THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY

Annual Financial Report
For the Year Ended June 30, 2019

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INDEPENDENT AUDITORS' REPORT

To the Governing Board and Oversight Committee
of the Successor Agency to the Former Monterey Park Redevelopment Agency
Monterey Park, California

Report on Financial Statements

We have audited the accompanying statement of fiduciary net position of the Successor Agency to the Former Monterey Park Redevelopment Agency (the "Successor Agency") as of June 30, 2019, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Successor Agency'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 Successor Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the fiduciary net position of the Successor Agency as of June 30, 2019, and the changes in fiduciary net position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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Emphasis of Matter

As discussed in Note 1B, the financial statements present only the Successor Agency and do not purport to, and do not present fairly the financial position of the City of Monterey Park, California, as of June 30, 2019, or the changes in its financial position 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

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

White Nelson Diehl Evans LLP

Irvine, California
December 9, 2019

THE SUCCESSOR AGENCY TO THE FORMER
MONTEREY PARK REDEVELOPMENT AGENCY
Statement of Fiduciary Net Position
June 30, 2019

Current Assets:	
Cash and investments	$ 165,368
Cash and investments with fiscal agent	1,799,866
Total Assets	1,965,234
Current Liabilities:	
Accounts payable	3,864
Interest payable	225,487
Current portion of noncurrent liabilities	1,812,200
Total Current Liabilities	2,041,551
Noncurrent Liabilities:	
Advances from City of Monterey Park	1,445,675
Bonds payable, net of current portion	13,661,025
Tax increment deferred loan	67,698,932
Low/Mod Housing deferred loans	1,186,222
Total Noncurrent Liabilities	83,991,854
Total Liabilities	86,033,405
Net Position (Deficit):	
Net position (deficit) held in trust for debt service and certain administrative expenses	$ (84,068,171)

See accompanying notes to basic financial statements.

THE SUCCESSOR AGENCY TO THE FORMER
MONTEREY PARK REDEVELOPMENT AGENCY
Statement of Changes in Fiduciary Net Position
For the year ended June 30, 2019

Additions:	
Redevelopment Property Tax Trust Fund	$ 2,867,719
Investment income	16,471
Total Additions	2,884,190
Deductions:	
Administration	189,999
Disbursement to City of Monterey Park	5,358
Interest expense and fiscal charges	4,928,380
Total Deductions	5,123,737
Change in net position	(2,239,547)
Net Position (Deficit), Beginning of Year	(81,828,624)
Net Position (Deficit), End of Year	$ (84,068,171)

See accompanying notes to basic financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of Reporting Entity

The Successor Agency of the Former Monterey Park Redevelopment Agency (the "Successor Agency") was activated on February 1, 2012. The City Council serves as the governing body of the Successor Agency and exercises all rights, powers, duties and privileges of the Successor Agency. The primary purpose of the Successor Agency is to wind down the affairs of the dissolved Community Redevelopment Agency of the City of Monterey Park (the "Redevelopment Agency") and to, among other things, make payments due for enforceable obligations, perform obligations required pursuant to any enforceable obligation, dispose of all assets of the former Redevelopment Agency, and remit unencumbered balances of the former Redevelopment Agency's funds, including housing funds, to the L.A. County Auditor-Controller for distribution to taxing entities.

B. Financial Statements

The accompanying financial statements present only the activity of the Successor Agency and do not purport to, and do not present fairly the financial position or changes in financial position of the City of Monterey Park in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

C. Basis of Accounting

The Successor Agency's financial statements include a statement of fiduciary net position and a statement of changes in fiduciary net position. The financial statements are presented on the accrual basis of accounting. Under the accrual basis of accounting, Redevelopment Property Tax Trust Fund ("RPTTF") revenues are recognized in the period in which they are received, and investment income is recognized in the period in which it is earned, while expenses are recognized in the period in which the liability is incurred.

D. Investments

Investments are reported in the accompanying financial statements at fair value which is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Investments in external pools are valued based on the stated fair value represented by the external pool.

E. Redevelopment Property Tax Trust Fund

The Successor Agency's primary source of revenue comes from the RPTTF allocation distributed by the County. Property tax revenues for each Project Area are deposited into the RPTTF, which redistributes each Project Area's tax increment under specified formulas. The County Auditor administers the RPTTF and disburses twice annually from this fund pass-through payments to affected taxing entities, an amount equal to the total of obligation payments that are required to be paid from tax increment as denoted on the Recognized Obligation Payment Schedule ("ROPS"). The disbursements are established in the treasury of the Successor Agencies, and various allowed administrative fees and allowances. Any remaining balance is then distributed by the County Auditor back to affected taxing entities under a prescribed method that accounts for pass-through payments.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

E. Redevelopment Property Tax Trust Fund (Continued)

The County Auditor is also responsible for distributing other monies received from the Successor Agency (from sale of assets, etc.) to the affected taxing entities. Successor agencies in turn will use the amounts deposited into their respective funds for making payments on the principal and interest on loans, and monies advanced to or indebtedness incurred by the dissolved redevelopment agencies.

F. Use of Estimates

The preparation of the basic financial statements in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP") requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

G. New Accounting Pronouncements

Current Year Standards

GASB 83 - *Certain Asset Retirement Obligations*, effective for periods beginning after June 15, 2018. This standard did not impact the Successor Agency.

GASB 88 - *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*, effective for periods beginning after June 15, 2018. This standard did not impact the Successor Agency.

GASB 89 - *Accounting for Interest Cost Incurred before the End of a Construction Period*, effective for periods beginning after December 15, 2019. There was no impact on the Successor Agency's financial statements resulting from the early implementation of GASB 89.

Pending Accounting Standards

GASB has issued the following statements, which may impact the Successor Agency's financial reporting requirements in the future:

- GASB 84 - *Fiduciary Activities*, effective for periods beginning after December 15, 2018.
- GASB 87 - *Leases*, effective for periods beginning after December 15, 2019.
- GASB 90 - *Majority Equity Interests - an amendment of GASB Statements No. 14 and No. 61*, effective for periods beginning after December 15, 2018.
- GASB 91 - *Conduit Debt Obligations*, effective for periods beginning after December 15, 2020.

2. CASH AND INVESTMENTS

Cash and investments at June 30, 2019 are classified in the accompanying financial statements as follows:

Cash	$	165,368
Cash and investments held by fiscal agent		1,799,866
Total Cash and Investments	$	1,965,234

Cash and investments at June 30, 2019 consist of the following:

Demand deposits with financial institutions	$	165,368
Money market mutual funds		1,799,866
Total Cash and Investments	$	1,965,234

Funds required to be held by outside fiscal agents under the provisions of bond indentures are reported as investments held by fiscal agent. Proceeds obtained from long-term debt issuances including construction and reserve fund balances are held by the fiscal agents on behalf of the Successor Agency and invested in the Successor Agency's name. Interest income on proceeds of debt is credited directly to the fund, as defined by the Bond Indenture.

Deposits

At June 30, 2019, the carrying amount of the Successor Agency's demand deposits was $165,368 and the bank balance was $182,466. The $17,098 difference represented outstanding checks, deposits in transit, or other reconciling items.

Investments Authorized by the Successor Agency's Investment Policy

Under provisions of the Successor Agency's investment policy and in accordance with Section 53601 of the California Government Code, the Successor Agency may invest in the types of investments listed in the table below. The table also identifies certain provisions intended to limit the Successor Agency's exposure to interest rate risk, credit risk, and concentration of credit risk.

2. CASH AND INVESTMENTS, CONTINUED

Fund (LAIF) or other Local Government Investment Pools established by public entities			
Los Angeles County Pooled Investment Fund California Government Code Section 53684 allows local agencies in the County of Los Angeles to deposit excess funds in the Los Angeles County Treasury Pool for the purpose of investment by the Treasurer and Tax Collector of the County	10% of LACPIF pool balance	None	None
Mutual Funds and Money Market Mutual Funds	20%	Not applicable	Highest ranking by not less 2 largest rating services Have an SEC registered investment advisor with more than 5 years' experience Assets under management greater than $500 million
"Banker's acceptance"	40% of portfolio (no more than 30% in any one commercial bank)	180 days	None
Commercial Paper	40% of portfolio for counties, cities and other local agencies (No more than 10% of agency's money in the commercial paper of any one corporate issuer)	270 days	"A" or higher rating for issuer's debt within U.S. corporations and have assets in excess of $500 million
Repurchase Agreements	Not Allowable	Not Allowable	Not Allowable
Negotiable Certificates of Deposit Negotiable Certificates of Deposit issued by a nationally or State-charted bank, a federal association, or a State-licensed branch of a foreign-owned bank (insured by the federal government).	30%	5 years	None
Financial Futures and Financial option contracts	None	5 years	None
Reverse Repurchase Agreements and Securities Lending Agreements	Not Allowable	Not Allowable	Not Allowable
Mortgage Pass-Through Securities Mortgage-backed securities (Corporate issued)	Not specified		
Diversified Management Companies	20%	5 years	"A" or better ranking by nationally recognized rating service

2. CASH AND INVESTMENTS, CONTINUED

Investments Authorized by Debt Agreements

In addition to the investment types listed above, the Successor Agency may also invest appropriate funds in money market mutual funds and the Local Agency Investment Fund (LAIF) in accordance with bond indentures.

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. The investments in the money market mutual funds held by fiscal agent have a rating of AAA.

Concentration of Credit Risk

The investment policy of the Successor Agency, as summarized above, contains certain limitations on the amount that can be invested in any one issuer. There are no investments in any one issuer that represent more than 5% of total Successor Agency investments.

Custodial Credit Risk

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 its 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 (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

The California Government Code requires California banks and savings and loan associations to secure a Successor Agency's deposits by pledging government securities as collateral. The market value of pledged securities must equal at least 110% of the face value of the deposits. California law also allows financial institutions to secure Successor Agency deposits by pledging first trust deed mortgage notes having a value of 150% of the Successor Agency's total deposits. The Successor Agency may waive collateral requirements for deposits that are fully insured by federal depository insurance. However, the Successor Agency has not waived the collateralization requirements.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates.

2. CASH AND INVESTMENTS, CONTINUED

Interest Rate Risk (Continued)

Information about the sensitivity of the fair values of the Successor Agency's investments to market interest rates is provided by the following table that shows the remaining maturity of each investment:

Investments	Credit Rating	Fair Value June 30, 2018	12 Months or Less
Investments Held by Fiscal Agents:			
Money market mutual funds	AAA	$ 1,799,866	$ 1,799,866
Total Investments Held by Fiscal Agents		$ 1,799,866	$ 1,799,866

Fair Value Measurements

The Successor Agency categorizes its fair value measurement 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 assets. Level 1 inputs are based on the quoted prices in active markers for identical assets, Level 2 inputs are quoted prices of similar assets in active markets, and Level 3 inputs are significant unobservable inputs.

The Successor Agency's investments in money market mutual funds are not subject to the fair value hierarchy disclosure requirement.

3. LONG-TERM DEBT

Changes in long-term debt for the year ended June 30, 2019 are as follows:

Successor Agency	Balance at July 1, 2018	Additions	Deletions	Balance at June 30, 2019	Due within One Year	Due in More Than One Year
Other Debt:						
Bonds Payable:						
2013A Tax Refunding Bonds Atlantic-Garvey Project Redevelopment Project	$ 10,180,000	$ -	$ (965,000)	$ 9,215,000	$ 1,010,000	$ 8,205,000
2013B Tax Refunding Bonds – Merged Redevelopment Project	5,555,000	-	(400,000)	5,155,000	420,000	4,735,000
Subtotal	15,735,000	-	(1,365,000)	14,370,000	1,430,000	12,940,000
Add deferred amounts:						
Bond premium	814,442	-	(93,417)	721,025	-	721,025
Total Bonds Payable	16,549,442	-	(1,458,417)	15,091,025	1,430,000	13,661,025
Advances from City of Monterey Park	1,646,331	-	(200,656)	1,445,675	-	1,445,675
Total Other Debt	18,195,442	-	(1,659,073	16,536,700	1,430,000	15,106,700
Direct Borrowings:						
Loans and Notes Payable:						
Tax Increment Deferred Loan - Atlantic/Garvey Project	11,279,449	789,562	-	12,069,011	-	12,069,011
Tax Increment Deferred Loans - Merged Project	52,830,966	3,544,398	(363,243)	56,012,121	382,200	55,629,921
Low/Mod Housing Deferred Loans	1,186,222	-	-	1,186,222	-	1,186,222
Total Loans and Notes Payable	65,296,637	4,333,960	(363,243)	69,267,354	-	68,885,154
Total Successor Agency	$ 83,492,410	$ 4,333,960	$ (2,022,316)	$ 85,804,054	$ 1,812,200	$ 83,991,854

Tax Allocation Refunding Bond, Series 2013A (Atlantic-Garvey Redevelopment Project No. 1)

On December 1, 2013, the County of Los Angeles Redevelopment Refunding Authority assisted the Successor Agency to issue the $13,835,000 Tax Allocation Refunding Bond, Series 2013A, for the Atlantic-Garvey Redevelopment Project No. 1. These Bonds were issued to redeem the outstanding 2002 Tax Allocation Revenue Bonds. The Bonds are secured by a pledge of the tax revenues from the Project area and have interest rates ranging from 3.0% to 5.0%. Interest payments are payable semiannually on September 1 and March 1. Principal payments are made on September 1 of each year and continue until the year 2026.

Optional Redemption: The Bonds maturing on or before September 1, 2024, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, 2024, are subject to optional redemption on any date on and after September 1, 2023, in integral multiples of $5,000, from any available source of funds, at the times, at a redemption price equal to the principal amount of the Bonds to be redeemed, together with accrued interest thereon to the date fixed for redemption, without premium.

3. LONG-TERM DEBT, CONTINUED

Tax Allocation Refunding Bond, Series 2013A (Atlantic-Garvey Redevelopment Project No. 1) (Continued)

The Bonds are secured by a first and prior lien on tax increment revenues, excluding any portion of revenues that are required to be deposited to the Rebate Fund. The Bonds reserve requirement is met with a purchased insurance policy. Annual principal and interest payments on the Bonds are expected to require less than 90% of net revenues. The amount of principal and interest outstanding at June 30, 2019 totaled $10,783,524. Interest paid for the current year is $455,756, and the net tax increment revenue is collected and withheld by the County of Los Angeles due to the dissolution of the former Redevelopment Agency.

The annual debt service requirements on the Tax Allocation Refunding Bond, Series 2013A (Atlantic-Garvey Redevelopment Project No. 1) are as follows:

Year Ending June 30,	Principal	Interest	Total
2020	$ 1,010,000	$ 406,381	$ 1,416,381
2021	1,065,000	354,506	1,419,506
2022	1,115,000	300,006	1,415,006
2023	1,175,000	242,756	1,417,756
2024	1,165,000	106,691	1,271,691
2025 - 2027	3,685,000	158,184	3,843,184
Total	$ 9,215,000	$ 1,568,524	$ 10,783,524

Tax Allocation Refunding Bond, Series 2013B (Merged Redevelopment Project Area)

On December 1, 2013, the County of Los Angeles Redevelopment Refunding Authority assisted the Successor Agency to issue this $7,080,000 Tax Allocation Refunding Bond, Series 2013B, for the Merged Redevelopment Project No. 1. These Bonds were issued to redeem the outstanding 1998 Tax Allocation Revenue Bonds. The Bonds are secured by a pledge of the tax revenues from the Project area and have interest rates ranging from 3.0% to 5.0%. Interest payments are payable semiannually on September 1 and March 1. Principal payments are made on September 1 of each year and continue until the year 2028.

Optional Redemption: The Bonds maturing on or before September 1, 2024, are not subject to optional redemption prior to maturity. The Bonds maturing on and after September 1, 2024, are subject to optional redemption on any date on and after September 1, 2023, in integral multiples of $5,000, from any available source of funds, at the times, at a redemption price equal to the principal amount of the Bonds to be redeemed, together with accrued interest thereon to the date fixed for redemption, without premium.

The Bonds are secured by a first and prior lien on tax increment revenues, excluding any portion of revenues that are required to be deposited to the Rebate Fund. The Bonds reserve requirement is met with a purchased insurance policy. Annual principal and interest payments on the bonds are expected to require less than 90% of net revenues. The amount of principal and interest outstanding at June 30, 2019 totaled $6,465,796. Interest paid for the current year is $254,831 and the net tax increment revenue is collected and withheld by the County of Los Angeles due to the dissolution of the former Redevelopment Agency.

3. LONG-TERM DEBT, CONTINUED

Tax Allocation Refunding Bond, Series 2013B (Merged Redevelopment Project Area) (Continued)

The annual debt services requirement on the Tax Allocation Refunding Bond, Series 2013B (Merged Redevelopment Project Area) are as follows:

Year Ending June 30,	Principal	Interest	Total
2020	$ 420,000	$ 234,331	$ 654,331
2021	435,000	212,956	647,956
2022	460,000	190,581	650,581
2023	480,000	167,081	647,081
2024	505,000	155,081	660,081
2025 - 2029	2,855,000	350,766	3,205,766
Total	$ 5,155,000	$ 1,310,796	$ 6,465,796

Advances from the City of Monterey Park

In 2009, the State of California passed legislation that takes away redevelopment funds from local agencies as part of an effort to address its budget deficit. Furthermore, SB 68 was signed into law which allowed agencies to use accumulated housing funds to pay for the state required Supplemental Educational Revenue Augmentation Funds (SERAF) payments. On August 4, 2010, the former Redevelopment Agency passed two resolutions, RA 661 and 662, authorizing the Takeaway Loan to be made from the former Redevelopment Agency Capital Projects Fund (Housing Set Aside Fund) to the former Redevelopment Agency Debt Service Fund (Atlantic-Garvey and Merged Project Areas), in an amount of $1,459,258 and $1,142,640, respectively, without interest.

On May 4, 2011, the former Redevelopment Agency passed two resolutions, RA 682 and 683, authorizing additional Takeaway Loans to be made from the Redevelopment Agency Capital Projects Fund (Housing Set Aside Fund) to the Redevelopment Agency Debt Service Fund (Atlantic-Garvey and Merged Project Areas), in an amount of $300,436 and $235,249, respectively. The interest is accumulated at LAIF rate. On February 1, 2012, $2,617,203 was transferred from the former Redevelopment Agency Debt Service Fund to the Successor Agency due to the dissolution of the former Redevelopment Agency.

At June 30, 2019, the remaining balance of the Advance from City of Monterey Park totaled $1,445,676. This loan will be paid back to the Special Revenue Housing Fund according to a specific formula through the Recognized Obligation Payment Schedule distribution per the State of California Department of Finance (DOF).

4. LONG-TERM DEBT, CONTINUED

Tax Increment Deferred Loan - (Atlantic-Garvey Project)

On August 20, 1987, the former Redevelopment Agency entered into an agreement for reimbursement of tax increment funds with the County of Los Angeles (the "County"). In the Agreement, the County agreed to loan its portion of the tax increment revenues received from the amended area (88 Annex) to the former Redevelopment Agency at a 7% compound interest rate, beginning fiscal year 1989-90. The percentage distribution from the basic tax levy for the 88 Annex areas for the County and the former Redevelopment Agency is 43.7% and 56.3% respectively. The former Redevelopment Agency will commence repayment of this loan annually beginning with the fiscal year in which the former Redevelopment Agency's share of tax increment revenues (excluding Housing Fund contributions) from the 88 Annex areas exceeds $800,000. The outstanding balance of the Tax Increment Deferred Loan - (Atlantic/Garvey Project) was $12,069,011 at June 30, 2019.

Tax Increment Deferred Loan - (Merged Project)

The former Redevelopment Agency and the County Taxing Entities (the County of Los Angeles, the Los Angeles County Flood Control District, and the Los Angeles County Office of Education) entered into four agreements for reimbursement of the tax increment deferred amounts. In the Agreements, the County Taxing Entities agreed to loan their portions of the tax increment revenues received from the Southeast Project area, Freeway `99 Annex area, Central Commercial Project area, and Merged Monterey Pass Road area to the former Redevelopment Agency at specified interest rates ranging from 0% to 7%. The percentage distribution from the basic tax levy and the repayment schedule of the deferred loans are also based on a specified formula for each taxing entity. The outstanding balance of the Tax Increment Deferred Loan - (Merged Project) was $56,012,121 at June 30, 2019.

Low/Mod Housing Deferred Loans

State law required former redevelopment agencies to set aside 20 percent of their tax increment revenues for low/mod housing. In 1997, the former Redevelopment Agency approved a plan to set aside future tax increment revenue in addition to the regular 20 percent set aside requirements. On February 1, 2012, the commitment was transferred to the Successor Agency due to the dissolution of the former Redevelopment Agency and was approved by the DOF as a payable to the City's Special Revenue Housing Fund. A summary of the repayment plan is presented below:

For the Years Ending June 30,	Amount
2024 - 2029	$ 500,000
2030 - 2034	450,000
2035 - 2039	236,221
Total	$ 1,186,221

5. SUBSEQUENT EVENTS

Events occurring after June 30, 2019, have been evaluated for possible adjustments to the financial statements or disclosure as of December 9, 2019, which is the date these financial statements were available to be issued.