



CITY OF MOUNTAIN VIEW

MEMORANDUM

Finance and Administrative Services Department

DATE: November 25, 2020

TO: Council Finance Committee

FROM: Helen He, Accounting Manager
Jesse Takahashi, Finance and Administrative Services Director

SUBJECT: **Annual Financial Audit Results and Review of Fiscal Year 2019-20
Comprehensive Annual Financial Report**

INTRODUCTION

Mr. Benjamin Lau, Director, from Macias Gini & O'Connell, LLC (MGO), the City's independent audit firm, will be presenting the results of the annual financial audit, including their observations, conclusions, and any findings. In addition, the City's Comprehensive Annual Financial Report ("CAFR") for the fiscal year ended June 30, 2020 will be reviewed and discussed.

The following documents are included as attachments:

- Comprehensive Annual Financial Report and Independent Auditor's Reports (Attachment 1).
- Report to the City Council – Required Communications (Attachment 2).

BACKGROUND

In accordance with Section 1106 of the City Charter, the City Council employs an independent certified public accountant who shall examine the books, records, inventories, and reports of all officers and employees who receive, handle, or disburse public funds. During Fiscal Year 2014-15, the City Council appointed MGO to a four-year contract with an option to extend for an additional two years. An agreement was signed in April 2020 to extend MGO's auditing services for Fiscal Years 2019-20 and 2020-21. The firm is experienced in auditing California public agencies and performs the functions of the independent certified public accountant as set forth in the City Charter.

Charter Section 1106 also requires after the end of each fiscal year that a final audit and report be submitted by the independent certified public accountant to the City Council. City Council Policy B-6, Selection of External Auditor, requires the independent auditor to present the results of the annual audit and any findings to the Council Finance Committee (CFC). As noted previously, Mr. Benjamin Lau of MGO will present the results of the audit and answer questions from the Committee.

The auditor's opinion letter, which is unqualified, can be found at the beginning of the Financial Section in the attached CAFR. Also contained in the document is financial information and data regarding City finances and economics in addition to the final audited financial statements. The report was prepared in accordance with generally accepted accounting principles (GAAP) and audited in compliance with the independence requirements stated in Government Auditing Standards, issued by the Comptroller General of the United States.

DISCUSSION

The CAFR includes all funds and account groups and component government entities of the City of Mountain View and is presented in four sections:

- Introductory
- Financial
- Statistical
- The Mountain View Shoreline Regional Park Community

A description of the information contained in each section is as follows:

The Introductory Section includes a letter of transmittal, a directory of principal officials, an organizational chart of the City, and the Government Finance Officers Association (GFOA) award.

The Financial Section includes the independent auditor's report on the financial statements and schedules, management's discussion and analysis (MD&A) regarding management's analysis of the financial information in the report, the basic financial statements, the notes to the financial statements, the required supplementary information (RSI), and the other supplementary information, which includes the nonmajor governmental funds, internal service funds, and agency funds.

The Statistical Section includes tables containing historical financial data, debt statistics, and miscellaneous social and economic data of the City that may be of interest to potential

investors in the City's bonds and to other readers. The data includes 10-year revenue and expenditure information, as well as 10 years of net position/fund balance information.

In accordance with legal requirements, a separate independent audit report is presented with the combined financial statements of the Mountain View Shoreline Regional Park Community (Shoreline Community), a blended component unit of the City.

The CAFR has been prepared using the expanded financial reporting requirements as prescribed by Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. The first two basic financial statements, the Statement of Net Position and the Statement of Activities (Pages 21 and 22, respectively) present information on a government-wide, full-accrual accounting basis, comparable to the private sector, and reflects the overall financial position of the City and its various funds. However, this presentation perspective is different from the amounts available for budgetary purposes.

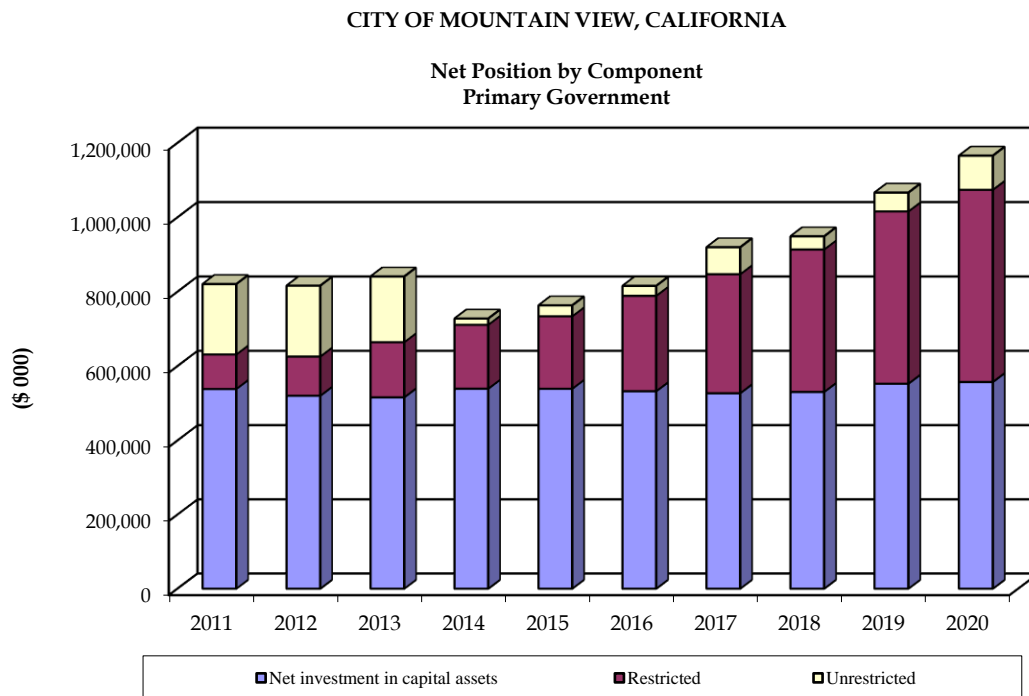
Fund information is also presented for major funds individually and nonmajor funds combined in a single column in the basic financial statements. The Shoreline Regional Park Community, Housing, General Capital Projects, and Park Land Dedication Funds meet the criteria of major funds and are reported separately in the Governmental Fund schedules. Budgetary comparisons are presented as part of the basic financial statements for the major funds that have legally adopted budgets, except the budgetary comparison for the Park Land Dedication Capital Projects Fund is presented as part of Other Supplementary Information.

The MD&A (Pages 5 through 20) provides a narrative introduction, overview, and analysis of the Basic Financial Statements. The Notes to the Basic Financial Statements (Pages 43 through 112) provide required detailed disclosures and a description of the financial statements.

The Statement of Net Position (Page 21) may serve as a useful indicator of a government's financial position. The City (in total, all funds) has a positive net position of \$1.17 billion at fiscal year-end. The City's total net position increased by \$99.3 million over the prior fiscal year. This is primarily attributable to increased property taxes resulting from the continued strength in the residential and commercial real estate markets as evidenced by another year of strong growth in assessed values. Also contributing to the increase was higher investment income resulting from growth in the portfolio and fair value adjustments. The largest portion of net position, \$557.3 million, represents the net investment in capital assets. Restricted net position of \$516.8 million are resources that are subject to external restrictions on how they may be used. The remaining \$91.7 million

represents unrestricted net position and may be used to meet the City’s ongoing obligations. The unrestricted net position is Citywide and does not represent current resources available for budgetary purposes.

A trend of the City’s net position by component for governmental and business-type activities is as follows:



For results on a fund basis (Pages 24 to 29), total governmental fund balances increased by \$84.8 million from the prior fiscal year. The significant components for the increase are increases of \$8.8 million in the General Fund, \$14.7 million in the Housing Fund, \$104.1 million in the General Capital Projects Fund, \$14.1 million in the Park Land Dedication Capital Projects Fund, and \$5.5 million in the Other Governmental Funds, offset by a decrease of \$62.4 million in the Shoreline Regional Park Community Fund.

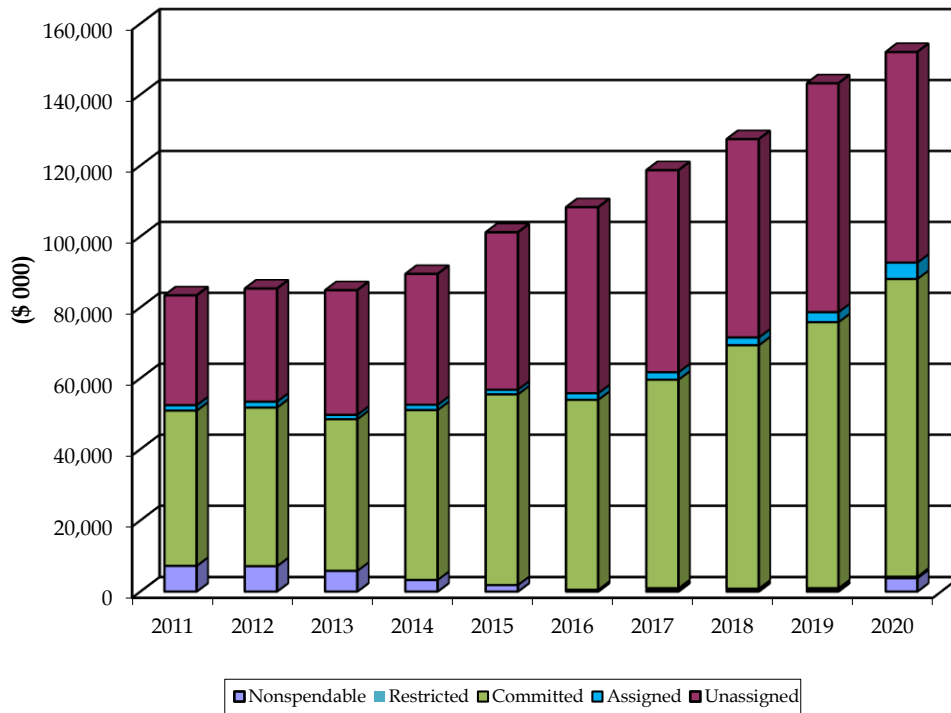
For the General Fund, revenues continued to exceed expenditures due, in large part, to the growth in property taxes and developer fees and contributions, offset by decrease in sales taxes impacted by the COVID-19 pandemic outbreak. The decrease in the Shoreline Regional Park Community Fund is due primarily to transfers of \$87.9 million, including unspent Shoreline Regional Park Community 2018 Revenue Bonds proceeds of \$69.3 million, to the General Capital Projects Fund for various capital projects. Increases

in the General Capital Projects Fund are due to the receipt of transfers from other funds as well as from increased investment income. The increases in the Housing Fund and the Park Land Dedication Capital Projects Fund resulted from development-related fees generated from the development activities.

A trend of the City’s General Fund Balance is as follows:

CITY OF MOUNTAIN VIEW, CALIFORNIA

Fund Balance for General Fund



For the fiscal year ended June 30, 2020, revenues for governmental funds increased by \$9.0 million (2.8 percent) to \$325.1 million, and expenditures increased by \$17.7 million (8.1 percent) to \$236.8 million from the prior fiscal year. The increase in expenditures is due to a \$23 million contribution of Park land Dedication funds for acquisition of open space in conjunction with a development agreement. For the fiscal year ended June 30, 2020, revenues for all governmental funds exceeded expenditures by \$88.3 million.

Incorporated within the CAFR at the beginning of the Financial Section is the annual Independent Auditor’s Report. In the auditor’s opinion, the basic financial statements

present fairly, in all material respects, the financial position of the City as of June 30, 2020. The opinion is unmodified and is considered a “clean” opinion.

The CAFR is the primary document used to communicate the City’s financial condition and health. It is utilized by various stakeholders such as bond-rating agencies, investors in City debt, educational institutions, and the State Controller. The City maintains an “AAA” underlying issuer credit rating (ICR) from Standard and Poors (S&P). Additionally, S&P upgraded the Mountain View Shoreline Regional Park Community’s credit rating to “A+” in November 2018.

As noted above, the financial statements in the CAFR are prepared on a GAAP basis. It should be noted the net position and fund balances reported in the CAFR do not reconcile in all funds to the budget report or the Annual Budget document. This is because the CAFR aggregates funds for reporting purposes (i.e., all General Fund and General Fund Reserves are grouped and are reported in the aggregate as the General Fund) and net position and fund balances (equity) are reported in the CAFR without regard to availability of funds for current budgetary purposes. Balances used in the budget are those amounts which are available in the coming fiscal year. There were no major findings as a result of the audit that would impact the balances used for the Fiscal Year 2020-21 Budget.

A detailed analysis of the audited financial results for the General Operating Fund for Fiscal Year 2019-20 will be included with the Council report for acceptance of the CAFR at the December 8, 2020 Council meeting. That report will present the Fiscal Year 2019-20 financial position of the City’s General Operating Fund adjusted, as necessary, for budget purposes.

Report to the City Council – Required Communications

As part of the City’s annual external audit, MGO reviews and comments on the City’s internal controls over financial reporting for the purpose of the audit of the financial statements. The comments are intended to advise management of the existence of any material weaknesses in the City’s internal control. A material weakness is a significant deficiency, or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented, or detected and corrected on a timely basis. No material weaknesses in the City’s internal controls were noted by MGO.

In addition, the report provides assistance to City staff for improving its records and operations and may communicate other advisory information, such as future accounting and reporting requirements that could have an effect on the City's financial reporting.

The last part of this report is the required communications from MGO. The purpose of this report is to provide timely observations, arising from the audit, that are relevant to the Council's responsibility of oversight. Statement on Auditing Standards 114 (SAS 114), *The Auditor's Communication with Those Charged with Governance*, details the significant matters encountered during the audit that should be communicated to Council. They may include changes in accounting policies, unusual transactions, controversial or emerging areas, unacceptable or inappropriate accounting practices, difficulties experienced during the audit, corrected or uncorrected misstatements in the financial statements, disagreements with management, management's consultation with other accountants, significant matters discussed with management, and other audit findings or issues.

They also noted there were no disagreements with management, nor audit adjustments proposed by MGO that would have a significant effect on the financial statements. There were, however, uncorrected financial statement misstatements identified during the audit amounting to approximately \$2 million which were determined not to be material to the financial statements. These related to various capital project invoices that came in after the books were closed.

RECOMMENDATION

Review and discuss the auditor's presentation of audit results and recommend the City Council accept the City's Comprehensive Annual Financial Report and related auditor's reports for the fiscal year ended June 30, 2020 at the December 8, 2020 Council meeting.

PUBLIC NOTICING – Agenda posting.

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- Attachments:
1. Comprehensive Annual Financial Report and Independent Auditor's Reports
 2. Report to the City Council – Required Communications