-2018 fiscal year. The City has not determined the effect of the Statement.

GASB Statement No. 86 – In May 2017, GASB issued Statement No. 86, *Certain Debt Extinguishment Issues*. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources—resources other than the proceeds of refunding debt—are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. The Statement is effective for the reporting periods beginning after June 15, 2017, or 2017-2018 fiscal year. The City has not determined the effect of the Statement.

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The Statement is effective for the reporting periods beginning after December 15, 2019, or 2020-2021 fiscal year. The City has not determined the effect of the Statement.

CITY OF BREA, CALIFORNIA

NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

i. Pronouncements Issued But Not Yet Adopted (Continued)

GASB Statement No. 88 – In April 2018, GASB issued Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. The objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. This Statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. It requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. The Statement is effective for the reporting periods beginning after June 15, 2018, or 2018-2019 fiscal year. The City has not determined the effect of the Statement.

NOTE 2 – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Deficit Fund Balances or Net Position

The following individual nonmajor funds have a deficit at June 30, 2017:

Community Development Block Grant Special Revenue Fund	\$	(7,110)
Midbury Capital Projects Fund		(12,162)
Sanitation Enterprise Fund		(2,312,975)
Information Technology External Support Enterprise Fund		(914,951)

For the Community Development Block Grant special revenue fund and the Midbury capital projects fund, the City expects to eliminate these deficits with anticipated future revenues from grants, special assessments and fee for services. For the Sanitation and Information Technology External Support enterprise funds, the deficits are the result of pension reporting of the net pension liability, and will be eliminated through future charges.

At June 30, 2017, the Successor Agency of the Former RDA Private-purpose Trust Fund had a deficit net position amount of \$132,923,573. The deficit balance will be eliminated with future property tax revenue.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 3 – CASH AND INVESTMENTS

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

	Statement of Net Position	Statement of Fiduciary Net Position	Total
Cash and investments	\$ 73,574,089	\$ 6,725,578	\$ 80,299,667
Restricted assets:			
Cash and investments	6,947,905	-	6,947,905
Cash and investments with fiscal agents	7,649,104	30,046,446	37,695,550
Total cash and investments	\$ 88,171,098	\$ 36,772,024	\$ 124,943,122

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

Cash on hand	\$ 7,989
Deposits with financial institutions	2,813,928
Investments	77,477,750
Restricted cash and investments	6,947,905
Cash and investments with fiscal agents	37,695,550
Total cash and investments	\$ 124,943,122

The City of Brea maintains a cash and investment pool that is available for use for all funds. Each fund type's position in the pool is reported on the combined balance sheet as cash and investments. The City has adopted an investment policy, which authorizes it to invest in various investments.

a. Cash Deposits

The carrying amount of the City's cash deposits was \$2,813,928 at June 30, 2017. Bank balances were \$3,390,980 at that date. The \$577,052 difference represents outstanding checks and other reconciling items. As of June 30, 2017, the City's deposits with financial institutions were covered by FDIC up to \$250,000, and the remaining amounts of \$3,140,980 were collateralized as described below.

The California Government Code requires California banks and savings and loan associations to secure a City's deposits by pledging government securities with a value of 110% of a City's deposits. California law also allows financial institutions to secure a City's deposits by pledging first trust deed mortgage notes having a value of 150% of a City's total deposits. The City Treasurer may waive the collateral requirement for deposits that are fully insured up to \$250,000 by the FDIC. The collateral for deposits in federal and state chartered banks is held in safekeeping by an authorized Agent of Depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an Agent of Depository. These securities are physically held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an "Agent of Depository" has the effect of perfecting the security interest in the name of the local governmental agency. Accordingly, all collateral held by California Agents of Depository are considered to be held for, and in the name of, the local governmental agency.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

b. Investments

Investments Authorized by the California Government Code and the City’s Investment Policy

Funds of the City, other than bond proceeds and cash deposits held in restricted accounts, may be invested in any instrument allowable under current legislation of the State of California (Government Code Section 53600 et sec.) so long as the investment is appropriate and consistent with the City’s investment policy. The following investments are authorized:

Authorized Investment Type	Maximum Maturity	Maximum Percentage or Amount of Portfolio	Maximum Investment In One Issuer
U.S. Treasury Obligations (Bills, Notes and Bonds)	5 years	No limit	No limit
U.S. Government Sponsored Enterprise Securities*	5 years	No limit	No limit
Banker's Acceptances	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Repurchase Agreements	1 year	No limit	No limit
Certificates of Deposit	5 years	30%	No limit
Negotiable Certificates of Deposit	5 years	30%	No limit
Passbook Savings Accounts/Interest Bearing Investment Accounts	n/a	No limit	No limit
Medium Term Corporate Notes	5 years	30%	No limit
Bank Money Market Accounts	5 years	20%	10%
California Local Agency Investment Fund	n/a	\$65,000,000	No limit
County of Orange Investment Fund (County Pool)	n/a	No limit	No limit
Asset Backed Securities	5 years	10%	No limit
Supranationals	5 years	15%	5%

*maximum of 5% in callable bonds issued by such agencies

Provisions of Government Code Section 53601 are to be adhered to at all times. Additionally, the City will use the guidelines established by the joint committee of the California Municipal Treasurers Association and the California Society of Municipal Finance Officers as the basis for investing in government investment pools.

For purposes of complying with legal investment limitations, the percentage referenced above refers to the maturity value of the portfolio at the time of purchase.

Investments Authorized by Debt Agreements

The above investments do not address investment of debt proceeds held by a bond trustee. Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreements rather than the general provisions of the California Government Code or the City’s investment policy.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

b. Investments (Continued)

Investments in State Investment Pool

The City is a voluntary participant in the California Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. LAIF is overseen by the Local Agency Investment Advisory Board, which consists of five members, in accordance with State statute. The State Treasurer's Office audits the fund annually. Each City may invest up to \$65,000,000 without limitation. The fair value of the position in the investment pool is the same as the value of the pool shares. The balance available for withdrawal on demand are based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis.

Restricted Cash & Investments

The City has established a Section 115 Trust to accumulate resources for future contributions to CalPERS. As of June 30, 2017, the City reported \$6,947,905 in restricted cash and investments. As of June 30, 2017, the City had \$6,827,659 of restricted cash and investments reported in the general fund in a Section 115 Trust restricted for future pension contributions and \$120,246 in a construction escrow account reported in the Capital Improvements fund. In January 2016, the City adopted an investment policy for the Section 115, which authorized the following investments:

- Debt obligations of the U.S. Government, its agencies, and Government Sponsored Enterprises
- Mortgage-Backed Securities
- Asset Backed Securities
- Collateralized Mortgage Obligations
- Commercial Mortgage-Backed Securities
- Corporate debt securities issued by U.S. or foreign entities including, but not limited to, limited partnerships, equipment trust certificates and enhanced equipment trust certificates
- Eligible instruments issued pursuant to SEC Rule 144(a)
- Municipal Bonds

The portfolio will maintain a minimum weighted average quality of A- at all times. Individual securities shall have a minimum quality rating of Baa3 by Moody's or BBB- by Standard & Poor's (S&P).

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

c. Risk Disclosures

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City’s investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

Investment Type	Minimum legal rating	Not Rated	AAA	AA+	AA-	AA
U.S. Treasury Obligations	N/A	\$ -	\$ -	\$ 15,177,667	\$ -	\$ -
U.S. Government Sponsored Enterprise Securities	N/A	-	-	19,112,309	-	-
Corporate Bonds	A	-	903,443	1,687,801	3,805,236	1,099,828
Money Market Mutual Funds	AAA	-	143,092	-	-	-
Asset Backed Securities	AA	-	5,025,499	-	-	-
Commercial Paper	A-1/A	-	2,173,288	-	-	-
California Local Agency Investment Fund	N/A	13,524,396	-	-	-	-
Supranational	AA	-	3,796,745	-	-	-
Municipal Bonds	N/A	-	-	1,010,127	-	-
Restricted Cash and Investments - Section 115 Trust						
Corporate Bonds	N/A	-	-	366,297	717,437	-
Money Market Mutual Funds	N/A	4,536,524	-	-	-	-
Restricted Cash and Investments with Fiscal Agents						
Money Market Mutual Funds	N/A	-	29,999,988	-	-	-
U.S. Treasury Obligations	N/A	-	-	5,197,713	-	-
U.S. Government Sponsored Enterprise Securities	N/A	-	-	2,497,849	-	-
Total		<u>\$ 18,060,920</u>	<u>\$ 42,042,055</u>	<u>\$ 45,049,763</u>	<u>\$ 4,522,673</u>	<u>\$ 1,099,828</u>

Investment Type	Minimum legal rating	A+	A	BBB+	BBB	Total
U.S. Treasury Obligations	N/A	\$ -	\$ -	\$ -	\$ -	\$ 15,177,667
U.S. Government Sponsored Enterprise Securities	N/A	-	-	-	-	19,112,309
Corporate Bonds	A	3,877,986	6,140,333	-	-	17,514,627
Money Market Mutual Funds	AAA	-	-	-	-	143,092
Asset Backed Securities	AA	-	-	-	-	5,025,499
Commercial Paper	A-1/A	-	-	-	-	2,173,288
California Local Agency Investment Fund	N/A	-	-	-	-	13,524,396
Supranational	AA	-	-	-	-	3,796,745
Municipal Bonds	N/A	-	-	-	-	1,010,127
Restricted Cash and Investments - Section 115 Trust						
Corporate Bonds	N/A	276,162	723,642	222,158	105,685	2,411,381
Money Market Mutual Funds	N/A	-	-	-	-	4,536,524
Restricted Cash and Investments with Fiscal Agents						
Money Market Mutual Funds	N/A	-	-	-	-	29,999,988
U.S. Treasury Obligations	N/A	-	-	-	-	5,197,713
U.S. Government Sponsored Enterprise Securities	N/A	-	-	-	-	2,497,849
Total		<u>\$ 4,154,148</u>	<u>\$ 6,863,975</u>	<u>\$ 222,158</u>	<u>\$ 105,685</u>	<u>\$ 122,121,205</u>

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City uses a third party investment manager to manage their investments, and has authority from City Council to execute purchases and sales of investments according to the parameters in their investment policy without the approval of management. Investments are held by another third party custodian designated by the City.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

c. Risk Disclosures (Continued)

Concentration of Credit Risk

The City's investment policy imposes restrictions for certain types of investments with any one issuer. Investments in any one issuer that represents 5% or more of the total City's investments are as follows:

Issuer	Investment Type	Amount
FHLMC	U.S Government Sponsored Enterprise	\$ 7,287,712
FNMA	U.S Government Sponsored Enterprise	10,060,147

Interest Rate Risk

The City's investment policy limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City's investment policy states that at least 25% of the City's portfolio will mature in one year or less. The only exception to these maturity limits will be the investment for the bond proceeds for the Reserve Fund.

As of June 30, 2017, the City had the following investments and original maturities:

Investment Type	Investment Maturities (in Years)				Total
	12 months or less	13 to 24 Months	25 to 60 Months	More than 60 Months	
U.S. Treasury Obligations	\$ -	\$ 2,776,490	\$ 12,401,177	\$ -	\$ 15,177,667
U.S. Government Sponsored Enterprise Securities	1,133,759	1,630,337	16,348,213	-	19,112,309
Corporate Bonds	4,895,893	5,082,823	7,535,911	-	17,514,627
Money Market Mutual Funds	143,092	-	-	-	143,092
Asset Backed Securities	122,543	2,245,037	2,657,919	-	5,025,499
Commercial Paper	2,173,288	-	-	-	2,173,288
California Local Agency Investment Fund	13,524,396	-	-	-	13,524,396
Supranational	-	1,451,861	2,344,884	-	3,796,745
Municipal Bonds	-	1,010,127	-	-	1,010,127
Restricted Cash and Investments - Section 115 Trust					
Corporate Bonds	-	426,778	1,021,622	962,981	2,411,381
Money Market Mutual Funds	4,536,524	-	-	-	4,536,524
Restricted Cash and Investments with Fiscal Agents					
Money Market Mutual Funds	29,999,988	-	-	-	29,999,988
U.S. Treasury Obligations	-	599,202	4,598,511	-	5,197,713
U.S. Government Sponsored Enterprise Securities	-	262,025	2,235,824	-	2,497,849
	<u>\$ 56,529,483</u>	<u>\$ 15,484,680</u>	<u>\$ 49,144,061</u>	<u>\$ 962,981</u>	<u>\$ 122,121,205</u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

Fair Value Measurement and Application

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of June 30, 2017:

Investment Type	Totals	Investments not Measured at Fair Value	Level		
			1	2	3
U.S. Treasury Obligations	\$ 15,177,667	\$ -	\$ -	\$ 15,177,667	\$ -
U.S. Government Sponsored Enterprise					
Securities	19,112,309	-	-	19,112,309	-
Coporate Bonds	17,514,627	-	-	17,514,627	-
Money Market Mutual Funds	143,092	143,092	-	-	-
Asset Backed Securities	5,025,499	-	-	5,025,499	-
Commercial Paper	2,173,288	-	-	2,173,288	-
California Local Agency Investment Fund	13,524,396	13,524,396	-	-	-
Supranational	3,796,745	-	-	3,796,745	-
Municipal Bonds	1,010,127	-	-	1,010,127	-
Restricted Cash and Investments - Section 115 Trust					
Corporate Bonds	2,411,381	-	-	2,411,381	-
Money Market Mutual Funds	4,536,524	4,536,644	-	-	-
Restricted Cash and Investments with Fiscal Agents					
Money Market Mutual Funds	29,999,988	29,999,988	-	-	-
U.S. Treasury Obligations	5,197,713	-	-	5,197,713	-
U.S. Government Sponsored Enterprise Securities	2,497,849	-	-	2,497,849	-
	<u>\$ 122,121,205</u>	<u>\$ 48,204,120</u>	<u>\$ -</u>	<u>\$ 73,917,205</u>	<u>\$ -</u>

Deposits and withdrawals related to the investments in LAIF and money market funds are made on the basis of \$1 and not fair value. Accordingly, under the fair value hierarchy these investments are uncategorized.

NOTE 4 – CALIFORNIA DOMESTIC WATER COMPANY (CDWC)

The City purchases 87% of its water for the Water Enterprise fund operations through the California Domestic Water Company (CDWC). CDWC is a private mutual water company, organized as a not-for-profit under Section Code 501(c)(12), which provides water primarily to wholesale customers in east Whittier, La Habra and Brea. CDWC has a wholly owned subsidiary, Cadway Inc. (Cadway), which owns and leases certain water rights to CDWC. Both CDWC and Cadway participate in the Pellissier Co-Tenancy. Cadway is treated as a C Corporation for federal and state tax purposes.

Separately prepared consolidated financial statements of CDWC include both CDWC and Cadway, Inc., and may be obtained from the City.

The City holds 1,502.72 of water rights in the Main San Gabriel Basin which are capitalized at cost, and reported as “water rights” within capital assets. Each year, these water rights are temporarily leased to CDWC in order for CDWC to deliver water to the City based on its ownership. For the year ended June 30, 2017, based on the limits set by the Main San Gabriel Basin Water Master, the City was able to purchase .758977 acre feet of water per acre foot of water rights owned, or 1,140.53 acre feet at a cost of \$197,685.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 4 – CALIFORNIA DOMESTIC WATER COMPANY (CDWC) (CONTINUED)

The City also holds 687.85 shares of preferred stock which are reported at cost as “water rights” within capital assets. During December 2011, Brea was issued 664.14 shares of preferred stock for \$8,141,812 to secure Brea’s claim to the 664.14 acre feet of water rights from CDWC. During May 2013, Brea was issued another 23.75 shares of preferred stock for \$302,592 to secure Brea’s claim to another 23.75 acre feet of water rights from CDWC. This resulted in a total of 687.89 shares of preferred stock for a total of \$8,444,404 used to secure an equal amount of water delivered pursuant to water rights. There is an immaterial difference of 0.04 shares between the City’s records and CDWC records.

As a preferred stock shareholder in CDWC, the City is entitled to a certain number of acre feet of water based on the number of preferred stock shares owned. This water is purchased at the same cost as water purchased using water rights owned by the City. For the current fiscal year, the City was entitled to purchase .758977 acre feet of water per acre foot of water rights owned, or 522.06 acre feet at the common stock entitlement rate for a total cost of \$90,490.

As of June 30, 2017, the City holds 2,106.5 shares of Common Stock in the CDWC. The City values its common stock holdings using the equity method of investment as the City holds approximately 26.31% of the total shares outstanding. The City reported \$138,132 as the change in equity for the year ended June 30, 2017. As a common stock shareholder in CDWC, the City is entitled to purchase a certain amount of water based on the number of common stock shares owned. For the year ended June 30, 2017, the City was entitled to purchase 1.55 acre feet of water per common stock share owned or 3,265.08 acre feet of at the common stock entitlement rate, for a total cost of \$1,254,690.

As described in Note 13, the City restated opening balances for the equity investment to reflect the consolidated entity, including Cadway, Inc., a wholly-owned subsidiary of CDWC.

As of the date of the report, management has asserted they are revising and memorializing certain provisions related to the water rights acquired through preferred stock within an Agreement, in order to clearly and accurately reflect the rights and privileges of these transactions. The Agreement was initially presented to City Council on May 15, 2018, but the item was postponed to a future meeting. The effect of changes, if any, as a result this Agreement, will be reflected in future reporting periods, when known.

During the year ended June 30, 2017, the City paid \$3,759,475 to California Domestic Water Company for purchases of water during the year.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 5 – NOTES, LOANS, AND DEFERRED LOANS RECEIVABLE

Notes and loans receivable consist of rehabilitation loans made from Community Development Block Grant (“CDBG”) and HOME grant funds to low income individuals that need assistance in rehabilitating their homes or mobile homes to meet current code standards. Amounts are due from the proceeds only upon the sale or transfer of the property. Loans made to mobile home owners are forgiven if the owner lives in the property 5 years or more. Repayments received by the City from homeowners are remitted to the County. Thus, the City has offset the notes and loans receivable balance with a liability due to other governments on the accompanying balance sheet. Notes and loans receivable from each of these funds are comprised of the following at June 30, 2017:

CDBG		\$	1,598,500
HOME Grant Funds			35,241
Total notes and loans receivable			\$ 1,633,741

The City (through the former redevelopment agency) has made long term loans to various developers and organizations to stimulate low and moderate income housing projects and to low and moderate income individuals to rehabilitate their homes to meet current code standards or to assist them in purchasing a home. Some assistance given gave the City rights to receive “silent seconds” on property when sold to a low and moderate income individual. These “silent seconds” gave the City the right to a portion of the proceeds from the sale of the property. Collection terms of these loans vary and range from 5 years to 55 years. The majority of loans made to developers will be repaid from residual receipts and from monies earned on the property once they are built. Home buyer assistance loans begin repayment after 5 years and will be repaid over a 30-year period. For the remainder of loans and notes receivable, the Agency has classified fund balance as “restricted” indicating that these resources are not current available resources.

The outstanding balance of these notes and loans are reported in the Housing Successor Fund and are comprised of the following at June 30, 2017:

Home Buyer Assistance Loans		\$	5,098,627
Rehabilitation Loans			162,929
Developer / Organization Loans:			
Acacia Apartments			1,473,345
Birch Hills Affordable Apartments			4,750,000
Bonterra Apartments			1,160,827
Imperial Apartments			2,853,000
La Habra Housing			637,000
South Walnut Bungalows			826,000
Total notes, loans and deferred loans receivable			\$ 16,961,728

CITY OF BREA, CALIFORNIA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 6 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of June 30, 2017, is as follows:

Due To/From Other Funds

	Due From Other Funds
Due to Other Funds	General Fund
Non-major Enterprise Funds	\$ 439,894

The balances due between funds at June 30, 2017 were a result of routine transactions not cleared prior to the end of the fiscal year.

Advances To/From Other Funds

	Advances from Other Funds			
	Capital Improvements Fund	Non-major Governmental Funds	Water Utility Fund	
General Fund	\$ -	\$ 18,203	\$ 355,500	\$ 373,703
Non-major Governmental Funds	443,788	-	-	443,788
Internal Service Funds	-	-	866,119	866,119
Total	\$ 443,788	\$ 18,203	\$ 1,221,619	\$ 1,683,610

- a. The General Fund and the Internal Service Funds advanced \$1,221,619 to the Water Utility Fund in order to purchase water rights in 2012. Amounts will be repaid through January 2019, with interest accrued at 0.38%.
- b. The General Fund advanced Non-major Governmental Funds \$18,203 to fund street improvements. Amount will be repaid through June 30, 2020 with interest accrued at 0.36%.
- c. Non-major Governmental Funds advanced the Capital Improvements Fund \$443,788 to fund the SuperBlock I Parking Structure. These amounts will be repaid from future receipts of the Successor Agency 2011 bonds during FY 2018-2019.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 6 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Transfers In/Out from Other Funds

<u>Transfers Out</u>	<u>Transfers In</u>			<u>Total</u>
	<u>General Fund</u>	<u>Capital Improvements Fund</u>	<u>Internal Service Funds</u>	
Governmental Activities:				
General Fund		\$ 5,887,391	\$ -	\$ 5,887,391
Non-major Governmental Funds	1,181,048	1,426,868	38,562	2,646,478
Internal Service Funds	511,800	192	-	511,992
Business-type Activities:				
Water Utility	-	447,655	50,320	497,975
Sewer Utility	-	104,900	-	104,900
Non-major Enterprise Funds	515,000	7,540	-	522,540
Total	<u>\$ 2,207,848</u>	<u>\$ 7,874,546</u>	<u>\$ 88,882</u>	<u>\$ 10,171,276</u>

- a. The General Fund transferred \$5,887,391 to the Capital Improvements Fund for various capital improvement program projects.
- b. Non-major Governmental Funds transferred \$1,181,048 to the General Fund for street maintenance purposes, funded through restricted revenue sources (Gas Tax, etc.).
- c. Non-major Governmental Funds transferred \$1,426,868 to the Capital Improvements Fund for various capital improvement program projects.
- d. Non-major Governmental Funds transferred \$38,562 to the Internal Services Funds for the purchase of two alternative fuel vehicles (from the Air Quality Improvement fund).
- e. The Internal Service Funds transferred \$511,800 to the General Fund for general purposes.
- f. The Water Utility Fund transferred \$447,655 to reimburse the Capital Improvements Fund for capital improvement program project costs that are not subject to being capitalized.
- g. The Water Utility Fund transferred \$50,320 to reimburse the Internal Services Funds for purchase of a vehicle.
- h. The Sewer Utility Fund transferred \$104,900 to reimburse the Capital Improvements Fund for capital improvement program project costs that are not subject to being capitalized.
- i. Non-major Enterprise Funds transferred \$515,000 to the General Fund, which the majority of this transfer was from the Sanitation Fund, for franchise fees collected from the City’s contract refuse hauling company.
- j. Non-major Enterprise Funds transferred \$7,540 to the Capital Improvements Fund for capital improvement project costs that are not subject to being capitalized.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 7 – CAPITAL ASSETS

Summary of changes in capital assets for the governmental activities for the year ended June 30, 2017, is as follows:

	<u>Beginning Balance</u>	<u>Transfers</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental activities:					
Capital assets, not depreciated:					
Land	\$ 44,742,843	\$ -	\$ 2,408,747	\$ -	\$ 47,151,590
Construction in progress	6,008,328	(318,761)	6,754,930	-	12,444,497
Total Capital Assets, Not Depreciated	<u>50,751,171</u>	<u>(318,761)</u>	<u>9,163,677</u>	<u>-</u>	<u>59,596,087</u>
Capital assets, being depreciated:					
Structures and improvements	88,754,110	-	257,904	-	89,012,014
Equipment	20,834,822	-	1,276,439	(515,159)	21,596,102
Infrastructure	131,347,859	318,761	1,676,035	-	133,342,655
Total Capital Assets Being Depreciated	<u>240,936,791</u>	<u>318,761</u>	<u>3,210,378</u>	<u>(515,159)</u>	<u>243,950,771</u>
Less accumulated depreciation for:					
Structures and improvements	(46,997,192)	-	(1,704,531)	-	(48,701,723)
Equipment	(12,108,605)	-	(1,343,355)	434,560	(13,017,400)
Infrastructure	(59,495,987)	-	(4,761,404)	-	(64,257,391)
Total Accumulated Depreciation	<u>(118,601,784)</u>	<u>-</u>	<u>(7,809,290)</u>	<u>434,560</u>	<u>(125,976,514)</u>
Total Capital Assets Being Depreciated, Net	<u>122,335,007</u>	<u>318,761</u>	<u>(4,598,912)</u>	<u>(80,599)</u>	<u>117,974,257</u>
Governmental Activities Capital Assets, Net	<u>\$ 173,086,178</u>	<u>\$ -</u>	<u>\$ 4,564,765</u>	<u>\$ (80,599)</u>	<u>\$ 177,570,344</u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 7 – CAPITAL ASSETS (CONTINUED)

	Beginning Balance, as restated	Transfers	Additions	Disposals	Ending Balance
Business-Type Activities:					
Capital assets, not depreciated:					
Land	\$ 2,074,536	\$ -	\$ -	\$ -	\$ 2,074,536
Water rights - fee title	23,931,020	-	-	-	23,931,020
Water rights - preferred stock	8,444,404	-	-	-	8,444,404
Construction in progress	141,295	(2,298,244)	2,156,949	-	-
Total Capital Assets, not depreciated	<u>34,591,255</u>	<u>(2,298,244)</u>	<u>2,156,949</u>	<u>-</u>	<u>34,449,960</u>
Capital assets, being depreciated:					
Equipment	344,551	-	7,002	(10,024)	341,529
Infrastructure	109,831,348	2,298,244	-	-	112,129,592
Total Capital Assets Being Depreciated	<u>110,175,899</u>	<u>2,298,244</u>	<u>7,002</u>	<u>(10,024)</u>	<u>112,471,121</u>
Less accumulated depreciation for:					
Equipment	(246,815)	-	(27,798)	10,024	(264,589)
Infrastructure	(50,820,984)	-	(2,567,426)	-	(53,388,410)
Total Accumulated Depreciation	<u>(51,067,799)</u>	<u>-</u>	<u>(2,595,224)</u>	<u>10,024</u>	<u>(53,652,999)</u>
Total Capital Assets Being Depreciated, Net	<u>59,108,100</u>	<u>2,298,244</u>	<u>(2,588,222)</u>	<u>-</u>	<u>58,818,122</u>
Business-Type Activities Capital Assets, Net	<u>\$ 93,699,355</u>	<u>\$ -</u>	<u>\$ (431,273)</u>	<u>\$ -</u>	<u>\$ 93,268,082</u>

The City has a total \$32,375,424 in water rights. As described in Note 4, \$8,444,404 of the water rights are held as preferred stock in California Domestic Water Company. The remaining \$23,931,020 of water rights are held in the name of the City. Combined, the rights held by the City allow the City to purchase 1,662.59 acre feet of water annually at a set rate of \$173.33 per acre foot. Refer to Note 4 for further details of transactions with California Domestic Water Company.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 7 – CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
City:	
General government	\$ 1,113,972
Public safety	422,538
Community development	6,643
Community services	375,305
Public works	<u>5,099,005</u>
Total City	<u>7,017,463</u>
Internal service:	
Vehicle maintenance	\$ 672,357
Building occupancy	<u>119,470</u>
Total internal service	<u>791,827</u>
Total Governmental Activities	<u><u>\$ 7,809,290</u></u>
Business-Type Activities:	
Water utility	\$ 2,163,100
Sewer utility	431,188
Urban runoff	<u>938</u>
Total Business-Type Activities	<u><u>\$ 2,595,226</u></u>

NOTE 8 – LONG-TERM LIABILITIES

a. Governmental Activities Long-Term Liabilities

A summary of changes in governmental activities long-term debt for the year ended June 30, 2017, is noted below:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Lease Revenue Bonds:					
2010 lease revenue bonds	\$ 2,760,000	\$ -	\$ -	\$ 2,760,000	\$ -
Capital leases	4,833,071	-	(571,195)	4,261,876	603,704
Compensated absences	2,525,071	3,001,998	(2,910,650)	2,616,419	1,962,314
Claims and judgments (note 11)	<u>4,220,920</u>	<u>1,910,407</u>	<u>(1,634,136)</u>	<u>4,497,191</u>	<u>1,753,904</u>
	<u><u>\$ 14,339,062</u></u>	<u><u>\$ 4,912,405</u></u>	<u><u>\$ (5,115,981)</u></u>	<u><u>\$ 14,135,486</u></u>	<u><u>\$ 4,319,922</u></u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 8 – LONG-TERM LIABILITIES (CONTINUED)

a. Governmental Activities Long-Term Liabilities (Continued)

Lease Revenue Bonds

2010 Lease Revenue Bonds

The \$2,835,000 principal amount of the 2010 Lease Revenue Bonds was issued by the Brea Public Financing Authority (Authority) in April 2010. The proceeds were used to finance a portion of the costs of the installation of photovoltaic energy systems and energy efficient improvements on City property. The Authority elected to treat the bonds as “Build America Bonds” under Section 54AA(g)(2) of the Tax Code which made the Authority eligible for cash subsidy payments from the United States Treasury equal to 35% of the interest payable on the bonds. These are referred to as “refundable credits” in the bond indenture and are pledged for the payment of the bonds.

Bonds maturing on April 1, 2030, in the amount of \$1,260,000 are term bonds and bear interest at 6.734%. Installments are \$380,000, \$420,000 and \$460,000 and are due in 2028, 2029 and 2030. Bonds maturing on April 1, 2036, in the amount of \$1,500,000, are term bonds and bear interest at 6.884%. Installments range from \$165,000 to \$510,000 every year from 2031 to 2036.

Bonds are payable from the lease payments to be made by the City of Brea for the leasing of certain real property pursuant to the lease agreement dated April 1, 2010. The required reserve for the 2010 lease revenue bonds is \$261,807. As of June 30, 2017, the reserve amount was \$265,707.

The outstanding balance at June 30, 2017, was \$2,760,000.

The debt service schedule of the 2010 Lease Revenue Bonds are as follows:

Year Ending June 30:	Principal	Interest	Total
2018	\$ -	\$ 188,108	\$ 188,108
2019	-	188,108	188,108
2020	-	188,108	188,108
2021	-	188,108	188,108
2022	-	188,108	188,108
2023-2027	-	940,540	940,540
2028-2032	1,935,000	656,276	2,591,276
2033-2036	825,000	148,351	973,351
Total	<u>\$ 2,760,000</u>	<u>\$ 2,685,707</u>	<u>\$ 5,445,707</u>

Capital Leases

In February 2006, the City entered into a lease agreement with LaSalle National Leasing Corporation to acquire new energy management equipment. Per the lease agreement, the semi-annual payments of \$87,091 are due in February and August of each year with the final payment due in February 2018. The outstanding balance at June 30, 2017, was \$168,314.

In April 2010, the City entered into equipment lease purchase agreement with Banc of America Leasing & Capital, LLC to finance the Brea Civic and Cultural Center Project, and the Brea Community Center Project. Per the lease agreement, remaining semi-annual payments ranging from \$11,467 to \$85,272 are due in April and October of each year with the final payment due in April 2027. The outstanding balance at June 30, 2017, was \$2,640,000.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 8 – LONG-TERM LIABILITIES (CONTINUED)

a. Governmental Activities Long-Term Liabilities (Continued)

In August 2015, the City entered into an equipment lease purchase agreement with Banc of America Public Capital Corp in the amount of \$1,952,104 for the acquisition of public safety radio communication equipment in connection with the upgrade of the Orange County 800 Megahertz Countywide Coordinated Communication System. Per the lease agreement, remaining semiannual payments ranging from \$140,195 to \$150,611 are due in June and December of each year with the final payment due in June 2022. The outstanding balance at June 30, 2017, was \$1,453,562.

The assets acquired through capital lease is as follows:

Equipment		\$ 8,932,096
Less: Accumulated Depreciation		(2,381,435)
	Total	\$ 6,550,661

Combined future capital lease payments are as follows:

Year Ending June 30:		
2018	\$	805,013
2019		645,818
2020		654,191
2021		666,271
2022		676,736
2023-2027		1,960,107
Total minimum lease payments		5,408,135
Less: amount representing interest		(1,146,259)
Present value of minimum lease payment	\$	4,261,876

Compensated Absences

The City's policies relating to compensated absences are described in Note 1. The Governmental Activities' liability, at June 30, 2017, will be paid in future years from the General Fund, Vehicle Maintenance Fund, and Building Occupancy Fund in amounts of \$2,523,700, \$36,568 and \$56,151 respectively. Total compensated absences at June 30, 2017, were \$2,616,419.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 8 – LONG-TERM LIABILITIES (CONTINUED)

b. Business-Type Activities Long-Term Liabilities

A summary of changes in business-type activities long-term debt for the year ended June 30, 2017 is noted below:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Water Revenue Bonds:					
2009 Water Revenue Bonds	\$ 22,850,000	\$ -	\$ (570,000)	\$ 22,280,000	\$ 590,000
2010 Water Revenue Bonds	10,425,000	-	(540,000)	9,885,000	125,000
2014 Water Revenue Bonds	18,300,000	-	(315,000)	17,985,000	325,000
Compensated absences	218,289	248,650	(201,878)	265,061	198,796
Totals	\$ 51,793,289	\$ 248,650	\$ (1,626,878)	\$ 50,415,061	\$ 1,238,796
			Unamortized bond discount	(281,080)	
			Unamortized bond premium	1,962,683	
				\$ 52,096,664	

Water Revenue Bonds

2009 Water Revenue Bonds

In May 2009, the Brea Public Financing Authority issued \$25,800,000 of 2009 Water Revenue Bonds structured into two series. The \$12,855,000 2009 Water Revenue Refunding Bond Series A and the \$12,945,000 2009 Water Revenue Bonds, Series B. The proceeds from Series A bonds was used to current refund all of the remaining outstanding 1998 Water Revenue Bonds and proceeds from the Series B Bonds financed the acquisition of additional water rights and various capital projects relating to the Water System. Proceeds were also used to fund a debt service reserve fund and pay cost of issuance expenses.

Series A bonds consist of \$12,855,000 serial bonds and term bonds. Bonds maturing in the years 2010 through 2027 are serial bonds payable in remaining annual installments of \$590,000 to \$930,000 and bear interest at 2.0% to 4.75%. Bonds maturing July 1, 2029, in the amount of \$1,375,000 are term bonds and bear interest at 4.75%. Series B bonds consist of \$12,945,000 term bonds. Bonds mature from 2029 through 2039 in annual installments of \$525,000 to \$1,495,000 and bear interest at 6.75%.

The required reserve for the 2009 Water Revenue Bonds is \$1,560,937. As of June 30, 2017, the reserve was \$1,904,469 being held in the Water Fund of the City of Brea. The outstanding balance at June 30, 2017, was \$22,280,000.

2010 Water Revenue Bonds

In April 2010, the Brea Public Financing Authority issued \$12,295,000 of water revenue bonds into two series. Both Series A and B were issued to finance a portion of the costs of the installation of photovoltaic energy systems and energy efficient improvements at the City. Proceeds were also used to fund a debt service reserve fund and pay issuance costs and capitalized interest on the bonds through the end of the construction phase.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 8 – LONG-TERM LIABILITIES (CONTINUED)

b. Business-Type Activities Long-Term Liabilities (Continued)

2010 Water Revenue Bonds (Continued)

Series A bonds consisted of \$2,410,000 of tax exempt serial bond maturing on July 1 of each year beginning in 2012 through 2016, and has been paid in full. Series B bonds consisted of \$9,885,000 of federally taxable “Build America Bonds”, \$2,195,000 of these bonds are serial bonds maturity on July 1 of each year beginning in 2017 through 2025. Annual principal installments range from \$125,000 to \$935,000. Interest payments are due July 1 and January 1 of each year and range from 4.37% to 5.99%. The remaining \$7,690,000 are term bonds due maturing on July 1, 2030 and July 1, 2036 in the amounts of \$2,685,000 and \$5,005,000. The Series B bonds are also subject to mandatory sinking fund requirements. These “Build America Bonds” under Section 54AA(g)(1) of the Tax Code make the Authority eligible for cash subsidy payments from the United States Treasury equal to 35% of the interest payable on the bonds. These are referred to as “refundable credits” in the bond indenture and are pledged for the payment of the bonds.

The required reserve for the 2010 Water Revenue Bonds, Series B is \$758,076. As of June 30, 2017, the reserve amount was \$1,347,765. The outstanding balance at June 30, 2017 was \$9,885,000.

2014 Water Revenue Bonds

In August 2014, the Brea Community Benefit Financing Authority issued \$18,555,000 of 2014 Water Revenue Bonds. The proceeds will be used to repay interfund loans made by the City of Brea to its Water Utility Fund from other available funds for the purchase of water rights completed in May 2014 for the benefit of the City’s water system. Proceeds were also used to pay cost of issuance expenses.

The bonds consisted of \$9,440,000 serial bonds maturing in the years 2015 to 2034, payable July 1 in annual installments of \$255,000 to \$700,000 and bear interest at 3.50% to 5.00%. Bonds maturing July 1, 2039, in the amount of \$4,005,000 are term bonds and bear interest at 5.00%. Bonds maturing July 1, 2044, in the amount of \$5,110,000 are term bonds and bear interest at 5.00%. The outstanding balance at June 30, 2017, was \$17,985,000.

Water Revenue Bonds Debt Coverage Requirement

The City has covenanted that gross revenues (including interest revenue and excluding connection fees) less operation and maintenance costs as defined in the bond document shall be at least 1.25 times the sum of all debt service on all parity obligations. Gross revenues for the year ended June 30, 2017, were \$19,194,816. Operation and maintenance costs for the year ended June 30, 2017, were \$9,865,661, excluding depreciation. This resulted in a debt coverage ratio of 2.47 for the year ended June 30, 2017.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 8 – LONG-TERM LIABILITIES (CONTINUED)

b. Business-Type Activities Long-Term Liabilities (Continued)

Pledged Revenues

Future net revenues of the Water Utility Fund for each year’s debt service payment are pledged until the extinguishment of the debt in 2044 and are not available for other uses. Remaining principal and interest payments on this debt as of June 30, 2017 was \$91,965,853.

The debt service schedules of these Water Revenue Bonds are as follows:

Year Ending June 30:	Principal	Interest	Total
2018	\$ 1,040,000	\$ 2,741,609	\$ 3,781,609
2019	1,100,000	2,698,827	3,798,827
2020	1,165,000	2,652,304	3,817,304
2021	1,235,000	2,600,695	3,835,695
2022	1,310,000	2,543,596	3,853,596
2023-2027	7,850,000	11,696,980	19,546,980
2028-2032	10,670,000	9,248,957	19,918,957
2033-2037	13,845,000	5,565,653	19,410,653
2038-2042	8,720,000	1,820,857	10,540,857
2043-2045	3,215,000	246,375	3,461,375
Total	<u>\$ 50,150,000</u>	<u>\$ 41,815,853</u>	<u>\$ 91,965,853</u>

Compensated Absences

The City's policies relating to compensated absences are described in Note 1. This liability at June 30, 2017, will be paid in future years by the enterprise funds. Total compensated absences at June 30, 2017, were \$265,061.

c. Debt Without Government Commitment

Assessment District Bonds

The special assessment bonds are secured by valid assessment liens upon certain lands within the special assessment district and are not direct liabilities of the City and, accordingly, are not included in the accompanying general purpose financial statements. The City has no obligation beyond the balances in the designated agency funds for any delinquent assessment district bond payments. If delinquencies occur beyond the amounts held in the reserve funds created from bond proceeds, the City has no duty to pay the delinquency out of any available funds of the City. Neither the full faith and credit nor taxing power of the City is pledged to the payment of the bonds. The City acts solely as an agent for those paying assessments and for the bondholders.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 8 – LONG-TERM LIABILITIES (CONTINUED)

c. Debt Without Government Commitment (Continued)

In June 2005, the Brea Public Financing Authority issued \$15,405,000 Brea Public Financing Authority 2005 Series A Local Agency Revenue Bonds for and on behalf of the City of Brea Community Facilities District No. 1997-1 (Olinda Heights Public Improvements) and the Brea Olinda Unified School District (BOUSD) Community Facilities District No. 95-1 (Olinda Heights). \$6,665,000 of the City of Brea Community Facilities District Bonds were for a current refunding of the Community Facilities District No. 1997-1 (Olinda Heights Public Improvements) 1998 Special Tax Bonds. The bonds were issued pursuant to the Mello-Roos Community Facilities Act of 1982, and are payable from the proceeds of annual special tax to be levied on property. The bonds mature from 2006 to 2028, with remaining annual installments ranging from \$275,000 to \$430,000 per year. The interest rates on the bonds range from 3.750% to 4.375%. The outstanding balance at June 30, 2017, was \$4,150,000. The remaining \$6,310,000 of bonds outstanding relate to the BOUSD Community Facilities District No. 95-1 (Olinda Heights), and are not part of the City. Refer to the separately prepared financial statements of the BOUSD for further information.

In December 2009, the City of Brea on behalf of the City of Brea Community Facilities District No. 2008-2 issued \$8,145,000 in bonds known as the Brea Plaza Area Public Improvements 2009 Special Tax Bonds to finance acquisition and construction of certain public capital improvements in Brea Plaza. Proceeds were used to pay administrative expenses of the Community Facilities District, bond issuance costs, and capitalized interest on the bonds through the end of the construction. These bonds are not obligations of the City and will be paid solely from special tax revenues levied on certain property within the Community Facilities District. The bonds mature from 2012 to 2039, with remaining annual installments including sinking fund requirements ranging from \$90,000 to \$765,000 per year. The remaining interest rates on the bonds range from 5.75% to 7.375%. The outstanding balance at June 30, 2017, was \$7,830,000.

In February 2014, the City issued on behalf of the Community Facilities District No. 1996-1 (Downtown Brea Public Improvements) \$1,630,000 aggregate principal of 2014 Special Tax Refunding Bonds to currently refund in full the Community Facilities District No. 1996-1 (Downtown Brea Public Improvements) 1997 Special Tax Bonds. The bonds were issued pursuant to the Mello-Roos Community Facilities Act of 1982 and are payable from the proceeds of an annual special tax levied on property within the District. The bonds mature from 2014 to 2021, with remaining annual installments ranging from \$205,000 to \$225,000 per year. The annual interest rate on the bonds is 2.580%. The outstanding balance at June 30, 2017, was \$1,075,000.

NOTE 9 – DEFINED BENEFIT PENSION PLAN

a. Plan Description

The City of Brea contributes to the California Public Employees Retirement System (PERS), an agent multiple-employer public employee defined benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by state statute and City ordinance. Copies of PERS' annual financial report may be obtained from its executive office: 400 P Street, Sacramento, California 95814.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

b. Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law.

	Miscellaneous Plan		
	Tier 1*	Tier 2	PEPRA (Tier 3)
Hire date	Prior to September 17, 1999	September 17, 1999 to December 31, 2012 and Non-PEPRA hired on or after January 1, 2013	January 1, 2013 and after
Benefit formula	2.0% @ 55	2.0% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	minimum 50 years	minimum 50 years	minimum 52 years
Monthly benefits, as a % of eligible compensation	1.426% - 2.418% 50 yrs - 63 years, respectively	1.426% - 2.418% 50 yrs - 63 years, respectively	1.000% - 2.500% 52 yrs - 67+ yrs, respectively
Required employee contribution rates	7.000%	7.000%	5.750%
Required employer contribution rates	17.052%	17.052%	5.711%

* Closed to new entrants

	Safety Plan			
	Tier 1*	Tier 2*	Tier 3	PEPRA (Tier 4)
Hire date	Prior to June 30, 1984	On June 30, 1984 and prior to September 17, 2011	September 17, 2011 to December 31, 2012 and Non-PEPRA hired on or after January 1, 2013	January 1, 2013 and after
Benefit formula	3.0% @ 50	3.0% @ 50	2.0% @ 50	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	minimum 50 years	minimum 50 years	minimum 50 years	minimum 50 years
Monthly benefits, as a % of eligible compensation	3.000% 50 yrs	3.000% 50 yrs	2.000% - 2.700% 50 yrs - 55 yrs, respectively	2.000% - 2.700% 50 yrs - 57+ yrs, respectively
Required employee contribution rates	9.000%	9.000%	9.000%	10.250%
Required employer contribution rates	46.798%	46.798%	46.798%	10.453%

* Closed to new entrants

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

c. Employees Covered

At June 30, 2015, the following employees were covered by the benefit terms of the Plans:

Description	Number of members	
	Miscellaneous Plan	Safety Plan
Inactive employees or beneficiaries currently receiving benefits	261	203
Inactive employees entitled to but not yet receiving benefits	266	72
Active employees	196	100
Total	723	375

d. Contributions

Section 20814(c) of the California Public Employees’ Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

The employer contributions during the year ended June 30, 2017 were \$2,279,397 and \$5,863,082 for the Miscellaneous Plan and the Safety Plan, respectively.

e. Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The total pension liability in the June 30, 2015 actuarial valuations were determined using the following actuarial assumptions:

	Miscellaneous	Safety
Valuation Date	June 30, 2015	June 30, 2015
Measurement Date	June 30, 2016	June 30, 2016
Actuarial Cost Method	Entry-Age Normal Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:		
Discount Rate	7.65%	7.65%
Inflation	2.75%	2.75%
Salary increases	3.3% to 14.2% by Entry, Age and Service	3.3 to 14.2 percent by Entry, Age and Service
Investment Rate of Return	7.65%	7.65%
Mortality Table**	Derived using CalPERS' Membership Data for all Funds	Derived using CalPERS' Membership Data for all Funds

**The mortality table used was developed based on 2014 CalPERS's Experience Study. The table includes 20 years of mortality improvements using Society of Actuaries Scale AA.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

e. Actuarial Methods and Assumptions Used to Determine Total Pension Liability (Continued)

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

In determining the long-term expected 7.65 percent rate of return on pension plan investments, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent. The target allocation and best estimates of arithmetic real rates of return for each major asset class are the same for each Plan.

These geometric rates of return net of administrative expenses are summarized in the following table:

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	51.00%	5.25%	5.71%
Global Fixed Income	20.00	0.99	2.43
Inflation Sensitive	6.00	0.45	3.36
Private Equity	10.00	6.83	6.95
Real Estate	10.00	4.50	5.13
Infrastructure and Forestland	2.00	4.50	5.09
Liquidity	2.00	-0.55	-1.05

(1) An expected inflation of 2.5% used for this period

(2) An expected inflation of 3.0% used for this period

f. Discount Rate

The discount rate used to measure the total pension liability was 7.65 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between actuarially determined contributions rates and the employee rate. Based on those assumptions, each pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the current 7.65 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.65 percent is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained at CalPERS' website.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

g. Changes in the Net Pension Liability

The changes in Net Pension Liability for each Plan follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Miscellaneous Plan			
Balance at June 30, 2015	\$ 120,807,599	\$ 94,276,177	\$ 26,531,422
Changes in the year:			
Service Cost	2,046,427	-	2,046,427
Interest on the total pension liability	9,044,787	-	9,044,787
Differences between actual and expected experience	(950,961)	-	(950,961)
Contribution - employer	-	2,403,298	(2,403,298)
Contribution - employee	-	1,071,389	(1,071,389)
Net Investment Income	-	510,663	(510,663)
Benefit payments, including refunds of employee contributions	(5,294,666)	(5,294,666)	-
Administrative expense	-	(57,456)	57,456
Net changes	<u>4,845,587</u>	<u>(1,366,772)</u>	<u>6,212,359</u>
Balance at June 30, 2016	<u>\$ 125,653,186</u>	<u>\$ 92,909,405</u>	<u>\$ 32,743,781</u>
Safety Plan			
Balance at June 30, 2015	\$ 224,431,525	\$ 156,303,305	\$ 68,128,220
Changes in the year:			
Service Cost	2,745,588	-	2,745,588
Interest on the total pension liability	16,654,242	-	16,654,242
Differences between expected and actual experience	(2,403,349)	-	(2,403,349)
Contribution - employer	-	4,627,179	(4,627,179)
Contribution - employee	-	973,955	(973,955)
Net Investment Income	-	746,473	(746,473)
Benefit payments, including refunds of employee contributions	(11,396,941)	(11,396,941)	-
Administrative expenses	-	(95,259)	95,259
Net changes	<u>5,599,540</u>	<u>(5,144,593)</u>	<u>10,744,133</u>
Balance at June 30, 2016	<u>\$ 230,031,065</u>	<u>\$ 151,158,712</u>	<u>\$ 78,872,353</u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

The following presents the net pension liability of each Plan, calculated using the discount rate of 7.65%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1% point lower (6.65%) or 1% point higher (8.65%) than the current rate:

	1% Decrease (6.65%)	Current Discount Rate (7.65%)	1% Increase (8.65%)
Miscellaneous Plan's net pension liability	\$ 49,365,967	\$ 32,743,781	\$ 18,968,370
Safety Plan's net pension liability	109,266,132	78,872,353	53,802,837
Total Net Pension Liability	\$ 158,632,099	\$ 111,616,134	\$ 72,771,207

i. Pension Plan Fiduciary Net Position

Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports. See CalPERS website for additional information.

j. Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2017, the City recognized pension expense of \$1,851,059 for the Miscellaneous Plan and \$4,814,533 for the Safety Plan. As of June 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Miscellaneous Plan		
Contributions made after the measurement date	\$ 2,279,397	\$ -
Difference between expected and actual experience	-	(1,061,341)
Change in assumptions		(555,491)
Net difference between projected and actual earnings on pension plan investments	5,055,819	-
Miscellaneous Plan Total	7,335,216	(1,616,832)
Safety Plan		
Contributions made after the measurement date	5,863,082	-
Difference between expected and actual experience	-	(2,204,277)
Change in assumptions	-	(1,141,175)
Net difference between projected and actual earnings on pension plan investments	8,308,977	-
Safety Plan Total	14,172,059	(3,345,452)
Total	\$ 21,507,275	\$ (4,962,284)

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 9 – DEFINED BENEFIT PENSION PLAN (CONTINUED)

j. Pension Expense and Deferred Outflows and Deferred Inflows of Resources Related to Pensions (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources are amortized in pension expense for the year the gain or loss occurs, except for contributions subsequent to the measurement period of \$2,279,397 and \$5,863,082 for the Miscellaneous and Safety Plans, respectively, which will be recognized as a reduction of the net pension liability during the fiscal year ending June 30, 2018. The amortization period differs depending on the source of the gain or loss. Differences between projected and actual investment earnings are amortized on a 5-year straight-line basis and all other amounts are amortized over the average expected remaining service lives of all members that are provided with benefits. As of the June 30, 2016 measurement date, the expected average remaining service lifetime is 2.7 years for the Miscellaneous Plan and 2.8 years for the Safety Plan. Deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal year ending June 30,	Miscellaneous Plan Deferred Outflows/(Inflows) of Resources	Safety Plan Deferred Outflows/(Inflows) of Resources
2018	\$ (663,584)	\$ (1,537,766)
2019	460,156	434,346
2020	2,319,285	3,872,494
2021	1,323,130	2,194,451
Total	\$ 3,438,987	\$ 4,963,525

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS

Plan Description

In addition to providing pension benefits, the City provides medical insurance for certain employees after they separate from the City, through a single-employer defined benefit plan as provided under the City's contractual agreements with members from each bargaining unit. Members who retire from the City on or after attaining the age of 50 with at least five years of service are eligible for these benefits. A separate annual financial report is not issued.

Funding Policy

The City funds retiree healthcare benefits on a pay-as-you-go basis, paying a maximum of \$350 per month for each retirees' benefits from City funds as they are due with no pre-funding for future years. The City recognizes expenditures for its share of the annual premiums as these benefits become due. For fiscal year ended June 30, 2017, the total contributions made to the plan were \$1,188,789 and include \$825,789 paid by the City for benefits of 209 retired employees, and implied subsidy of \$363,000.

The City has not established an irrevocable trust for the purpose of accumulating assets for plan benefits.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Annual OPEB Cost and Net OPEB Obligation

The City’s annual other post-employment benefit (OPEB) cost is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years.

The following table shows the components of the City’s annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the City’s net OPEB obligation:

Annual required contribution	\$ 2,560,000
Interest on net OPEB obligation	190,000
Adjustments to annual required contributions	<u>(471,000)</u>
Annual OPEB cost (expense)	2,279,000
Contributions made (including premiums paid)	<u>(1,188,789)</u>
Increase in net OPEB obligation	1,090,211
Net OPEB obligation - beginning of year	<u>5,652,602</u>
Net OPEB obligation - end of year	<u><u>\$ 6,742,813</u></u>

The City’s annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the year ended June 30, 2017, and the two preceding years were as follows:

Fiscal Year	Annual OPEB Cost	OPEB Cost Contributed	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
6/30/2015	\$ 1,479,000	\$ 817,075	55.25%	\$ 4,925,213
6/30/2016	1,548,000	820,611	53.01%	5,652,602
6/30/2017	2,279,000	1,188,789	52.16%	6,742,813

Funded Status and Funding Progress

The funded status of the plan as of June 30, 2015, the Plan’s most recent actuarial valuation date, was as follows:

Actuarial accrued liability (AAL)	\$ 27,256,000
Actuarial value of Plan assets	<u>-</u>
Unfunded actuarial accrued liability (UAAL)	<u>\$ 27,256,000</u>
Funded ratio (actuarial value of Plan assets/AAL)	<u>0%</u>
Covered Payroll (active Plan participants)	<u>\$ 25,182,000</u>
UAAL as a percentage of covered payroll	<u>108.2%</u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 10 – OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

The required contribution is based on projected pay-as-you-go financing requirements with additional amount to prefund benefits as determined annually by the City under an actuarial valuation. Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of Plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The actuarial valuation, dated June 30, 2015, used the Entry Age Normal actuarial cost method, a discount rate of 3.75% which is the long-term expected rate of return on the City's investment fund, an annual general inflation rate of 2.75%, and an annual aggregate payroll increase of 3%. Annual healthcare cost trend increase by 7.5% beginning in 2019, reduced to an ultimate rate of 4% after 2076. The unfunded accrued actuarial liability (UAAL) is being amortized over a closed 22-year period as a level percentage of payroll. As of the actuarial valuation date, the City had 292 active participants and 209 retirees receiving benefits.

NOTE 11 – SELF-INSURANCE PROGRAM

The City is a member of the California Insurance Pool Authority (CIPA). CIPA, a consortium of 11 cities in Los Angeles County and Orange County, California, that was established to pool resources, share risks, purchase excess insurance and to share costs for professional risk management and claims administration.

At June 30, 2017, the City was self-insured for workers' compensation up to \$400,000 per occurrence and general liability and auto liability insurance up to \$350,000 per occurrence. The coverage for general and auto liability extends to \$20,000,000 per occurrence with a \$20,000,000 annual pooled aggregate. Member agencies may be assessed the difference between funds available and the \$20,000,000 annual pooled aggregate in proportion to their annual premium. During the past three fiscal years, none of the above programs of protection have had settlements or judgments that exceeded pooled or insured coverage. There have been no significant reductions in pooled or insured liability coverage from coverage in the prior year.

At June 30, 2017, \$4,497,191 has been accrued for general liability and workers' compensation claims in the Internal Service Risk Management Fund. These amounts represent estimates of amounts to be paid for reported claims and incurred but not yet reported claims based upon past experience, modified for current trends and information. While the ultimate amount of losses incurred through June 30, 2017, is dependent on future developments, based upon information from the City Attorney, the City's claims administrators and others involved with the administration of the programs, City management believes the accrual is adequate to cover such losses.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 11 – SELF-INSURANCE PROGRAM (CONTINUED)

Changes in the claims liability amounted to the following for the years ended June 30:

Claims and judgements at June 30, 2015	\$ 4,208,326
Claims payments	(2,390,133)
Claims incurred and changes in estimates	<u>2,402,727</u>
Claims and judgements at June 30, 2016	4,220,920
Claims payments	(1,634,136)
Claims incurred and changes in estimates	<u>1,910,407</u>
Claims and judgements at June 30, 2017	<u><u>\$ 4,497,191</u></u>

NOTE 12 – FUND BALANCE CLASSIFICATIONS

Fund balances in the governmental funds as of June 30, 2017, have been classified as follows:

	General	Special Revenue	Capital	Non-major Governmental Funds	Total
		Fund Housing Successor	Projects Fund Capital Improvements		
Nonspendable:					
Advances to other funds	\$ 373,703	\$ -	\$ -	\$ -	\$ 373,703
Prepaid costs	38,956	-	-	-	38,956
Total nonspendable	<u>412,659</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>412,659</u>
Restricted:					
Debt service	296,368	-	-	-	296,368
Prop 172	662,501	-	-	-	662,501
COPS	58,238	-	-	-	58,238
Lighting and maintenance districts	330,335	-	-	-	330,335
Low and moderate income housing asset	-	20,662,864	-	-	20,662,864
Gas tax	-	-	-	1,335,665	1,335,665
Narcotic enforcement asset seizure	-	-	-	188,336	188,336
Air quality improvement	-	-	-	234,625	234,625
Park development	-	-	-	914,492	914,492
Measure M	-	-	-	2,133,387	2,133,387
Affordable housing trust	-	-	-	2,459,297	2,459,297
Blackstone CFD	-	-	-	2,238,749	2,238,749
La Floresta CFD	-	-	-	147,554	147,554
Taylor-Morrison CFD	-	-	-	86,052	86,052
Capital and mitigation improvement	-	-	-	5,002,402	5,002,402
Storm drain	-	-	-	256,400	256,400
Capital projects	-	-	9,005,509	-	9,005,509
Pension stabilization	6,854,304	-	-	-	6,854,304
Total restricted	<u>8,201,746</u>	<u>20,662,864</u>	<u>9,005,509</u>	<u>14,996,959</u>	<u>52,867,078</u>
Assigned to:					
General Plan Maintenance Fee	677,547	-	-	-	677,547
Brea War Memorial	47,652	-	-	-	47,652
Community Benefit and Economic Development	455,210	-	-	-	455,210
OPEB fund	155,103	-	-	-	155,103
Community center	830,937	-	-	-	830,937
Capital Asset replacement	9,149,623	-	-	-	9,149,623
Total assigned	<u>11,316,072</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,316,072</u>
Unassigned					
General fund	14,077,609	-	-	-	14,077,609
Non-major governmental funds	-	-	-	(19,272)	(19,272)
Total unassigned	<u>14,077,609</u>	<u>-</u>	<u>-</u>	<u>(19,272)</u>	<u>14,058,337</u>
Total	<u>\$ 34,008,086</u>	<u>\$ 20,662,864</u>	<u>\$ 9,005,509</u>	<u>\$ 14,977,687</u>	<u>\$ 78,654,146</u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 13 – RESTATEMENTS OF PRIOR YEAR FINANCIAL STATEMENTS

The City has restated certain balances within the Water Enterprise Fund and Business-Type Activities as described below. Further the Integrated Law and Justice Agency of Orange County (ILJAO) agency fund has been restated to include capital assets. The restatement resulted in the following adjustments to net position (or due to external parties) as of July 1, 2016:

	Business-type Activities	Water Utility Fund	ILJAO Agency Fund
Beginning of year, as previously reported:			
Net position	\$ 51,977,823	\$ 40,796,141	
Due to external parties/other agencies			\$ 2,772,194
Effect of reclassifying a capital improvement project placed into service in 2013, but not transferred out of construction in progress.	(425,598)	(425,598)	
Effect of reclassifying the City's preferred stock in Cal Domestic Water Company (\$8,444,404) from Other Investments (now "Equity in California Domestic Water Company") to Water Rights within Capital Asset.	-	-	-
Effect of equity method investment application using consolidated activity of California Domestic Water Company, including the activity of Cadway, a wholly-owned subsidiary of California Domestic Water Company.	4,228,155	4,228,155	-
Effect of reporting ILJAO's capital assets within the agency fund as of July 1, 2016	-	-	728,190
Beginning of year, as restated:			
Net position	\$ 55,780,380	\$ 44,598,698	
Due to external parties/other agencies			\$ 3,500,384

The pro-forma effect of the restatement on impacted balances is shown below:

	June 30, 2016 Previously Reported	Restatement	June 30, 2016 Restated
<u>Business Type Activities:</u>			
<i>Capital Assets:</i>			
Land	\$ 2,074,536	\$ -	\$ 2,074,536
Water Rights (fee title and preferred stock)	23,931,020	8,444,404	32,375,424
Construction-in-progress	2,978,617	(2,837,322)	141,295
Total Capital Assets, not depreciated	\$ 28,984,173	\$ 5,607,082	\$ 34,591,255
Capital assets being depreciated - Infrastructure	\$ 106,994,026	\$ 2,837,322	\$ 109,831,348
Less: accumulated depreciation - Infrastructure	(50,395,386)	(425,598)	(50,820,984)
Total capital assets being depreciated, net	\$ 56,696,376	\$ 2,411,724	\$ 59,108,100
Other investments - renamed Equity in California Domestic Water Company	\$ 15,606,946	\$ (4,216,249)	\$ 11,390,697
<u>Water Utility Fund:</u>			
Capital assets - net of accumulated depreciation	\$ 71,217,086	\$ 8,018,806	\$ 79,235,892
Other investments - renamed Equity in California Domestic Water Company	15,606,946	(4,216,249)	11,390,697
<u>ILJAO Agency fund:</u>			
Capital assets - net of accumulated depreciation	\$ -	\$ 728,190	\$ 728,190
Due to external parties/other agencies	2,772,194	728,190	3,500,384

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 13 – RESTATEMENTS OF PRIOR YEAR FINANCIAL STATEMENTS (CONTINUED)

The restatements for the Water Enterprise Fund and Business-Type Activities impacted the results of operations for the year ended June 30, 2016 as follows:

	June 30, 2016 <u>Previously Reported</u>	<u>Restatement</u>	June 30, 2016 <u>Restated</u>
<u>Business Type Activities:</u>			
<u>Change in Net position</u>	\$ 6,207,120	\$ (968,473)	\$ 5,238,647
<u>Water Utility Fund:</u>			
<u>Change in Net position</u>	5,299,639	(968,473)	4,331,166

Refer to notes 4 and 7 for further details on the California Domestic Water Company activity and related capital asset activity, respectively. See further details on ILJAOC at Note 16.

NOTE 14 – CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

The following material construction and other significant commitments existed at June 30, 2017:

<u>Project Name</u>	<u>Contract Amount</u>	<u>Expenditures to date as of June 30, 2017</u>	<u>Remaining Commitments</u>
<u>Capital Improvements Fund:</u>			
57 Freeway & Lambert Road Interchange Improvement Project	\$ 3,420,000	\$ 3,049,491	\$ 370,509
The Tracks At Brea Trail Project - EPA RLF	1,153,000	285,194	867,806
Super Block I Parking Structure	8,381,880	4,139,102	4,242,778
Computer Aided Dispatch/Records Management System	860,379	403,524	456,855
Kraemer Boulevard & Lambert Road (Phase 3) Pavement Rehabilitation	2,011,118	-	2,011,118
Laurel Elementary Magnet/Lagos de Moreno Park Upgrades	1,799,000	-	1,799,000
Tracks at Brea Trail Project - Segment 4	3,496,433	-	3,496,433
Central Avenue & Tamarack Avenue Intersection Improvement	470,824	-	470,824
Total	<u>\$ 21,592,634</u>	<u>\$ 7,877,311</u>	<u>\$ 13,715,323</u>

The last four construction contracts did not start construction until 2017-18

Further, as described in Note 17, the City annually contributes amounts to the Successor Agency for debt service.

NOTE 15 – CONTINGENCIES

The City is a defendant in several pending lawsuits of a nature common to many similar jurisdictions. City management estimates that the potential claims against the City not covered by insurance resulting from such litigation would not materially affect the financial position of the City.

The City incurs various costs under federal and state grant reimbursement programs and records the related revenue and receivables for grant claims. Such grant claims are subject to final audit by federal and state agencies.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 15 – CONTINGENCIES (CONTINUED)

As of the date of the report, management has asserted they are revising and memorializing certain provisions related to the water rights acquired through preferred stock in the California Domestic Water Company. The effect of changes, if any, as a result of these agreements, will be reflected in future reporting periods, when known. Refer to Note 4 for further details.

NOTE 16 – JOINTLY GOVERNED ORGANIZATIONS

Integrated Law and Justice Agency of Orange County (ILJAOC)

The City is a member of the Integrated Law and Justice Agency of Orange County (ILJAOC), along with 24 other cities and local law enforcement agencies. The purpose of ILJAOC is to facilitate and share criminal justice information and data among the member agencies. The Agency has a twelve member Board of Directors. The City was appointed to serve as Treasurer/Controller, and assumed administrative responsibilities of ILJAOC. Therefore the activities of ILJAOC are reported as an Agency fund of the City. During the year ended June 30, 2017, the City paid \$12,274 to ILJAOC for its share of operating and replacement costs. Separately prepared financial statements for ILJAOC are available on the City's website.

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY

On December 29, 2011, the California Supreme Court upheld Assembly Bill X1 26 (the Bill) that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that upon dissolution of a redevelopment agency, either the City or another unit of local government will agree to serve as the "successor agency" to hold the assets until they are distributed to other units of state and local government. On August 25, 2011, the City Council elected to become the Successor Agency for the former redevelopment agency in accordance with the Bill as part of City resolution number 2011-085.

Each year, the successor agency is allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full, and all assets have been liquidated.

Management believes, in consultation with legal counsel, that the obligations of the former redevelopment agency due to the City are valid enforceable obligations payable by the successor agency trust under the requirements of the Bill. The City's position on this issue is not a position of settled law and there is considerable legal uncertainty regarding this issue. It is reasonably possible that a legal determination may be made at a later date by an appropriate judicial authority that would resolve this issue unfavorably to the City.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012. After the date of dissolution, the assets and activities of the dissolved redevelopment agency are reported in a fiduciary fund (private purpose trust fund) in the financial statements of the City.

a. Cash and investments

Cash and investments reported in the accompanying financial statements consisted of the following:

Cash and Investments	\$ 1,806,091
Cash and Investments with fiscal agent	<u>28,580,065</u>
	<u><u>\$ 30,386,156</u></u>

b. Deferred Loans

The City (through the former redevelopment agency) has made long term loans to various developers and organizations to stimulate development in the City and remove blight in designated project areas. The outstanding balance at June 30, 2017, is as follows:

Rehabilitation loans	\$ 12,000
Developer/ Organization Loans:	
Brea Improv	318,759
Brea Olinda Unified School District	<u>1,708,555</u>
	<u><u>\$ 2,039,314</u></u>

c. Long-Term Debt

A description of long-term debt outstanding (excluding defeased debt) of the Successor Agency as of June 30, 2017, follows:

	Beginning Balance	Additions	Repayments	Retirements	Ending Balance	Due Within One Year
Tax Allocation Bonds						
2003 Tax Allocation Bonds	\$ 27,853,872	\$ 596,546	\$ -	\$ -	\$ 28,450,418	\$ -
2008 Tax Allocation Bonds Series A	13,215,000	-	(955,000)	(12,260,000)	-	-
2008 Tax Allocation Bonds Series B	1,540,000	-	(90,000)	(1,450,000)	-	-
2011 Tax Allocation Bonds Series A	24,382,882	1,479,851	(25,000)	-	25,837,733	73,391
2011 Tax Allocation Bonds Series B	10,035,000	-	(95,000)	-	9,940,000	100,000
2013 Tax Allocation Bonds	81,800,000	-	(6,920,000)	-	74,880,000	7,130,000
2016 Tax Allocation Bond Series A	-	10,425,000	-	-	10,425,000	1,150,000
2016 Tax Allocation Bond Series B	-	1,540,000	-	-	1,540,000	155,000
Subtotal - Tax Allocation Bonds	<u>158,826,754</u>	<u>14,041,397</u>	<u>(8,085,000)</u>	<u>(13,710,000)</u>	<u>151,073,151</u>	<u>8,608,391</u>
Lease Revenue Bonds						
2004 Refunding Lease Revenue Bonds	1,880,000	-	(285,000)	-	1,595,000	295,000
2010 Refunding Lease Revenue Bonds	5,545,000	-	(835,000)	-	4,710,000	870,000
Subtotal -Lease Revenue Bonds	<u>7,425,000</u>	<u>-</u>	<u>(1,120,000)</u>	<u>-</u>	<u>6,305,000</u>	<u>1,165,000</u>
Total	<u><u>\$ 166,251,754</u></u>	<u><u>\$ 14,041,397</u></u>	<u><u>\$ (9,205,000)</u></u>	<u><u>\$ (13,710,000)</u></u>	<u>157,378,151</u>	<u><u>\$ 9,773,391</u></u>
				Unamortized bond discounts and premiums	<u>8,299,295</u>	
					<u><u>\$ 165,677,446</u></u>	

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

c. Long-Term Debt (Continued)

Tax Allocation Bonds

2003 Tax Allocation Bonds

In July 2003, the former Brea Redevelopment Agency issued \$120,497,866 principal amount of 2003 Redevelopment Project AB Tax Allocation Bonds. The proceeds were used to: 1) current refund the Agency's Brea Redevelopment Agency 1993 Tax Allocation Refunding Bonds, 2) pay the costs of additional redevelopment activities with respect to Project Area AB, 3) pay the cost of a reserve fund security instrument, and 4) pay costs of issuance related to the bonds.

Bonds in the years 2014 to 2026 are current interest bonds payable with no annual installments, while bonds maturing in the years 2028 to 2030 are capital appreciation bonds payable August 1 in annual installments of \$2,151,714 to \$1,801,707. Bonds maturing in the years 2027, 2031 and 2032, in the amount of \$16,475,000 are term bonds.

The current interest bonds bear interest at 4.450% due February 1 and August 1, of each year. The term bonds bear interest at 4.45% and are due August 1, 2032. The capital appreciation bonds have a face value of \$22,640,000. By their nature, there is no regular interest payments associated with capital appreciation bonds. The "interest" on the debt results from the difference between the amounts paid by the investors when the debt was issued and the significantly larger value at maturity. The \$22,640,000 of face value capital appreciation bonds were initially recorded at the amount of proceeds received, \$5,987,866. Each year, the outstanding balance is increased for the accretion of interest associated with the bonds.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required. Bond payments are secured by a first pledge on all of the tax revenues on parity with the 2011 and 2013 bonds.

In December 2013, the Successor Agency issued the 2013 Tax Allocation Refunding Bonds to redeem the current interest bonds and term bonds outstanding balance of the 2003 Tax Allocation Bonds. Upon issuance of the 2013 Bonds, a portion of the sale proceeds of the 2013 Bonds was transferred to the 2003 Escrow Fund. On the redemption date, moneys deposited in the escrow funds was used to pay the redemption price for the refunded bonds. As a result, except for the capital appreciation bonds, the liability for current interest bonds and term bonds has been removed. The outstanding balance of the capital appreciation bonds at June 30, 2017, was \$28,450,418.

2011 Tax Allocation Bonds, Series A

In June 2011, the former Brea Redevelopment Agency issued \$18,839,323 principal amount of Brea Redevelopment Agency 2011 Tax Allocation Bonds, Series A. The proceeds were used to: 1) refund all of the Agency's remaining outstanding 2001 Subordinate Tax Allocation Refunding Bonds, Series B, 2) finance projects benefiting the Agency's Redevelopment Project AB, 3) fund a reserve account, and 4) pay costs of issuance.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

c. Long-Term Debt (Continued)

Bonds maturing in the years 2031 are current interest bonds payable August 1 in one installment of \$4,315,000, while bonds maturing in the years 2013 to 2036, are capital appreciation bonds payable August 1 in annual installments of \$28,489 to \$1,958,307. The Series A Capital Appreciation Bonds maturing on August 1, 2025 and August 1, 2034 are subject to special mandatory redemption in whole by the Agency on July 1, 2025 and May 15, 2034, respectively, at redemption price equal to 100 percent of the accreted value of the Series A Capital Appreciation Bonds to be redeemed, without premium.

The current interest bonds maturing on August 1, 2031, are subject to redemption in whole or in part at the option of the Agency from any available source of funds. The capital appreciation bonds maturing on or after August 1, 2022, are subject to redemption in whole or in part at the option of the Agency, from any available source of funds.

The current interest bonds bear interest at 5.00% due February 1 and August 1, of each year. The capital appreciation bonds have a face value of \$57,725,000. By their nature, there is no regular interest payments associated with capital appreciation bonds. The "interest" on the debt results from the difference between the amounts paid by the investors when the debt was issued and the significantly larger value at maturity. The \$57,725,000 of face value capital appreciation bonds were initially recorded at the amount of proceeds received, \$14,524,323. Each year, the outstanding balance is increased for the accretion of interest associated with the bonds.

Series A bonds are secured by a pledge of and lien on all the surplus tax revenues. The bonds are further secured by a required cash reserve of \$1,883,932 deposited with the trustee. As of June 30, 2017, the reserve was \$1,930,234.

Bond payments are secured by a first pledge on all of the tax revenues on parity with 2003 and 2013 bonds.

The outstanding balance at June 30, 2017, was \$25,837,733.

2011 Taxable Tax Allocation Housing Bonds, Series B

In June 2011, the former Brea Redevelopment Agency issued \$10,295,000 principal amount of Brea Redevelopment Agency 2011 Taxable Tax Allocation Housing Bonds, Series B. The proceeds were used to: 1) finance projects in the Agency's low and moderating income housing program of benefit to the project area, 2) fund a reserve account, and 3) pay costs of issuance.

Series B bonds consist of \$5,045,000 serial bonds maturing in the years 2013 to 2025, payable August 1 in remaining annual installments of \$100,000 to \$1,735,000. The bonds bear interest at 2.126% to 6.862%. Bonds maturing in the year 2026 to 2029, in the amount of \$5,250,000 are term bonds and bear interest at 7.392%. The Series B Bonds maturing on August 1, 2025 are subjected to special mandatory redemption in whole by the Agency on July 1, 2025, at redemption price equal to 100 percent of the principal amount, together with accrued interest, without premium.

CITY OF BREA, CALIFORNIA
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

c. Long-Term Debt (Continued)

Serial bonds maturing on or after August 1, 2022, are subject to redemption in whole or in part at the option of the Agency from any available source of funds. Term bonds are subject to mandatory redemption in part by lot on August 1, 2026, August 1, 2027, August 1, 2028 and August 1, 2029, in the amount of \$1,410,000, \$1,515,000, \$1,625,000, \$700,000, respectively, from sinking fund payments made by the Agency.

Series B bonds are secured by a pledge of and lien on housing tax revenues. The bonds are further secured by a required cash reserve of \$1,029,500 deposited with the trustee. As of June 30, 2017, the reserve was \$1,033,643.

Bond payments are secured by a first pledge on all of the tax revenues on parity with 2003 and 2013 bonds.

The outstanding balance at June 30, 2017, was \$9,940,000.

2013 Tax Allocation Refunding Bonds

In December 2013, the Successor Agency to the Brea Redevelopment Agency issued its \$96,620,000 Successor Agency to the Brea Redevelopment Agency Redevelopment Project AB 2013 Tax Allocation Refunding Bonds to refund the outstanding balance of the Brea Redevelopment Agency 2001 Tax Allocation Refunding Bonds, Series A in the amount of \$36,205,000 and to refund the current interest bonds and term bonds outstanding of the 2003 Tax Allocation Bonds in the amount of \$68,390,000. Upon issuance of the 2013 Bonds, a portion of the sale proceeds of the 2013 Bonds was transferred to the 2001A Escrow Fund and to the 2003 Escrow Fund. On the Redemption Date, moneys deposited in the Escrow Funds were used to pay the redemption price for the Refunded Bonds.

The difference between the reacquisition price and carrying value of the refunded debt resulted in a deferred loss on refunding. The balance as of June 30, 2017 of \$1,144,217 is reported as a deferred outflow of resources, and will be amortized over the life of the new debt as a component of interest expense.

Bonds Maturing in the years 2014 to 2026 are payable in August 1, of each year with annual installments ranging from \$1,500,000 to \$8,595,000. The remaining interest rates on the bonds was 5.00%.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required. Bond payments are secured by a first pledge on all tax revenues on parity with the 2003 and 2011 Tax Allocation Bonds.

The outstanding balance at June 30, 2017, was \$74,880,000.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

c. Long-Term Debt (Continued)

2016 Tax Allocation Refunding Bonds, Series A and B

In November 2016, the Successor Agency to the Brea Redevelopment Agency issued its 2016 Tax Exempt Tax Allocation Refunding Bonds, Series A and 2016 Taxable Tax Allocation Refunding Bonds, Series B in the amount of \$10,425,000 and \$1,540,000 respectively. The proceeds of the bonds were used to currently refund the Public Financing Authority’s outstanding 2008 Tax Exempt Tax Allocation Revenue Bonds, Series A in the amount of \$12,260,000 and to advance refund the outstanding 2008 Tax Allocation Revenue Bonds, Series B in the amount of \$1,450,000. As of June 30, 2017, the 2008 Tax Allocation Revenue Bonds, Series B balance outstanding was \$1,450,000, but considered legally defeased for financial reporting purposes.

The difference between the reacquisition price and carrying value of the refunded debt is reported as a deferred outflow of resources as of June 30, 2017 totaling \$542,921. This amount will be amortized over the life of the refunded debt, as a component of interest expense. The refunding provided for a cumulative savings of \$3,634,966 over the life of the bonds, resulting in an economic gain of \$3,353,905 net of other funds to fund the redemption, or 27.4 percent of the refunded principal.

The Series A Serial Bonds totaling \$10,425,000 have principal repayments ranging from \$915,000 to \$1,150,000 with interest rates ranging from 2.00% to 4.00%.

The outstanding balance at June 30, 2017 was \$10,425,000.

The Series B Serial Bonds totaling \$1,540,000 have principal repayment ranging from \$145,000 to \$165,000 with interest rates ranging from 1.25% to 3.00%.

The outstanding balance at June 30, 2017 was \$1,540,000.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required.

The debt service schedules of these Tax Allocation Bonds are as follows:

Year Ending June 30,	Principal	Interest	Total Payment
2018	\$ 8,628,018	\$ 5,579,068	\$ 14,207,086
2019	8,846,493	5,092,285	13,938,778
2020	9,087,692	4,697,715	13,785,407
2021	9,494,745	4,278,818	13,773,563
2022	9,921,267	3,843,419	13,764,686
2023 - 2027	55,369,101	16,655,297	72,024,398
2028 - 2032	37,283,137	19,877,462	57,160,599
2033 - 2037	12,442,698	25,493,385	37,936,083
Total	<u>\$ 151,073,151</u>	<u>\$ 85,517,449</u>	<u>\$ 236,590,600</u>

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

c. Long-Term Debt (Continued)

Pledged Revenues – Tax Allocation Bonds

The Successor Agency pledged, as security for bonds issued, either directly or through the Financing Authority, a portion of tax increment revenue (including Low and Moderate Income Housing set-aside and pass through allocations) that it receives. The bonds issued were to provide financing for various capital projects, accomplish Low and Moderate Income Housing projects and to defease previously issued bonds. Assembly Bill X1 26 provided that upon dissolution of the Redevelopment Agency, property taxes allocated to redevelopment agencies no longer are deemed tax increment but rather property tax revenues and will be allocated first to successor agencies to make payments on the indebtedness incurred by the dissolved redevelopment agency. Total principal and interest remaining on the debt is \$236,590,600, with annual debt service requirements as indicated above. For the current year, the total property tax revenue recognized by the Successor Agency for the payment of indebtedness incurred by the dissolved redevelopment agency was \$18,131,944 and the debt service obligation was \$14,541,063.

Refunding Lease Revenue Bonds

2004 Refunding Lease Revenue Bonds

The \$4,330,000 principal amount of the 2004 Refunding Lease Revenue Bonds was issued by the Brea Public Financing Authority in November 2004, to advance refund the Brea Public Financing Authority's 1995 Lease Revenue Bonds.

Bonds maturing in the years 2005 to 2021 are serial bonds payable in remaining annual installments ranging from \$295,000 to \$345,000. The bonds bear remaining interest of 3.875% to 4.500%. Bonds maturing on or after July 1, 2015, may be called before maturity and redeemed at the option of the Authority in whole or in part on any date after July 1, 2014, at a redemption price equal to 100% of the principal amount of the bonds redeemed.

Bonds are payable from the lease payments to be made by the City of Brea for the subleasing of certain real property pursuant to a lease agreement dated November 1, 2004. A financial guarantee insurance policy has been issued, and accordingly, no cash reserve balance is required to be established. Simultaneously, the City and the Agency entered into the Fourth Supplement to the Amended and Restated Reimbursement Agreement.

The outstanding balance at June 30, 2017, was \$1,595,000.

2010 Refunding Lease Revenue Bonds

The \$9,460,000 principal amount of the 2010 Refunding Lease Revenue Bonds was issued by the Brea Public Financing Authority in December 2010, to refund the Brea Public Financing Authority's 1998 Lease Revenue Refunding Bonds.

Bonds maturing in the years 2011 to 2021 are serial bonds payable in remaining annual installments ranging from \$870,000 to \$1,015,000. The bonds bear interest at 2% to 4%, due semi-annually on January 1 and July 1. Bonds maturing on July 1, 2021, may be redeemed at the option of the Authority in whole or in part on any date after July 1, 2020, at a redemption price equal to 100% of the principal amount of the bonds redeemed.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

d. Long-Term Debt (Continued)

Bonds are payable from the lease payments to be made by the City of Brea for the right to use and occupy certain property pursuant to a lease agreement dated December 1, 1998, and further amended by Amended and Restated Sublease Agreement dated December 1, 2010. Simultaneously, the City and the Agency entered into the Fourth Supplement to the Amended and Restated Reimbursement Agreement.

The outstanding balance at June 30, 2017, was \$4,710,000.

The debt service schedules of these Lease Revenue Bonds are as follows:

Year Ending June 30,	Principal	Interest	Total Payment
2018	\$ 1,165,000	\$ 229,611	\$ 1,394,611
2019	1,210,000	182,484	1,392,484
2020	1,260,000	133,275	1,393,275
2021	1,310,000	81,669	1,391,669
2022	1,360,000	27,631	1,387,631
Total	<u>\$ 6,305,000</u>	<u>\$ 654,670</u>	<u>\$ 6,959,670</u>

Pledged Revenues – Lease Refunding Bonds

The Successor Agency pledged, as security for the lease revenue bonds issued, direct General Fund contribution and indirect tax increment revenue via a lease reimbursement agreement. The bonds issued were to defease previously issued bonds. Assembly Bill X1 26 provided that upon dissolution of the Redevelopment Agency, property taxes allocated to redevelopment agencies no longer are deemed tax increment but rather property tax revenues and will be allocated first to successor agencies to make payments on the indebtedness incurred by the dissolved redevelopment agency. Total principal and interest remaining on the debt is \$6,959,670 with annual debt service requirements as indicated above. For the current year, the General Fund contribution was \$1,394,769 and total property tax revenue recognized by the Successor Agency for the payment of indebtedness incurred by the dissolved redevelopment agency was \$18,131,944. The debt service obligation on the lease revenue bonds for the current year was \$1,394,769.

Multifamily Housing Revenue Bonds

In July 2010, the Agency on behalf of Tonner Hills Housing Partners, LP (the “Borrower”), was authorized to issue \$5,858,319 and \$7,741,681 Brea Redevelopment Agency Multifamily Housing Revenue Bonds (Tonner Hills Apartment Homes) 2010 Series A-1 and A-2, respectively, for the purpose of providing funding necessary for the acquisition, construction and equipping of a 94-unit multifamily rental housing project in the City. The Agency and the Borrower also entered into a non-interest bearing loan agreement in amount of \$1,200,000 (See Note 5). These bonds are not the obligations of the Agency and will be paid solely from future rent revenue. The outstanding balance is determined when a construction draw requisition is submitted to the bank for payment, limited up to the authorized amounts for each of the series. Currently, the bonds are only paying interest to bondholder for debt service payment. When the bonds are converted, then the Borrower will pay principal and interest per bond conversion. The outstanding balance at June 30, 2017, was \$3,759,052 and \$0 for Series A-1 and Series A-2, respectively.

CITY OF BREA, CALIFORNIA

**NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2017**

NOTE 17 – SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY (CONTINUED)

e. Insurance

The Successor Agency of the former Redevelopment Agency is covered under the insurance policy of the City of Brea at June 30, 2017.

f. Other Significant Commitments

Owner Participation Agreement

In 1987, the Brea Redevelopment Agency entered into an owner participation agreement with the owners of the Brea Mall. This agreement obligates the Agency to pay the owners 80% of the tax increment revenues generated by the Brea Mall above the 1987-1988 base year tax increment, plus \$15,000. The agreement's term is for 33 years beginning the year ended June 30, 1990. The tax increment revenue sharing payments are senior to bond payments.

The amount paid by the Agency as a result of this agreement for the fiscal year ended June 30, 2017, was \$1,575,641. Future minimum payments for the next 5 years are estimated as follows:

<u>Year Ending June 30,</u>	<u>Amount</u>
2018	\$ 1,581,169
2019	1,626,662
2020	1,673,065
2021	1,720,395
2022	<u>1,768,673</u>
Total	<u><u>\$ 8,369,964</u></u>

g. Deficit Net Position

As of June 30, 2017, the Agency had a deficit net position of \$132,923,573. This will be reduced with future receipt of distributions from the Redevelopment Property Tax Trust Fund from the County.

NOTE 18 – SUBSEQUENT EVENTS

On November 1, 2017, the Successor Agency to the Brea Redevelopment Agency issued 2017 Tax Allocation Refunding Bonds, Series A and B, in the amount of \$32,838,802 and \$13,070,000 respectively. The proceeds were used to refunding the current interest bonds for the 2003 Tax Allocation Refunding Bonds and the entire remaining amounts for the 2011 Tax Allocation Revenue Bonds, Series A and B.

On November 15, 2017, the City issued on behalf of the City of Brea Community Facilities District No. 2008-2, \$8,555,000 of 2017 Special Tax Refunding Bonds, which are special assessment district debt, not debt of the City. The proceeds were used to refund the City of Brea Community Facilities District No. 2008-2 2009 Special Tax Bonds.

In October 2017, the Successor Agency sold a property in the amount of \$800,000 to the City of Brea. The property was purchased by the City from resources within the Housing Successor Fund.

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REQUIRED SUPPLEMENTARY INFORMATION

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CITY OF BREA, CALIFORNIA

**MISCELLANEOUS PLAN
SCHEDULE OF CHANGES IN THE NET
PENSION LIABILITY AND RELATED RATIOS
LAST TEN YEARS*
AS OF JUNE 30, 2017**

	2017	2016	2015
Total Pension Liability			
Service cost	\$ 2,046,427	\$ 2,062,984	\$ 2,192,940
Interest on the total pension liability	9,044,787	8,692,445	8,386,263
Differences between actual and expected experience	(950,961)	(1,784,268)	-
Changes in assumptions	-	(2,142,611)	-
Benefit payments, including refunds of employee contributions	<u>(5,294,666)</u>	<u>(5,086,167)</u>	<u>(4,468,721)</u>
Net change in total pension liability	4,845,587	1,742,383	6,110,482
Total pension liability- beginning	<u>120,807,599</u>	<u>119,065,216</u>	<u>112,954,734</u>
Total pension liability- ending (a)	<u><u>\$ 125,653,186</u></u>	<u><u>\$ 120,807,599</u></u>	<u><u>\$ 119,065,216</u></u>
Plan fiduciary net position			
Contributions- employer	\$ 2,403,298	\$ 2,132,083	\$ 1,969,185
Contributions- employee	1,071,389	1,087,960	1,140,919
Net investment income	510,663	2,130,803	14,101,824
Benefit payments, including refunds of employee contributions	(5,294,666)	(5,086,167)	(4,468,721)
Administrative expense	<u>(57,456)</u>	<u>(106,071)</u>	<u>-</u>
Net change in plan fiduciary net position	(1,366,772)	158,608	12,743,207
Plan fiduciary net position- beginning	<u>94,276,177</u>	<u>94,117,569</u>	<u>81,374,362</u>
Plan fiduciary net position- ending (b)	<u><u>\$ 92,909,405</u></u>	<u><u>\$ 94,276,177</u></u>	<u><u>\$ 94,117,569</u></u>
Net pension liability- ending (a) - (b)	\$ 32,743,781	\$ 26,531,422	\$ 24,947,647
Plan fiduciary net position as a percentage of the total pension liability	73.94%	78.04%	79.05%
Covered payroll	\$ 15,474,119	\$ 15,043,603	\$ 14,843,300
Net pension liability as percentage of covered payroll	211.60%	176.36%	168.07%
Measurement Period	June 30, 2016	June 30, 2015	June 30, 2014

* Fiscal year 2015 was the 1st year of implementation, therefore only three years are shown.

Changes of Assumptions: In 2016 there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 % (net of administrative expense) to 7.65% (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5% discount rate.

Benefits Changes: The figures above do not include any liability impact that may have resulted from plan changes that occurred after the June 30, 2015 valuation date. This applies to voluntary benefit changes as well as any other offers of Two Years' Additional Service Credit (a.k.a. Golden Handshakes).

Covered Payroll: In accordance with GASB Statement No. 82, *Pension Issues - An Amendment of GASB Statements No. 67, No. 68, and No. 73*, covered payroll have been restated to show covered payroll based on pensionable earnings.

CITY OF BREA, CALIFORNIA

**SAFETY PLAN
SCHEDULE OF CHANGES IN THE NET PENSION
LIABILITY AND RELATED RATIOS
LAST TEN YEARS*
AS OF JUNE 30, 2017**

	2017	2016	2015
Total Pension Liability			
Service cost	\$ 2,745,588	\$ 2,865,433	\$ 3,080,297
Interest	16,654,242	16,223,231	15,749,580
Difference Between expected and Actual Experience	(2,403,349)	(2,307,435)	-
Changes in Assumptions	-	(3,994,113)	-
Benefit payments, including refunds of employee contributions	<u>(11,396,941)</u>	<u>(10,585,623)</u>	<u>(10,108,174)</u>
Net change in total pension liability	5,599,540	2,201,493	8,721,703
Total pension liability- beginning	<u>224,431,525</u>	<u>222,230,032</u>	<u>213,508,329</u>
Total pension liability- ending (a)	<u><u>\$ 230,031,065</u></u>	<u><u>\$ 224,431,525</u></u>	<u><u>\$ 222,230,032</u></u>
 Plan fiduciary net position			
Contributions- employer	\$ 4,627,179	\$ 3,591,767	\$ 3,655,839
Contributions- employee	973,955	1,084,088	1,024,137
Net investment income	746,473	3,517,885	24,058,889
Benefit payments, including refunds of employee contributions	(11,396,941)	(10,585,623)	(10,108,174)
Administrative expenses	<u>(95,259)</u>	<u>(175,877)</u>	<u>-</u>
Net change in plan fiduciary net position	(5,144,593)	(2,567,760)	18,630,691
Plan fiduciary net position- beginning	<u>156,303,305</u>	<u>158,871,065</u>	<u>140,240,374</u>
Plan fiduciary net position- ending (b)	<u><u>\$ 151,158,712</u></u>	<u><u>\$ 156,303,305</u></u>	<u><u>\$ 158,871,065</u></u>
 Net pension liability- ending (a) - (b)	\$ 78,872,353	\$ 68,128,220	\$ 63,358,967
 Plan fiduciary net position as a percentage of the total pension liability	65.71%	69.64%	71.49%
 Covered payroll**	\$ 10,168,516	\$ 9,980,447	\$ 9,919,059
 Net pension liability as percentage of covered payroll	775.65%	682.62%	638.76%
 Measurement Period	June 30, 2016	June 30, 2015	June 30, 2014

* Fiscal year 2015 was the 1st year of implementation, therefore only three years are shown.

Changes of Assumptions: In 2016 there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 % (net of administrative expense) to 7.65% (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5% discount rate.

Benefits Changes: The figures above do not include any liability impact that may have resulted from plan changes that occurred after the June 30, 2015 valuation date. This applies to voluntary benefit changes as well as any other offers of Two Years' Additional Service Credit (a.k.a. Golden Handshakes).

**Covered Payroll: In accordance with GASB Statement No. 82, *Pension Issues - An Amendment of GASB Statements No. 67, No. 68, and No. 73*, covered payroll have been restated to show covered payroll based on pensionable earnings.

CITY OF BREA, CALIFORNIA

**SCHEDULE OF PLAN CONTRIBUTIONS
LAST TEN YEARS*
FOR THE YEAR ENDED JUNE 30, 2017**

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
<u>Miscellaneous Plan</u>				
Actuarially determined contributions	\$ 2,279,397	\$ 2,403,298	\$ 2,132,083	\$ 1,969,185
Contributions in relation to the actuarially determined contribution	<u>(2,279,397)</u>	<u>(2,403,298)</u>	<u>(2,132,083)</u>	<u>(1,969,185)</u>
Contribution deficiency (excess)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 Covered payroll**	 <u>16,716,903</u>	 <u>15,474,119</u>	 <u>15,043,603</u>	 <u>14,843,300</u>
 Contributions as a percentage of covered payroll	 13.64%	 15.53%	 14.17%	 13.27%
	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
<u>Safety Plan</u>				
Actuarially determined contributions	\$ 5,863,082	\$ 4,627,179	\$ 3,591,767	\$ 3,655,839
Contributions in relation to the actuarially determined contribution	<u>(5,863,082)</u>	<u>(4,627,179)</u>	<u>(3,591,767)</u>	<u>(3,655,839)</u>
Contribution deficiency (excess)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
 Covered payroll**	 <u>10,703,998</u>	 <u>10,168,516</u>	 <u>9,980,447</u>	 <u>9,919,059</u>
 Contributions as a percentage of covered payroll	 54.77%	 45.50%	 35.99%	 36.86%

* Fiscal year 2015 was the 1st year of implementation, therefore only four years are shown.

Notes to Schedule:

Miscellaneous and Safety Plans

Valuation Date:

The actuarial methods and assumptions used to set the actuarially determined contribution for FY 2016-17 were from the June 30, 2014 funding valuation report.

Actuarial cost method	Entry Age Normal Cost Method
Amortization method	Level percent of payroll
Asset valuation method	Market value
Inflation	2.75%
Salary increases	Varies by Entry Age and Service
Payroll Growth	3.00%
Investment Rate of Return	7.5%, net of pension plan investment and administrative expenses, including inflation
Retirement age	The probabilities of Retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007
Mortality	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

Note:

**Covered Payroll: In accordance with GASB Statement No. 82, *Pension Issues - An Amendment of GASB Statements No. 67, No. 68, and No. 73*, covered payroll have been restated to show covered payroll based on pensionable earnings.

CITY OF BREA, CALIFORNIA

**OTHER POST-EMPLOYMENT BNEFIT PLAN
SCHEDULE OF FUNDING PROGRESS
FOR THE YEAR ENDED JUNE 30, 2017**

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded AAL (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll (b-a)/c)
6/30/2011	\$ -	\$ 18,197,000	\$ 18,197,000	0.0%	\$ 24,983,000	72.80%
6/30/2013	-	20,560,000	20,560,000	0.0%	26,674,000	77.10%
6/30/2015	-	27,256,000	27,256,000	0.0%	25,182,000	108.24%

See accompanying note to required supplementary information.

CITY OF BREA, CALIFORNIA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 38,763,350	\$ 38,763,350	\$ 38,308,747	\$ (454,603)
Licenses and permits	591,800	591,800	870,940	279,140
Intergovernmental	7,340,787	7,562,556	7,808,780	246,224
Charges for services	3,897,375	3,899,375	3,789,430	(109,945)
Investment income, net	346,490	346,490	768,370	421,880
Fines and forfeitures	708,425	708,425	554,708	(153,717)
Rental income	1,667,400	1,667,400	1,441,527	(225,873)
Miscellaneous	2,691,400	4,135,663	3,440,937	(694,726)
Total revenues	<u>56,007,027</u>	<u>57,675,059</u>	<u>56,983,439</u>	<u>(691,620)</u>
Expenditures:				
Current:				
General government	5,524,394	5,582,394	5,032,816	549,578
Public safety	33,311,511	34,494,025	34,011,330	482,695
Community development	3,067,484	3,437,801	3,009,011	428,790
Community services	7,381,334	7,941,386	7,395,363	546,023
Public works	5,699,408	5,751,474	5,537,040	214,434
Capital outlay	95,000	943,929	403,524	540,405
Debt service:				
Principal retirement	410,411	410,411	410,411	-
Interest and fiscal charges	397,962	397,962	397,243	719
Total expenditures	<u>55,887,504</u>	<u>58,959,382</u>	<u>56,196,738</u>	<u>2,762,644</u>
Excess (deficiency) of revenues over(under) expenditures	<u>119,523</u>	<u>(1,284,323)</u>	<u>786,701</u>	<u>2,071,024</u>
Other financing sources (uses):				
Transfers in	1,666,800	2,487,848	2,207,848	(280,000)
Transfers out	(5,838,800)	(9,916,053)	(5,887,391)	4,028,662
Total other financing sources (uses)	<u>(4,172,000)</u>	<u>(7,428,205)</u>	<u>(3,679,543)</u>	<u>3,748,662</u>
Net change in Fund Balance	<u>\$ (4,052,477)</u>	<u>\$ (8,712,528)</u>	<u>(2,892,842)</u>	<u>\$ 5,819,686</u>
Fund balance at beginning of the year			36,900,928	
Fund balance at end of the year			<u>\$ 34,008,086</u>	

See accompanying note to required supplementary information.

CITY OF BREA, CALIFORNIA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE – BUDGET TO ACTUAL
HOUSING SUCCESSOR FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Investment income, net	\$ 51,000	\$ 51,000	\$ 322,507	\$ 271,507
Other revenues	<u>1,779,287</u>	<u>1,779,287</u>	<u>1,867,260</u>	<u>87,973</u>
Total revenues	<u>1,830,287</u>	<u>1,830,287</u>	<u>2,189,767</u>	<u>359,480</u>
Expenditures:				
Community Development	<u>285,812</u>	<u>285,812</u>	<u>277,504</u>	<u>8,308</u>
Net change in Fund Balance	<u>\$ 1,544,475</u>	<u>\$ 1,544,475</u>	1,912,263	<u>\$ 367,788</u>
Fund balance at beginning of the year			<u>18,750,601</u>	
Fund balance at end of the year			<u>\$ 20,662,864</u>	

See accompanying note to required supplementary information.

CITY OF BREA, CALIFORNIA

**NOTE TO REQUIRED SUPPLEMENTARY INFORMATION
YEAR ENDED JUNE 30, 2017**

Budget Information

General Budget Policies

The City adheres to the following procedures in establishing the budgetary data reflected in its financial statements:

1. In May of each year, the City Manager submits to the City Council a proposed financial plan with an annual operating budget for the upcoming fiscal year commencing July 1. The operating budget includes proposed expenditures and the sources of financing.
2. Public hearings are conducted at City Council meetings to obtain taxpayer comments.
3. On or before July 1, the financial plan for the fiscal year is adopted by Council action.
4. The City Manager is authorized to transfer funds appropriated with respect to those classifications designated as other services and material and supplies within the same department. The City Manager may transfer appropriated funds from any classification within other expenditure categories to the capital outlay classification within the same department only; however, any revisions that alter the total expenditures of any department must be approved by the City Council. Activities of the General Fund, Special Revenue Funds, Capital Projects Funds and Debt Service Funds are included in the annual appropriated budget. As an additional internal control mechanism, project-length financial plans are adopted for the Capital Improvement Program.
5. Formal budgetary integration is employed as a management control device during the year for the governmental funds.
6. Legally adopted budgets for all governmental funds are established on a basis consistent with generally accepted accounting principles (GAAP). For the current fiscal year, the HOME Program special revenue fund had no adopted budget.

Excess of Expenditures Over Appropriation

For purposes of evaluating legal compliance at the budgetary level of control (that is, the level at which expenditures cannot legally exceed the appropriated amount), control is established at the department level within the General Fund and at the fund level for total expenditures and transfers out for all other budgeted funds.

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SUPPLEMENTARY INFORMATION

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MAJOR CAPITAL PROJECTS FUNDS

Capital Projects Funds

Capital Improvements Fund

The Capital Improvements Fund is used to account for the costs of constructing street improvements, parks and other public improvements not normally included within the other Capital Projects Funds. Financing is provided by Federal and State Grant Revenues and interfund transfers from the Special Revenue Funds and General Fund.

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CITY OF BREA, CALIFORNIA

**SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
CAPITAL IMPROVEMENTS FUND
YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 13,000,561	\$ 13,447,655	\$ 533,669	\$ (12,913,986)
Charges for services	337,000	337,000	1,521,150	1,184,150
Investment income, net	200,000	200,000	8,186	(191,814)
Developer contributions	1,738,892	1,488,892	535	(1,488,357)
Other revenues	-	571,230	14,303	(556,927)
Total revenues	15,276,453	16,044,777	2,077,843	(13,966,934)
Expenditures:				
Current:				
General government	350,502	350,502	561,790	(211,288)
Capital Outlay	40,212,827	49,843,161	14,404,865	35,438,296
Total expenditures	40,563,329	50,193,663	14,966,655	35,227,008
Excess (deficiency) of revenues over(under) expenditures	(25,286,876)	(34,148,886)	(12,888,812)	21,260,074
Other financing sources (uses):				
Transfers in	17,625,873	24,444,048	7,874,546	(16,569,502)
Net change in fund balance	\$ (7,661,003)	\$ (9,704,838)	(5,014,266)	\$ 4,690,572
Fund balance at beginning of the year			14,019,775	
Fund balance at end of the year			\$ 9,005,509	

NON-MAJOR GOVERNMENTAL FUNDS

Non-major Special Revenue Funds

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt services or capital projects.

The City of Brea has the following non-major Special Revenue Funds:

Gas Tax Fund

This fund is used to account for revenues received and expenditures made for street improvements and street maintenance. Financing is provided by the City's share of state gasoline taxes made pursuant to the California State Constitution and authorized by the State Legislature.

Narcotics Enforcement Asset Seizure Fund

This fund is used to account for revenues seized by the Police Department during narcotic investigations.

Air Quality Improvement Fund

This fund is used to account for revenues received from vehicle registration fees and restricted for improvement of air quality.

Park Development Fund

This fund is used to account for revenues received and expenditures made for park development and improvement. The primary source of revenue is park development fees collected from developers under the State of California's Quimby Act.

Measure M Fund

This fund is used to account for ½ cent sales tax restricted for expenditure for road maintenance and street expenditures.

Affordable Housing Trust Fund

This fund is used to account for revenues received and expenditures made for the development of low to moderate income housing. The primary source of revenue is fees collected from developers.

Community Development Block Grant Fund

This fund is used to account for the revenues received and expenditures made for the City's Community Development Block Grant Program. Financing is provided under an agreement with the County of Orange whereby the City is a secondary recipient of funds made available from the U.S. Department of Housing and Urban Development under the Housing and Community Development Act of 1974 and 1977.

Non-major Special Revenue Funds (Continued)

HOME Program Fund

This fund is used for the revenues received and expenditures made for housing rehabilitation. Financing is provided under an agreement with the County of Orange whereby the City is a secondary recipient of funds made available from the U.S. Department of Housing and Urban Development.

Blackstone Community Facilities District 2008-1 Fund

The fund is used to account for the collection of special taxes and expenditure for police, fire, maintenance and general city services including park maintenance and open space.

La Floresta Community Facilities District 2011-1 Fund

This fund is used to account for the collection of special taxes and expenditure for police, fire, maintenance and general city services.

Taylor Morrison Community Facilities District 2013-1 Fund

This fund is used to account for the collection of special taxes and expenditures for police, fire, maintenance and general city services.

Non-major Capital Projects Funds

Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

The City of Brea has the following non-major Capital Projects Funds:

Capital and Mitigation Improvement Fund

This fund is used to account for the revenues received and expenditures made for the City Council-designated Capital Improvement projects, as well as the implementation of measures designed to mitigate impacts related to development, and the operation of government facilities, including, but not limited to: traffic, noise, aesthetics, and open space preservation. Financing is provided by the July 14, 2009 Agreement between the City and County of Orange regarding the extension of the Olinda Alpha Landfill.

Storm Drain Fund

This fund is used to account for the financing and construction of storm drains throughout the City. Financing is provided by storm drain assessment fees.

Midbury Assessment Authority Fund

This fund is used to account for the collection and payment of neighborhood street improvements.

CITY OF BREA, CALIFORNIA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
JUNE 30, 2017

	Special Revenue Funds			
	Gas Tax	Narcotics Enforcement Asset Seizure	Air Quality Improvement	Park Development
Assets:				
Cash and investments	\$ 1,335,665	\$ 180,217	\$ 220,436	\$ 914,492
Receivables:				
Taxes	-	-	-	-
Accounts	-	-	-	-
Due from other funds				
Notes and loans	-	-	-	-
Due from other governments	-	8,119	14,189	-
Advances to other funds	-	-	-	-
Total assets	\$ 1,335,665	\$ 188,336	\$ 234,625	\$ 914,492
Liabilities, deferred inflows of resources and fund balances				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-
Due to other governments	-	-	-	-
Due to other funds	-	-	-	-
Advances to other funds	-	-	-	-
Total liabilities	-	-	-	-
Deferred Inflows of Resources:				
Unavailable revenues	-	-	-	-
Fund balances (deficit):				
Restricted:				
Community development projects	-	-	-	-
Public safety	-	188,336	-	-
Public works	1,335,665	-	234,625	-
Capital projects	-	-	-	914,492
Unassigned	-	-	-	-
Total fund balances (deficit)	1,335,665	188,336	234,625	914,492
Total liabilities, deferred inflows of resources and fund balances	\$ 1,335,665	\$ 188,336	\$ 234,625	\$ 914,492

	Special Revenue Funds			
	Measure M	Affordable Housing Trust	Community Development Block Grant	HOME Program
Assets:				
Cash and investments	\$ 1,967,277	\$ 2,246,297	\$ 51,519	\$ -
Receivables:				
Taxes	-	-	-	-
Accounts	-	-	-	-
Due from other funds				
Notes and loans	-	213,000	1,598,500	35,241
Due from other governments	166,743	-	2,692	-
Advances to other funds	-	-	-	-
Total assets	\$ 2,134,020	\$ 2,459,297	\$ 1,652,711	\$ 35,241
Liabilities, deferred inflows of resources and fund balances				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ 58,320	\$ -
Accrued liabilities	633	-	-	-
Due to other governments	-	-	1,598,809	35,241
Due to other funds	-	-	-	-
Advances to other funds	-	-	-	-
Total liabilities	633	-	1,657,129	35,241
Deferred Inflows of Resources:				
Unavailable revenues	-	-	2,692	-
Fund balances (deficit):				
Restricted:				
Community development projects	-	2,459,297	-	-
Public safety	-	-	-	-
Public works	2,133,387	-	-	-
Capital projects	-	-	-	-
Unassigned	-	-	(7,110)	-
Total fund balances (deficit)	2,133,387	2,459,297	(7,110)	-
Total liabilities, deferred inflows of resources and fund balances	\$ 2,134,020	\$ 2,459,297	\$ 1,652,711	\$ 35,241

Continued

CITY OF BREA, CALIFORNIA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
JUNE 30, 2017

	Special Revenue Funds		
	Blackstone CFD	La Floresta CFD	Taylor - Morrison CFD
Assets:			
Cash and investments	\$ 2,231,844	\$ 147,431	\$ 85,967
Receivables:			
Taxes	16,677	3,139	85
Accounts	1,217	-	-
Due from other funds			
Notes and loans	-	-	-
Due from other governments	-	-	-
Advances to other funds	-	-	-
Total assets	\$ 2,249,738	\$ 150,570	\$ 86,052
Liabilities, deferred inflows of resources and fund balances			
Liabilities:			
Accounts payable	\$ 3,003	\$ -	\$ -
Accrued liabilities	7,986	3,016	-
Due to other governments	-	-	-
Due to other funds	-	-	-
Advances to other funds	-	-	-
Total liabilities	10,989	3,016	-
Deferred Inflows of Resources:			
Unavailable revenues	-	-	-
Fund balances (deficit):			
Restricted:			
Community development projects	-	-	-
Public safety	-	-	-
Public works	2,238,749	147,554	86,052
Capital projects	-	-	-
Unassigned	-	-	-
Total fund balances (deficit)	2,238,749	147,554	86,052
Total liabilities, deferred inflows of resources and fund balances	\$ 2,249,738	\$ 150,570	\$ 86,052

	Capital Projects Funds			Total Nonmajor Governmental Funds
	Capital and Mitigation Improvement	Storm Drain	Midbury	
Assets:				
Cash and investments	\$ 4,558,614	\$ 256,400	\$ 6,041	\$ 14,202,200
Receivables:				
Taxes	-	-	-	19,901
Accounts	-	-	-	1,217
Due from other funds				
Notes and loans	-	-	-	1,846,741
Due from other governments	-	-	-	191,743
Advances to other funds	443,788	-	-	443,788
Total assets	\$ 5,002,402	\$ 256,400	\$ 6,041	\$ 16,705,590
Liabilities, deferred inflows of resources and fund balances				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ 61,323
Accrued liabilities	-	-	-	11,635
Due to other governments	-	-	-	1,634,050
Due to other funds	-	-	-	-
Advances to other funds	-	-	18,203	18,203
Total liabilities	-	-	18,203	1,725,211
Deferred Inflows of Resources:				
Unavailable revenues	-	-	-	2,692
Fund balances (deficit):				
Restricted:				
Community development projects	-	-	-	2,459,297
Public safety	-	-	-	188,336
Public works	-	-	-	6,176,032
Capital projects	5,002,402	256,400	-	6,173,294
Unassigned	-	-	(12,162)	(19,272)
Total fund balances (deficit)	5,002,402	256,400	(12,162)	14,977,687
Total liabilities, deferred inflows of resources and fund balances	\$ 5,002,402	\$ 256,400	\$ 6,041	\$ 16,705,590

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Special Revenue Funds			
	Gas Tax	Narcotics		Park Development
		Enforcement Asset Seizure	Air Quality Improvement	
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	842,253	-	55,817	-
Charges for services	-	-	-	878,367
Investment income, net	758	1,051	(445)	(12,747)
Fines and forfeitures	-	42,768	-	-
Other revenues	-	-	-	-
Total revenues	<u>843,011</u>	<u>43,819</u>	<u>55,372</u>	<u>865,620</u>
Expenditures:				
Current:				
General government	-	-	-	-
Public safety	-	224,278	-	-
Community development	-	-	-	-
Public works	-	-	-	-
Total expenditures	<u>-</u>	<u>224,278</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>843,011</u>	<u>(180,459)</u>	<u>55,372</u>	<u>865,620</u>
Other financing sources (uses):				
Transfers out	<u>(794,702)</u>	<u>(1,422)</u>	<u>(38,562)</u>	<u>(34,452)</u>
Net change in fund balances	48,309	(181,881)	16,810	831,168
Fund balances (deficit), beginning of year	<u>1,287,356</u>	<u>370,217</u>	<u>217,815</u>	<u>83,324</u>
Fund balances (deficit), end of year	<u>\$ 1,335,665</u>	<u>\$ 188,336</u>	<u>\$ 234,625</u>	<u>\$ 914,492</u>

	Special Revenue Funds			
	Measure M	Affordable Housing Trust	Community Development Block Grant	HOME Program
Revenues:				
Taxes	\$ 944,742	\$ -	\$ -	\$ -
Intergovernmental	-	-	265,750	-
Charges for services	-	-	-	-
Investment income, net	(419)	(260)	-	-
Fines and forfeitures	-	-	-	-
Other revenues	-	139,750	-	-
Total revenues	944,323	139,490	265,750	-
Expenditures:				
Current:				
General government	-	-	-	-
Public safety	-	-	-	-
Community development	-	-	184,080	-
Public works	20,043	-	-	-
Total expenditures	20,043	-	184,080	-
Excess (deficiency) of revenues over (under) expenditures	924,280	139,490	81,670	-
Other financing sources (uses):				
Transfers out	(831,508)	-	(29,037)	-
Net change in fund balances	92,772	139,490	52,633	-
Fund balances (deficit), beginning of year	2,040,615	2,319,807	(59,743)	-
Fund balances (deficit), end of year	\$ 2,133,387	\$ 2,459,297	\$ (7,110)	\$ -

Continued

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Special Revenue Funds		
	Blackstone CFD	La Floresta CFD	Taylor- Morrison CFD
Revenues:			
Taxes	\$ 708,450	\$ 198,145	\$ 48,196
Intergovernmental	-	-	-
Charges for services	-	-	-
Investment income, net	4,232	1,155	89
Fines and forfeitures	-	-	-
Other revenues	-	-	-
Total revenues	<u>712,682</u>	<u>199,300</u>	<u>48,285</u>
Expenditures:			
Current:			
General government	40,157	10,000	-
Public safety	57,691	84,269	-
Community development	-	-	-
Public works	220,921	-	-
Total expenditures	<u>318,769</u>	<u>94,269</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>393,913</u>	<u>105,031</u>	<u>48,285</u>
Other financing sources (uses):			
Transfers out	<u>(502,924)</u>	<u>(142,721)</u>	<u>(33,981)</u>
Net change in fund balances	(109,011)	(37,690)	14,304
Fund balances (deficit), beginning of year	2,347,760	185,244	71,748
Fund balances (deficit), end of year	<u>\$ 2,238,749</u>	<u>\$ 147,554</u>	<u>\$ 86,052</u>

	Capital Projects Funds			Total Nonmajor Governmental Funds
	Capital and Mitigation Improvement	Storm Drain	Midbury	
Revenues:				
Taxes	\$ -	\$ -	\$ 7,694	\$ 1,907,227
Intergovernmental	-	-	-	1,163,820
Charges for services	-	-	-	878,367
Investment income, net	8,265	44	27	1,750
Fines and forfeitures	-	-	-	42,768
Other revenues	566	-	-	140,316
Total revenues	8,831	44	7,721	4,134,248
Expenditures:				
Current:				
General government	-	-	455	50,612
Public safety	-	-	-	366,238
Community development	-	-	-	184,080
Public works	-	-	-	240,964
Total expenditures	-	-	455	841,894
Excess (deficiency) of revenues over (under) expenditures	8,831	44	7,266	3,292,354
Other financing sources (uses):				
Transfers out	(237,169)	-	-	(2,646,478)
Net change in fund balances	(228,338)	44	7,266	645,876
Fund balances (deficit), beginning of year	5,230,740	256,356	(19,428)	14,331,811
Fund balances (deficit), end of year	\$ 5,002,402	\$ 256,400	\$ (12,162)	\$ 14,977,687

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
GAS TAX SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 891,500	\$ 891,500	\$ 842,253	\$ (49,247)
Investment income, net	10,000	10,000	758	(9,242)
Total revenues	<u>901,500</u>	<u>901,500</u>	<u>843,011</u>	<u>(58,489)</u>
Excess of revenues over expenditures	<u>901,500</u>	<u>901,500</u>	<u>843,011</u>	<u>(58,489)</u>
Other financing sources (uses):				
Transfers out	(1,563,500)	(1,869,368)	(794,702)	1,074,666
Net change in fund balance	<u>\$ (662,000)</u>	<u>\$ (967,868)</u>	<u>48,309</u>	<u>\$ 1,016,177</u>
Fund balance at beginning of the year			<u>1,287,356</u>	
Fund balance at end of the year			<u>\$ 1,335,665</u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
NARCOTICS ENFORCEMENT ASSET SEIZURE SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues:				
Investment income, net	\$ 4,000	\$ 4,000	\$ 1,051	\$ (2,949)
Fines and forfeitures	175,000	175,000	42,768	(132,232)
Total revenues	179,000	179,000	43,819	(135,181)
Expenditures:				
Current:				
Public safety	501,640	511,636	224,278	287,358
Excess (deficiency) of revenues over(under) expenditures	(322,640)	(332,636)	(180,459)	152,177
Other financing sources (uses):				
Transfers out	-	(1,422)	(1,422)	-
Net change in fund balance	\$ (322,640)	\$ (334,058)	(181,881)	\$ 152,177
Fund balance at beginning of the year			370,217	
Fund balance at end of the year			\$ 188,336	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
AIR QUALITY IMPROVEMENT SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 44,000	\$ 44,000	\$ 55,817	\$ 11,817
Investment income, net	1,200	1,200	(445)	(1,645)
Total revenues	<u>45,200</u>	<u>45,200</u>	<u>55,372</u>	<u>10,172</u>
Excess of revenues over expenditures	<u>45,200</u>	<u>45,200</u>	<u>55,372</u>	<u>10,172</u>
Other financing sources (uses):				
Transfers out	(50,000)	(100,000)	(38,562)	61,438
Net change in fund balance	<u>\$ (4,800)</u>	<u>\$ (54,800)</u>	<u>16,810</u>	<u>\$ 71,610</u>
Fund balance at beginning of the year			<u>217,815</u>	
Fund balance at end of the year			<u>\$ 234,625</u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
PARK DEVELOPMENT SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	Variance with Final Budget Positive/ (Negative)
	<u>Original</u>	<u>Final</u>		
Revenues:				
Charges for services	\$ 1,061,715	\$ 1,061,715	\$ 878,367	\$ (183,348)
Investment income, net	2,500	2,500	(12,747)	(15,247)
Total revenues	<u>1,064,215</u>	<u>1,064,215</u>	<u>865,620</u>	<u>(198,595)</u>
 Excess of revenues over expenditures	 <u>1,064,215</u>	 <u>1,064,215</u>	 <u>865,620</u>	 <u>(198,595)</u>
 Other financing sources (uses):				
Transfers out	<u>(366,473)</u>	<u>(1,175,925)</u>	<u>(34,452)</u>	<u>1,141,473</u>
Net change in fund balance	<u>\$ 697,742</u>	<u>\$ (111,710)</u>	<u>831,168</u>	<u>\$ 942,878</u>
 Fund balance at beginning of the year			 <u>83,324</u>	
Fund balance at end of the year			<u>\$ 914,492</u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
MEASURE M SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 978,413	\$ 978,413	\$ 944,742	\$ (33,671)
Investment income, net	5,000	5,000	(419)	(5,419)
Total revenues	983,413	983,413	944,323	(39,090)
Expenditures:				
Current:				
Public works	32,239	32,239	20,043	12,196
Excess (deficiency) of revenues over(under) expenditures	951,174	951,174	924,280	26,894
Other financing sources (uses):				
Transfers out	(2,661,000)	(2,752,013)	(831,508)	1,920,505
Net change in fund balance	\$ (1,709,826)	\$ (1,800,839)	92,772	\$ 1,947,399
Fund balance at beginning of the year			2,040,615	
Fund balance at end of the year			\$ 2,133,387	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
AFFORDABLE HOUSING TRUST SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Investment income, net	\$ 35,000	\$ 35,000	\$ (260)	\$ (35,260)
Other revenues	120,000	120,000	139,750	19,750
Total revenues	<u>155,000</u>	<u>155,000</u>	<u>139,490</u>	<u>(15,510)</u>
Expenditures:				
Current:				
Community development	100,000	150,000	-	150,000
Net change in fund balance	<u>\$ 55,000</u>	<u>\$ 5,000</u>	<u>139,490</u>	<u>\$ 134,490</u>
Fund balance at beginning of the year			<u>2,319,807</u>	
Fund balance at end of the year			<u>\$ 2,459,297</u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
COMMUNITY DEVELOPMENT BLOCK GRANT SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Intergovernmental	\$ 294,000	\$ 453,145	\$ 265,750	\$ (187,395)
Expenditures:				
Current:				
Community development	180,000	339,145	184,080	155,065
Excess (deficiency) of revenues over(under) expenditures	114,000	114,000	81,670	(32,330)
Other financing sources (uses):				
Transfers out	(114,000)	(179,576)	(29,037)	150,539
Net change in fund balance	\$ -	\$ (65,576)	52,633	\$ 118,209
Fund balance at beginning of the year			(59,743)	
Fund balance at end of the year			\$ (7,110)	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
BLACKSTONE CFD SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 537,700	\$ 537,700	\$ 708,450	\$ 170,750
Investment income, net	27,000	27,000	4,232	(22,768)
Total revenues	<u>564,700</u>	<u>564,700</u>	<u>712,682</u>	<u>147,982</u>
Expenditures:				
Current:				
General government	-	-	40,157	(40,157)
Public safety	56,505	56,505	57,691	(1,186)
Public works	281,681	287,881	220,921	66,960
Total expenditures	<u>338,186</u>	<u>344,386</u>	<u>318,769</u>	<u>25,617</u>
Excess (deficiency) of revenues over(under) expenditures	<u>226,514</u>	<u>220,314</u>	<u>393,913</u>	<u>173,599</u>
Other financing sources (uses):				
Transfers out	-	(502,924)	(502,924)	-
Net change in fund balance	<u>226,514</u>	<u>(282,610)</u>	<u>(109,011)</u>	<u>173,599</u>
Fund balance at beginning of the year			<u>2,347,760</u>	
Fund balance at end of the year			<u><u>\$ 2,238,749</u></u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
LA FLORESTA CFD SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 175,000	\$ 175,000	\$ 198,145	\$ 23,145
Investment income, net	3,000	3,000	1,155	(1,845)
Total revenues	<u>178,000</u>	<u>178,000</u>	<u>199,300</u>	<u>21,300</u>
Expenditures:				
Current:				
General government	5,000	6,640	10,000	(3,360)
Public safety	84,758	84,758	84,269	489
Public works	2,872	2,872	-	2,872
Total expenditures	<u>92,630</u>	<u>94,270</u>	<u>94,269</u>	<u>1</u>
Excess (deficiency) of revenues over(under) expenditures	<u>85,370</u>	<u>83,730</u>	<u>105,031</u>	<u>21,301</u>
Other financing sources (uses):				
Transfers out	-	(142,721)	(142,721)	-
Net change in fund balance	<u>85,370</u>	<u>(58,991)</u>	<u>(37,690)</u>	<u>21,301</u>
Fund balance at beginning of the year			<u>185,244</u>	
Fund balance at end of the year			<u><u>\$ 147,554</u></u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
TAYLOR-MORRISON CFD SPECIAL REVENUE FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 45,650	\$ 45,650	\$ 48,196	\$ 2,546
Investment income, net	200	200	89	(111)
Total revenues	<u>45,850</u>	<u>45,850</u>	<u>48,285</u>	<u>2,435</u>
 Excess of revenues over expenditures	 <u>45,850</u>	 <u>45,850</u>	 <u>48,285</u>	 <u>2,435</u>
 Other financing sources (uses):				
Transfers out	-	(33,981)	(33,981)	-
Net change in fund balance	<u>\$ 45,850</u>	<u>\$ 11,869</u>	<u>14,304</u>	<u>\$ 2,435</u>
 Fund balance at beginning of the year			 <u>71,748</u>	
Fund balance at end of the year			<u>\$ 86,052</u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
CAPITAL AND MITIGATION IMPROVEMENT CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Investment income, net	\$ 30,000	\$ 30,000	\$ 8,265	\$ (21,735)
Other revenues	-	-	566	566
Total revenues	<u>30,000</u>	<u>30,000</u>	<u>8,831</u>	<u>(21,169)</u>
 Excess of revenues over expenditures	 <u>30,000</u>	 <u>30,000</u>	 <u>8,831</u>	 <u>(21,169)</u>
 Other financing sources (uses):				
Transfers out	(978,100)	(1,155,072)	(237,169)	917,903
Net change in fund balance	<u>\$ (948,100)</u>	<u>\$ (1,125,072)</u>	<u>(228,338)</u>	<u>\$ 896,734</u>
 Fund balance at beginning of the year			 <u>5,230,740</u>	
Fund balance at end of the year			 <u>\$ 5,002,402</u>	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
STORM DRAIN CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues:				
Investment income, net	\$ 2,500	\$ 2,500	\$ 44	\$ (2,456)
Net change in fund balance	\$ 2,500	\$ 2,500	44	\$ (2,456)
Fund balance at beginning of the year			256,356	
Fund balance at end of the year			\$ 256,400	

CITY OF BREA, CALIFORNIA

**SCHEDULE TO REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
MIDBURY CAPITAL PROJECTS FUND
FOR THE YEAR ENDED JUNE 30, 2017**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive/ (Negative)
	Original	Final		
Revenues:				
Taxes	\$ 7,718	\$ 7,718	\$ 7,694	\$ (24)
Investment income, net	100	100	27	(73)
Total revenues	7,818	7,818	7,721	(97)
Expenditures:				
Current:				
General government	468	468	455	13
Net change in fund balance	\$ 7,350	\$ 7,350	7,266	\$ 84
Fund balance at beginning of the year			(19,428)	
Fund balance at end of the year			\$ (12,162)	

NON-MAJOR PROPRIETARY FUNDS

Urban Runoff Fund

The fund is used to account for the City's urban runoff operations, which are financed and operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

Sanitation Fund

The fund is used to account for the City's refuse collection and street sweeping operations, which are operated in a manner similar to a private enterprise. User charges finance the operations of this fund.

Information Technology External Support Fund

This fund is used to account for the operations of the Information Technology Division's contractual information technology services to other agencies. The costs (expenses including depreciation) of providing these services to participating cities on a continuing basis are financed or recovered primarily through user charges.

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF NET POSITION
NON-MAJOR PROPRIETARY FUNDS
JUNE 30, 2017**

	<u>Urban Runoff</u>	<u>Sanitation</u>	<u>Information Technology External Support</u>	<u>Total</u>
Assets:				
Current assets:				
Cash and investments	\$ 511,779	\$ -	\$ 692,248	\$ 1,204,027
Accounts				
Accounts receivable	65,323	607,808	329,952	1,003,083
Due from other governments	-	22,784	-	22,784
Total current assets	<u>577,102</u>	<u>630,592</u>	<u>1,022,200</u>	<u>2,229,894</u>
Noncurrent:				
Capital assets - net of accumulated depreciation	2,265	-	-	2,265
Total assets	<u>579,367</u>	<u>630,592</u>	<u>1,022,200</u>	<u>2,232,159</u>
Deferred outflows of resources:				
Deferred pension related items	39,840	171,823	582,344	794,007
Liabilities:				
Current liabilities:				
Accounts payable	3,655	208,906	3,586	216,147
Accrued liabilities	3,587	19,153	59,575	82,315
Due to other funds	-	439,894	-	439,894
Compensated absences, due within one year	-	11,666	80,144	91,811
Total current liabilities	<u>7,242</u>	<u>679,619</u>	<u>143,305</u>	<u>830,167</u>
Noncurrent:				
Compensated absences, due in more than one year	-	3,889	26,715	30,604
Net pension liability	286,160	2,037,373	2,336,735	4,660,268
Total noncurrent liabilities	<u>286,160</u>	<u>2,041,262</u>	<u>2,363,450</u>	<u>4,690,872</u>
Total liabilities	<u>293,402</u>	<u>2,720,881</u>	<u>2,506,755</u>	<u>5,521,038</u>
Deferred inflows of resources:				
Deferred pension related items	38,824	394,509	12,740	446,073
Net position (deficit):				
Net investment in capital assets	2,265	-	-	2,265
Unrestricted	284,716	(2,312,975)	(914,951)	(2,943,210)
Total net position (deficit)	<u>\$ 286,981</u>	<u>\$ (2,312,975)</u>	<u>\$ (914,951)</u>	<u>\$ (2,940,945)</u>

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
NON-MAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Urban Runoff	Sanitation	Information Technology External Support	Total
Operating revenues:				
Charges for services	\$ 398,630	\$ 2,704,917	\$ 1,959,634	\$ 5,063,181
Other revenues	13,456	879,236	-	892,692
Total operating revenues	<u>412,086</u>	<u>3,584,153</u>	<u>1,959,634</u>	<u>5,955,873</u>
Operating expenses:				
Personnel services	227,772	606,083	1,470,371	2,304,226
Maintenance and operation	148,130	2,441,821	253,038	2,842,989
Depreciation expense	938	-	-	938
Total operating expenses	<u>376,840</u>	<u>3,047,904</u>	<u>1,723,409</u>	<u>5,148,153</u>
Operating income (loss)	<u>35,246</u>	<u>536,249</u>	<u>236,225</u>	<u>807,720</u>
Nonoperating revenues (expenses):				
Intergovernmental revenues	-	34,154	-	34,154
Interest expense	(434)	(324)	(641)	(1,399)
Total nonoperating revenues (expenses)	<u>(434)</u>	<u>33,830</u>	<u>(641)</u>	<u>32,755</u>
Income (loss) before contributions and transfers	<u>34,812</u>	<u>570,079</u>	<u>235,584</u>	<u>840,475</u>
Transfers:				
Transfers out	(7,540)	(465,000)	(50,000)	(522,540)
Change in net position	27,272	105,079	185,584	317,935
Net position (deficit) at beginning of year	<u>259,709</u>	<u>(2,418,054)</u>	<u>(1,100,535)</u>	<u>(3,258,880)</u>
Net position (deficit) at end of year	<u>\$ 286,981</u>	<u>\$ (2,312,975)</u>	<u>\$ (914,951)</u>	<u>\$ (2,940,945)</u>

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF CASH FLOWS
NON-MAJOR PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Urban Runoff	Sanitation	Information Technology External Support	Total
Cash flows from operating activities:				
Cash received from customers and users	\$ 406,976	\$ 3,564,809	\$ 1,989,573	\$ 5,961,358
Cash payments to suppliers for goods and services	(387,281)	(3,028,277)	(1,722,147)	(5,137,705)
Cash payments to employees for services	(3,563)	(105,362)	(35,909)	(144,834)
Net cash provided by operating activities	16,132	431,170	231,517	678,819
Cash flows from non-capital financing activities:				
Cash transfers out	(7,540)	(465,000)	(50,000)	(522,540)
Intergovernmental revenues	-	34,154	-	34,154
Net cash provided by (used for) noncapital financing activities	(7,540)	(430,846)	(50,000)	(488,386)
Cash flows from investing activities:				
Interest received	(434)	(324)	(641)	(1,399)
Net cash provided by (used for) investing activities	(434)	(324)	(641)	(1,399)
Net increase in cash and cash equivalents	8,158	-	180,876	189,034
Cash and Cash Equivalents at Beginning of Year	503,621	-	511,372	1,014,993
Cash and Cash Equivalents at End of Year	\$ 511,779	\$ -	\$ 692,248	\$ 1,204,027
Reconciliation of operating income (loss) to net cash provided by (used for) operating activities:				
Operating income (loss)	\$ 35,246	\$ 536,249	\$ 236,225	\$ 807,720
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Depreciation	938	-	-	938
(Increase) decrease in accounts receivable	(5,110)	3,440	(329,952)	(331,622)
(Increase) decrease in due from other governments	-	(22,784)	359,891	337,107
Increase (decrease) in accounts payable	(11,500)	15,276	(1,804)	1,972
Increase in accrued liabilities	121	4,351	3,066	7,538
(Decrease) in due to other funds	-	(90,273)	-	(90,273)
Increase in compensated absences	-	1,089	20,569	21,658
(Decrease) in net pension liability	(3,563)	(16,178)	(56,478)	(76,219)
Total adjustments	(19,114)	(105,079)	(4,708)	(128,901)
Net cash provided by (used for) operating activities	\$ 16,132	\$ 431,170	\$ 231,517	\$ 678,819

Non-cash investing, capital and financing activities:

There was no non-cash investing, capital or financing activities during the year.

INTERNAL SERVICE FUNDS

Risk Management Fund

This fund is used to account for the costs of operating a self-insurance program for general liability, workers' compensation, long-term disability and unemployment compensation. Such costs to other departments are billed at a predetermined rate set annually during the budget process.

Vehicle Maintenance Fund

This fund was created to account for the costs of operating a maintenance facility for automotive equipment used by other City departments. Such costs to other departments are billed at a predetermined cost per mile charge that includes depreciation. This charge is set annually during the budget process. The Vehicle Maintenance Fund is responsible for financing replacement vehicles, as necessary.

Building Occupancy Fund

This fund is used to account for the costs of operating a building maintenance program for City facilities. Such costs to other departments are billed at a predetermined rate set annually during the budget process.

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2017**

	<u>Risk Management</u>	<u>Vehicle Replacement</u>	<u>Building Occupancy</u>	<u>Totals 2017</u>
Assets:				
Current assets:				
Cash and investments	\$ 4,558,357	\$ 1,253,987	\$ 493,909	\$ 6,306,253
Receivables:				
Accounts	<u>2,889</u>	<u>4,923</u>	<u>-</u>	<u>7,812</u>
Total current assets	<u>4,561,246</u>	<u>1,258,910</u>	<u>493,909</u>	<u>6,314,065</u>
Noncurrent assets:				
Advances to other funds	866,118	-	-	866,118
Capital assets, net of accumulated depreciation	<u>-</u>	<u>4,080,667</u>	<u>1,462,480</u>	<u>5,543,147</u>
Total noncurrent assets	<u>866,118</u>	<u>4,080,667</u>	<u>1,462,480</u>	<u>6,409,265</u>
Total assets	<u>5,427,364</u>	<u>5,339,577</u>	<u>1,956,389</u>	<u>12,723,330</u>
Deferred outflows of resources:				
Deferred pension related items	<u>72,814</u>	<u>227,964</u>	<u>271,730</u>	<u>572,508</u>
Liabilities:				
Current liabilities:				
Accounts payable	31,027	121,068	111,901	263,996
Accrued liabilities	6,847	19,097	29,816	55,760
Accrued Interest	-	-	2,598	2,598
Compensated absences, due within one year	-	27,426	42,113	69,539
Claims and judgments, due within one year	1,753,904	-	-	1,753,904
Capital leases, due within one year	<u>-</u>	<u>-</u>	<u>168,315</u>	<u>168,315</u>
Total current liabilities	<u>1,791,778</u>	<u>167,591</u>	<u>354,743</u>	<u>2,314,112</u>
Non-current liabilities:				
Compensated absences, due in more than one year	-	9,142	14,038	23,180
Claims and judgments, due in more than one year	2,743,287	-	-	2,743,287
Net pension liability	<u>365,823</u>	<u>1,241,135</u>	<u>1,335,892</u>	<u>2,942,850</u>
Total non-current liabilities	<u>3,109,110</u>	<u>1,250,277</u>	<u>1,349,930</u>	<u>5,709,317</u>
Total liabilities	<u>4,900,888</u>	<u>1,417,868</u>	<u>1,704,672</u>	<u>8,023,428</u>
Deferred inflows of resources:				
Deferred pension related items	<u>29,476</u>	<u>117,489</u>	<u>95,859</u>	<u>242,824</u>
Net position:				
Net investment in capital assets	-	4,080,667	1,462,480	5,543,147
Unrestricted	<u>569,814</u>	<u>(48,483)</u>	<u>(1,034,892)</u>	<u>(513,561)</u>
Total net position	<u>\$ 569,814</u>	<u>\$ 4,032,184</u>	<u>\$ 427,588</u>	<u>\$ 5,029,586</u>

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Risk Management	Vehicle Maintenance	Building Occupancy	Total
Operating revenues:				
Charge for service	\$ 2,901,534	\$ 2,286,231	\$ 2,485,854	\$ 7,673,619
Other revenues	451,083	49,328	75,797	576,208
Total operating revenues	<u>3,352,617</u>	<u>2,335,559</u>	<u>2,561,651</u>	<u>8,249,827</u>
Operating expenses:				
Personnel services	169,126	595,861	732,764	1,497,751
Maintenance and operation	1,277,471	1,028,285	1,511,572	3,817,328
Claims and judgements	1,935,696	-	-	1,935,696
Depreciation expense	-	672,357	119,470	791,827
Total operating expenses	<u>3,382,293</u>	<u>2,296,503</u>	<u>2,363,806</u>	<u>8,042,602</u>
Operating income (loss)	<u>(29,676)</u>	<u>39,056</u>	<u>197,845</u>	<u>207,225</u>
Nonoperating revenues (expenses):				
Interest expense	(7,511)	(1,106)	(11,707)	(20,324)
Gain (loss) on disposal of capital assets	-	(6,704)	-	(6,704)
Total nonoperating revenues (expenses)	<u>(7,511)</u>	<u>(7,810)</u>	<u>(11,707)</u>	<u>(27,028)</u>
Income (loss) before transfers	<u>(37,187)</u>	<u>31,246</u>	<u>186,138</u>	<u>180,197</u>
Transfers:				
Transfers in	-	88,882	-	88,882
Transfers out	(100,000)	(411,992)	-	(511,992)
Total transfers	<u>(100,000)</u>	<u>(323,110)</u>	<u>-</u>	<u>(423,110)</u>
Change in net position	<u>(137,187)</u>	<u>(291,864)</u>	<u>186,138</u>	<u>(242,913)</u>
Net position at beginning of Year	<u>707,001</u>	<u>4,324,048</u>	<u>241,450</u>	<u>5,272,499</u>
Net position at end of year	<u>\$ 569,814</u>	<u>\$ 4,032,184</u>	<u>\$ 427,588</u>	<u>\$ 5,029,586</u>

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Risk Management	Vehicle Maintenance	Building Occupancy	Total
Cash flows from operating activities:				
Cash received from users and departments	\$ 3,355,092	\$ 2,526,913	\$ 2,575,590	\$ 8,457,595
Cash payments to suppliers for goods and services	(1,790,253)	(1,533,494)	(2,222,482)	(5,546,229)
Cash payments to employees for services	(1,714,643)	(204,642)	(42,980)	(1,962,265)
Net cash provided by (used for) operating activities	(149,804)	788,777	310,128	949,101
Cash flows from non-capital financing activities:				
Cash transfers out	(100,000)	(411,992)	-	(511,992)
Cash transfers in	-	88,882	-	88,882
Advances received from other funds	574,677	-	-	574,677
Net cash provided by (used for) noncapital financing activities	474,677	(323,110)	-	151,567
Cash flows from capital and related financing activities:				
Acquisition and construction of capital assets	-	(470,363)	(5,460)	(475,823)
Proceeds from sale of capital assets	-	53,059	-	53,059
Principal and interest paid on long-term debt	(7,511)	-	(174,972)	(182,483)
Net cash provided by (used for) capital and related financing activities	(7,511)	(417,304)	(180,432)	(605,247)
Cash flows from investing activities:				
Interest received	-	(1,106)	-	(1,106)
Net cash provided by (used for) investing activities	-	(1,106)	-	(1,106)
Net increase (decreased) in cash and cash equivalents	317,362	47,257	129,696	494,315
Cash and Cash Equivalents at Beginning of Year	4,240,995	1,206,730	364,213	5,811,938
Cash and Cash Equivalents at End of Year	<u>\$ 4,558,357</u>	<u>\$ 1,253,987</u>	<u>\$ 493,909</u>	<u>\$ 6,306,253</u>
Reconciliation of operating income to net cash provided by (used for) operating activities:				
Operating income (loss)	\$ (29,676)	\$ 39,056	\$ 197,845	\$ 207,225
Adjustments to reconcile operating income (loss) net cash provided by (used for) operating activities:				
Depreciation	-	672,357	119,470	791,827
Decrease in accounts receivable	2,475	3,421	-	5,896
Increase (decrease) in accounts payable	(392,342)	93,303	1,650	(297,389)
Increase (decrease) in accrued liabilities	8	(2,651)	3,354	711
Increase in claims and judgements	276,271	-	-	276,271
Increase in compensated absences	-	3,225	12,289	15,514
(Decrease) in net pension liability	(6,540)	(19,934)	(24,480)	(50,954)
Total adjustments	\$ (120,128)	\$ 749,721	\$ 112,283	\$ 741,876
Net cash provided by (used for) operating activities	\$ (149,804)	\$ 788,777	\$ 310,128	\$ 949,101
Non-cash investing, capital and financing activities:				
There was no non-cash investing, capital or financing activities during the year.				

AGENCY FUNDS

Bexley Assessment District 2001-1 Fund

This fund was created to account for collection and payment of neighborhood sewer improvements.

Hillside Open Space Education Coalition

This fund is used to account for the funds received to educate the public as to the importance of hillside preservation.

Downtown Community Facilities District 1996-1 Fund

This fund is used to account for the collection and payment to the holders of the 2014 Special Tax Bonds.

Olinda Heights Community Facilities District 1997-1 Fund

This fund is used to account for the collection and payment to the holders of the 2005 Special Tax Bonds.

Brea Plaza Community Facilities District 2008-02 Fund

This fund is used to account for the collection and payment to the holders of the 2009 Special Tax Bonds.

Integrated Law and Justice Agency of Orange County (ILJAO) Fund

This fund is used to account for the collection and payment related to a joint venture agreement with several other public agencies of Orange County. The City acts as a treasurer for the ILJAO.

CITY OF BREA, CALIFORNIA

**COMBINING BALANCE SHEET
AGENCY FUNDS
JUNE 30, 2017**

	Bexley	Hillside Open Space Education Coalition	Downtown
Assets:			
Cash and investments	\$ -	\$ 536,884	\$ 260,732
Receivables:			
Accounts	9,936	-	-
Taxes	-	-	-
Due from other governments	-	-	-
Restricted assets:			
Cash and investments with fiscal agents	-	-	163,319
Capital assets:			
Capital assets, net of accumulated depreciation	-	-	-
Total assets	\$ 9,936	\$ 536,884	\$ 424,051
Liabilities:			
Accounts payable	\$ -	\$ -	\$ 1,245
Accrued liabilities	-	536,884	424
Due to the City of Brea	9,936	-	-
Due to external parties/other agencies	-	-	422,382
Total liabilities	\$ 9,936	\$ 536,884	\$ 424,051

<u>Olinda Heights</u>	<u>Brea Plaza</u>	<u>ILJAO</u>	<u>Total</u>
\$ 369,750	\$ 386,788	\$ 3,365,333	\$ 4,919,487
-	-	7,723	17,659
9,007	-	-	9,007
-	-	19,065	19,065
465,154	837,908	-	1,466,381
-	-	468,006	468,006
<u>\$ 843,911</u>	<u>\$ 1,224,696</u>	<u>\$ 3,860,127</u>	<u>\$ 6,899,605</u>
\$ 32	\$ 59	\$ 276,855	\$ 278,191
1,060	587	-	538,955
-	-	-	9,936
842,819	1,224,050	3,583,272	6,072,523
<u>\$ 843,911</u>	<u>\$ 1,224,696</u>	<u>\$ 3,860,127</u>	<u>\$ 6,899,605</u>

CITY OF BREA, CALIFORNIA

**COMBINING STATEMENT OF CHANGES
IN ASSETS AND LIABILITIES
AGENCY FUNDS
FOR THE YEAR ENDED JUNE 30, 2017**

	Balance July 1, 2016, as restated	Additions	Deletions	Balance June 30, 2017
<u>Bexley</u>				
Assets				
Receivables:				
Accounts	\$ 19,111	\$ 1,515	\$ 10,690	\$ 9,936
Liabilities				
Due to City of Brea	\$ 19,111	\$ 12,126	\$ 21,301	\$ 9,936
<u>Hillside Open Space Education Coalition</u>				
Assets				
Cash and investments	\$ 536,842	\$ 8,106	\$ 8,064	\$ 536,884
Liabilities				
Accrued liabilities	\$ 536,842	\$ 8,106	\$ 8,064	\$ 536,884
<u>Downtown</u>				
Assets				
Cash and investments	\$ 263,607	\$ 260,048	\$ 262,923	\$ 260,732
Restricted assets:				
Cash and investments with fiscal agents	163,087	225,482	225,250	163,319
Total Assets	\$ 426,694	\$ 485,530	\$ 488,173	\$ 424,051
Liabilities				
Accounts payable	\$ 1,205	\$ 21,104	\$ 21,064	\$ 1,245
Accrued liabilities	426	424	426	424
Due to external parties/other agencies	425,063	260,230	262,911	422,382
Total Liabilities	\$ 426,694	\$ 281,758	\$ 284,401	\$ 424,051
<u>Olinda Heights</u>				
Assets				
Cash and investments	\$ 336,624	\$ 521,077	\$ 487,951	\$ 369,750
Receivables:				
Taxes	11,899	9,007	11,899	9,007
Restricted assets:				
Cash and investments with fiscal agents	467,302	448,282	450,430	465,154
Total Assets	\$ 815,825	\$ 978,366	\$ 950,280	\$ 843,911
Liabilities				
Accounts payable	\$ 33	\$ 9,657	\$ 9,658	\$ 32
Accrued liabilities	1,066	1,060	1,066	1,060
Due to external parties/other agencies	814,726	524,514	496,421	842,819
Total Liabilities	\$ 815,825	\$ 535,231	\$ 507,145	\$ 843,911

	Balance July 1, 2016, as restated	Additions	Deletions	Balance June 30, 2017
<u>Brea Plaza</u>				
Assets				
Cash and investments	\$ 390,354	\$ 663,182	\$ 666,748	\$ 386,788
Restricted assets:				
Cash and investments with fiscal agents	844,452	652,369	658,913	837,908
Total Assets	<u>\$ 1,234,806</u>	<u>\$ 1,315,551</u>	<u>\$ 1,325,661</u>	<u>\$ 1,224,696</u>
Liabilities				
Accounts payable	\$ 59	\$ 4,360	\$ 4,360	\$ 59
Accrued liabilities	586	587	586	587
Due to external parties/other agencies	1,234,161	674,805	684,916	1,224,050
Total Liabilities	<u>\$ 1,234,806</u>	<u>\$ 679,752</u>	<u>\$ 689,862</u>	<u>\$ 1,224,696</u>
<u>ILJAO</u>				
Assets				
Cash and investments	\$ 2,933,494	\$ 5,136,157	\$ 4,704,318	\$ 3,365,333
Receivables:				
Accounts	-	12,218	4,495	7,723
Due from other governments	60,756	1,286,279	1,327,970	19,065
Capital assets:				
Capital assets, net of depreciations	728,190	-	260,184	468,006
Total Assets	<u>\$ 3,722,440</u>	<u>\$ 6,434,654</u>	<u>\$ 6,296,967</u>	<u>\$ 3,860,127</u>
Liabilities				
Accounts payable	\$ 222,056	\$ 980,686	\$ 925,887	\$ 276,855
Due to external parties/other agencies	3,500,384	1,160,077	1,077,189	3,583,272
Total Liabilities	<u>\$ 3,722,440</u>	<u>\$ 2,140,763</u>	<u>\$ 2,003,076</u>	<u>\$ 3,860,127</u>
Total Agency Funds				
Assets				
Cash and investments	\$ 4,460,921	\$ 6,588,570	\$ 6,130,004	\$ 4,919,487
Receivables:				
Taxes	11,899	9,007	11,899	9,007
Accounts	19,111	13,733	15,185	17,659
Due from other governments	60,756	1,286,279	1,327,970	19,065
Restricted assets:				
Cash and investments with fiscal agents	1,474,841	1,326,133	1,334,593	1,466,381
Capital assets:				
Capital assets, net of depreciations	728,190	-	260,184	468,006
Total Assets	<u>\$ 6,755,718</u>	<u>\$ 9,223,722</u>	<u>\$ 9,079,835</u>	<u>\$ 6,899,605</u>
Liabilities				
Accounts payable	\$ 223,353	\$ 1,015,807	\$ 960,969	\$ 278,191
Accrued liabilities	538,920	10,177	10,142	538,955
Due to City of Brea	19,111	12,126	21,301	9,936
Due to external parties/other agencies	5,974,334	2,619,626	2,521,437	6,072,523
Total Liabilities	<u>\$ 6,755,718</u>	<u>\$ 3,657,736</u>	<u>\$ 3,513,849</u>	<u>\$ 6,899,605</u>

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STATISTICAL SECTION

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STATISTICAL SECTION

This part of the City of Brea's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the factors affecting the City's ability to generate its property and sales taxes.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.

Sources: *Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.*

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CITY OF BREA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(Accrual basis of accounting)

	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
Governmental Activities										
Net investment in capital assets	\$ 44,751,794	\$ 43,350,936	\$ 49,313,284	\$ 40,774,347	\$ 36,846,317	\$ 165,031,654	\$ 164,750,324	\$ 159,976,819	\$ 165,493,107	\$ 170,548,467
Restricted	43,477,959	46,271,092	62,325,348	73,800,755	26,596,796	53,379,627	48,418,876	56,883,753	54,629,374	52,867,078
Unrestricted	(25,459,519)	(21,203,642)	(34,372,602)	(33,277,968)	157,129,179	29,028,179	30,997,188	(64,027,907)	(58,217,717)	(57,154,376)
Total governmental activities net position	\$ 62,770,234	\$ 68,418,386	\$ 77,266,030	\$ 81,297,134	\$ 220,572,292	\$ 247,439,460	\$ 244,166,388	\$ 151,832,665	\$ 161,904,764	\$ 166,261,169
Business-type Activities										
Net investment of capital assets	\$ 42,960,060	\$ 44,774,355	\$ 45,690,842	\$ 27,869,296	\$ 36,107,809	\$ 36,804,832	\$ 31,396,904	\$ 33,367,826	\$ 33,174,074	\$ 42,091,695
Restricted	2,623,071	1,885,573	-	7,028,848	5,217,299	7,411,252	5,213,677	6,203,193	6,165,829	5,641,012
Unrestricted	6,930,527	6,368,112	7,101,987	13,592,110	7,695,077	6,023,885	19,603,041	8,603,346	12,637,920	14,392,925
Total business-type activities net position	\$ 52,513,658	\$ 53,028,040	\$ 52,792,829	\$ 48,490,254	\$ 49,020,185	\$ 50,239,969	\$ 56,213,622	\$ 48,174,365	\$ 51,977,823	\$ 62,125,632
Primary Government										
Net investment of capital assets	\$ 87,711,854	\$ 88,125,291	\$ 95,004,126	\$ 68,643,643	\$ 72,954,126	\$ 201,836,486	\$ 196,147,228	\$ 192,344,645	\$ 198,667,181	\$ 212,640,162
Restricted	46,101,030	48,156,665	62,325,348	80,829,603	31,814,095	60,790,879	53,632,553	63,086,946	60,795,203	58,508,090
Unrestricted	(18,528,992)	(14,835,530)	(27,270,615)	(19,685,858)	164,824,256	35,052,064	50,600,229	(55,424,561)	(45,579,797)	(42,761,451)
Total primary government net position	\$ 115,283,892	\$ 121,446,426	\$ 130,058,859	\$ 129,787,388	\$ 269,592,477	\$ 297,679,429	\$ 300,380,010	\$ 200,007,030	\$ 213,882,587	\$ 228,386,801

CITY OF BREA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual basis of accounting)**

	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
Expenses:										
Governmental activities:										
General government	\$ 10,179,967	\$ 11,501,616	\$ 8,516,391	\$ 7,530,948	\$ 9,747,589	\$ 7,495,185	\$ 7,352,190	\$ 7,569,787	\$ 7,297,652	\$ 7,758,276
Public safety	34,611,575	36,993,799	35,756,811	36,221,221	39,166,833	35,849,288	31,408,789	32,409,727	31,372,155	33,938,469
Community Development	7,623,158	9,214,020	17,213,948	11,056,047	2,312,830	2,615,088	5,201,569	2,836,727	3,010,978	3,403,082
Community services	6,659,386	6,907,228	6,154,495	6,106,128	6,623,220	6,622,332	7,023,682	7,441,012	7,267,829	7,598,666
Public Works	8,836,925	10,608,001	7,075,398	19,991,034	15,240,604	9,718,841	10,092,864	12,367,078	13,544,061	16,306,542
Interest on long-term debt	9,142,551	8,779,300	9,607,504	9,228,093	2,414,053	501,265	458,021	435,772	435,207	414,974
Total governmental activities expenses	77,053,562	84,003,964	84,324,547	90,133,471	75,505,129	62,801,999	61,537,115	63,060,103	62,927,882	69,420,009
Business-type activities:										
Urban run-off	174,302	226,256	284,692	244,479	269,518	288,517	310,717	388,493	415,328	376,623
Water utility	11,195,152	11,272,767	14,025,354	14,067,772	15,512,551	14,883,425	16,048,442	15,752,822	14,085,433	14,882,443
Sewer utility	758,958	1,307,733	1,073,775	1,080,134	1,227,087	1,353,552	1,525,820	1,575,738	1,590,905	1,630,319
Sanitation	2,348,281	2,444,076	2,486,588	2,565,324	2,706,954	2,789,289	2,849,515	2,910,840	2,937,684	3,045,308
Information Technology External Support	979,157	1,329,165	1,958,140	1,230,704	1,269,800	1,271,540	1,228,919	1,240,462	1,312,899	1,724,116
Total business-type activities expenses	15,455,850	16,579,997	19,828,549	19,188,413	20,985,910	20,586,323	21,963,413	21,868,355	20,342,249	21,658,809
Total primary government expenses	\$ 92,509,412	\$ 100,583,961	\$ 104,153,096	\$ 109,321,884	\$ 96,491,039	\$ 83,388,322	\$ 83,500,528	\$ 84,928,458	\$ 83,270,131	\$ 91,078,818
Program Revenues:										
Governmental activities:										
Charges for services:										
General government	\$ 1,036,421	\$ 1,013,985	\$ 730,875	\$ 433,932	\$ 2,177,602	\$ 1,890,749	\$ 1,631,098	\$ 1,663,401	\$ 1,765,913	\$ 1,605,816
Public safety	12,201,407	12,624,891	13,651,052	12,878,402	13,155,339	7,315,925	1,533,213	1,376,553	1,282,646	1,297,025
Community Development	783,633	21,926	604,565	567,237	583,339	1,535,351	1,092,041	998,141	1,577,964	2,151,955
Community services	3,015,379	3,074,717	3,304,933	2,248,603	1,737,725	3,638,056	4,672,523	5,640,412	3,021,505	2,818,718
Public Works	484,085	490,302	469,533	2,262,329	1,955,188	1,688,142	1,909,409	1,706,630	1,257,168	1,610,889
Operating contributions and grants	8,279,190	6,362,517	5,111,923	3,542,733	6,364,114	4,955,213	3,502,773	3,238,366	3,399,311	2,632,718
Capital contributions and grants	6,941,249	6,761,134	15,640,554	4,501,863	8,472,778	3,495,573	1,187,623	3,908,617	2,336,984	5,668,485
Total governmental activities program revenues	32,741,364	30,349,472	39,513,435	26,435,099	34,446,085	24,519,009	15,528,680	18,532,120	14,641,491	17,785,606
Business-type activities:										
Charges for services:										
Urban run-off	314,762	329,143	333,760	351,123	377,950	361,321	380,256	384,523	402,205	412,086
Water utility	10,456,507	10,565,259	11,344,697	11,834,601	14,085,133	16,401,415	18,813,373	18,242,242	16,520,362	20,098,490
Sewer utility	1,776,075	1,875,014	1,894,176	2,008,507	1,932,161	2,018,405	2,136,760	2,141,422	2,236,813	2,322,756
Sanitation	2,844,356	2,959,536	3,037,508	3,138,125	3,158,430	3,199,135	3,317,183	3,431,013	3,531,648	3,584,153
Information Technology External Support	1,026,609	1,679,249	1,546,020	1,642,756	1,676,577	1,499,019	1,472,730	1,532,097	1,807,305	1,959,634
Operating contributions and grants	-	-	-	11,323	11,323	11,323	11,371	-	11,371	525,165
Capital contributions and grants	192,527	214,182	389,905	-	-	-	1,209,000	1,521,000	-	-
Total business-type activities program revenues	16,610,836	17,622,383	18,546,066	18,986,435	21,241,574	23,490,618	27,340,673	27,252,297	24,509,704	28,902,284
Primary government program revenues	\$ 49,352,200	\$ 47,971,855	\$ 58,059,501	\$ 45,421,534	\$ 55,687,659	\$ 48,009,627	\$ 42,869,353	\$ 45,784,417	\$ 39,151,195	\$ 46,687,890

CITY OF BREA

FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

(Modified accrual basis of accounting)

	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11 ¹	Fiscal Year 2011-12 ²	Fiscal Year 2012-13 ³	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
General Fund	\$ 2,322,137	\$ 1,380,677	\$ 785,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reserved	19,831,412	20,855,888	21,339,180	-	-	-	-	-	-	-
Unreserved	-	-	-	362,049	1,580,778	1,675,150	1,096,665	856,591	615,605	412,659
Nonspendable	-	-	-	870,294	926,483	1,191,585	1,161,494	1,392,800	7,448,016	8,201,746
Restricted	-	-	-	7,048,285	6,546,809	7,496,895	8,649,210	8,616,218	9,091,623	-
Committed	-	-	-	796,915	590,613	667,696	800,857	573,064	590,815	11,316,072
Assigned	-	-	-	16,998,367	21,075,761	21,224,287	21,046,657	23,586,834	19,154,869	14,077,609
Unassigned	-	-	-	-	-	-	-	-	-	-
Total general fund	\$ 22,153,549	\$ 22,236,565	\$ 22,124,725	\$ 26,077,910	\$ 30,720,444	\$ 32,255,613	\$ 32,754,883	\$ 35,025,507	\$ 36,900,928	\$ 34,008,086
All Other Governmental Funds										
Reserved	\$ 38,414,600	\$ 28,011,213	\$ 47,477,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved, reported in:										
Special revenue funds	8,441,729	10,753,310	9,623,245	-	-	-	-	-	-	-
Capital projects funds	17,893,745	32,341,656	22,796,432	-	-	-	-	-	-	-
Debt service funds	18,483,272	17,927,243	12,049,980	-	-	-	-	-	-	-
Nonspendable	-	-	-	21,711,076	-	-	18,212,052	18,067,123	-	-
Restricted	-	-	-	70,255,597	25,670,313	52,188,042	29,045,330	28,721,740	47,181,358	44,665,332
Assigned	-	-	-	9,915,996	1,705,413	-	-	-	-	-
Unassigned	-	-	-	(335,374)	(54,141)	(144,652)	(89,971)	(78,497)	(79,171)	(19,272)
Total all other governmental funds	\$ 83,233,346	\$ 89,033,422	\$ 91,946,732	\$ 101,547,295	\$ 27,321,585	\$ 52,043,390	\$ 47,167,411	\$ 46,710,366	\$ 47,102,187	\$ 44,646,060

¹ During the fiscal year ended June 30, 2011, the City adopted GASB Statement 54 which established new categories for fund balance.

² During the fiscal year ended June 30, 2012, the assets, liabilities (current and long-term debt obligations) and fund balances of the former Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of the dissolution of redevelopment agencies in California.

³ During the fiscal year ended June 30, 2013, the Successor Agency transferred to the City of Brea the housing assets of the former Brea Redevelopment Agency.

CITY OF BREa

CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS

(Modified accrual basis of accounting)

	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
Revenues:										
Taxes	\$ 58,184,372	\$ 56,253,190	\$ 55,174,409	\$ 53,658,443	\$ 52,965,161	\$ 33,464,585	\$ 35,621,119	\$ 37,453,770	\$ 40,526,309	\$ 40,215,974
Licenses and permits	389,220	496,386	468,491	502,449	468,154	485,113	608,664	645,054	782,250	870,940
Intergovernmental	8,114,101	6,208,976	3,678,295	9,065,309	9,057,154	7,391,599	5,921,198	7,992,057	10,535,171	9,506,268
Contributions	-	-	13,400,000	-	6,012,024	2,299,568	199,811	497,304	2,080	535
Charges for services	13,946,450	15,041,718	14,754,248	17,578,136	16,383,685	12,386,985	7,416,279	8,125,141	5,451,452	6,188,947
Use of money and property ¹	7,647,945	5,219,651	3,833,071	3,625,103	3,212,863	1,797,849	2,580,210	2,379,065	2,778,480	2,542,341
Fines and forfeitures	2,064,038	1,834,868	2,160,058	1,823,981	1,811,929	1,500,354	1,067,593	842,001	790,247	597,476
Miscellaneous	2,549,669	2,612,448	2,566,836	3,431,088	5,092,030	5,377,484	2,907,555	3,025,883	2,852,006	5,462,816
Total revenues	92,895,795	87,667,237	96,035,408	89,684,509	94,943,000	64,703,537	56,322,429	60,960,275	63,717,995	65,385,297
Expenditures:										
General Government	6,680,795	7,125,057	6,302,472	6,199,044	6,889,583	5,569,582	5,479,851	5,635,476	5,751,038	5,645,218
Public Safety	34,381,768	36,548,783	35,669,855	34,916,663	36,925,686	35,270,155	31,461,089	31,340,804	33,095,380	34,377,568
Development Services ²	7,568,746	9,177,580	5,177,066	-	-	-	-	-	-	-
Community Development ²	-	-	-	6,581,513	2,213,502	2,669,989	5,206,914	2,853,942	3,191,325	3,470,595
Community Services	5,982,070	6,470,313	6,108,153	5,808,160	5,930,685	6,141,746	6,450,201	6,750,909	7,048,955	7,395,363
Maintenance Services ²	4,299,500	6,935,005	4,201,954	-	-	-	-	-	-	-
Public Works ²	-	-	-	4,550,487	4,715,759	4,769,385	4,925,155	5,200,858	5,456,277	5,778,004
Capital Outlay	22,321,493	7,601,076	13,152,533	26,027,011	12,901,819	6,896,432	7,350,289	8,129,441	9,372,430	14,808,389
Debt service:										
Principal retirement	7,716,246	7,268,934	8,476,465	8,402,943	9,021,235	368,460	350,000	370,000	618,132	410,411
Interest and fiscal charges	8,800,953	7,900,652	8,899,460	8,980,763	4,246,122	460,878	439,402	416,792	420,772	397,243
Debt issuance costs	-	720,002	145,961	649,830	-	-	-	-	-	-
Pass-through agreement payments	2,193,506	2,564,792	3,437,854	2,537,558	457,812	-	-	-	-	-
SERAF payment	-	-	8,983,766	1,849,599	-	-	-	-	-	-
Total expenditures	99,945,077	92,312,194	100,555,539	106,503,571	83,302,203	62,146,627	61,662,901	60,698,222	64,954,309	72,282,791
Excess (deficiency) of revenues over (under) expenditures	(7,049,282)	(4,644,957)	(4,520,131)	(16,819,062)	11,640,797	2,556,910	(5,340,472)	262,053	(1,236,314)	(6,897,494)
Other Financing Sources (Uses):										
Transfers in	31,616,075	27,097,193	23,268,409	33,603,347	11,074,821	6,904,709	5,890,552	6,507,993	4,378,333	10,082,394
Transfers out	(33,120,756)	(25,761,520)	(23,361,808)	(28,816,796)	(10,207,113)	(4,793,798)	(4,934,249)	(4,956,467)	(2,826,881)	(8,533,869)
Sale of capital assets	-	-	-	-	-	6,850	7,460	-	-	-
Capital leases	-	327,376	-	-	-	-	-	-	1,952,104	-
Long-term debt issued	-	20,925,000	7,415,000	38,594,323	-	-	-	-	-	-
Refunded debt redeemed	-	(12,060,000)	-	(13,185,000)	-	-	-	-	-	-
Bond premium	-	-	-	351,694	-	-	-	-	-	-
Bond discount	-	-	-	(174,757)	-	-	-	-	-	-
Total other financing sources (uses)	(1,504,681)	10,528,049	7,321,601	30,372,811	867,708	2,177,761	963,763	1,551,526	3,503,556	1,548,525
Extraordinary gain on dissolution of Redevelopment Agency ^{3,4}	-	-	-	-	(82,091,681)	21,522,303	-	-	-	-
Net change in fund balances	\$ (8,553,963)	\$ 5,883,092	\$ 2,801,470	\$ 13,553,749	\$ (69,583,176)	\$ 26,256,974	\$ (4,376,709)	\$ 1,813,579	\$ 2,267,242	\$ (5,348,969)
Debt service as a percentage of noncapital expenditures	21.28%	18.76%	20.05%	20.10%	17.30%	1.52%	1.43%	1.41%	1.87%	1.41%

¹ Beginning fiscal year ended June 30, 2010, the amount reported is a combination of investment and rental income.

² Effective July 1, 2010, the Development and Maintenance Services Departments were eliminated and the Community Development and Public Works Departments were created due to the City of Brea's reorganization plan.

³ During the fiscal year ended June 30, 2012, the assets, liabilities (current and long-term debt obligations) and fund balances of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of the dissolution of redevelopment agencies in California.

⁴ During the fiscal year ended June 30, 2013, the Successor Agency transferred to the City of Brea the housing assets of the former Brea Redevelopment Agency.

CITY OF BREA

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	Residential Property	Commercial Property	Industrial Property	Other Property ¹	Total Taxable Assessed Value ²	Total Direct Tax Rate
2008	3,369,302,387	1,178,077,438	730,088,623	1,528,851,283	6,806,319,731	0.17402
2009	3,420,432,796	1,535,537,061	1,161,803,074	917,687,313	7,035,460,244	0.17402
2010	3,319,962,213	1,554,892,370	1,199,008,537	905,419,292	6,979,282,412	0.17402
2011	3,579,683,419	1,548,534,540	1,135,559,625	753,830,318	7,017,607,902	0.17402
2012	3,637,044,394	1,543,677,299	1,077,624,463	723,537,802	6,981,883,958	0.17402
2013	3,805,741,803	1,544,954,532	1,145,495,173	682,982,424	7,179,173,932	0.17402
2014	3,927,143,843	1,569,625,782	1,112,039,475	839,411,616	7,448,220,716	0.17402
2015	4,377,268,712	1,580,151,775	1,167,513,932	826,734,462	7,951,668,881	0.17402
2016	4,945,219,822	1,670,210,797	1,168,849,914	740,725,273	8,525,005,806	0.17402
2017	5,359,064,633	1,725,644,969	1,264,334,778	775,342,859	9,124,387,239	0.17402

¹ Other property includes recreational, institutional, vacant, and miscellaneous property.

² Tax-exempt property is excluded from the total taxable assessed value.

NOTE:

In 1978 the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only reassessed at the time that it is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

Sources: HdL Coren & Cone; Orange County Assessor

CITY OF BREA

**DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN FISCAL YEARS**

	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
City Direct Rates:										
City of Brea	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902
City of Brea Paramedics Tax ¹	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500
Total City Direct Rate	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402
Overlapping Rates:										
Brea-Clinda Unified School District General Fund	0.44000	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990
Brea-Clinda Unified School District Bonds	0.02241	0.02270	0.02285	0.02426	0.02367	0.02365	0.02470	0.02528	0.02292	0.02298
NOC Community College General Fund	0.06700	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660
NOC Community College Bonds	0.01502	0.01493	0.01662	0.01758	0.01742	0.01902	0.01704	0.01704	0.01704	0.01704
Educational Revenue Augmentation Fund	0.18300	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260
Orange County Department of Education	0.03900	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910
Orange County Flood Control District	0.01900	0.01888	0.01880	0.01880	0.01880	0.01888	0.01888	0.01888	0.01888	0.01888
Orange County General Fund	0.05900	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890
Orange County Harbors, Beaches & Parks	0.01460	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459
Orange County Library District	0.01590	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592
Orange County Sanitation District Two Operating	0.03100	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080
Orange County Transportation Authority	0.00270	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268
Orange County Vector Control	0.00110	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107
Metropolitan Water District	0.00450	0.00430	0.00430	0.00370	0.00370	0.00350	0.00350	0.00350	0.00350	0.00350
Total Direct Rate	\$ 1.08825	\$ 1.08699	\$ 1.08875	\$ 1.09052	\$ 1.08977	\$ 1.09123	\$ 1.09030	\$ 1.09088	\$ 1.08852	\$ 1.08858

¹ The City of Brea Paramedic Tax rate is per \$100 of assessed value.

NOTES:

In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of bonded debt and property tax overrides.

The Redevelopment Agency tax rate is not presented above in that property within the project area is subject to a tax rate of 1.0495%, which includes the Proposition 13 property tax rate of 1.00% and the applicable voter approved debt.

Source: HdL Coren & Cone, Orange County Assessor Combined Tax Rolls

CITY OF BREA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND TEN YEARS AGO

Taxpayer	Fiscal Year 2016-17			Fiscal Year 2007-08		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Retail Property Trust	\$ 244,440,777	1	2.63%	\$ 200,591,871	1	5.32%
Olen Pointe Brea LLC	137,339,115	2	1.48%	117,681,040	4	2.15%
ABS CA-O DC2 LLC	130,456,278	3	1.40%			
CRE Brea Valencia LLC	111,677,500	4	1.20%			
FW CA-Brea Marketplace LLC	104,388,101	5	1.12%	85,869,618	7	2.29%
Beckman Coulter Inc.	99,034,367	6	1.07%	97,721,211	5	2.36%
Brea Union Plaza II LLC	77,908,186	7	0.84%	74,431,577	8	1.80%
ICE Holdings LLC	53,847,888	8	0.58%	47,189,817	10	1.14%
Mercury Casualty Company	52,601,573	9	0.57%			
BPAP West 135 & 145 LLC	51,270,125	10	0.55%			
Acquipoort Brea LP				119,173,658	3	2.88%
New Albertson's Inc				134,327,246	2	3.46%
Equity Office Properties				55,176,915	9	1.47%
La Floresta				86,700,000	6	2.09%
	<u>\$ 1,062,963,910</u>		<u>11.44%</u>	<u>\$ 1,018,862,953</u>		<u>24.96%</u>

The amounts shown above include assessed value data for both the City and the Redevelopment Agency.

Sources: HdL Coren & Cone, County of Orange Assessor's Office

CITY OF BREA

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2008	34,675,457	34,287,289	98.88	370,616	34,657,905	99.95
2009	34,655,751	34,504,139	99.56	354,837	34,858,976	100.59
2010	33,304,101	32,620,080	97.95	252,721	32,872,801	98.70
2011	34,970,273	35,335,027	101.04	145,204	35,480,231	101.46
2012	32,242,292	31,678,555	98.25	295,525	31,974,080	99.17
2013 ¹	12,449,282	12,125,387	97.40	195,502	12,320,889	98.97
2014	13,412,523	13,173,993	98.22	140,765	13,314,758	99.27
2015	14,720,458	14,481,121	98.37	145,952	14,627,073	99.37
2016	16,669,635	16,489,408	98.92	166,642	16,656,050	99.92
2017	17,274,771	16,771,004	97.08	172,238	16,943,242	98.08

¹ Beginning February 1, 2012, the property tax revenues of the former Brea Redevelopment Agency are now accounted for in the Successor Agency to the Brea Redevelopment Agency.

NOTE:

The amounts presented include property taxes and Redevelopment Agency tax increment. This schedule also includes amounts collected by the City and Redevelopment Agency that were passed-through to other agencies.

Source: County of Orange Auditor Controller's Office

CITY OF BREa

TAXABLE SALES BY CATEGORY
LAST TEN FISCAL YEARS

Category	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Department Stores	\$ 2,983,783	\$ 2,759,775	\$ 2,950,535	\$ 3,037,419	\$ 3,158,876	\$ 3,060,495	\$ 3,000,876	\$ 3,020,454	\$ 2,959,079	\$ 2,827,804
Restaurant	1,765,436	1,595,896	1,556,835	1,679,527	1,902,210	2,004,400	2,082,644	2,159,263	2,258,542	2,305,596
Light Industry	1,666,225	1,485,575	1,497,016	1,854,804	1,713,504	1,759,297	2,142,298	2,049,527	2,171,917	2,158,761
Building Materials-Wholesale	1,125,562	1,105,874	1,061,908	1,348,297	1,346,742	1,622,498	1,676,631	1,799,592	2,051,748	2,116,119
Apparel Stores	1,798,551	1,525,844	1,443,568	1,581,487	1,661,679	1,755,021	1,697,734	1,732,123	1,696,435	1,676,921
Miscellaneous Retail	1,722,736	1,440,366	1,287,074	1,372,512	1,560,446	1,600,599	1,707,983	1,779,009	1,652,697	1,558,413
Furniture/Appliance	673,297	534,043	558,615	683,424	764,254	708,157	686,308	801,114	763,158	810,168
Service Stations	739,166	734,678	649,050	917,704	998,449	991,760	1,001,724	844,593	712,761	674,913
Food Markets	354,159	261,529	269,150	263,462	271,680	284,288	358,917	358,917	469,420	488,165
Building Materials-Retail	375,248	326,520	328,472	366,253	345,832	450,631	450,013	446,278	470,340	472,178
Heavy Industry	371,096	382,130	309,395	391,235	369,982	498,859	346,253	356,465	408,035	359,099
Auto Sales-New	2,938	1,908	769	160	247	262	330,614	315,306	288,732	441,956
Other	2,733,598	2,289,386	1,925,965	2,135,394	2,084,482	1,798,200	1,774,919	1,805,690	1,922,933	1,927,869
Total	\$ 16,311,795	\$ 14,443,524	\$ 13,838,352	\$ 15,631,678	\$ 16,178,383	\$ 16,534,467	\$ 17,256,914	\$ 17,468,331	\$ 17,825,797	\$ 17,817,962

Note: Totals do not include portion of State and County pool as well as the impact of the State Triple Flip.

Source: MuniServices

CITY OF BREA

RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Governmental Activities				Business-Type Activities				Total Primary Government	Percentage of Personal Income ⁸	Debt Per Capita ⁸
	Tax Allocation Bonds ^{4,5}	Lease Revenue Bonds ⁵	Capital Leases ^{2,7}	Total Governmental Activities	Water		Total Primary Government	Percentage of Personal Income ⁸			
					Revenue	Bonds ^{1,3,6}					
2008	181,975,649	15,310,000	3,552,175	200,837,824	14,975,000	215,812,824	11.17%	5,384			
2009	188,442,073	14,495,000	2,993,624	205,930,697	25,800,000	231,730,697	11.43%	5,768			
2010	178,909,196	16,485,000	6,716,146	202,110,342	38,095,000	240,205,342	11.46%	5,949			
2011	197,967,628	15,360,000	6,106,031	219,433,659	37,760,000	257,193,659	13.10%	6,419			
2012	-	2,760,000	5,161,902	7,921,902	37,265,000	45,186,902	2.21%	1,104			
2013	-	2,760,000	4,659,564	7,419,564	36,325,000	43,744,564	2.10%	1,057			
2014	-	2,760,000	4,169,409	6,929,409	35,350,000	42,279,409	1.83%	997			
2015	-	2,760,000	3,652,690	6,412,690	52,890,000	59,302,690	2.48%	1,369			
2016	-	2,760,000	4,833,071	7,593,071	53,325,495	60,918,566	2.41%	1,394			
2017	-	2,760,000	4,261,876	7,021,876	50,150,000	57,171,876	2.26%	1,293			

¹ For the fiscal year ended June 30, 2009, the Brea Public Financing Authority issued \$12,855,000 in water revenue refunding bonds and \$12,945,000 in new money bonds.

² For the fiscal year ended June 30, 2010, the City of Brea entered into a lease-purchase agreement for \$4,580,000.

³ For the fiscal year ended June 30, 2010, the Brea Public Financing Authority issued over \$12 million of water revenue bonds.

⁴ For the fiscal year ended June 30, 2011, the Brea Redevelopment Agency issued over \$29 million of tax allocation bonds.

⁵ For the fiscal year ended June 30, 2012, outstanding long term debts of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of dissolution of redevelopment agencies in California.

⁶ For the fiscal year ended June 30, 2015, the Brea Community Benefit Financing Authority issued over \$18 million of water revenue bonds.

⁷ For the fiscal year ended June 30, 2016, the City of Brea entered into a lease purchase agreement for \$1,952,104.

⁸ See the Schedule of Demographic and Economic Statistics for personal income and population data.

NOTE: Details regarding the outstanding debt can be found in the notes of the financial statements.

CITY OF BREA

**RATIO OF NET GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	General Bonded Debt Outstanding					Restricted for Debt Service ²	Net Bonded Debt	Percentage of Assessed Value of Property ³	Per Capita ⁴
	Tax Allocation Bonds ^{1, 2}	Lease Revenue Bonds ²	Total						
2008	181,975,649	15,310,000	197,285,649	3,188,031	194,097,618	2.85%	4,477		
2009	185,442,073	14,495,000	199,937,073	3,713,382	196,223,691	2.79%	4,592		
2010	178,909,196	16,485,000	195,394,196	3,758,776	191,635,420	2.75%	4,629		
2011	197,967,628	15,360,000	213,327,628	6,647,628	206,680,000	2.95%	5,247		
2012	-	2,760,000	2,760,000	301,972	2,458,028	0.04%	60		
2013	-	2,760,000	2,760,000	291,130	2,468,870	0.03%	60		
2014	-	2,760,000	2,760,000	293,713	2,466,287	0.03%	58		
2015	-	2,760,000	2,760,000	264,636	2,495,364	0.03%	58		
2016	-	2,760,000	2,760,000	269,453	2,490,547	0.03%	57		
2017	-	2,760,000	2,760,000	265,707	2,494,293	0.03%	57		

¹ For the fiscal year ended June 30, 2011, the Redevelopment Agency issued over \$29 million of tax allocation bonds in June, 2011, which included over \$22 million in new bonds resulting in the increase

² For the fiscal year ended June 30, 2012, outstanding long term debts of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of dissolution of Redevelopment Agencies in California.

³ See schedule of Assessed Value and Estimated Actual Value of Taxable Property for property value data.

⁴ Population data can be found in schedule of Demographic and Economic Statistics.

NOTE: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF BRE A

**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JUNE 30, 2017**

City Assessed Valuation: \$ 9,116,002,399

	Estimated Percentage Applicable ¹	Debt Outstanding	Estimated Share of Overlapping Debt
Overlapping Debt Repaid with Property Taxes:			
Metropolitan Water District	0.352	\$ 74,905,000	\$ 263,666
North Orange County Joint Community College District	7.706	240,284,001	18,516,285
Brea-Olinda Unified School District	94.539	14,814,029	14,005,035
Placentia-Yorba Linda Unified School District	1.276	242,284,159	3,091,546
Rowland Unified School District	0.149	243,811,554	363,279
Fullerton Joint Union High School District	1.952	126,837,910	2,475,876
Fullerton School District	0.008	34,680,458	2,774
La Habra City School District	11.027	21,991,369	2,424,988
City of Brea Community Facilities Districts	100	13,055,000	13,055,000
Brea-Olinda Unified School District Community Facilities District No. 95-1	100	6,310,000	6,310,000
Total overlapping debt repaid with property taxes		1,018,973,480	60,508,449
Overlapping Other Debt:			
Orange County General Fund Obligation	1.736	\$ 227,516,000	\$ 3,949,678
Orange County Pension Obligations Bonds	1.736	386,762,539	6,714,198
Orange County Board of Education Certificates of Participation	1.736	14,440,000	250,678
North Orange Regional Occupation Program Certificates of Participation	7.917	9,910,000	784,575
Brea-Olinda Unified School District Certificates of Participation	94.539	18,410,000	17,404,630
Placentia-Yorba Linda Unified School District Certificates of Participation	1.276	95,540,355	1,219,095
Rowland Unified School District Certificates of Participation	0.149	5,000,000	7,450
Fullerton Joint Union High School District Certificates of Participation	1.952	19,920,000	388,838
Fullerton School District Certificates of Participation	0.008	5,165,000	413
Total overlapping general fund debt			30,719,555 ²
Total overlapping debt			\$ 91,228,004
City of Brea Direct Debt:			
Lease Revenue Bonds			\$ 2,760,000
Capital Leases			4,261,876
Total City of Brea Direct Debt			\$ 7,021,876
Combined total direct and overlapping debt			\$ 98,249,880 ³

¹ Percentage of overlapping agency's assessed valuation located within the boundaries of the City.

² Previously classified Orange County Sanitation District certificates of participation have been reclassified as district

³ Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and tax allocation bonds.

NOTE:

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Brea. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Source: California Municipal Statistics, Inc.

CITY OF BREA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year 2007-08	Fiscal Year 2008-09	Fiscal Year 2009-10	Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17
Assessed value	\$ 6,806,319,731	\$ 7,035,460,244	\$ 6,979,282,412	\$ 6,979,282,412	\$ 7,328,303,022	\$ 7,556,214,577	\$ 7,815,157,069	\$ 8,026,908,085	\$ 8,532,576,967	\$ 9,116,002,399
Debt limit: 3.75% of assessed value	255,236,990	263,829,759	261,723,090	261,723,090	274,811,363	283,358,047	293,068,390	301,009,053	319,971,636	341,850,090
Total net debt applicable to limit										
Total general obligation bonded debt										-
Less net assets in debt service fund										-
Total amount of debt applicable to debt limit										\$ -
Legal debt margin										\$ 341,850,090

NOTE:

Under state finance law, the City of Brea's outstanding general obligation debt should not exceed 3.75 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF BREA

PLEGDED REVENUE COVERAGE
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Tax Allocation Bonds			Water Revenue Bonds			
	Tax Increment ^{5,6}	Tax	Debt Service	Less: Operating Expenses ²	Net Available Revenue	Debt Service	Coverage
			Principal ⁶	Revenues ¹	Principal ³	Interest ⁴	
2008	23,500,000	6,345,000	7,947,207	10,410,074	8,774,941	1,635,133	1.03
2009	23,500,000	5,795,000	7,132,481	10,344,771	9,123,214	1,221,557	0.91
2010	20,062,146	6,950,000	8,182,916	11,563,325	10,471,557	1,091,768	0.80
2011	19,854,155	6,960,000	7,895,704	11,874,613	10,510,821	1,363,792	0.84
2012	-	-	-	13,659,142	11,196,371	2,462,771	1.21
2013	-	-	-	15,639,630	10,700,731	4,938,899	1.98
2014	-	-	-	18,204,836	11,873,994	6,330,842	2.52
2015	-	-	-	17,803,755	10,685,147	7,118,608	2.11
2016	-	-	-	16,489,077	9,162,038	7,327,039	2.00
2017	-	-	-	19,194,816	9,865,661	9,329,155	2.45

¹ Gross revenues exclude connection fees.

² Operating expenses do not include interest or depreciation.

³ In May 2009, the Brea Public Financing Authority issued over \$12.9 million of water revenue refunding bonds, which refunded the 1998 Water Revenue Refunding Bonds resulting in no principal payment due in July 1, 2009.

⁴ Interest expense is net of the Build America Bonds interest refund credits.

⁵ Beginning fiscal year ended June 30, 2010, tax increment is net of tax increment revenue sharing payments.

⁶ For the fiscal year ended June 30, 2012, outstanding long term debts of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of dissolution of redevelopment agencies in California.

NOTE: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF BREA

**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	Population ¹	Personal Income (in thousands)	Per Capita Personal Income ²	Unemployment Rate ³
2008	40,081	1,932,265	48,209	4.1%
2009	40,176	2,027,401	50,463	7.2%
2010	40,377	2,095,324	51,894	6.2%
2011	40,065	1,963,986	49,020	6.6%
2012	40,932	2,040,992	49,863	6.0%
2013	41,394	2,087,913	50,440	5.2%
2014	42,397	2,311,442	54,519	4.2%
2015	43,328	2,387,199	55,096	3.9%
2016	43,710	2,524,209	57,749	3.4%
2017	44,214	2,744,407	62,071	3.1%

Sources:

¹ City Community Development, Planning Division

² Per capita income for Orange County; U.S. Department of Commerce, Bureau of Economic Analysis

³ State of California Employment Development Department - Labor Market Information Division

CITY OF BREA

**PRINCIPAL EMPLOYERS
CURRENT FISCAL YEAR AND TEN YEARS AGO**

Employer	Fiscal Year 2016-17			Fiscal Year 2007-08		
	Employees	Rank	Percent of Total City Employment ¹	Employees	Rank	Percent of Total City Employment
Mercury Insurance Group	1,650	1	7.67%	3,000	1	14.22%
Bank of America ²	1,500	2	6.98%	1,500	3	7.11%
Albertson's, Inc.	1,273	3	5.92%	1,200	4	5.69%
Beckman Coulter, Inc.	1,034	4	4.81%	3,000	2	14.22%
Brea Olinda Unified School District	947	5	4.40%	500	6	2.37%
Kirkhill - TA Company	841	6	3.91%	700	5	3.32%
Veterinary Pet Insurance Co.	460	7	2.14%			
Bristol Industries	410	8	1.91%			
Peterson Brothers Construction	361	9	1.68%			
Avery Dennison Administrative	271	10		450	9	2.13%
Harte-Hanks Communications				500	7	2.37%
Capital Group				400	10	1.90%
ITT Hartford Insurance Group				450	8	2.13%
Total	7,097		31.75%	8,700		41.24%

¹ Based upon the Employment Development Department's estimate of 21,500 residents employed in 2017 out of a total population of 44,214.

² Unable to confirm, used last year number.

Source: City of Brea Business License Division and calls to businesses.

CITY OF BREA

FULL-TIME EQUIVALENT CITY EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Function	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
General Government	68	69	56	57	57	59	58	59	60	59
Public Safety	226	226	211	213	213	212	167	158	158	159
Development Services	32	33	29	-	-	-	-	-	-	-
Community Development ¹	-	-	-	20	20	20	21	21	21	23
Community Services	50	52	48	39	48	52	52	52	55	56
Maintenance Services	38	42	32	-	-	-	-	-	-	-
Public Works ²	-	-	-	37	39	42	41	42	45	47
Water Utility	16	14	16	16	14	15	17	17	17	15
Sewer Utility	4	4	6	6	6	6	6	6	6	6
Sanitation	2	2	2	2	2	2	2	2	2	4
Mobile Data System	1	1	-	-	-	-	-	-	-	-
External Information Technology ³	-	-	9	9	9	9	10	10	10	12
Total	437	443	409	399	408	417	373	367	374	381

¹ Prior to FY2011, Community Development was reported under Development Services function.

² Prior to FY2011, Public Works was reported under Maintenance Services function.

³ Prior to FY2010, External Information Technology Services was reported under General Government function.

Source: City of Brea Adopted Budget and Supplements to the Adopted Budget.

CITY OF BREa

**OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Function:										
Police										
Calls dispatched	19,334	22,232	22,231	23,071	24,650	22,810	22,412	23,026	24,359	26,027
Crime reports	5,585	7,076	5,475	4,726	4,491	4,450	4,207	4,490	4,798	4,881
Moving citations	8,335	7,123	9,192	9,024	8,215	5,573	3,272	3,426	2,483	2,409
Parking citations	14,836	14,118	20,639	15,469	16,034	10,651	11,178	10,057	10,528	10,467
Water										
Number of customer accounts	11,842	11,863	11,953	11,878	12,095	12,258	12,637	12,951	13,153	13,224
Average daily consumption (millions of gallons)	10.79	9.26	8.83	8.53	9.39	9.77	10.30	9.54	7.86	7.71
Water samples taken	1,753	624	624	627	672	840	624	686	732	780
Sewers										
Feet of sewer mains root cut/chemically treated	2,410	-	-	-	-	-	-	-	-	-
Development Services ⁵										
Permits issued	1,096	1,218	979	-	-	-	-	-	-	-
Inspections conducted	4,945	4,850	4,628	-	-	-	-	-	-	-
Traffic signals maintained ⁴	50	51	51	-	-	-	-	-	-	-
Infrastructure improv. projects administered	14	12	13	-	-	-	-	-	-	-
Community Development										
Permits issued	-	-	-	1,097	1,180	1,404	1,418	1,561	2,072	2,170
Inspections conducted	-	-	-	4,316	5,030	5,604	7,955	7,997	6,903	6,833
Maintenance Services ⁵										
Square feet of graffiti removal	11,232	12,755	15,048	-	-	-	-	-	-	-
Streetsweeping miles	26,341	22,943	20,777	-	-	-	-	-	-	-
Trees pruned per year	2,642	2,706	2,906	-	-	-	-	-	-	-
Public Works										
Square feet of graffiti removal	-	-	-	12,528	9,576	10,944	7,713	4,545	3,609	6,950
Streetsweeping miles	-	-	-	20,609	18,398	19,365	19,494	20,128	20,333	21,060
Trees pruned per year	-	-	-	2,702	2,806	3,136	2,069	3,408	3,275	2,830
Traffic signals maintained ^{2, 4}	-	-	-	51	52	52	52	52	53	56
Infrastructure improv. projects administered	-	-	-	9	17	6	9	10	8	8
Culture and Recreation										
Gallery promotions and mailings	42,151	43,962	21,647	26,903	22,934	18,500	18,500	18,500	14,800	14,800
Gallery attendance	6,004	7,495	6,934	7,081	11,693	9,596	10,674	10,042	12,807	10,175
Theatre annual program brochures mailed	23,313	24,532	35,053	37,848	37,843	32,359	44,517	26,258	34,670	31,853
Theatre attendance	16,419	17,742	13,964	11,983	12,829	12,516	12,889	12,926	50,476	47,832
General government										
Accounts payable warrants issued	8,624	7,772	6,233	6,043	8,182	7,872	7,829	8,599	7,569	7,154

¹ The reporting methodology employed beginning fiscal year 2007-08 was changed; going forward, this methodology will remain consistent for the sake of comparability.

² Figure corrected with fiscal year 2011-12 CAFR.

³ Beginning in fiscal year 2007-08, the reported streetsweeping miles included curb miles from the City's backup sweeper which was not included in the prior fiscal year.

⁴ Doesn't include five flashing beacons the City maintains

⁵ Beginning in fiscal year 2010-11, function classified as Public Works or Community Development.

Source: City of Brea

CITY OF BREa

**CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Function:										
Public Safety										
Police stations	1	1	1	1	1	1	1	1	1	1
Fire stations	4	4	4	4	4	4	4	4	4	4
Highways and streets										
Miles of streets	119	119	119	119	119	119	120	120	121	121
Street lights	3,388	3,388	3,388	3,388	3,388	3,388	3,401	3,401	3,452	3,452
Water										
Number of water wells	1	1	1	1	1	1	1	1	1	1
Number of reservoirs	6	6	6	6	6	6	7	7	7	7
Miles of lines & mains	167	167	167	167	167	167	167	197	197	212
Sewer										
Miles of sanitary sewers	110	110	110	110	110	110	111	111	112	112
Miles of storm drains	25	25	25	25	25	25	26	26	27	27
Culture and Recreation										
Number of parks	10	11	11	11	11	12	13	13	13	13
Number of other facilities	7	7	7	7	7	7	7	7	7	7

Source: City of Brea

OTHER REPORTS

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INDEPENDENT AUDITORS' 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 Members of the City Council
City of Brea, 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 governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Brea, California (City), as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 31, 2018. Our report included an emphasis of matter regarding the City's restatement and disclosures of transactions with California Domestic Water Company. We also included an emphasis of matter regarding the City's restatement of Construction in Progress. Lastly, our report included an emphasis of matter regarding the City's adoption of Governmental Accounting Standards Board (GASB) Statement No. 82, *Pension Issues – An Amendment of GASB Statements No. 67, No. 68, and No. 73*, as of July 1, 2016.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City'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 City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

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. We consider the deficiencies described in the accompanying schedule of findings and responses as items 2017-001, 2017-003, and 2017-004 to be material weaknesses.

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. We consider the deficiencies described in the accompanying schedule of findings and responses as items 2017-002 to be a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City'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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and responses as item 2017-005.

City's Response to Findings

The City's response to the findings identified in our audit is described in the accompanying schedule of findings and responses. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

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

Vaurinek, Trine, Day & Co., LLP

Laguna Hills, California
May 31, 2018

CITY OF BREA, CALIFORNIA

SCHEDULE OF FINDINGS AND RESPONSES JUNE 30, 2017

Finding Number 2017-001

FINANCIAL REPORTING AND CLOSING

Criteria:

There should be sufficient procedures in place to allow for the proper classification and timely reporting of financial information in accordance with generally accepted accounting principles. Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein and for the fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. This requires management to work through a year-end closing process to accumulate, reconcile, and summarize information for inclusion in the annual financial statements. The year-end closing process includes the review and/or reconciliation of all balances within the City's general ledger. Accounts must be reviewed for proper cutoff, classification, presentation, and appropriate disclosure in the financial statements. These processes should be completed on a timely manner to ensure the accurate and timely presentation of the financial information.

Condition:

During the audit, we identified adjustments, which were posted as part of the audit, for the following:

- Transactions between the City and California Domestic Water Company (CDWC) to reflect the equity investment of the consolidated entity (which included Cadway).
- Capital assets of \$2.8 million from Construction-in-progress to Infrastructure.
- Opening net position/fund balance for the prior year audited financial statements.
- Net Pension Liability and related Deferred Outflows of Resources, Deferred Inflows of Resources, and Pension Expense.
- The market value adjustment on the PARS investment account.

In addition, we noted the City proposed 25 financial statement journal entries, and 16 budget adjustment journal entries after providing the trial balance to the auditors for the audit.

Lastly, the City's practice is to construct assets within the Capital Improvements Fund, and transfer back to the Water and Sewer fund when complete. Only the hard costs are capitalized within the Capital Improvements Fund, resulting in the residual labor costs being expensed in the Capital Improvements Fund. The Water and Sewer funds should classify these residual labor costs as operating expenses, not transfers out. Further, the Sanitation Fund currently records the collection of Franchise Fees from the City's contract refuse hauling company. These amounts are then transferred out from the Sanitation Fund to the General Fund, but should be reflected as revenues of the General Fund.

Context:

The condition was noted during our audit of the City for the year ended June 30, 2017.

Effect:

Journal entries were posted, and adjustments made to the financial statements, in order to fairly present the financial statements.

CITY OF BREA, CALIFORNIA

SCHEDULE OF FINDINGS AND RESPONSES JUNE 30, 2017

Cause:

The City's procedures did not allow for the proper classification or timely reporting of information required for financial reporting.

Recommendation:

We recommend the City review its closing policies and procedures to ensure amounts are properly classified, properly reported in a timely manner, and disclosed appropriately in the financial statements.

Views of Responsible Officials and Planned Corrective Actions:

The City's audit process started later than anticipated due to a delay in securing a new audit contract. Additionally, there was turnover in accounting staff; duties transitioned from other department to accounting and projects during the fiscal year which required extensive involvement from accounting staff. Therefore, staff was still recording year-end closing entries when the trial balance was provided to the auditors for the year-end audit work, resulting in a number of entries to be posted to the trial balance. Lastly, year-end budget adjustments, if needed, are not prepared for City Council consideration until after the books are closed each year.

Accounting division procedures will be updated to include weekly, monthly, quarterly and year-end checklists along with specific deadlines to ensure items timely financial recording and review of classification issues as necessary. The work plan will include a deadline for year-end audit work to be completed at least two weeks prior to the beginning of the final audit field work in order for management to review; make any necessary adjustments and/or confer with the auditor regarding any classification issues. Staff will meet at least monthly to review status on the work plan.

As it relates to recommendations regarding certain City accounting practices, the FY 2018-19 Proposed Operating Budget which is scheduled for a public hearing and consideration of adoption on June 19, 2018, includes the recommended accounting change for refuse franchise fees. Additionally, staff will revisit its policies as it relates to labor or any other Capital Improvement Project costs that are not capitalized. For future years, any material amounts determined to not be capitalized will be reclassified as operating expenses in the applicable fund.

Finding Number 2017-002

BANK RECONCILIATIONS

Criteria:

Reconciliations should be performed and reviewed on a timely basis.

Condition:

We noted the April 2017 bank reconciliation was performed and reviewed approximately four months later in August 2017. Further, there were unreconciled differences noted as of the end of the month which were carried over until the June 2017 bank reconciliation. We also noted the June 2017 bank reconciliation was initially performed and reviewed in August 2017 with unreconciled differences. The updated bank reconciliation was completed in October 2017 to reflect additional adjustments and record the unreconciled differences.

CITY OF BREA, CALIFORNIA

**SCHEDULE OF FINDINGS AND RESPONSES
JUNE 30, 2017**

Context:

The condition was noted during our review of the internal controls over the treasury process.

Effect:

As a key internal control, reconciliations that are not prepared and reviewed on a timely basis weaken the internal control environment.

Cause:

The City did not consistently perform, reconcile, and review bank reconciliations on a timely basis.

Recommendation:

We recommend the City evaluate policies and implement procedures over bank reconciliations to ensure the bank reconciliations are performed and reviewed on a timely basis, typically with 30 days of the previous month end.

Views of Responsible Officials and Planned Corrective Actions:

City procedures include completing bank reconciliation within 30 days. Ten out of twelve months were completed timely. It is noted that certain City practices can result in quite a bit of time spent on reconciling at month-end and in some cases, the need to carry forward reconciling items pending resolution. Carry forward items are cleared the following month. Staff is reviewing all procedures related to banking transaction monitoring in order to streamline where possible and reduce the amount of time needed for reconciliation at month end.

Finding Number 2017-003

VENDOR CREATION, PROCUREMENT AND DISBURSEMENTS

Criteria:

Procurement policies and processes should be periodically reviewed and updated. System controls to segregate individuals who add, edit and remove vendors from the system from those that process purchase orders or disbursements should be maintained. Further, approval of disbursements should be performed by individuals with proper authority.

Condition:

As of June 30, 2017, the City was in the process of updating its Purchasing Ordinance and Policies. This process was completed on November 21, 2017. However, the procurement policy in place as of June 30, 2017 was created in 1987.

Both Procurement and Accounts Payable employees have access to add and modify vendors. There is no review process of vendor changes, aside from an accountant's review of warrant proof list each check run. We further noted one disbursement where the invoice was not approved by an individual with the appropriate approval authority.

CITY OF BREA, CALIFORNIA

SCHEDULE OF FINDINGS AND RESPONSES JUNE 30, 2017

Context:

The condition was noted during our procedures over the internal controls related to vendor creation, procurement and cash disbursements.

Effect:

The City's procurement policies are outdated. Unauthorized vendors may be added to the system, or unauthorized changes to vendor information could go undetected. Lastly, disbursements have not consistently been approved by the proper individuals prior to disbursement of funds.

Cause:

The City's policies and processes over vendor creation, procurement and disbursements is not properly updated, designed, or followed by City employees.

Recommendation:

We recommend that the City review and update its procurement policies, which was performed subsequent to year end. The City should segregate controls over vendor creation and edit functions from those that process disbursements. For disbursements, the City should ensure proper approvals are obtained over payments prior to disbursements.

Views of Responsible Officials and Planned Corrective Actions:

Vendor Creation – As noted, the City has vendor creation and payment segregated; however, in order to maintain efficient operations, accounts payable staff needs to be able to update mailing addresses and other vendor information. This requires access to the master vendor maintenance file. Therefore, the City will include a vendor change report as part of the weekly review of account payable invoices for payment to mitigate any impact to internal controls.

Procurement – The City's procurement policies were updated on November 21, 2017 and effective as of December 21, 2017. Additionally, these policies and procedures are scheduled to be updated every 3-5 years.

Disbursements – The weekly review of accounts payable invoices will also include verification of authorizations for payments in excess of \$25,000.

Finding Number 2017-004

JOURNAL ENTRIES

Criteria:

There should be sufficient segregation of duties over journal entries, including authorization, custody of assets, and recordkeeping (posting to the general ledger). This includes secondary review of all journal entries posted to the system.

CITY OF BREA, CALIFORNIA

**SCHEDULE OF FINDINGS AND RESPONSES
JUNE 30, 2017**

Condition:

We noted two journal entries had only a preparer signature, with no evidence of secondary review.

Context:

The condition was noted during our review of the internal controls over the journal entry processes.

Effect:

Journal entries may be posted without secondary review, and not posted in a timely manner, resulting in additional effort to close the City's accounting records.

Cause:

The City's process does not properly ensure a separate preparer and reviewer for all journal entries.

Recommendation:

We recommend that the City review the procedures over journal entries to ensure timely review and posting to the general ledger.

Views of Responsible Officials and Planned Corrective Actions:

City staff has indicated that these journal entries were properly reviewed; however, it was an oversight that the reviewer's initials were not on the documentation. In order to assure that all parties have properly documented their involvement in the journal entry preparation and review, the person posting the journal entries will be responsible for assuring all initials are present before posting.

Finding Number 2017-005

DEBT FILINGS

Criteria:

The City is required comply with continuing disclosure and filing requirements related to debt.

Condition:

The City submitted debt filings after the due date.

Context:

The condition was noted during our testwork over debt covenant requirements.

Effect:

The required filings were submitted past the required deadline.

CITY OF BREA, CALIFORNIA

**SCHEDULE OF FINDINGS AND RESPONSES
JUNE 30, 2017**

Cause:

The City's procedures did not allow for the timely reporting of bond filings.

Recommendation:

We recommend the City develop procedures, and prepare and submit required reports prior to the deadlines in accordance with debt agreements.

Views of Responsible Officials and Planned Corrective Actions:

The Continuing Disclosure reports were filed late. It is also noted that the City filed a notice of Failure to File report on the due date. Also, on October 18, 2017, the City filed Notices of Failure to File its continuing disclosure reports and Comprehensive Annual Financial Reports (CAFR) by the due date as required prior to issuing refunding bonds. These notices included information regarding the date filed.

City will establish procedures and listing of all outstanding bonds noting the date the annual bond continuing disclosure reports are due to insure timely reporting as part of a listing of all financial reporting dates for the City. The Administrative Services Director, or Revenue and Budget Manager will review the list of financial reporting requirements on a monthly basis. Additionally, the accounting division work plan will include in January of each year, a review of the listing of the various bonds to insure timely filing of the annual bond reports.



To the Members of the City Council
City of Brea, California

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Brea, California, (City) for the year ended June 30, 2017. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, 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 August 15, 2017. We also met with the City’s Finance Committee on August 29, 2017 and March 8, 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 City are described in Note 1 to the financial statements. As described in Note 1 to the financial statements, the City adopted Governmental Accounting Standards Board (GASB) Statement No. 82, *Pension Issues – An Amendment of GASB Statements No. 67, No. 68, and No. 73*, as of July 1, 2016.

As described in Note 4 to the financial statements, management has reported prior period adjustments for the equity investment in California Domestic Water Company (CDWC) to reflect the consolidated entity, including Cadway, Inc., a wholly-owned subsidiary of CDWC. Further, preferred stock of CDWC held by the City has been reclassified as “water rights” within capital assets.

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 City’s financial statements were:

Management’s estimate of the:

- The measurement of fair value of investments is based on observable market inputs and information from the City’s safekeeping custodian banks,
- Amounts related to the City’s other postemployment benefit (OPEB) asset are based on actuarial valuations,
- Amounts related to the net pension liability, deferred outflows of resources and deferred inflows of resources, pension expense, and the related disclosures, are based on actuarial valuations.

We evaluated the key factors and assumptions used to develop these estimates in determining that they appeared reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

Note 3 to the financial statements discloses authorized investments, interest rate and credit risks, and fair value measurements.

Note 4 to the financial statements discloses the City's activities with CDWC including water rights and equity in CDWC.

Note 9 to the financial statements discloses the City's agent-multiple employer pension plan's net pension liability, and related deferred inflows and outflows of resources, and pension expense. The valuation of the net pension liability and related deferred inflows and outflows are sensitive to the underlying actuarial assumptions used, including but not limited to, the investment rate of return and discount rates. As disclosed in Note 9, a 1% increase or decrease in the discount rate has a significant effect on the City's net pension liability.

Note 13 to the financial statement discloses the City's restatements of the prior year financial statements.

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

Difficulties Encountered in Performing the Audit

Certain matters arose during the audit regarding the accounting treatment and disclosures of transactions with CDWC, including the equity method reporting of common stock and the treatment of the City's preferred stock with CDWC. The completion of our audit was delayed to allow for management to provide additional information to address the accounting treatment and disclosures described in Notes 4, 13, and 15 to the financial statements, and the time for us to review and conclude on such information.

Corrected 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. Management has corrected all such misstatements. The following material misstatements detected as a result of audit procedures were corrected by management:

- Transactions between the City and California Domestic Water Company (CDWC) were adjusted to reflect the equity investment of the consolidated entity (which included Cadway). The adjustments posted were \$4.2 million to beginning net position.
- Capital assets of \$2.8 million were restated from Construction-in-progress to Infrastructure.
- Opening net position/fund balance for the prior year audited financial statements totaling \$163 thousand related to a prior year proposed audit adjustment
- Net Pension Liability and related Deferred Outflows of Resources, Deferred Inflows of Resources, and Pension Expense in the amounts of \$6.2 million, \$338 thousand, \$938 thousand and \$7.5 million, respectively.
- The market value adjustment on the PARS investment account in the amount of \$373 thousand.

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 report that there were no such disagreements.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 31, 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 City'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 City'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, schedule of changes in the net pension liability and related ratios for the Miscellaneous and Safety Plans, schedule of plan contributions for the Miscellaneous and Safety Plans, schedule of funding progress, and schedules of revenues, expenditures and changes in fund balance – budget and actual for the General fund and each major special revenue fund and related note, which are 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.

We were engaged to report on the combining and individual nonmajor fund financial statements, budgetary comparison schedules, and the schedule of expenditures of federal awards, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Yavrinek, Trine, Day & Co., LLP

Laguna Hills, California

May 31, 2018