



ONTARIO HOUSING SUCCESSOR AGENCY  
ONTARIO, CALIFORNIA  
JUNE 30, 2020

FINANCIAL STATEMENTS

Focused  
on YOU



ONTARIO HOUSING SUCCESSOR AGENCY

ONTARIO, CALIFORNIA

FINANCIAL STATEMENTS

JUNE 30, 2020

ONTARIO HOUSING SUCCESSOR AGENCY

JUNE 30, 2020

TABLE OF CONTENTS

	<u>Page Number</u>
Independent Auditors' Report .....	1
Independent Auditors' Report on Compliance with Applicable Requirements and on Internal Control over Compliance .....	4
BASIC FINANCIAL STATEMENTS	
Statement of Net Position and Governmental Fund Balance Sheet .....	6
Statement of Activities and Governmental Statement of Revenues, Expenditure and Changes in Fund Balances .....	7
Notes to Financial Statements .....	8
REQUIRED SUPPLEMENTARY INFORMATION	
Budgetary Comparison Schedule .....	14
Computation of Low and Moderate Excess/Surplus .....	15



## INDEPENDENT AUDITORS' REPORT

To the Commissioners  
Ontario Housing Successor Agency  
Ontario, California

### **Report on Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major governmental fund of the Ontario Housing Successor Agency, (the "Housing Successor"), a Special Revenue Fund of the City of Ontario, California, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Housing Successor's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditor's Responsibility***

Our responsibility is to express 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 auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



To the Commissioners  
Ontario Housing Successor Agency  
Ontario, California

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major governmental fund of the Ontario Housing Successor Agency as of June 30, 2020, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Emphasis of Matter***

As discussed in Note 1 to the basic financial statements, the financial statements present the financial position of only the Housing Successor, and do not present, or purport to present fairly, the financial position of the City of Ontario as a whole, as of June 30, 2020, and the changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the budgetary comparison schedule of the Housing Successor 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.

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

#### ***Other Information***

We have audited the financial statements of the Housing Successor as of and for the year ended June 30, 2020, and have issued our report thereon dated December 21, 2020, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying report on excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the financial statements. The report on excess/surplus calculation 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.



To the Commissioners  
Ontario Housing Successor Agency  
Ontario, California

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 21, 2020 on our consideration of the Housing Successor'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 the effectiveness of the Housing Successor's 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 Housing Successor's internal control over financial reporting and compliance.

*Lance, Soll & Lughard, LLP*

Brea, California  
December 21, 2020



## INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH APPLICABLE REQUIREMENT AND ON INTERNAL CONTROL OVER COMPLIANCE

To the Commissioners  
Ontario Housing Successor Agency  
Ontario, California

### **Report on Compliance for the Housing Successor**

We have audited the Ontario Housing Successor Agency (the "Housing Successor")'s compliance with the type of compliance requirements described in the California Health and Safety Code sections applicable to California Housing Successor Agencies for the year ending June 30, 2020.

#### ***Management's Responsibility***

Management is responsible for compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies.

#### ***Auditor's Responsibility***

Our responsibility is to express an opinion on the Housing Successor's compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in the *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 noncompliance with the types of compliance requirements referred above that could have a direct and material effect on Housing Successor occurred. An audit includes examining, on a test basis, evidence about the Housing Successor's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Housing Successor. However, our audit does not provide a legal determination of the Housing Successor's compliance with those requirements.

#### ***Opinion***

In our opinion, the Housing Successor complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its Housing Successor for the year ending June 30, 2020.



To the Commissioners  
Ontario Housing Successor Agency  
Ontario, California

### **Report on Internal Control over Compliance**

Management of the Housing Successor is responsible for establishing and maintaining effective internal control over compliance with the type of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Successor's internal control over compliance with the types of requirements that could have a direct and material effect on the Housing Successor to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal controls over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Successor's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance of California Health and Safety Code sections applicable to California Housing Successor Agencies on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of California Health and Safety Code sections applicable to California Housing Successor Agencies will not be prevented, or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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

### **Report on Excess/Surplus Calculation**

We have audited the financial statements of the governmental activities and the major governmental fund of the Housing Successor as of and for the year ended June 30, 2020, and have issued our report thereon dated December 21, 2020, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying report on excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the financial statements. The report on excess/surplus calculation 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.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of California Health and Safety Code sections applicable to California Housing Successor Agencies. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Lance, Soll &amp; Lughard, LLP". The signature is written in a cursive, flowing style.

Brea, California  
December 21, 2020



ONTARIO HOUSING SUCCESSOR AGENCY

STATEMENT OF NET POSITION AND GOVERNMENTAL FUND BALANCE SHEET  
 JUNE 30, 2020

	Governmental Fund	Reclassifications and Eliminations	Statement of Net Position
<b>Assets:</b>			
Cash and investments	\$ 1,049,984	\$ -	\$ 1,049,984
Notes and loans receivable	7,729,472	-	7,729,472
Land held for resale	1,081,837	-	1,081,837
<b>Total Assets</b>	<b>\$ 9,865,008</b>	<b>-</b>	<b>9,865,008</b>
<b>Liabilities, Deferred Inflows of Resources, and Fund Balances:</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 3,237	-	3,237
Deposits payable	2,895	-	2,895
<b>Total Liabilities</b>	<b>6,132</b>	<b>-</b>	<b>6,132</b>
<b>Deferred Inflows of Resources:</b>			
Unavailable revenues	628	(628)	-
<b>Total Deferred Inflows of Resources</b>	<b>628</b>	<b>(628)</b>	<b>-</b>
<b>Fund Balance:</b>			
Restricted for low- and moderate-income housing activities	9,858,248	(9,858,248)	-
<b>Total Fund Balances</b>	<b>9,858,248</b>	<b>(9,858,248)</b>	<b>-</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 9,865,008</b>		
<b>Net Position:</b>			
Restricted for affordable housing		9,858,248	9,858,876
<b>Total Net Position</b>		<b>\$ (628)</b>	<b>\$ 9,858,876</b>

ONTARIO HOUSING SUCCESSOR AGENCY

STATEMENT OF ACTIVITIES AND GOVERNMENTAL STATEMENT OF  
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED JUNE 30, 2020

	Governmental Fund	Reclassifications and Eliminations	Statement of Activities
<b>Revenues:</b>			
Use of money and property	\$ 39,407	\$ -	\$ 39,407
<b>Total Revenues</b>	<b>39,407</b>	<b>-</b>	<b>39,407</b>
<b>Expenditures:</b>			
Current:			
Community development	39,395	-	39,395
<b>Total Expenditures</b>	<b>39,395</b>	<b>-</b>	<b>39,395</b>
Deficiency of Revenues under Expenditures	12	-	12
Fund Balance/Net Position - Beginning	9,858,236	628	9,858,864
<b>Fund Balance/Net Position - Ending</b>	<b>\$ 9,858,248</b>	<b>\$ 628</b>	<b>\$ 9,858,876</b>

**I. SIGNIFICANT ACCOUNTING POLICIES**

**Note 1: Organization and Summary of Significant Accounting Policies**

**a. Description of the Reporting Entity**

The Ontario Redevelopment Agency (the Agency) was activated on November 1, 1971, pursuant to the State of California Health and Safety Code, Section 33000 et seq., entitled Community Redevelopment Law (CLR). Sections 33334.2 and 33334.3 require the Agency to use not less than 20 percent of taxes allocated to the Agency pursuant to Section 33670 of the CRL for the purpose of increasing, improving, and preserving the community's supply of low and moderate income housing ("Low and Moderate Income Housing Fund"). The Agency has continuously utilized its Low- and Moderate-Income Housing Fund for the purpose of increasing, improving and preserving the community's supply of low- and moderate-income housing available at affordable housing cost.

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 ("the Bill") that provides for the dissolution of all redevelopment agencies in the State of California. 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 January 10, 2012, and in accordance with California Health and Safety Code Section 34176, the City Council as part of City resolution number 2012-002 designated the Ontario Housing Authority (the "Authority") to receive all of the housing assets, rights, powers, duties, obligations, liabilities and functions previously performed by the Agency's Low and Moderate Income Housing Fund, including enforcement of affordability covenants and performance of related activities pursuant to applicable provisions of the CRL. As such, the assets, liabilities, deferred inflows and outflows, net position and activities of the former redevelopment agency's Low- and Moderate-Income Housing Fund are now reported as a special revenue fund of the Ontario Housing Authority.

The attached basic financial statements contain information relative only to the Ontario Housing Successor Agency Fund (the "Housing Successor"), a separate special revenue fund of the Ontario Housing Authority.

**b. Government-Wide and Fund Financial Statements**

The government-wide financial statements (Statement of Net Position and Statement of Activities) report information on all activities of the Housing Successor. 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 the governmental fund.

**Note 1: Organization and 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. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

When both restricted and unrestricted resources are available for use, it is the Housing Successor's policy to use restricted resources first, and then unrestricted resources as they are needed.

**d. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position or Equity**

**1. Cash and Investments**

The Housing Successor's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. Investments are reported at fair value. The Housing Successor pools its cash and investments with the Authority and the City of Ontario.

**2. Receivables and Payables**

All trade and property tax receivables are shown net of an allowance for uncollectible accounts.

**3. Land Held for Resale**

Land purchased for resale is capitalized as inventory at acquisition costs or net realizable value, if lower.

**4. Deferred Inflows of Resource**

The balance sheet of the governmental fund is reporting deferred inflows of resources. This separate financial statement element represents an acquisition of net position or fund balance that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The item, unavailable revenue, is reported in the governmental funds balance sheet for grant receivable that will be recognized as an inflow of resources in the period when the amounts become available.

**Note 1: Organization and Summary of Significant Accounting Policies (Continued)**

5. Fund Balance

Fund balance is essentially the difference between the assets and liabilities reported in a governmental fund. There are five separate components of fund balance, each of which identifies the extent to which the Authority is bound to honor constraints on the specific purposes for which amounts can be spent.

- Nonspendable fund balance (inherently nonspendable)
- Restricted fund balance (externally enforceable limitations on use)
- Committed fund balance (self-imposed limitations on use)
- Assigned fund balance (limitation resulting from intended use)
- Unassigned fund balance (residual net resources)

The Commissioners of the Authority may commit fund balance for specific purposes pursuant to constraints imposed by the adoption of a resolution. These committed amounts cannot be used for any other purpose unless the Commissioners removes or changes the specified use through the same type of formal action taken to establish the commitment. The Commissioners' action to commit fund balance needs to occur within the fiscal reporting period; however, the amount can be determined subsequently.

Amounts that are constrained by the Authority's intent to be used for specific purposes, but are neither restricted nor committed, should be reported as assigned fund balance. The Commissioners of the Authority has delegated the authority to assign amounts to be used for specific purposes to the Executive Director of Finance of the City of Ontario for the purpose of reporting these amounts in the annual financial statements.

6. Fund Balance Flow Assumptions

Sometimes the Authority 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 Authority'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.

7. Net Position

The net position reported on the Statement of Net Position in the government-wide financial statements consists of the following three categories:

Investment in Capital Assets - This amount consists of capital assets, net of accumulated depreciation.

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

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

**Note 1: Organization and Summary of Significant Accounting Policies (Continued)**

8. Net Position Flow Assumption

Sometimes the Authority 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 Authority's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

**II. STEWARDSHIP**

**Note 2: Stewardship, Compliance and Accountability**

Budgetary Data

General Budget Policies

The Governing Board approves each year's budget submitted by the Executive Director prior to the beginning of the new fiscal year. The Board conducts public meetings prior to its adoption. The budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations for the next fiscal year. Supplemental appropriations, when required during the period, are also approved by the Board. Intradepartmental budget changes are approved by the Executive Director. In most cases, expenditures may not exceed appropriations at the departmental level. At fiscal year-end, all operating budget appropriations lapse. During the year, several supplementary appropriations were necessary.

Budget Basis of Accounting

Budgets for governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).

**III. DETAILED NOTES ON FUNDS**

**Note 3: Cash and Investments**

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

Cash and investments pooled with the City	<u>\$ 1,049,984</u>
---	---------------------

The Housing Successor's cash and investments are pooled with the Ontario Housing Authority and the City of Ontario's cash and investments in order to generate optimum interest income. The City has implemented GASB Statement No. 40, *Deposit and Investment Risk Disclosures*. This pronouncement is an amendment to GASB Statement No. 3. GASB Statement No. 40 establishes and modifies disclosure requirements related to deposit and investment risks. The information required by GASB Statement No. 40 related to authorized investments, credit risk, etc., is available in the annual report of the City.

**ONTARIO HOUSING SUCCESSOR AGENCY**

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2020**

---

**Note 4: Contracts and Notes Receivable**

Contracts and notes receivable as of June 30, 2020, totaled \$7,729,472, and consist of the following:

In order to assist those individuals and families who are the most in need, the former Ontario Redevelopment Agency's Combined Low and Moderate Housing Fund provided down payment assistance and deferred repayment loans to low and moderate income residents for the acquisition and rehabilitation of single-family homes, condominiums or townhouses located within the Ontario HUD Revitalization Target Area. Upon dissolution of the Ontario Redevelopment Agency, the note receivable was transferred to the Ontario Housing Authority. The receivable balance at June 30, 2020, was: \$2,312,072

On June 7, 1994, the former Ontario Redevelopment Agency's Combined Low and Moderate Housing Fund loaned \$43,000 to a developer to finance the purchase of low- and moderate-income property located outside of redevelopment project areas. The note is non-interest bearing and was due in full on March 7, 1995. A new note was negotiated on November 11, 1996 and will mature on October 31, 2026. Upon dissolution of the Ontario Redevelopment Agency, the note receivable was transferred to the Ontario Housing Authority. The receivable balance at June 30, 2020, was: 43,000

On June 7, 1994, the former Ontario Redevelopment Agency's Combined Low and Moderate Housing Fund loaned \$39,000 to a developer to finance the purchase of low- and moderate-income property located outside of redevelopment project areas. The note is non-interest bearing and was due in full on March 7, 1995. A new note was negotiated on November 8, 1996 and will mature on October 31, 2026. Upon dissolution of the Ontario Redevelopment Agency, the note receivable was transferred to the Ontario Housing Authority. The receivable balance at June 30, 2020, was: 39,000

On March 16, 1993, the former Ontario Redevelopment Agency accepted a note receivable of \$112,000 from a developer as consideration for housing located outside of the redevelopment areas. The note is non-interest bearing and is due and payable upon the sale or transfer of property. Upon dissolution of the Ontario Redevelopment Agency, the note receivable was transferred to the Ontario Housing Authority. The unpaid principal balance at June 30, 2020, was: 77,000

On October 4, 1994, the former Redevelopment Agency loaned a developer, Cichon, \$135,030 to finance the cost of rehabilitation and construction of a low- and moderate-income residence located in the Center City Project Area. On December 5, 1995, the Agency loaned an additional \$4,647, bringing the total amount to \$139,677. During the fiscal year ended June 30, 2000, the Agency advanced an additional \$254. The note is a 25-year amortized loan and bears interest at 5% annually. Upon dissolution of the Ontario Redevelopment Agency, the note receivable was transferred to the Ontario Housing Authority. The receivable balance at June 30, 2020, was: 6,532

**ONTARIO HOUSING SUCCESSOR AGENCY**

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2020**

---

**Note 4: Contracts and Notes Receivable (Continued)**

On May 29, 1997, the former Ontario Redevelopment Agency agreed to loan up to \$2,656,200 to Ontario Housing Investors, L.P. to finance development of residential improvements to the Ground Lease premises as defined in a disposition and development agreement dated March 19, 1996. The note bears interest at the rate of 3% per annum. The note is due and payable either: (a) on the first day of the first full calendar month following the date of the last disbursement of the agency loan proceeds, or (b) on the first day of the 15th full calendar month following the date of recordation of the Agency Loan Deed and Trust in the Official Records of the county. Upon dissolution of the Ontario Redevelopment Agency, the note receivable was transferred to the Ontario Housing Authority. The receivable balance at June 30, 2020 was:

4,381,441

On March 2, 2010, the former Ontario Redevelopment Agency conveyed the property known as the Mission and Oakland site to the Ontario Housing Authority for a purchase price of \$557,966. The Agency provided a loan to the Housing Authority which is due and payable upon demand with an annual simple interest rate of 6%. The receivable balance at June 30, 2020, was:

870,427

Total Contracts and Notes

\$ 7,729,472

**Note 5: Land Held for Resale**

Land held for resale of \$1,081,837 in the Housing Successor is recorded at cost as of June 30, 2020.



ONTARIO HOUSING SUCCESSOR AGENCY

BUDGETARY COMPARISON SCHEDULE  
 GOVERNMENTAL FUND  
 FOR THE YEAR ENDED JUNE 30, 2020

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 9,858,236	\$ 9,858,236	\$ 9,858,236	\$ -
<b>Resources (Inflows):</b>				
Use of money and property	19,245	19,245	39,407	20,162
<b>Amounts Available for Appropriations</b>	<b>9,877,481</b>	<b>9,877,481</b>	<b>9,897,643</b>	<b>20,162</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	549,500	622,140	39,395	582,745
<b>Total Charges to Appropriations</b>	<b>549,500</b>	<b>622,140</b>	<b>39,395</b>	<b>582,745</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 9,327,981</b>	<b>\$ 9,255,341</b>	<b>\$ 9,858,248</b>	<b>\$ 602,907</b>

ONTARIO HOUSING SUCCESSOR AGENCY

COMPUTATION OF LOW AND MODERATE  
INCOME HOUSING FUND  
EXCESS/SURPLUS

	Low and Moderate Housing Funds All Project Area July 1, 2019	Low and Moderate Housing Funds All Project Area July 1, 2020
Opening Fund Balance	\$ 9,858,236	\$ 9,858,248
Less Unavailable Amounts:		
Land held for resale	\$ (1,081,837)	\$ (1,081,837)
Loans receivable	<u>(7,757,329)</u>	<u>(7,729,472)</u>
	<u>(8,839,166)</u>	<u>(8,811,309)</u>
Available Low and Moderate Income Housing Funds	1,019,070	1,046,939
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amounts deposited for last four years:		
2019 - 2020	N/A	\$ 39,407
2018 - 2019	259,802	259,802
2017 - 2018	151,488	151,488
2016 - 2017	159,184	159,184
2015 - 2016	174,635	N/A
<b>Total</b>	<b><u>\$ 745,109</u></b>	<b><u>\$ 609,881</u></b>
<b>Base Limitation</b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 1,000,000</u></b>
Greater amount	<u>\$ 1,000,000</u>	<u>\$ 1,000,000</u>
<b>Computed Excess/Surplus</b>	<b><u>\$ 19,070</u></b>	<b><u>\$ 46,939</u></b>

\* It is noted that there is an excess surplus in the fiscal year beginning July 1, 2019.

Please note: In accordance with HSC34176.1(d), if a housing successor has an excess surplus, the housing successor shall encumber the excess surplus for the purposes described in paragraph (3) of subdivision (a) or transfer the funds pursuant to paragraph (2) of subdivision (c) within three fiscal years. If the housing successor fails to comply with this subdivision, the housing successor, within 90 days of the end of the third fiscal year, shall transfer any excess surplus to the Department of Housing and Community Development for expenditure pursuant to the Multifamily Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program. For purposes of this subdivision, "excess surplus" shall mean an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the housing successor's preceding four fiscal years, whichever is greater.