SEPARATE COVER ITEM

Board Meeting: February 12, 2013

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ANNUAL FINANCIAL REPORT JUNE 30, 2012

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FINANCIAL SECTION



VALUE THE DIFFERENCE

INDEPENDENT AUDITORS' REPORT

Governing Board Tracy School Facilities Financing Authority JPA Tracy, California

We have audited the accompanying financial statements of Tracy School Facilities Financing Authority JPA (the Agency), a component unit of Tracy Unified School District, as of and for the year ended June 30, 2012, which collectively comprise the Agency's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Agency's management. 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, 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Tracy School Facilities Financing Authority JPA at June 30, 2012, and the respective changes in financial position and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated January 29, 2013, on our consideration of the Agency'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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The required supplementary information, including management's discussion and analysis is not a required part of the basic financial statements, but is supplementary information required by the Governmental Accounting Standards Board (GASB). We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion.

Pleasanton, California January 29, 2013

Vavrinel, Trine, Day & Co XXP

MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2012

This section of Tracy School Facilities Financing Authority Joint Powers Agency (Agency)'s annual financial report presents management's discussion and analysis of the Agency's financial performance during the fiscal year that ended on June 30, 2012. Please read it in conjunction with the Agency's financial statements, which immediately follow this section. The financial statements are presented in accordance with the Governmental Accounting Standards Board Statement (GASB) No. 34.

The Tracy School Facilities Financing Authority JPA ("the Agency") was established April 1, 2011 and commenced operations on April 6, 2011 to aid in the financing and refinancing of public capital improvements for the benefit of the Tracy Unified School District ("the District").

Tracy Unified School District manages the financial records and monitors financial activities of the Authority.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Financial Statements

The report consists of three basic financial statements: the Statement of Net Assets, Statement of Revenues, Expenses, and Changes in Net Assets, and Statement of Cash Flows and provides information about the Agency as a whole. The financial statements also include notes that explain some of the information in the statements and provide detailed data.

The Primary unit of the government is the Tracy School Facilities Financing Authority Joint Powers Agency. The Agency does not have any component units.

The Statement of Net Assets

The focus of the Statement of Net Assets includes all assets and liabilities of the Agency using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. This statement combines and consolidates current financial resources with capital assets and long-term obligations. Net assets are the difference between assets and liabilities, and are one way to measure the Agency's financial health, or financial position. Over time, increases or decreases in the Agency's net assets are one indicator of whether its financial health is improving or deteriorating.

The Statement of Revenues, Expenses and Changes in Net Assets

The Statement of Revenues, Expenses, and Changes in Net Assets focuses on the costs of the Agency's operational activities, which are supported primarily by repayments from District bonds. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The Statement of Cash Flows

The Statement of Cash Flows provides an analysis of the sources and uses of cash within the operations of the Agency.

MANAGEMENT'S DISCUSSION AND ANALYSIS JUNE 30, 2012

FINANCIAL HIGHLIGHTS OF THE PAST YEAR

The Agency's total assets, liabilities, and net assets for the fiscal year ended June 30, 2012 are presented below.

				Percent
Assets	2012	2011	Change	Change
Cash	\$ 736,729	\$ 396,387	\$ 340,342	86%
Interest subsidy receivable	423,408	114,320	309,088	270%
Note receivable from District	16,000,000	16,000,000	-	0%
Deferred charges	203,936	218,503	(14,567)	-7%
Total Assets	17,364,073	16,729,210	634,863	4%
Liabilities				
Current liabilities	423,408	114,320	309,088	270%
Long-term obligations	19,770,000	19,770,000	-	0%
Total Liabilities	20,193,408	19,884,320	309,088	2%
Net Assets				
Restricted	(2,829,335)	(3,155,110)	325,775	-10%
Total Net Assets	\$ (2,829,335)	\$ (3,155,110)	\$ 325,775	-10%

The Agency's total revenue and expenditures for the fiscal year ended June 30, 2012, are presented below:

				Percent
Revenues	 2012	2011	Change	Change
General revenues:	 _			
Investment revenue	\$ -	\$ 16,000,000	(16,000,000)	-100%
Interest revenue	1,393,817	114,320	1,279,497	1119%
Total Revenues	1,393,817	16,114,320	(14,720,503)	-91%
Expenses				
Interest expense	1,045,817	114,320	931,497	815%
Amortization of issueance costs	22,225	-	22,225	100%
Transfer to District	-	19,155,110	-	0%
Total Expenses	1,068,042	19,269,430	931,497	5%
Change in Net Assets	\$ 325,775	\$ (3,155,110)	\$ (15,652,000)	496%

Qualified School Construction Bonds (QSCB) interest subsidies to be received from the U.S. Treasury are expected to provide the additional funding necessary to repay the QSCB debt.

LONG TERM DEBT

In May 2011, the Agency issued bonds in the amount of \$19,770,000 that mature on May 1, 2026. \$16 million of the proceeds were used to purchase Measure S bonds from the District and \$3.77 million was deposited into a fund to be used by District Measure S projects.

CONTACTING THE AGENCY FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, students, investors and creditors with a general overview of the Agency's finances and to show the Agency's accountability for the money it receives. If you have questions about this report or need any additional financial information, contact the Associate Superintendent, Business Services, at Tracy Unified School District, 1875 West Lowell Avenue, Tracy, California, 95376, or e-mail at cgoodall@tusd.net.

STATEMENT OF NET ASSETS JUNE 30, 2012

ACCETTO		
ASSETS		
Current Assets		
Deposits and investments	\$ 7	36,729
Interest receivable	4	23,408
Total Current Assets	1,1	60,137
Noncurrent Assets		
Note receivable	16,0	000,000
Deferred charges	2	03,936
Total Noncurrent Assets	16,2	03,936
Total Assets	17,3	64,073
LIABILITIES		
Interest payable from long term debt	4	23,408
Noncurrent portion of long-term obligations		70,000
Total Liabilities		93,408
NET ASSETS		
Restricted for:		
Debt service	(2.8	(29,335)
Total Net Assets		329,335)

The accompanying notes are an integral part of these financial statements.

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS FOR THE YEAR ENDED JUNE 30, 2012

REVENUES Interest revenue Total Revenue	\$ 1,393,817 1,393,817
EXPENSES Interest expense	1,045,817
Amortization of debt issuance costs Total Expenses	22,225 1,068,042
Change in Net Assets Net Assets, Beginning of Year Net Assets, End of Year	325,775 (3,155,110) \$ (2,829,335)

The accompanying notes are an integral part of these financial statements.

STATEMENT OF CASH FLOWS FOR THE YEAR ENDED JUNE 30, 2012

CASH FLOWS FROM OPERATING ACTIVITIES Adjustments to reconcile change in net assets to net cash provided by operations Depreciation and amortization	\$ 325,775 22,225
Net Cash Flows From Operating Activities	348,000
CASH FLOWS FROM FINANCING ACTIVITIES Issuance costs Net Cash Flows From Financing Activities	 (7,658) (7,658)
NET INCREASE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 340,342 396,387 736,729

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2012

NOTE 1 – DESCRIPTION OF AGENCY

The Tracy School Facilities Financing Authority Joint Powers Agency (Agency) was created pursuant to a Joint Exercise of Powers Agreement (the Agreement), dated April 1, 2011, between the Tracy Unified School District (District) and the California Municipal Finance Authority (CMFA).

The purpose of the Agency includes but is not limited to, the issuance of bonds for any purpose or activity permitted under Articles 1, 2 and 4 of Chapter 5 of Division 7 of Title I of the Government Code of the State of California, or any other applicable law, for the benefit of the Tracy Unified School District. The financial position and results of operations of the services are reflected in the funds of the joint powers authority. Under California law and the Agreement, the Agency is a public entity separate and apart from the parties to the Agreement and the debts, liabilities and obligations of the Agency are not the debts, liabilities or obligations of CMFA, the District or any representatives of CMFA or the District.

The Agency is deemed to be a component unit of the Tracy Unified School District, although it is a legally separate entity. The governing board of the Agency is appointed by the District. The Agency provides services entirely to the District. The Agency is fiscally responsible for its own operation, major financing arrangements and contracts. Tracy Unified School District manages the financial records and monitors the Agency's financial activities.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation - Fund Accounting

All activities of the Agency are presented as proprietary funds. The Agency's financial statements are presented on the accrual basis of accounting. Under this method income is recognized when earned, expenses are recorded when incurred.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principle ongoing operations. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

Cash and Cash Equivalents

The Agency'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

Investments held at June 30, 2012, with original maturities greater than one year are stated at fair value. Fair value is estimated based on quoted market prices at year-end. All investments not required to be reported at fair value are stated at cost or amortized cost.

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2012

Deferred Issue Costs

The Agency has capitalized deferred issue costs associated with bond issues. The deferred issue costs are being amortized over the term of the respective bonds using the straight line method.

Net Assets

In accordance with generally accepted governmental accounting standards, a statement of net assets, a statement of revenues and expenses and changes in net assets, and a statement of cash flow are presented. Net assets can be classified into restricted and unrestricted. These classifications are defined as follows:

Restricted – This component of net assets consists of constraints placed on net asset use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

Unrestricted – This component of net assets consists of net assets that do not meet the "restricted", or "invested in capital assets, net of related debt definitions.

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

Estimates

The preparation of the 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 amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

New Accounting Pronouncements

In November 2010, the GASB issued Statement No. 61, the Financial Reporting Entity: Omnibus-an amendment of GASB Statement No. 14 and No. 34. The objective of this Statement is to improve financial reporting for a governmental financial reporting entity. The requirements of Statement No 14, the Financial Reporting Entity, and the related financial reporting requirements of Statement No. 34, Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments, were amended to better meet user needs and to address reporting entity issues that have arisen since the issuance of those Statements.

This Statement modifies certain requirements for inclusion of component unit in the financial reporting entity. For organizations that previously were required to be included as component units by meeting the fiscal dependency criterion, a financial benefit or burden relationship also would need to be present between the primary government and that organization for it to be included in the reporting entity as a component unit. Further, for organizations that do not meet the financial accountability criteria for inclusion as component units but that, nevertheless, should be included because the primary government's management determines that it would be misleading to exclude them, this Statement clarifies the manner in which that determination should be made and the types of relationships that generally should be considered in making the determination.

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2012

This Statement also amends the criteria for reporting component units as if they were part of the primary government (that is, blending) in certain circumstances. For component units that currently are blended based on the "substantively the same governing body" criterion, it additionally requires that (1) the primary government and the component unit have a financial benefit or burden relationship or (2) management (below the level of the elected officials) of the primary government have operational responsibility (as defined in paragraph 8a) for the activities of the component unit. New criteria also are added to require blending of component units whose total debt outstanding is expected to be repaid entirely or almost entirely with resources of the primary government. The blending provisions are amended to clarify that funds of a blended component unit have the same financial reporting requirements as a fund of the primary government. Lastly, additional reporting guidance is provided for blending a component unit if the primary government is a business-type activity that uses a single column presentation for financial reporting.

This Statement also classifies the reporting of equity interest in legally separate organizations. It requires a primary government to report its equity interest in a component unit as an asset. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2012. Early implementation is encouraged.

NOTE 3 – DEPOSITS AND INVESTMENTS

Summary of Deposits and Investments

The Bank of New York Mellon acting as a fiscal agent on behalf of the Agency held all cash and investments from long term debt issuances. Deposits and investments as of June 30, 2012, consists of \$736,729 of cash held by Bank of New York Mellon.

Policies and Practices

The Agency is authorized under California Government Code to make direct investments in local agency bonds, notes, or warrants within the State; U.S. Treasury instruments; registered State warrants or treasury notes; securities of the U.S. Government, or its agencies; bankers acceptances; commercial paper; certificates of deposit placed with commercial banks and/or savings and loan companies; repurchase or reverse repurchase agreements; medium term corporate notes; shares of beneficial interest issued by diversified management companies, certificates of participation, obligations with first priority security; and collateralized mortgage obligations. Investments of debt proceeds held by bond trustees are further governed by the provisions of the debt agreements.

Custodial Credit Risk - Deposits

This is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. The Agency does not have a policy for custodial credit risk for deposits. However, the California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law. The market value of the pledged securities in the collateral pool must equal at least 110 percent of the total amount deposited by the public agency. California law also allows financial institutions to secure public deposits by pledging first trust deed mortgage notes having a value of 150 percent of the secured public deposits and letters of credit issued by the Federal Home Loan Bank of San Francisco having a value of 105 percent of the secured deposits. As of June 30, 2012, the Agency was not exposed to custodial credit risk.

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2012

NOTE 4 – RECEIVABLE FROM DISTRICT

Receivables at June 30, 2012, consisted of bond payments to be received from the Tracy Unified School District as follows:

		Interest to				
Fiscal Year_	P	Principal			Total	
2013	\$	400,000		474,000	\$	874,000
2014		497,000		460,545		957,545
2015		535,000		445,065		980,065
2016		578,000		428,370		1,006,370
2017		630,000		410,250		1,040,250
2018-2022		4,304,000		1,710,060		6,014,060
2023-2027		9,056,000		819,480		9,875,480
Total	\$	16,000,000	\$	4,747,770	\$	20,747,770

NOTE 5 – LONG TERM DEBT

On May 10, 2011, the Agency issued \$19,770,000 of Qualified School Construction Bonds. The bonds were issued to provide funds to purchase bonds from the District.

Summary

The changes in the Agency's long-term obligations during the year consisted of the following:

				Bonds			Bonds
Issue	Maturity	Interest	Original	Outstanding			Outstanding
Date	Date	Rate	Issue	July 1, 2011	Issued	Redeemed	June 30, 2012
5/10/11	8/1/2026	5.14%	\$ 19,770,000	\$ 19,770,000	\$ -	\$ -	\$ 19,770,000

Fiscal Year Principal Maturity Total 2013 \$ - \$ 1,016,178 \$ 1,016	
2013	
2015 Ψ - Ψ 1,010,176 Ψ 1,010	5,178
2014 - 1,016,178 1,016	5,178
2015 - 1,016,178 1,016	5,178
2016 1,055,000 989,064 2,044	1,064
2017 1,110,000 933,424 2,043	,424
2018-2022 6,520,000 3,720,846 10,240),846
2023-2027	7,386
Total \$ 19,770,000 \$ 10,374,254 \$ 30,144	1,254

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2012

NOTE 6 – NET ASSETS

The net asset deficit is the result of the transfer of \$19.7 million of funds to the District in exchange for a repayment agreement in the amount of \$16 million, plus interest. The principal and interest received from the district will be used to pay the principal on the Agency's debt. The interest on the Agency debt will be covered by an interest subsidy from the government, and is expected to result in no interest cost to the Agency.

NOTE 7 - COMMITMENTS AND CONTINGENCIES

Grants

The Agency receives financial assistance from Federal agencies in the form of Qualified School Construction Bonds (QSCB). The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the general fund or other applicable funds. A condition of the QCSB funds is that the proceeds must be spent within three years. In the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the Agency at June 30, 2012.

Services Provided By Others

The Tracy Unified School District provides general accounting services and computer processing services for transactions and financial reports on behalf of the Agency.

Litigation

The Agency is not currently a party to any legal proceedings.

INDEPENDENT AUDITORS' REPORTS



VALUE THE DIFFERENCE

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

Governing Board Tracy School Facilities Financing Authority JPA Tracy, California

We have audited the financial statements of Tracy School Facilities Financing Authority JPA as of and for the year ended June 30, 2012, which collectively comprise Tracy School Facilities Financing Authority JPA's basic financial statements and have issued our report thereon dated January 29, 2013. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Tracy School Facilities Financing Authority JPA's internal control over financial reporting as a basis for designing our auditing procedures 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 Tracy School Facilities Financing Authority JPA's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Tracy School Facilities Financing Authority JPA's internal control over financial reporting.

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 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.

Our consideration of internal control over financial reporting 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 financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Tracy School Facilities Financing Authority JPA's financial statements are free of 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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the governing board, audit committee, management, the California Department of Education, the State Controller's Office, and is not intended to be and should not be used by anyone other than these specified parties.

Pleasanton, California January 29, 2013

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SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FINANCIAL STATEMENT FINDINGS FOR THE YEAR ENDED JUNE 30, 2012

None reported.

SUMMARY OF PRIOR YEAR FINANCIAL STATEMENT FINDINGS FOR THE YEAR ENDED JUNE 30, 2012

None reported.