

**SANTA MARIA PUBLIC AIRPORT DISTRICT
BOARD OF DIRECTORS**

**Thursday
January 9, 2020**

**Administration Building
Airport Boardroom
7:00 P.M.**

**REGULAR MEETING
A G E N D A**

This agenda is prepared and posted pursuant to the requirements of the California Government Code Section 54954.2. By listing a topic on this agenda, the Santa Maria Public Airport District has expressed its intent to discuss and act on each item. The Santa Maria Public Airport District welcomes orderly participation at its meetings from all members of the public. This includes assistance under the Americans with Disabilities Act to provide an equally effective opportunity for individuals with a disability to participate in and benefit from District activities. To request assistance with disability accommodation, please call (805) 922-1726. Notification at least 48 hours prior to the meeting would enable the Santa Maria Public Airport District to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Adams, Brown, Rafferty, Engel, Baskett

- 1. MINUTES OF THE REGULAR MEETING HELD DECEMBER 12, 2019.**
- 2. COMMITTEE REPORT(S):**
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc)**
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc)**
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc)**
 - d) CITY & COUNTY LIAISON**
 - e) STATE & FEDERAL LIAISON**
 - f) VANDENBERG LIAISON**
 - g) BUSINESS PARK COMMITTEE (Ad Hoc)**
- 3. GENERAL MANAGER'S REPORT**
 - a) AirFest Update**
- 4. MANAGER OF FINANCE & ADMINISTRATION REPORT**
 - a) Demand Register**

5. **DISTRICT COUNSEL'S REPORT. (Joshua George and Natalie Frye Laacke)**
6. **PUBLIC SESSION:** Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board will establish time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.
7. **The Consent Calendar is approved by ROLL CALL VOTE on one Motion. These items are read only on request of Board members.**

The following items are presented for Board approval without discussion as a single agenda item in order to expedite the meeting. SHOULD ANYONE WISH TO DISCUSS OR DISAPPROVE ANY ITEM, it must be dropped from the blanket Motion of approval and be considered as a separate item.

It is the recommendation of staff that the Board receives, and file and/or approve the following leases and agreements or other routine items and authorize the President and Secretary to execute them:

- a) **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SECOND AMENDMENT OF CONSULTING SERVICES AGREEMENT BETWEEN THE DISTRICT AND TARTAGLIA ENGINEERING FOR TERMINAL APRON REHABILITATION, PHASE 2 AT THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
- b) **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE FIRST AMENDMENT OF SERVICE AGREEMENT BETWEEN THE DISTRICT AND TARTAGLIA ENGINEERING FOR PROFESSIONAL CIVIL ENGINEERING SERVICES FOR AIRFIELD PAVEMENT MARKING REHABILITATION AT THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
- c) **AUTHORIZATION FOR THE PRESIDENT AND SECRETARY TO EXECUTE THE SECOND AMENDMENT OF SERVICE AGREEMENT BETWEEN THE DISTRICT AND TARTAGLIA ENGINEERING FOR THE TAXILANE PAVEMENT REHABILITATION PROJECT AT THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
- d) **TUITION REIMBURSEMENT FOR RECEPTIONIST, KATYA HAUSSLER.**
- e) **TUITION REIMBURSEMENT FOR OPERATIONS OFFICER, CARLA OSBORN.**
8. **PRESENTATION OF THE ANNUAL AUDIT BY JEFF PALMER OF FEDAK AND BROWN LLP.**

9. **ADOPTION OF RESOLUTION 883. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO STANLEY DOMINGUES FOR SERVICE AS AN EMPLOYEE OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT.**
10. **AUTHORIZATION FOR THE GENERAL MANAGER TO EXECUTE THE AGREEMENT FOR ENFORCEMENT OF MODEL LEASE 2020 EFFECTING THE AIRPORT MOBILE HOME PARK.**
11. **ADOPTION OF RESOLUTION 884. A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT AUTHORIZING AGREEMENT WITH UMPQUA BANK TO PARTICIPATE IN THE CSDA DISTRICT PURCHASING CARD PROGRAM.**
12. **CLOSED SESSION. The Board will hold a Closed Session to discuss the following item(s):**
 - a) **Conference with Real Property Negotiators (Chris Hastert, Kerry Fenton and District Counsel) Re: 3249 Terminal Drive, Suite 104 (Gov. Code Section 54956.8)**
13. **DIRECTORS' COMMENTS.**
14. **ADJOURNMENT.**

MINUTES OF THE REGULAR BOARD
MEETING OF THE BOARD OF DIRECTORS
OF THE SANTA MARIA PUBLIC AIRPORT
DISTRICT HELD DECEMBER 12, 2019

The Board of Directors of the Santa Maria Public Airport District held a Regular Meeting at the regular place at 7:00 p.m. Present were Directors Rafferty, Adams, Engel, Brown and Baskett. General Manager Hastert, Manager of Finance & Administration Reade and District Counsel George.

1. Organizational meeting of the Board of Directors-Election of Officers pursuant to Article 1, Section 5 of the Official Administrative Code of the District. Director Rafferty asked the Board to consider changing the slate to reflect the following changes for the upcoming year. President Adams, Vice President Brown, Secretary Rafferty, Vice Secretary Engel and Director Baskett. Director Baskett made a Motion to approve. Director Brown Seconded and it was carried by a 5-0 vote.
2. Appointment of members to committees and assignment to Liaison positions. President Adams left the positions the same for the upcoming year.
3. MINUTES OF THE REGULAR MEETING HELD November 14, 2019. Director Brown made a Motion to approve the minutes of the regular meeting held November 14, 2019. Director Baskett Seconded and it was carried by a 5-0 vote.
4. COMMITTEE REPORT(S):
 - a) AVIATION SUPPORT & PLANNING (Standing or Ad Hoc) – No meeting scheduled.
 - b) ADMINISTRATION & FINANCIAL (Standing or Ad Hoc) – No meeting scheduled.
 - c) MARKETING & PROMOTIONS (Standing or Ad Hoc) – No meeting scheduled.
 - d) CITY & COUNTY LIAISON – No meeting scheduled.
 - e) STATE & FEDERAL LIAISON – No meeting scheduled.
 - f) VANDENBERG LIAISON – No meeting scheduled.
 - g) BUSINESS PARK COMMITTEE (Ad Hoc) – No meeting scheduled.
5. GENERAL MANAGER'S REPORT. Mr. Hastert notified the Board of meetings he had attended with the Water Board regarding PFAS, the Econ Alliance and potential developers. He reminded them of the upcoming meeting with Alaska Airlines and notified them of the Pinnacle Award that AirFest won at the annual ICAS Convention.
6. MANAGER OF FINANCE & ADMINISTRATION REPORT.

The Manager of Finance & Administration presented the Demand Register to the Board for review and approval.

a) Demand Register. The Demand Register, covering warrants 067283 through 067440 in the amount of \$977,688.39 was recommended for approval as presented. Director Baskett made a Motion to accept the Demand Register as presented. Director Rafferty Seconded and it was carried by a 5-0 vote.

b) Budget to Actual. Received and filed.

c) Financial Statements Received and filed.

7. DISTRICT COUNSEL'S REPORT. District Counsel George answered the Board's question regarding gifts of public funds and how it relates to Director Baskett.

8. PUBLIC SESSION: Statements from the floor will be heard during public session. Request to Speak forms are provided for those wishing to address the board. After completing the form, please give it to the Clerk. Requests requiring board action will be referred to staff and brought on the next appropriate agenda. Members of the public are cordially invited to speak on agenda items as they occur. Staff reports covering agenda items are available for review in the offices of the General Manager on the Tuesday prior to each meeting. The Board has established a five-minute time limit for receipt of testimony. The board reserves the right to establish further time limits for receipt of testimony.

Dave Baskett requested to speak regarding drone safety. Please see attached summary.

9. The Consent Calendar is approved by ROLL CALL VOTE on one Motion. These items are read only on request of Board members.

The following items are presented for Board approval without discussion as a single agenda item in order to expedite the meeting. SHOULD ANYONE WISH TO DISCUSS OR DISAPPROVE ANY ITEM, it must be dropped from the blanket Motion of approval and be considered as a separate item.

It is the recommendation of staff that the Board receives, and file and/or approve the following leases and agreements or other routine items and authorize the President and Secretary to execute them:

a) Authorization for the General Manager to proceed with LED lighting retro-fit projects.

b) Authorization for the President and the General Manager to execute Change Order No. 3 for the Taxilane Rehabilitation Project between the District and J.F. Will Company, Inc.

Director Baskett made a Motion to approve Consent Calendar Items 9(a) through 9(b) as presented. Director Rafferty Seconded and it was carried by a 5-0 vote. Directors Adams, Brown, Rafferty, Engel and Baskett voted "Yes".

10. Discussion and direction to staff regarding long-term aviation and non-aviation land lease policy. The Board asked this item to be brought to the committee level for further discussion.

11. Adoption of Resolution 882. A Resolution of the Board of Directors of the Santa Maria Public Airport District approving the policy for retention of documents and destruction of specified documents. Director Baskett made a Motion to approve. Director Rafferty Seconded and it was carried by a 5-0 vote. Directors Adams, Brown, Rafferty, Engel and Baskett voted "Yes".
12. Discussion and direction to staff regarding the official logo. Director Rafferty made a Motion to approve. Director Engel Seconded and the new logo was approved.
13. Discussion and direction to staff regarding switching banks for District credit card services. The Board asked Mr. Hastert to proceed forward.
14. Discussion and direction to staff regarding Access Badges. The Board authorized a reduction in cost for the renewal fee of the AOA Badge starting in 2020.

RECESS: At 8:03 p.m.

Return to OPEN SESSION: At 8:14 p.m. The Board and staff reconvened to Open Session.

15. CLOSED SESSION. At 8:14 p.m. the Board went into Closed Session to discuss the following item(s):
 - a) Conference with Real Property Negotiators (Chris Hastert, Kerry Fenton and District Counsel) Re: 3249 Terminal Drive, Suite 104 (Gov. Code Section 54956.8)
 - b) Conference with Real Property Negotiators (Chris Hastert, Tom Ross and District Counsel) Re: APN 111-231-17 (Gov. Code Section 54956.8)
 - c) Conference with Legal Counsel-Pending litigation pursuant to Government Code Section 54956.9(d)(4): 1 case SMPAD v. Sylvia Saucedo.

At 8:47 p.m., the Board and staff reconvened to Open Public Session.

There were no reportable actions.

16. DIRECTORS' COMMENTS: Director Baskett asked for an update on Customs and stated that he supports continuing with one monthly board meeting.

Director Brown would like to know the financial status of the air show.

Director Rafferty stated he had a fun two years as Board President, he thinks the current slate is a good one and wished everyone a Merry Christmas.

Director Engel asked for a status update on one of our tenants.

Director Adams wished everyone a Merry Christmas.

17. ADJOURNMENT. President Adams asked for a Motion to adjourn to a Regular Meeting to be held on January 9, 2020 at 7:00 p.m. at the regular meeting place. Director Baskett made that Motion, Director Engel Seconded and the Motion was carried by a 5-0 vote.

ORDER OF ADJOURNMENT

This Regular Meeting of the Board of Directors of the Santa Maria Public Airport District is hereby adjourned at 8:51 p.m. on December 12, 2019.

Chuck Adams, President

Hugh Rafferty, Secretary

Terrorist Attack at the Santa Maria Airport?

20 March 2019

Last week at a hotel near the Pentagon was a three day "Counter UAS Summit" (often referred to as Drones).

The purpose was to find answers on how to deal with the explosive growth of drones in American airspace.

Agencies involved included the Office of the Secretary of Defense, The Joint Chiefs of Staff, Army, Navy, Air Force, Marines, Coast Guard, Department of Justice, FBI, the Federal Aviation Agency (FAA), Department of Homeland Security, National Academies of Sciences, the Operational Warfighting Division, Center for Naval Analyses, Federal Bureau of Prisons, Department of Energy (Sandia). And an Intelligence Organization focused on the Russian drone and counter drone capabilities in their warfighting in Syria. Attending were delegates from several foreign countries including Japan.

The Summit was energized by the recent shutdown of major international airports caused by drones and resulted in the diversion of more than 1,000 flights.

There was consensus on categorizing operators of unwanted drones into three areas:

1. The Clueless
2. The Careless
3. The Criminal

An example of the first: The case of a 9 year-old girl who received a birthday drone from her grandfather. It was found on a US Air Force runway and shut down operations.

An example of the second: The unauthorized dropping of leaflets during the recent Super Bowl.

My concern is the third.

A public question asked was: If the FAA contractor operated control tower at the FAA 139 licensed Santa Maria Airport (a Special District) observed a drone headed for a collision with a landing airliner or firefighting air tanker and has an "electronic rifle" used to shoot the drone down (saving the airliner or airtanker) how much trouble is the tower in?

Under current rules, many laws were violated by the airport "defender".

1 An expected tactic to destroy a landing or taking off airliner is not just guiding a
2 single drone to hit it but to employ a "swarm" vertical wall of drones that pop up
3 just in time to insure fatal collisions.

4 In a response to this new kind of danger, President Trump recently signed new
5 bills authorizing two federal agencies for the first time to take active protection
6 against drones.

7 Both US and Russian forces in Syria have been attacked by very sophisticated
8 1515 drones and public statements have been made admitting that the US Air
9 Force no longer has air superiority in the battle area.

10 The United States has only about 290,000 registered aircraft and less than
11 500,000 pilots but there are more than 1.4 million known drones. By 2021 the
12 FAA expects millions more.

13 While the new models currently sold in stores or on line have "Geo Fencing"
14 which is software that limits flights into special areas such as airports, over
15 some federal prisons and much of the DC area, it is easy to override and
16 rapidly emerging are "Dark Drones".

17 Dark Drones do not rely on normal line of sight electronic signal links, remote
18 satellite GPS or other radio frequency (RF) mechanisms. At an appointed
19 time, they takeoff and fly, in a non-straight line, to the target and destroy it. This
20 is all done quickly, at a very cheap cost, while being commanded and
21 monitored from thousands of miles away.

22 In my view, the Santa Maria Airport is not a high-level target, such as LAX or
23 San Francisco for a drone or dark drone attack by a non-state group. However,
24 it is likely a desirable target for terrorist training or a personal vendetta. In addition,
25 it may be the scene of a fatal crash caused "clueless" or "careless" operators.

26
27 David E. Baskett.

28 An Old Soldier and a Santa Maria Airport Director

2019-2020

**DEMAND REGISTER
SANTA MARIA PUBLIC AIRPORT DISTRICT**

Full consideration has been received by the Santa Maria Public Airport District for each demand, numbers 067441 to 067485, and electronic payments on Pacific Premier Bank and in the total amount of \$221,065.34.

CHRIS HASTERT
GENERAL MANAGER

DATE

The undersigned certifies that the attached register of audited demands of the Santa Maria Public Airport District for each demand, numbers 067441 to 067485, and electronic payments on Pacific Premier Bank in the total amount of \$221,065.34 has been approved as being in conformity with the budget approved by the Santa Maria Public Airport District and funds are available for their payment.

VERONEKA READE
MANAGER OF FINANCE AND ADMINISTRATION

DATE

THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT APPROVED PAYMENT OF THE ATTACHED WARRANTS AT THE MEETING OF JANUARY 9, 2020.

HUGH RAFFERTY
SECRETARY

Santa Maria Public Airport District

Demand Register

Check Number	Check Date	Vendor Name	Document Amount	Description
* 067441	12/12/2019	AT&T	122.08	Phone Service
* 067442	12/19/2019	Santa Maria Museum of Flight	1,600.00	Tenant Holiday Celebration
* 067443	12/19/2019	Testa Catering	2,305.61	Tenant Holiday Celebration
* 067444	12/30/2019	ADB SAFEGATE Americas LLC	107.53	Lighting & Nav Aid Maint.
* 067445	12/30/2019	Advantage Answering Plus	385.20	Answering Service
* 067446	12/30/2019	Aflac	374.70	Voluntary Ins. - Employee
* 067447	12/30/2019	AT&T	175.49	Phone Service
* 067448	12/30/2019	Bartlett, Pringle & Wolf	540.50	Computer Support
* 067449	12/30/2019	Blueglobes, Inc.	425.28	Lighting & Nav Aid Maint.
* 067450	12/30/2019	Bomar Security & Investigation	930.00	Security Service
* 067451	12/30/2019	Boyer's Diesel	360.00	Heavy Equipment Maint.
* 067452	12/30/2019	Central Coast Jet Center	48,875.11	Fuel and Oil Expense Air Show
* 067453	12/30/2019	Consolidated Electrical Distributors, Inc.	255.29	Lighting Maintenance
* 067454	12/30/2019	City of Guadalupe	1,827.24	Security Service
* 067455	12/30/2019	City of Santa Maria	254.92	Water Invoice
* 067456	12/30/2019	Clark Pest Control	916.00	Pest Control - Terminal & Adm.
* 067457	12/30/2019	Fastenal Company	49.94	Shop Supplies
* 067458	12/30/2019	Federal Express	84.34	Freight & Common Carrier
* 067459	12/30/2019	De Lage Landen	106.37	Lease/Maint. - Copier
* 067460	12/30/2019	Kerry Fenton	850.36	Travel Expense
* 067461	12/30/2019	Frontier Communications	880.62	Telephone Service
* 067462	12/30/2019	Home Depot	248.30	Building Maintenance
* 067463	12/30/2019	J B Dewar, Inc	2,686.36	Fuel Expense - Gas/Diesel
* 067464	12/30/2019	J.D. Humann Landscape Contr.	4,687.41	Landscape Maintenance
* 067465	12/30/2019	J.F. Will Company, Inc.	24,900.53	Taxilane Repair
* 067466	12/30/2019	Los Padres Fire Protection	400.00	Fire Equipment Service
* 067467	12/30/2019	Mission Uniform Service	265.78	Uniform Service
* 067468	12/30/2019	Napa Auto Parts	27.59	Auto parts
* 067469	12/30/2019	Neopost USA, Inc.	200.00	Postage
* 067470	12/30/2019	Mail Finance	362.90	Postage Meter Lease
* 067471	12/30/2019	Pacific Telemanagement Services	227.92	Pay Phone Service
* 067472	12/30/2019	Principal Financial Group	2,201.49	Dental, Life, Disability, Vision
* 067473	12/30/2019	Quinn Company	2,209.78	Equipment Rental

* 067474	12/30/2019 Sage Institute Inc.	2,260.00	Consulting Service
* 067475	12/30/2019 Santa Barbara Cnty Special District Assoc.	120.00	Monthly Chapter Dinner
* 067476	12/30/2019 Sherwin-Williams	11.81	Painting Supplies
* 067477	12/30/2019 S Lombardi & Assoc., Inc.	11,885.00	Airport Advertising
* 067478	12/30/2019 Santa Maria Times	440.00	Annual Subscription
* 067479	12/30/2019 Santa Maria Police Council	250.00	Air Show Non-profit payment
* 067480	12/30/2019 Richard Tokoph	121.65	Reimbursement
* 067481	12/30/2019 Tri-Counties Plant Service	275.00	Interior Plants Maint.
* 067482	12/30/2019 Ultrex Business Solutions	5.86	Office Supplies
* 067483	12/30/2019 WageWorks	100.00	Cafeteria Plan - Admin. Fee
* 067484	12/30/2019 Comcast	1,359.34	Cable/Internet /Digital Voice
* 067485	12/30/2019 Adamski Moroski	6,848.00	Legal Service
Total Checks		123,521.30	
	12/12/2019 Paychex	26,101.84	Payroll
	12/13/2019 Paychex	5,247.13	Payroll Taxes
	12/17/2019 Mass Mutural	3,671.38	Employee Paid Retirement
	12/23/2019 CalPERS	5,367.35	Retirement Payment
	12/24/2019 CalPERS	300.00	Annual Social Security Fee
	12/24/2019 Pacific Gas & Electric Company	25.46	Terminal/Admin./Main Hangar
	12/24/2019 Pacific Gas & Electric Company	222.43	Terminal/Admin./Main Hangar
	12/24/2019 Pacific Gas & Electric Company	450.44	Terminal/Admin./Main Hangar
	12/24/2019 CalPERS	5,184.34	Retirement Payment
	12/26/2019 Paychex	25,243.01	Payroll
	12/27/2019 Paychex	5,199.66	Payroll Taxes
	12/30/2019 Mass Mutural	3,671.38	Employee Paid Retirement
	12/27/2019 Card ServiceCenter	3,538.47	Business Travel & Enter.
	12/27/2019 Card ServiceCenter	828.17	Business Travel & Enter.
	12/30/2019 Card ServiceCenter	6,632.61	Business Travel & Enter.
	12/30/2019 Card ServiceCenter	711.77	Business Travel & Enter.
	1/7/2020 CalPERS	5,148.60	Retirement Payment
Total Electronic Payments		97,544.04	
Net Dispersed Funds		221,065.34	

* Approved by one Board Member

SECOND AMENDMENT OF CONSULTING SERVICES AGREEMENT
(PRELIMINARY ENGINEERING, ENGINEERING DESIGN, BIDDING,
CONSTRUCTION AND COMPLETION PHASE SERVICES) FOR
TERMINAL APRON REHABILITATION, PHASE 2 AT THE
SANTA MARIA PUBLIC AIRPORT DISTRICT

RE: By this Agreement, dated November 19, 2018 between SANTA MARIA PUBLIC AIRPORT DISTRICT (herein called "District") and TARTAGLIA ENGINEERING a sole proprietorship owned by John A. Smith, (herein called "Engineer"), District retains Engineer to perform certain engineering and design services.

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and TARTAGLIA ENGINEERING ("Engineer") agree to amend the Agreement effective January 9, 2020, as follows:

1. **TIME OF PERFORMANCE.** The time to complete the services is extended from November 30, 2019 to February 29, 2020.

All of the terms, covenants, conditions, provisions and agreements of said Agreement, as amended, shall remain in full force and effect.

Dated: January 9, 2020

DISTRICT:

Approved as to content for
District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

Chris Hastert, General Manager

Chuck Adams, President

Approved as to form for District:

Hugh Rafferty, Secretary

District Counsel

ENGINEER:

TARTAGLIA ENGINEERING

John A. Smith, Principal

**FIRST AMENDMENT OF SERVICE AGREEMENT
(PROFESSIONAL CIVIL ENGINEERING SERVICES FOR AIRFIELD
PAVEMENT MARKING REHABILITATION) AT THE
SANTA MARIA PUBLIC AIRPORT DISTRICT**

RE: By this Agreement, dated August 22, 2019 between SANTA MARIA PUBLIC AIRPORT DISTRICT (herein called "District") and TARTAGLIA ENGINEERING a sole proprietorship owned by John A. Smith, (herein called "Engineer"), District retains Engineer to perform certain engineering and design services.

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and TARTAGLIA ENGINEERING ("Engineer") agree to amend the Agreement effective January 9, 2020, as follows:

1. **TIME OF PERFORMANCE.** The time to complete the services is extended from October 31, 2019 to January 31, 2020.

All of the terms, covenants, conditions, provisions and agreements of said Agreement, as amended, shall remain in full force and effect.

Dated: January 9, 2020

DISTRICT:

Approved as to content for
District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

Chris Hastert, General Manager

Chuck Adams, President

Approved as to form for District:

Hugh Rafferty, Secretary

District Counsel

ENGINEER:

TARTAGLIA ENGINEERING

John A. Smith, Principal

SECOND AMENDMENT OF SERVICE AGREEMENT
(TAXILANE PAVEMENT REHABILITATION) AT THE
SANTA MARIA PUBLIC AIRPORT DISTRICT

RE: By this Agreement, dated May 15, 2019 between SANTA MARIA PUBLIC AIRPORT DISTRICT (herein called "District") and TARTAGLIA ENGINEERING a sole proprietorship owned by John A. Smith, (herein called "Engineer"), District retains Engineer to perform certain engineering and design services.

The SANTA MARIA PUBLIC AIRPORT DISTRICT ("District") and TARTAGLIA ENGINEERING ("Engineer") agree to amend the Agreement effective January 9, 2020, as follows:

1. **TIME OF PERFORMANCE.** The time to complete the services is extended from December 31, 2019 to January 31, 2020.

All of the terms, covenants, conditions, provisions and agreements of said Agreement, as amended, shall remain in full force and effect.

Dated: January 9, 2020

DISTRICT:

Approved as to content for
District:

SANTA MARIA PUBLIC AIRPORT DISTRICT

Chris Hastert, General Manager

Chuck Adams, President

Approved as to form for District:

Hugh Rafferty, Secretary

District Counsel

ENGINEER:

TARTAGLIA ENGINEERING

John A. Smith, Principal

Fall 2019

Transcript CE

Transcript CR

TERM GPA: 4.00

CUMULATIVE GPA: 3.49

College Algebra

MATH 131/ DIST. ED INTERNET DELAYED/ A

A
FINAL

Unofficial Transcript

Term: Fall 2018

Academic Standing: Academic Good Standing

Last Academic Standing: Academic Good Standing

Subject Course Campus Level				Title	Grade	Credit Hours	Quality Points	Start and End Dates	R
MATH	131	Online	CR	College Algebra	A	3.000	12.00		I
				Attempt Hours	Passed Hours	Earned Hours	GPA Hours	Quality Points	GPA
Current Term:				3.000	3.000	3.000	3.000	12.00	4.00
Cumulative:				113.000	96.000	96.000	94.000	328.00	3.49

7/12/2019



Payment Receipt

Your payment in the amount of \$158.00 was successful. Please print this page for your records.

Payment date:	7/12/19
Amount paid:	\$158.00
Transaction type:	Purchase
Student name:	Yekaterina A. Haussler
Paid to:	Allan Hancock College 800 S College Dr Santa Maria, CA 93454 UNITED STATES
Web address:	https://secure.touchnet.net/C20355_tsa/web
Payment method:	XXXXXXXXXXXX4768
Card type:	MASTERCARD
Name on card:	Yekaterina Haussler
Card not present for this transaction.	

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Allan Hancock College
Student Schedule/Payment History
Fall 2019

Schedule for Yekaterina A. Haussler H01065483
10-JUL-2019

Your Registration Begins: 07 MAY 2019 at 8:00am

CRN	Subj	Crse	Title	Crd	Start Date	End Date	Times	Days	Bld	Rm
*20634	MATH	131	College Algebra	3.0	19-AUG-2019	12-DEC-2019	TBA		ONLINE	DL

Additional Information **Click the blue CRN for more details.**

CRN	Subj	Crse	Instructor	Email	Refund Deadline	Last Day to Drop Without a W	Last Day to Drop With a W
20634	MATH	131	Yavari, Mina	myavari@hancockcollege.edu		30-AUG-2019	08-NOV-2019

*This is an online distance learning class. Click the blue CRN for orientation/examination information.

Account Information

[Click to check bookstore costs](#)

This statement reflects the current balance due on your account. If you have made your payment since the Statement Date listed above, please disregard. Any questions regarding this statement as well as how to submit a payment may be directed to the cashier office (805) 922-6966 ext. 3270 or email cashiering@hancockcollege.edu. If you need assistance paying your registration fees, please contact the financial aid office at (805) 922-6966 ext. 3200 or email at finaid@hancockcollege.edu. An unpaid balance will result in a hold on your student account and inability to register for the next term.

Pay your fees!

When registering for classes, fees must be paid by the established deadlines.

A balance on your student account could result in a block on future registration or a failing grade in your class.

If you have a balance due of \$50 or less, you will NOT be automatically dropped from classes. It is your responsibility to drop yourself from any classes you no longer want to attend. Failure to drop may result in a failing grade in the class.

Visit www.hancockcollege.edu/fees and click Payment Deadlines for details.

Account Summary for Yekaterina A. Haussler -- H01065483				
			Account Balance: \$158.00	
Fall 2019				
Detail Code	Description	Charge	Payment	Balance
RENR	Enrollment Fee	\$138.00		\$138.00
RHTH	Health Fee	\$20.00		\$20.00
RSRF	Student Representative Fee	\$1.00		\$1.00
Term Charges:		\$159.00		
Term Credits & Payments:			\$0.00	
Term Balance:				\$159.00
			Previous Balance:	-\$1.00
			Account Balance:	\$158.00

[Choose Another Term](#)

[Refund Request](#)

[Pay Now](#)

Carla Osborn

Account No: 2513380
Statement Print Date: 1/7/2020 15:51 PM
Statement From/To Date: 9/7/2019 To 1/7/2020

Charges				
Date Posted	Term	Item Description	Amount	Currency
11/22/2019	Worldwide 2020-01 January	WW Tuition Undergrad	1,239.00	USD
09/24/2019	Worldwide 2019-10 October	WW Tuition Undergrad	1,239.00	USD
Total Charges:			2,478.00	

Payments				
Date Posted	Term	Item Description	Amount	Currency
10/07/2019	Student Financials CR	Payment by PayPath	-1,239.00	USD
Total Payments:			-1,239.00	

Refunds				
Date Posted	Term	Item Description	Amount	Currency
Total Refunds:			.00	

Financial Aid				
Date Posted	Term	Item Description	Amount	Currency
Total Financial Aid:			.00	

Net Total for Statement Date Range: 1,239.00

Daytona Beach Campus:
600 S. Clyde Morris Blvd.
Daytona Beach, FL 32114
386-226-6285

Prescott Campus:
3700 Willow Creek Rd.
Prescott, AZ 86301
928-777-3726

Worldwide Campus:
Campus of Attendance
386-226-6280

Order Summary

Order Number: 15710000042257

Order Date: Oct 7, 2019

Receipt Method: Ground

Order Details

Product Details:

** Basic Technical Mathematics (w/MML)

Author: Washington

Edition: 11th

ERAU Worldwide > Fall 2019 - October >

MATH > 111 > 0012

STATUS: FULFILLED

Qty: 1

Unit Price:	\$133.25
	BUY NEW
Product Total:	\$133.25

Tracking Number: [121436544944](#)

Product Total:	\$0.00
Shipping Total:	\$0.00
Sales Tax:	\$0.00
Rental Tax:	\$0.00
Tax Total:	\$0.00
Order Total [USD]:	\$0.00 (USD)

**Condition preference updated based on available inventory.

Includes shipping tax if applicable

Contact Information

Embry Riddle Worldwide Bookstore

Store Fulfillment Center

5730 Bowden Rd

Suite 307

Jacksonville, FL 32216

phone: 904-732-5010

email:

embryriddleworldwidebookstore@bkstr.com

Return Policy

View our [return policy](#).

Order Status

View your [order status](#).

View Grades

[Grade Report](#)

- [Term GPA](#)

4.000

- [Cumulative GPA](#)

4.000

1 row

Class	Description	Units	Grading	Grade	Grade Points
Class	Description	Units	Grading	Grade	Grade Points
MATH 111	Pre-calculus for Aviation	3.00	Worldwide Graded A		12.000



Santa Maria Public Airport District

Santa Maria, California

Comprehensive Annual Financial Report

For the Fiscal Years Ending June 30, 2019 and 2018



Our Mission Statement

"To provide a safe, friendly, attractive and economically sound airport through integrity and efficiency."

Santa Maria Public Airport District Board of Directors as of June 30, 2019

<u>Name</u>	<u>Title</u>	<u>Elected/ Appointed</u>	<u>Current Term</u>
Hugh Rafferty	President	Appointed	12/18 - 12/20
Chuck Adams	Vice President	Elected	12/16 - 11/20
Carl Engel, Jr.	Secretary	Elected	12/18 - 11/20
Steve Brown	Vice Secretary	Elected	12/18 - 12/20
David Baskett	Director	Elected	12/18 - 11/20

**Santa Maria Public Airport District
Chris Hastert, General Manager
3217 Terminal Drive,
Santa Maria, CA 93455 • (805) 922-1726
www.santamariaairport.com**



Comprehensive Annual Financial Report
For The Fiscal Years Ending
June 30, 2019 and 2018

SANTA MARIA PUBLIC AIRPORT DISTRICT
3217 Terminal Drive
Santa Maria, California 93455

Prepared by:
Finance Department
Veroneka Reade, Manager of Finance and Administration

**Santa Maria Public Airport District
Comprehensive Annual Financial Report
For the Fiscal Years Ended June 30, 2019 and 2018**

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Introductory Section

Final Draft Subject to Board Approval

Final Draft Subject to Board Approval



January 23, 2020

Board of Directors
Santa Maria Public Airport District

State law requires that every general-purpose government publish a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal years ended June 30, 2019 and 2018.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Fedak & Brown LLP, have issued an unmodified ("clean") opinion on the Santa Maria Public Airport District's financial statements for the years ended June 30, 2019 and 2018. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of Government

The District is a special district that was established in 1964. The District encompasses an area of 400 square miles extending from the Cuyama River at the north to a point three miles south of the community of Los Alamos at the south. Then in an east-west direction, the District commences at Point Sal at the Pacific Ocean and extends eastward a distance of 30 miles, or 10 miles east of the dam at Twitchell Reservoir. The District's approximately 2,598 acres includes two active runways and provides facilities for one regional airline (Allegiant Airlines) and serves as home base for over 200 general aviation aircraft.

The District is governed by a five-member Board of Directors who serve four-year terms and are elected at large. The District's Board of Directors meets on the second and fourth Thursday of each month. Meetings are publicly noticed and citizens are encouraged to attend. The directors entrust the responsibility for the efficient execution of airport policies to their designated representative, the General Manager. The District currently has thirteen employees.

In the early 1940's, during World War II, the U. S. Army Corps of Engineers constructed what was then known as Santa Maria Army Base to provide training facilities for crews of B-25 aircraft. A few years later the B-25 groups left and the facility became a training field for P-38 pilots and ground crews.

In 1946, following the war's end, the County of Santa Barbara acquired the property by means of an interim permit issued by the War Assets Administration. The County retained control of the facility until 1949, at which time the City of Santa Maria obtained an undivided one-half interest. This dual ownership/management proved cumbersome to administer, and in March of 1964 transfer of the airport to the newly formed Santa Maria Public Airport District was accomplished.

Profile of Government, continued

Since formation of the District, numerous projects have been accomplished which directly and indirectly benefit each person in the District. Examples of these projects include the design and construction of Skyway Drive from Betteravia Road to the Orcutt Expressway, design and construction of the planned industrial park east of Skyway Drive, and construction of the new airport terminal building, crash/fire/rescue station, air traffic control tower, new owner built hangars area, and other facilities adjacent to the primary runway. The District has lengthened the runway 12/30 by 1,700 additional feet which allows for more general aviation activities at the District.

The District's Board of Directors annually adopts an operating and capital budget prior to the new fiscal year. The budget authorizes and provides the basis for reporting and control of financial operations and accountability for the District's enterprise operations and capital projects. The budget and reporting treatment applied to the District is consistent with the accrual basis of accounting and the financial statement basis. Each year the District adopts a balanced budget.

Local Economy

The District office is located in the City of Santa Maria in Santa Barbara County. The City of Santa Maria is considered a premiere city in the Central Coast communities of California. The community is located approximately eighty miles northwest of Santa Barbara and 180 miles northwest of downtown Los Angeles.

The economic outlook for the State, according to the California Fiscal Outlook, continues to see steady wage and salary growth in large part due to record low unemployment. This in turn translates into slower anticipated job growth as there are a limited number of Californians looking for jobs. The housing market is expected to continue weakening as price growth slows due to the rising supply of homes for sale and tighter mortgage lending. Uncertainties about the stock market and trade disputes continue to cloud the overall strong economy.

As of July, the current economic expansion is now the longest on record. Recent surveys of consumers and experts alike indicate an increased pessimism on the economic outlook. Yet economic recessionary indicators at this point are mixed with prognosticators vacillating on how much longer the expansion will last.

The 2019 Economic Forecast, prepared by the University of California, Santa Barbara, highlights at a local level growing total employment and decreasing unemployment rates, mirroring Statewide trends. Real Gross Domestic Product (GDP) growth rates remain modest and the government sector continues to be the largest contributor to Real GDP in Santa Barbara County. Housing price growth in Santa Barbara County has moderated and remains at about half the national average. Overall industry in the County has seen exponential growth in small regional banks, recovery in agriculture from the drought, and significant growth in the beer industry with 11 establishments compared to 3 in 2013. (Source: Santa Barbara County CAFR page 5)

The District has the second largest land area of any airport in California. As such, the District's main source of revenue, aside from property taxes, is land usage revenue. The District leases its land to various non-aviation users for the purposes of farming, and industrial use.

Long-term Financial Planning

The District's financial plan includes the establishment of designated funds in accordance with long-term contingencies and goals. Restricted and designated funds are set to ensure the continued orderly operation of the District and the provision of services to customers at established levels. The District has committed to the following funds and objectives:

1. Proceeds from land sales are held for improvements to the airport.

Relevant Financial Policies

The District continues its practice of developing a long-term funding strategy to pay for future capital projects identified in its planning efforts. All projects are currently handled on a pay-as-you-go basis; no debt burden has been added to finance capital projects. The funds for these projects will come from the excess operating net revenues, operating reserves and grants from the Federal Aviation Administration.

Internal Control Structure

District management is responsible for the establishment and maintenance of the internal control structure that ensures that the assets of the District are protected from loss, theft, or misuse. The internal control structure also ensures that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The District's internal control structure is designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

Investment Policy

The Board of Directors annually adopt an investment policy that conforms to state law, District ordinances and resolutions, prudent money management, and the "prudent person" standards. The objective of the Investment Policy is safety, liquidity, and yield. District reserve funds are invested in the State of California's Local Agency Investment Fund.

Major Initiatives

The activities of the Board and staff of the District are driven by its Mission Statement: "To provide a safe, friendly, attractive and economically sound airport through integrity and efficiency".

The District has begun an update of the 2007 Master Plan project. The completion of Phase Two of the terminal apron is nearing completion.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a *Certificate of Achievement for Excellence in Financial Reporting* to the District for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2018. This was the twelfth year that the District has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a governmental entity must publish an easily readable and efficiently organized Comprehensive Annual Financial Report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.


A Certificate of Achievement is valid for a period of one year only. We believe that our current Comprehensive Annual Financial Report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Preparation of this report was accomplished by the combined efforts of District staff. We appreciate the dedicated efforts and professionalism that our staff members bring to the District. We would also like to thank the members of the Board of Directors for their continued support in the planning and implementation of the Santa Maria Public Airport District's fiscal policies.

Respectfully submitted,

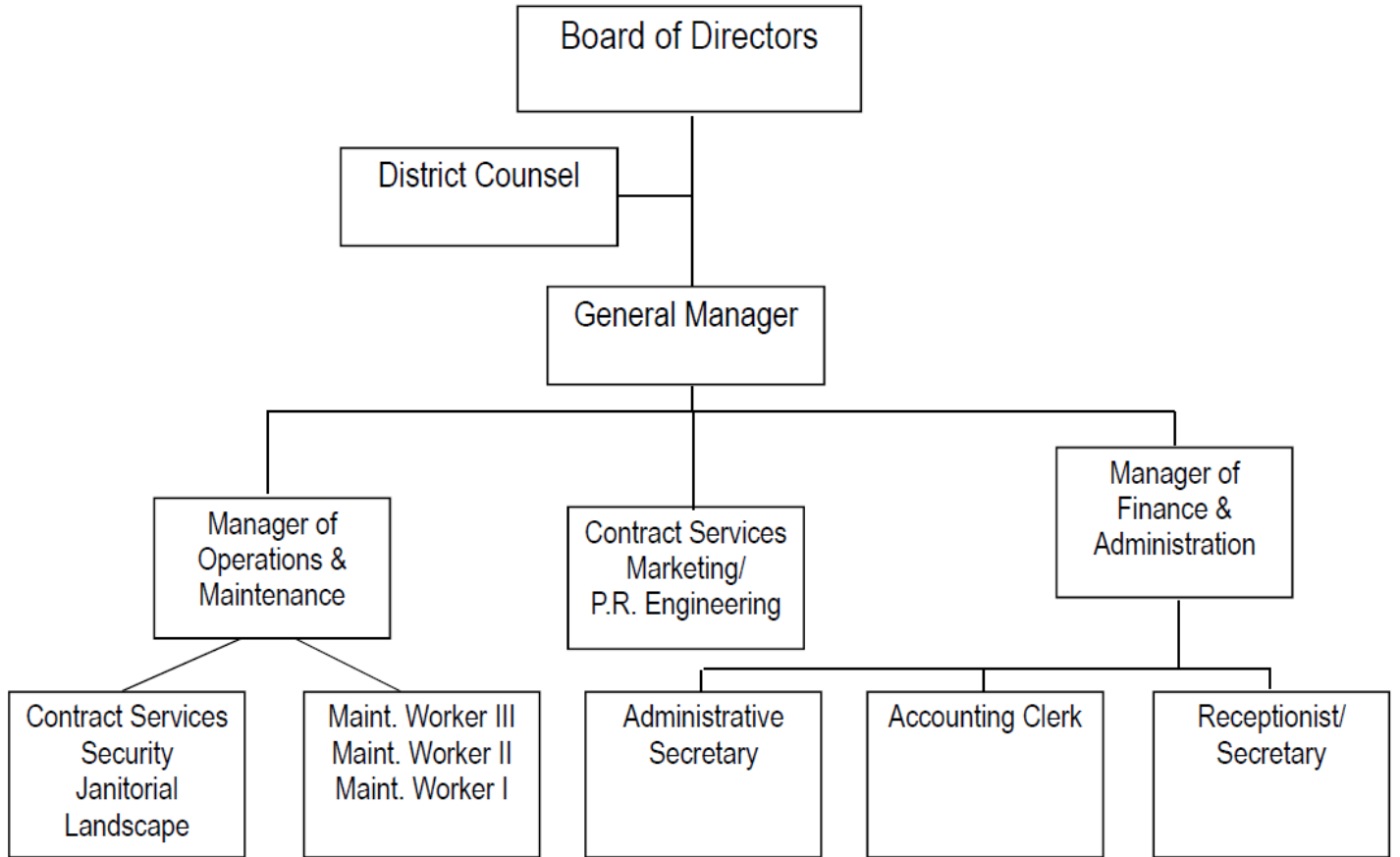


Chris Hastert
General Manager



Veroneka Reade
Manager of Finance and Administration

SANTA MARIA PUBLIC AIRPORT DISTRICT
Organizational Chart
June 2019





Government Finance Officers Association

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

Presented to

**Santa Maria Public Airport District
California**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2018

Christopher P. Morill

Executive Director/CEO

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Financial Section

Final Draft Subject to Board Approval

Final Draft Subject to Board Approval

Independent Auditor's Report

Board of Directors
Santa Maria Public Airport District
Santa Maria, California

Report on the Financial Statements

We have audited the accompanying financial statements of the Santa Maria Public Airport District (District), which comprises the statements of net position as of June 30, 2019 and 2018, and the related statements of revenues, expenses and changes in net position, and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the District's basic 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 controls 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 basic financial statements based on our audits. We conducted our audits 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; and the State Controller's Minimum Audit Requirements for California Special Districts. 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 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.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Santa Maria Public Airport District as of June 30, 2019 and 2018, and the changes in its net position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Independent Auditor's Report, continued

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 8 through 13, and the required supplementary information on pages 50 through 52, 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 inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Matters

Our audits were conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements as a whole. The introductory section on pages 1 through 5, the supplementary information on pages 53 through 56, and the statistical section on pages 57 through 74 are presented for purposes of additional analysis and are not required parts of the basic financial statements. The supplementary information and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 23, 2020, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, 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* in considering the District's internal control over financial reporting and compliance. This report can be found on pages 75 and 76.

Fedak & Brown LLP

Cypress, California

January 23, 2020

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Santa Maria Public Airport District
Management's Discussion and Analysis
For the Fiscal Years Ended June 30, 2019 and 2018

The following Management's Discussion and Analysis (MD&A) of activities and financial performance of the Santa Maria Public Airport District (District) provides an introduction to the financial statements of the District for the fiscal years ended June 30, 2019 and 2018. We encourage readers to consider the information presented here in conjunction with the basic financial statements and related notes, which follow this section.

Financial Highlights

- In fiscal year 2019, the District's net position increased 9.0% or \$3,059,415 to \$37,116,091 due to the change in net position of \$835,814 from ongoing operations, \$2,223,601 from capital contributions. In fiscal year 2018, the District's net position decreased 1.3% or \$445,178 to \$34,056,676 due to the change in net position of \$1,584,628 from ongoing operations, \$1,300,824 from capital contributions, which was offset by the effect of a \$161,374 restatement to net position related to the implementation of GASB 75.
- In fiscal year 2019, operating revenues decreased 1.2% or \$38,875 to \$3,255,743. In fiscal year 2018, operating revenues decreased 0.5% or \$15,525 to \$3,294,618.
- In fiscal year 2019, operating expenses before depreciation expense increased 9.7% or \$404,365 to \$4,560,690. In fiscal year 2018, operating expenses before depreciation expense decreased 6.8% or \$302,621 to \$4,156,325.

Required Financial Statements

This annual report consists of a series of financial statements. The Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position and Statement of Cash Flows provide information about the activities and performance of the District using accounting methods similar to those used by private sector companies.

The Statement of Net Position includes all of the District's investments in resources (assets) and deferred outflows of resources, and the obligations to creditors (liabilities) and deferred inflows of resources. It also provides the basis for computing a rate of return, evaluating the capital structure of the District and assessing the liquidity and financial flexibility of the District. All of the current year's revenue and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement measures the success of the District's operations over the past year and can be used to determine if the District has successfully recovered all of its costs through its rates and other charges. This statement can also be used to evaluate profitability and credit worthiness. The final required financial statement is the Statement of Cash Flows, which provides information about the District's cash receipts and cash payments during the reporting period. The Statement of Cash Flows reports cash receipts, cash payments and net changes in cash resulting from operations, investing, non-capital financing, and capital and related financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

Financial Analysis of the District

One of the most important questions asked about the District's finances is, "Is the District better off or worse off as a result of this year's activities?" The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the District in a way that helps answer this question. These statements include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the *accrual basis of accounting*, which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

Santa Maria Public Airport District
Management's Discussion and Analysis
For the Fiscal Years Ended June 30, 2019 and 2018

Financial Analysis of the District, continued

These two statements report the District's *net position* and changes in net position. One can think of the District's net position – the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources – as one way to measure the District's financial health, or *financial position*. Over time, *increases or decreases* in the District's net position are one indicator of whether its *financial health* is improving or deteriorating. However, one will need to consider other non-financial factors such as changes in economic conditions, population growth, zoning, new or changed government legislation and leisure activities.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the basic financial statements. The notes to the basic financial statements can be found on pages 18 through 49.

Statements of Net Position

Condensed Statements of Net Position					
	2019	2018	Change	2017	Change
Assets:					
Current assets	\$ 9,570,271	4,064,501	5,505,770	5,572,349	(1,507,848)
Non-current assets	138,179	128,934	9,245	120,788	8,146
Capital assets, net	31,142,380	32,355,141	(1,212,761)	32,171,380	183,761
Total assets	40,850,830	36,548,576	4,302,254	37,864,517	(1,315,941)
Deferred outflows of resources:	399,029	478,113	(79,084)	309,433	168,680
Liabilities:					
Current liabilities	2,008,974	765,139	1,243,835	1,813,900	(1,048,761)
Long-term liabilities	2,015,255	2,031,318	(16,063)	1,680,048	351,270
Total liabilities	4,024,229	2,796,457	1,227,772	3,493,948	(697,491)
Deferred inflows of resources:	109,539	173,556	(64,017)	178,148	(4,592)
Net position:					
Net investment in capital assets	31,134,708	32,334,335	(1,199,627)	32,136,697	197,638
Restricted for capital projects	5,573,255	1,805,459	3,767,796	1,967,435	(161,976)
Unrestricted	408,128	(83,118)	491,246	397,722	(480,840)
Total net position	\$ 37,116,091	34,056,676	3,059,415	34,501,854	(445,178)

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets and deferred outflows of the District exceeded liabilities and deferred inflows by \$37,116,091 and \$34,056,676 as of June 30, 2019 and 2018, respectively.

By far the largest portion of the District's net position (84% and 95% as of June 30, 2019 and 2018, respectively) reflects the District's investment in capital assets (net of accumulated depreciation) less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to customers within the District's service area; consequently, these assets are *not* available for future spending.

Santa Maria Public Airport District
Management's Discussion and Analysis
For the Fiscal Years Ended June 30, 2019 and 2018

Statements of Revenues, Expenses and Changes in Net Position

Condensed Statements of Revenues, Expenses and Changes in Net Position

Revenues:	2019	2018	Change	2017	Change
Operating revenues	\$ 3,255,743	3,294,618	(38,875)	3,310,143	(15,525)
Non-operating revenues	4,453,587	1,726,497	2,727,090	1,559,066	167,431
Total revenues	7,709,330	5,021,115	2,688,215	4,869,209	151,906
Expenses:					
Operating expenses	4,560,690	4,156,325	404,365	4,458,946	(302,621)
Depreciation and amortization	2,102,526	2,263,682	(161,156)	2,288,269	(24,587)
Non-operating expenses	210,300	185,736	24,564	737,054	(551,318)
Total expenses	6,873,516	6,605,743	267,773	7,484,269	(878,526)
Net income (loss) before capital contributions	835,814	(1,584,628)	2,420,442	(2,615,060)	1,030,432
Capital contributions	2,223,601	1,300,824	922,777	2,755,237	(1,454,413)
Change in net position	3,059,415	(283,804)	3,343,219	140,177	(423,981)
Net position, beginning of year	34,056,676	34,501,854	(445,178)	34,361,677	140,177
Prior period adjustment	-	(161,374)	161,374	-	(161,374)
Net position, beginning of year – as restated	34,056,676	34,340,480	(283,804)	34,361,677	(21,197)
Net position, end of year	\$ 37,116,091	34,056,676	3,059,415	34,501,854	(445,178)

The statement of revenues, expenses and changes in net position shows how the District's net position changed during the fiscal year. In the case of the District, net position increased 9.0% or \$3,059,415 to \$37,116,091 due to the change in net position of \$835,814 from ongoing operations, and \$2,223,601 from capital contributions. In fiscal year 2018 the District's, net position decreased 1.3% or \$445,178 to \$34,056,676, due to the change in net position of \$1,584,628 from ongoing operations, \$1,300,824 from capital contributions, which was offset by the effect of a \$161,374 restatement to net position related to the implementation of GASB 75.

In fiscal year 2019, the District's total revenues increased by 53.5% or \$2,688,215 to \$7,709,330, due primarily to an increase of \$2,727,089 in non-operating revenues, which were offset by a decrease of \$38,875 in operating revenue for the year.

In fiscal year 2018, the District's total revenues increased by 3.1% or \$151,906 to \$5,021,115, due primarily to an increase of \$167,431 in non-operating revenues, which were offset by a decrease of \$15,525 in operating revenue for that year.

In fiscal year 2019, the District's total expenses including depreciation increased by 4.1% or \$267,773 to \$6,873,516, due primarily to increases of \$404,365 in operating expenses and \$24,564 in non-operating expenses, which were offset by a decrease of \$161,156 in depreciation expense for the year.

In fiscal year 2018, the District's total expenses including depreciation decreased by 11.7% or \$878,526 to \$6,605,743, due primarily to decreases of \$551,318 in non-operating expenses, \$302,621 in operating expenses, and \$24,587 in depreciation expense for the year.

Santa Maria Public Airport District
Management's Discussion and Analysis
For the Fiscal Years Ended June 30, 2019 and 2018

Statements of Revenues, Expenses and Changes in Net Position, continued

In fiscal year 2019, the District's capital contributions increased by 70.9% or \$922,777 to \$2,223,601 due primarily to an increase of \$922,777 in federal capital grants.

In fiscal year 2018, the District's capital contributions decreased by 52.8% or \$1,454,413 to \$1,300,824 due primarily to a decrease of \$1,453,554 in federal capital grants.

Operating and Non-Operating Revenues

Operating revenues:	2019	2018	Change	2017	Change
Landing area usage	\$ 119,890	165,798	(45,908)	225,764	(59,966)
Hangar area usage	657,934	634,733	23,201	614,150	20,583
Main hangar and F.B.O.	576,634	582,949	(6,315)	563,435	19,514
Terminal area usage	387,435	423,074	(35,639)	417,380	5,694
Land usage	1,488,181	1,452,920	35,261	1,445,718	7,202
Operating grant revenue	9,840	16,540	(6,700)	33,925	(17,385)
Other charges and fees	15,829	18,604	(2,775)	9,771	8,833
Total operating revenues	3,255,743	3,294,618	(38,875)	3,310,143	(15,525)
Non-operating revenues:					
Property taxes	1,713,791	1,663,981	49,810	1,522,529	141,452
Interest earnings	128,533	56,218	72,315	36,311	19,907
Gain on disposal of assets	-	1,850	(1,850)	-	1,850
Gain on land sale	2,611,263	-	2,611,263	-	-
Other	-	4,448	(4,448)	226	4,222
Total non-operating revenues	4,453,587	1,726,497	2,727,090	1,559,066	167,431
Total revenues	\$ 7,709,330	5,021,115	2,688,215	4,869,209	151,906

A closer examination of the District's revenues reveals that:

In fiscal year 2019, the District's total revenues increased by 53.5% or \$2,688,215 to \$7,709,330. The District's operating revenues decreased 1.2% or \$38,875 to \$3,255,743, due primarily to decreases of \$45,908 in landing area usage and \$35,639 in terminal area usage revenue, which were offset by increases of \$35,261 in land usage revenues and \$23,201 in hangar area usage.

In fiscal year 2018, the District's total revenues increased by 3.1% or \$151,906 to \$5,021,115. The District's operating revenues decreased 0.5% or \$15,525 to \$3,294,618, due primarily to decreases of \$59,966 in landing area usage and \$17,385 in operating grant revenue, which were offset by increases of \$20,583 in hangar area usage, \$19,514 in main hangar and fixed base operations.

In fiscal year 2019, the District's non-operating revenues increased by 158.0% or \$2,727,090 to \$4,453,587 due primarily to increases of \$2,611,263 in gain on land sale, \$49,810 in property taxes and \$72,315 in interest earnings.

In fiscal year 2018, the District's non-operating revenues increased by 10.7% or \$167,431 to \$1,726,497 due primarily to increases of \$141,452 in property taxes and \$19,907 in interest earnings.

Santa Maria Public Airport District
Management's Discussion and Analysis
For the Fiscal Years Ended June 30, 2019 and 2018

Operating and Non-operating Expenses

Operating expenses:	2019	2018	Change	2017	Change
Landing area usage	\$ 916,249	712,196	204,053	998,105	(285,909)
Hangar area usage	66,917	68,880	(1,963)	66,423	2,457
Main hangar and F.B.O.	72,334	62,767	9,567	57,013	5,754
Terminal area usage	330,312	310,253	20,059	326,014	(15,761)
Land usage	335,591	342,706	(7,115)	340,656	2,050
Public administration	2,839,287	2,659,523	179,764	2,670,735	(11,212)
Total operating expenses	4,560,690	4,156,325	404,365	4,458,946	(302,621)
Depreciation	2,102,526	2,263,682	(161,156)	2,288,269	(24,587)
Non-operating expenses:					
Airshow expense	210,108	1,133	208,975	-	1,133
Revenue guarantee expense	-	184,603	(184,603)	722,260	(537,657)
Loss on disposal of assets	-	-	-	14,794	(14,794)
Other	192	-	192	-	-
Total non-operating expenses	210,300	185,736	24,564	737,054	(551,318)
Total expenses	\$ 6,873,516	6,605,743	267,773	7,484,269	(878,526)

A closer examination of the District's expenses reveals that:

In fiscal year 2019, the District's total expenses including depreciation increased by 4.1% or \$267,773 to \$6,873,516. The District's operating expenses, increased 9.7% or \$404,365 to \$4,560,690, due primarily to increases of \$179,764 in public administration, \$204,053 in landing area usage, \$20,059 in terminal area usage.

In fiscal year 2018, the District's total expenses including depreciation decreased by 11.7% or \$878,526 to \$6,605,743. The District's operating expenses, decreased 6.8% or \$302,621 to \$4,156,325, due primarily to decreases of \$285,909 in landing area usage, \$15,761 in terminal area usage, \$11,212 in public administration.

In fiscal year 2019, the District's depreciation decreased by 7.1% or \$161,156 to \$2,102,526 due primarily to maturing of existing capital assets depreciation.

In fiscal year 2018, the District's depreciation decreased by 1.1% or \$24,587 to \$2,263,682 due primarily to maturing of existing capital assets depreciation.

In fiscal year 2019, the District's non-operating expenses increased by 13.2% or \$24,564 to \$210,300 due primarily to an increase of \$208,975 in airshow expense, net, which was offset by a decrease of \$184,603 in revenue guarantee expense.

In fiscal year 2018, the District's non-operating expenses decreased by 74.8% or \$551,318 to \$185,736 due primarily to decreases of \$537,657 in revenue guarantee expense and \$14,794 in gain(loss) on disposal of capital assets.

Santa Maria Public Airport District
Management's Discussion and Analysis
For the Fiscal Years Ended June 30, 2019 and 2018

Capital Asset Administration

Changes in capital asset amounts for 2019 were as follows:

	Balance 2018	Additions	Transfers/ Deletions	Balance 2019
Capital assets:				
Non-depreciable assets	\$ 12,606,366	2,546,262	(5,882,749)	9,269,879
Depreciable assets	73,722,370	4,226,252	-	77,948,622
Accumulated depreciation	(53,973,595)	(2,102,526)	-	(56,076,121)
Total capital assets, net	<u>\$ 32,355,141</u>	<u>4,669,988</u>	<u>(5,882,749)</u>	<u>31,142,380</u>

Changes in capital asset amounts for 2018 were as follows:

	Balance 2017	Additions	Transfers/ Deletions	Balance 2018
Capital assets:				
Non-depreciable assets	\$ 10,971,458	1,933,668	(298,760)	12,606,366
Depreciable assets	72,947,168	812,535	(37,333)	73,722,370
Accumulated depreciation	(51,747,246)	(2,263,682)	37,333	(53,973,595)
Total capital assets, net	<u>\$ 32,171,380</u>	<u>482,521</u>	<u>(298,760)</u>	<u>32,355,141</u>

At the end of fiscal years 2019 and 2018, the District's investment in capital assets amounted to \$31,142,380 and \$32,355,141 (net of accumulated depreciation), respectively. This investment in capital assets includes land, landing area, revenue generating land, owner-builder area, T-hangars, Fixed Based Operations, terminal, administration and equipment and construction-in-process, etc. Major capital assets additions during the years included terminal and revenue generating land improvements. See note 5 to the basic financial statements for further analysis.

Requests for Information

This financial report is designed to provide the District's funding sources, customers, stakeholders and other interested parties with an overview of the District's financial operations and financial condition. Should the reader have questions regarding the information included in this report or wish to request additional financial information, please contact the District's Manager of Finance and Administration at 3217 Terminal Drive, Santa Maria, California 93455-1899 or by phone (805) 922-1726.

Basic Financial Statements

Final Draft Subject to Board Approval

Santa Maria Public Airport District
Statements of Net Position
June 30, 2019 and 2018

	2019	2018
Current assets:		
Cash and cash equivalents (note 2)	\$ 2,511,234	1,889,401
Restricted – cash and cash equivalents (note 2)	5,573,255	1,805,459
Certificate-of-deposit (note 2)	8,000	8,000
Accrued interest receivable	26,454	217
Accounts receivable – customers and tenants, net (note 3)	109,261	63,635
Accounts receivable – federal capital grants	1,182,803	167,916
Note receivable (note 4)	2,400	2,400
Prepaid expenses and deposits	156,864	127,473
Total current assets	9,570,271	4,064,501
Non-current assets:		
Note receivable (note 4)	138,179	128,934
Capital assets, not being depreciated (note 5)	9,269,879	12,606,366
Depreciable capital assets (note 5)	21,872,501	19,748,775
Total non-current assets	31,280,559	32,484,075
Total assets	40,850,830	36,548,576
Deferred outflows of resources:		
Deferred other post-employment benefits outflows (note 8)	6,434	6,264
Deferred pension outflows (note 9)	392,595	471,849
Total deferred outflows of resources	399,029	478,113
Current liabilities:		
Accounts payable and accrued expenses	1,647,127	383,236
Accrued wages and related payables	21,560	21,444
Unearned revenue – hanger and other rentals	141,542	144,708
Hangar and other deposits	114,687	113,100
Long-term liabilities – due in one year:		
Compensated absences (note 6)	82,732	89,406
Land improvements payable (note 7)	1,326	13,245
Total current liabilities	2,008,974	765,139
Long-term liabilities – due in more than one year:		
Compensated absences (note 6)	27,578	29,802
Land improvements payable (note 7)	6,346	7,561
Total other post-employment benefits liability (note 8)	251,493	247,795
Net pension liability (note 9)	1,729,838	1,746,160
Total long-term liabilities	2,015,255	2,031,318
Total liabilities	4,024,229	2,796,457
Deferred inflows of resources:		
Deferred OPEB inflows (note 8)	11,667	-
Deferred pension inflows (note 9)	97,872	173,556
Total deferred inflows of resources	109,539	173,556
Net position: (note 10)		
Net investment in capital assets	31,134,708	32,334,335
Restricted for capital projects	5,573,255	1,805,459
Unrestricted	408,128	(83,118)
Total net position	\$ 37,116,091	34,056,676

See accompanying notes to the basic financial statements

Santa Maria Public Airport District
Statements of Revenues, Expenses and Changes in Net Position
For the Fiscal Years Ended June 30, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Operating revenues:		
Landing area usage	\$ 119,890	165,798
Hangar area usage	657,934	634,733
Main hangar and Fixed Base Operations (FBO)	576,634	582,949
Terminal area usage	387,435	423,074
Land usage	1,488,181	1,452,920
Operating grant revenue	9,840	16,540
Other charges and fees	15,829	18,604
Total operating revenues	<u>3,255,743</u>	<u>3,294,618</u>
Operating expenses:		
Landing area usage	916,249	712,196
Hangar area usage	66,917	68,880
Main hangar and Fixed Base Operations (FBO)	72,334	62,767
Terminal area usage	330,312	310,253
Land usage	335,591	342,706
Public administration	2,839,287	2,659,523
Total operating expenses before depreciation	<u>4,560,690</u>	<u>4,156,325</u>
Operating loss before depreciation expense	(1,304,947)	(861,707)
Depreciation expense – capital recovery	(2,102,526)	(2,263,682)
Operating loss	<u>(3,407,473)</u>	<u>(3,125,389)</u>
Non-operating revenue (expense):		
Property taxes	1,682,734	1,633,826
Redevelopment agency property tax increment	31,057	30,155
Interest and investment earnings	128,533	56,218
Airshow income (expense), net	(210,108)	(1,133)
Revenue guarantee expense (note 12)	-	(184,603)
Gain on disposal of assets	-	1,850
Gain on land sale	2,611,263	-
Other non-operating income (expense), net	(192)	4,448
Total non-operating revenues, net	<u>4,243,287</u>	<u>1,540,761</u>
Net loss before capital contributions	<u>835,814</u>	<u>(1,584,628)</u>
Capital contributions:		
Federal capital grants	2,114,617	1,182,306
Passenger facility charges	108,984	118,518
Capital contributions	<u>2,223,601</u>	<u>1,300,824</u>
Change in net position	3,059,415	(283,804)
Net position, beginning of year – as restated (note 11)	<u>34,056,676</u>	<u>34,340,480</u>
Net position, end of year	<u>\$ 37,116,091</u>	<u>34,056,676</u>

See accompanying notes to the basic financial statements

Santa Maria Public Airport District
Statement of Cash Flows
For the Fiscal Years Ended June 30, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Cash flows from operating activities:		
Cash receipts from customers and tenants	\$ 3,200,277	3,304,873
Cash receipts from federal operating grants	(1,005,047)	871,260
Cash paid to vendors for materials and services	(2,388,191)	(4,259,538)
Cash paid to employees for salaries	<u>(957,554)</u>	<u>(880,570)</u>
Net cash used in operating activities	<u>(1,150,515)</u>	<u>(963,975)</u>
Cash flows from non-capital financing activities:		
Proceeds from property taxes	1,682,734	1,633,826
Proceeds from redevelopment agency property tax increment	<u>31,057</u>	<u>30,155</u>
Net cash provided by non-capital financing activities	<u>1,713,791</u>	<u>1,663,981</u>
Cash flows from capital and related financing activities:		
Acquisition and construction of capital assets	(2,114,760)	(2,449,394)
Proceeds from federal capital grants	3,129,504	836,747
Proceeds from passenger facility charges	108,984	118,518
Proceeds from land sale	2,611,263	-
Payments for land improvements payable	<u>(13,134)</u>	<u>(13,877)</u>
Net cash provided by (used in) capital and related financing activities	<u>3,721,857</u>	<u>(1,508,006)</u>
Cash flows from investing activities:		
Proceeds from note receivable	2,200	2,200
Interest received on cash and cash equivalents	<u>102,296</u>	<u>58,225</u>
Net cash provided by investing activities	<u>104,496</u>	<u>60,425</u>
Net increase (decrease) in cash and cash equivalents	4,389,629	(747,575)
Cash and cash equivalents, beginning of year	<u>3,694,860</u>	<u>4,442,435</u>
Cash and cash equivalents, end of year	<u><u>\$ 8,084,489</u></u>	<u><u>3,694,860</u></u>
Reconciliation of cash and cash equivalents to statement of net position:		
Cash and cash equivalents	\$ 2,511,234	1,889,401
Restricted assets – cash and cash equivalents	<u>5,573,255</u>	<u>1,805,459</u>
Total cash and cash equivalents	<u><u>\$ 8,084,489</u></u>	<u><u>3,694,860</u></u>

Continued on next page

See accompanying notes to the basic financial statements

Santa Maria Public Airport District
Statement of Cash Flows, continued
For the Fiscal Years Ended June 30, 2019 and 2018

	<u>2019</u>	<u>2018</u>
Reconciliation of operating loss to net cash used in operating activities:		
Operating loss	\$ (3,407,473)	(3,125,389)
Adjustments to reconcile operating loss to net cash used in operating activities:		
Depreciation and amortization	2,102,526	2,263,682
Gain on disposal of assets	-	1,850
Other non-operating (expenses) revenue	(192)	4,448
Changes in assets, deferred outflows of resources, liabilities and deferred inflows of resources:		
(Increase)Decrease in assets:		
Accounts receivable – customers and tenants, net	(45,626)	24,945
Accounts receivable – federal capital grants	(1,014,887)	854,720
Prepaid expenses and deposits	(29,391)	(120,999)
Note receivable	(11,445)	(10,346)
Increase in deferred outflows of resources:		
Deferred other post-employment benefits outflows	(170)	(6,264)
Deferred pension outflows	79,254	(162,416)
Increase(Decrease) in liabilities:		
Accounts payable and accrued expenses	1,263,891	(1,122,730)
Accrued wages and related liabilities	116	3,709
Compensated absences	(8,898)	(12,818)
Unearned revenue	(3,166)	1,799
Hangar and other deposits	1,587	13,024
Total other post-employment benefits liability	3,698	182,464
Net pension liability	(16,322)	250,938
Decrease in deferred inflows of resources:		
Deferred other post-employment benefits inflows	11,667	-
Deferred pension inflows	(75,684)	(4,592)
Total adjustments	<u>2,256,958</u>	<u>2,161,414</u>
Net cash used in operating activities	<u>\$ (1,150,515)</u>	<u>(963,975)</u>
Non-cash investing, capital and financing transactions:		
Change in fair value of funds deposited with LAIF	\$ <u>7,961</u>	<u>86</u>
Change in capital contributions – federal capital grants	\$ <u>(1,014,887)</u>	<u>854,720</u>

See accompanying notes to the basic financial statements

Santa Maria Public Airport District
Notes to the Basic Financial Statements
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies

A. Organization and Operations of the Reporting Entity

Santa Maria Public Airport District (District) encompasses an area of 400 square miles extending from the Santa Maria/Cuyama River at the north to a point three miles south of the community of Los Alamos at the south. Then an east-west direction, the District commences at Point Sal at the Pacific Ocean and extends eastward a distance of 30 miles, or 10 miles east of the dam at Twitchell Reservoir. The District's approximately 2,598 acres includes two active runways and provides facilities for one regional airline (Allegiant Airlines) and serves as home base for over 200 general aviation aircraft. The District is governed by a five-member Board of Directors who serve four-year terms and are elected at large. The directors entrust the responsibility for the efficient execution of airport policies to their designated representative, the General Manager.

B. Basis of Accounting and Measurement Focus

The District reports its activities as an enterprise fund, which is used to account for operations that are financed and operated in a manner similar to a private business enterprise, where the intent of the District is that the costs of providing services to the general public on a continuing basis be financed or recovered primarily through user charges, capital and operating grants and similar funding. Revenues and expenses are recognized on the full accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and expenses are recognized in the period incurred, regardless of when the related cash flows take place.

Operating revenues and expenses are generated and incurred through the general airport activities of the District's tenants and transporting the general public and other goods on commercial aircraft; operating expenses include the repairs and maintenance of the airport facilities and infrastructure, security, airport promotion and fixed based operations. Public administration expenses of the airport and depreciation expense are also considered and classified as operating expenses. Other revenues, such as property taxes and investment income, and expenses not included in the above categories are reported as non-operating revenues and expenses.

C. Financial Reporting

The District's basic financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP), as applied to enterprise funds. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District solely operates as a special-purpose government which means it is only engaged in business-type activities; accordingly, activities are reported in the District's proprietary fund.

The District has adopted the following GASB pronouncements in the current year:

Governmental Accounting Standards Board Statement No. 83

In November 2016, the GASB issued Statement No. 83 – *Certain Asset Retirement Obligations*. This Statement (1) addresses accounting and financial reporting for certain asset retirement obligations (AROs), (2) establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for AROs, (3) requires that recognition occur when the liability is both incurred and reasonably estimable, (4) requires the measurement of an ARO to be based on the best estimate of the current value of outlays expected to be incurred, (5) requires the current value of a government's AROs to be adjusted for the effects of general inflation or deflation at least annually, and (6) requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies, continued

C. Financial Reporting, continued

Governmental Accounting Standards Board Statement No. 83, continued

The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. Earlier application is encouraged.

Governmental Accounting Standards Board Statement No. 88

In April 2018, the GASB issued Statement No. 88 – *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*. The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt.

This Statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established.

This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses.

For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt.

The requirements of this Statement are effective for reporting periods beginning after June 15, 2018. Earlier application is encouraged.

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

1. Use of Estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported changes in net position during the reporting period. Actual results could differ from those estimates.

2. Cash and Cash Equivalents

Substantially all of the District's cash is invested in interest bearing accounts. The District considers all highly liquid investments with a maturity of three months or less at time of purchase to be cash equivalents.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies, continued

D. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position, continued

3. Investments and Investment Policy

The District has adopted an investment policy directing the Manager of Finance and Administration to deposit funds in financial institutions. Investments are to be made in the following areas:

- Securities of the U.S. government or its agencies
- Federal agency obligations
- Local agency bonds and notes
- State registered warrants, notes and bonds
- Banker's acceptances
- Medium-term corporate notes and mortgage pass-through securities
- Certificates of deposit (negotiable and placed)
- Commercial paper (prime)
- Money market mutual funds and mutual fund accounts
- Passbook savings and demand deposit accounts (collateralized)
- State of California Local Agency Investment Fund (LAIF)

Changes in fair value that occur during a fiscal year are recognized as unrealized gains or losses and reported for that fiscal year. Investment income comprises interest earnings, changes in fair value, and any gains or losses realized upon the liquidation or sale of investments.

4. Fair Value Measurements

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on valuation inputs used to measure the fair value of the asset, as follows:

- **Level 1** – This valuation level is based on quoted prices in active markets for identical assets.
- **Level 2** – This valuation level is based on directly observable and indirectly observable inputs. These inputs are derived principally from or corroborated by observable market data through correlation or market-corroborated inputs. The concept of market-corroborated inputs incorporates observable market data such as interest rates and yield curves that are observable at commonly quoted intervals.
- **Level 3** – This valuation level is based on unobservable inputs where assumptions are made based on factors such as prepayment rates, probability of defaults, loss severity and other assumptions that are internally generated and cannot be observed in the market.

The asset's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques attempt to maximize the use of observable inputs and minimize the use of unobservable inputs.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the District believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in different fair value measurement at the reporting date.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies, continued

D. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position, continued

5. Accounts Receivable and Allowance for Uncollectible Accounts

The District extends credit to customers in the normal course of operations. When management deems customer accounts uncollectible, the District uses the allowance method for the reservation and write-off of those accounts.

6. Federal Capital and Operating Grants

When a grant agreement is approved and eligible expenditures are incurred, the amount is recorded as a federal capital or operating grant receivable on the statement of net position and as capital grant contribution or operating grant revenue, as appropriate, on the statement of revenues, expenses and changes in net position.

7. Prepaids

Certain payments to vendors reflect costs or deposits applicable to future accounting periods and are recorded as prepaid items in the basic financial statements.

8. Capital Assets

Capital assets acquired and/or constructed are capitalized at historical cost. District policy has set the capitalization threshold for reporting capital assets at \$5,000. Donated assets are recorded at acquisition value at the date of donation. Upon retirement or other disposition of capital assets, the cost and related accumulated depreciation are removed from the respective balances and any gains or losses are recognized. No depreciation is provided for construction work in process until construction is completed and/or the asset is placed into service. Depreciation is recorded on a straight-line basis over the estimated useful lives of the assets as follows:

- Landing area – 4 to 50 years
- Revenue generating land – 5 to 30 years
- Owner-Builder area – 10 years
- T-Hangars – 5 to 20 years
- Fixed Based Operations (FBO) – 5 to 20 years
- Terminal – 5 to 25 years
- Administration and equipment – 3 to 20 years

9. Deferred Outflows of Resources

The statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of resources applicable to future periods and therefore will *not* be recognized as an outflow of resources (expenditure) until that time. The District has the following items that qualify for reporting in this category:

Post-Employment Benefits Other Than Pensions (OPEB)

- Deferred outflow which is equal to the employer contributions made after the measurement date of the total OPEB liability. This amount will be amortized-in-full against the total OPEB liability in the next fiscal year.

Pensions

- Deferred outflow which is equal to the employer contributions made after the measurement date of the net pension liability. This amount will be amortized-in-full against the net pension liability in the next fiscal year.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies, continued

D. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position, continued

9. Deferred Outflows of Resources, continued

Pensions, continued

- Deferred outflow for the net differences between the actual and expected experience which will be amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the Plan.
- Deferred outflow for the net changes in assumptions which will be amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the Plan.
- Deferred outflow for the net difference in projected and actual earnings on investments of the pension plans fiduciary net position. This amount is amortized over a 5 year period.
- Deferred outflow for the net change due to differences in the changes in proportions of the net pension liability which will be amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the Plan.

10. Unearned Revenue

Unearned revenue consists of agricultural land, terminal, hangar, and concessionaire rentals and payments received in advance, which will be amortized to revenue on a straight-line basis over the applicable period.

11. Compensated Absences

The District's policy is to permit employees to accumulate earned vacation and sick leave. Sick leave that is not used shall accumulate during subsequent years up to 960 hours per employee. Payment of unused sick leave is payable to an employee only upon termination or retirement of employment.

12. Post-Employment Benefits Other Than Pensions (OPEB)

For purposes of measuring the total OPEB liability and deferred outflows/inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the District's OPEB plan (Plan) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognizes benefit payments when due and payable in accordance with the benefit terms.

GASB 75 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

- Valuation Dates: June 30, 2018 and June 30, 2017
- Measurement Dates: June 30, 2018 and June 30, 2017
- Measurement Periods: July 1, 2017 to June 30, 2018 and July 1, 2016 to June 30, 2017

13. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the District's California Public Employees' Retirement System (CalPERS) plans (Plans) and addition to/deduction from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies, continued

D. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position, continued

13. Pensions, continued

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

- Valuation Dates: June 30, 2017 and June 30, 2016
- Measurement Dates: June 30, 2018 and June 30, 2017
- Measurement Periods: July 1, 2017 to June 30, 2018 and July 1, 2016 to June 30, 2017

14. Deferred Inflows of Resources

The statement of net position will sometimes report a separate section for deferred inflows of resources. This financial statement element, deferred inflows of resources, represents an acquisition of resources applicable to future periods and therefore will not be recognized as an inflow of resources (revenue) until that time. The District has the following items that qualify for reporting in this category:

Post-Employment Benefits Other Than Pensions (OPEB)

- Deferred inflow for the changes in assumptions which will be amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with other post-employment benefits through the Plan.

Pensions

- Deferred inflow for the net difference in actual and proportionate share of employer contribution and net changes in proportion which will be amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the Plan.

15. Net Position

The financial statements utilize a net position presentation. Net position is categorized as follows:

- **Net Investment in Capital Assets** – This component of net position consists of capital assets, net of accumulated depreciation and reduced by any outstanding debt applicable to the acquisition, construction or improvement of those assets.
- **Restricted Net Position** – This component of net position consists of constraints placed on net position use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- **Unrestricted Net Position** – This component of net position consists of net position that does not meet the definition of *restricted* or *net investment in capital assets*.

During the fiscal year ended June 30, 2018, the Authority incurred a negative unrestricted net position balance in the District's enterprise funds of \$245,094 due to current year operating costs exceeding operating revenue. The District intends to reduce the negative unrestricted net position balance through the collection of operating usage revenue and main hangar and fixed base operations revenue in future periods.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(1) Reporting Entity and Summary of Significant Accounting Policies, continued

D. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position, continued

16. Property Taxes

The County of Santa Barbara Assessor's Office assesses all real and personal property within the County each year. The County of Santa Barbara Tax Collector's Offices bills and collects the District's share of property taxes. The County of Santa Barbara Treasurer's Office remits current and delinquent property tax collections to the District throughout the year. Property tax in California is levied in accordance with Article 13A of the State Constitution at one percent (1%) of countywide assessed valuations.

Property tax revenue at year-end is related to property taxes collected by the County of Santa Barbara, which have not been transferred to the District as of June 30. The property tax calendar is as follows:

Lien date	March 1
Levy date	July 1
Due dates	November 1 and March 1
Collection dates	December 10 and April 10

17. Capital Contributions

Capital contributions represent cash and capital asset additions contributed to the District by granting agencies or tenants desiring services that require capital items.

18. Budgetary Policies

The District adopts an annual non-appropriated budget for planning, control, and evaluation purposes. Budgetary control and evaluation are affected by comparisons of actual revenues and expenses with planned revenues and expenses for the period. Encumbrance accounting is not used to account for commitments related to unperformed contracts for construction and services.

19. Reclassification

The District has reclassified certain prior year information to conform with current year presentations.

(2) Cash, Cash Equivalents and Investments

Cash and cash equivalents as of June 30 are classified in the accompanying financial statements as follows:

	<u>2019</u>	<u>2018</u>
Cash and cash equivalents	\$ 2,511,234	1,889,401
Restricted cash and cash equivalents	5,573,255	1,805,459
Certificate-of-deposit	<u>8,000</u>	<u>8,000</u>
Total cash and investments	<u>\$ 8,092,489</u>	<u>3,702,860</u>

Cash and cash equivalents as of June 30 consist of the following:

	<u>2019</u>	<u>2018</u>
Cash on hand	\$ 1,350	1,350
Deposits with financial institutions	264,505	565,534
Investments	<u>7,826,634</u>	<u>3,135,976</u>
Total cash and investments	<u>\$ 8,092,489</u>	<u>3,702,860</u>

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(2) Cash, Cash Equivalents and Investments, continued

As of June 30, the District's authorized deposits had the following maturities:

	<u>2018</u>	<u>2018</u>
Certificate-of-deposit held with a financial institution	May 2020	May 2019
Deposits with California Local Agency Investment Fund (LAIF)	<u>173 days</u>	<u>193 days</u>

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. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools (such as LAIF).

The California Government Code and the District's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: 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 (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies.

Custodial Credit Risk, continued

California law also allows financial institutions to secure District deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. Of the bank balances, up to \$250,000 is federally insured and the remaining balance is collateralized in accordance with the Code; however, the collateralized securities are not held in the District's name.

Investment in State Investment Pool

The District is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the District's investment in this pool is reported in the accompanying financial statements at amounts based upon the District's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis.

The pool portfolio is invested in a manner that meets the maturity, quality, diversification and liquidity requirements set forth by GASB 79 for external investments pools that elect to measure, for financial reporting purposes, investments at amortized cost. LAIF does not have any legally binding guarantees of share values. LAIF does not impose liquidity fees or redemption gates on participant withdrawals.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(2) Cash, Cash Equivalents and Investments, continued

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. One of the ways that the District manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio matures or comes close to maturity evenly over time as necessary to provide requirements for cash flow and liquidity needed for operations. Information about the sensitivity of the fair values of the District's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the District's investments by maturity date:

Investments at June 30, 2019, consisted of the following:

<u>Investment Type</u>	<u>Amount</u>	<u>Remaining Maturity (in Months)</u>
		<u>12 months or less</u>
Certificates-of-deposit	\$ 8,000	8,000
Local Agency Investment Fund	4,658,779	4,658,779
Money Market Savings Account	3,159,855	3,159,855
Total	\$ <u>7,826,634</u>	<u>7,826,634</u>

Investments at June 30, 2018, consisted of the following:

<u>Investment Type</u>	<u>Amount</u>	<u>Remaining Maturity (in Months)</u>
		<u>12 months or less</u>
Certificates-of-deposit	\$ 8,000	8,000
Local Agency Investment Fund	45,662	45,662
Money Market Savings Account	3,082,314	3,082,314
Total	\$ <u>3,135,976</u>	<u>3,135,976</u>

Credit Risk

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

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(2) Cash, Cash Equivalents and Investments, continued

Credit Risk, continued

Credit ratings at June 30, 2019, consisted of the following:

Investment Type	Amount	Minimum Legal Rating	Exempt From Disclosure	Ratings AAA
Certificates-of-deposit	\$ 8,000	N/A	8,000	-
Local Agency Investment Fund	4,658,779	N/A	4,658,779	-
Money Market Savings Account	3,159,855	AAA	-	3,159,855
Total	\$ 7,826,634		4,666,779	3,159,855

Credit ratings at June 30, 2018, consisted of the following:

Investment Type	Amount	Minimum Legal Rating	Exempt From Disclosure	Ratings AAA
Certificates-of-deposit	\$ 8,000	N/A	8,000	-
Local Agency Investment Fund	45,662	N/A	45,662	-
Money Market Savings Account	3,082,314	AAA	-	3,082,314
Total	\$ 3,135,976		53,662	3,082,314

Concentration of Credit Risk

The investment policy of the District contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. There are no investments in any one issuer that represent 5% or more of total District investments.

Fair Value Measurements

Investments measured at fair value on a recurring and non-recurring basis, are as follows:

Investments at June 30, 2019:

Investment Type	Total	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Certificates-of-deposit	\$ 8,000	-	8,000	-
Money Market Savings Account	3,159,855	3,159,855	-	-
Total investments measured at fair value	3,167,855	3,159,855	8,000	-

Investments measured at amortized cost:

Local Agency Investment Fund (LAIF)	4,658,779
Total	\$ 7,826,634

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(2) Cash, Cash Equivalents and Investments, continued

Fair Value Measurements

Investments measured at fair value on a recurring and non-recurring basis, are as follows:

Investments at June 30, 2018:

Investment Type	Total	Fair Value Measurements Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Certificates-of-deposit	\$ 8,000	-	8,000	-
Money Market Savings Account	3,082,314	3,082,314	-	-
Total investments measured at fair value	3,090,314	3,082,314	8,000	-
Investments measured at amortized cost:				
Local Agency Investment Fund (LAIF)	45,662			
Total	\$ 3,135,976			

(3) Accounts Receivable – Customers and Tenants, Net

The balance as of June 30 consists of the following:

	2019	2018
Accounts receivable – customers and tenants	\$ 113,186	67,495
Allowance for uncollectible accounts	(3,925)	(3,860)
Accounts receivable – customers and tenants, net	\$ 109,261	63,635

(4) Note Receivable

In June 14, 2000, the Board authorized a loan guarantee of \$150,000 in the form of a certificate-of-deposit with Santa Barbara Bank and Trust for Pacific Skyway, Inc. (Pacific Skyway), an airline start-up, owned by an individual, David Baskett (Mr. Baskett). Subsequently, Pacific Skyway went out of business and filed for bankruptcy protection in 2001. As a result of the bankruptcy filing, Pacific Skyway defaulted on its loan and the certificate-of-deposit was forfeited and recognized as a loss by the District.

On October 1, 2001, the amount in default was recorded as a note receivable between the District and Mr. Baskett. On August 29, 2002, a note agreement was signed by the District and Mr. Baskett. Terms of the note called for an 8% annual interest rate and monthly payments of \$7,507, beginning on January 1, 2003.

In fiscal year 2005, the loan went into default. During the fiscal year ended June 30, 2006, the District had determined that the note was uncollectible and set up an allowance in the amount \$111,272.

In December 2012, Mr. Baskett was elected to the Board. The note receivable became a related party transaction. On February 21, 2013, the District entered into a new promissory note agreement with Mr. Baskett. Terms of the agreement called for a 4% annual interest rate and monthly payments of \$200, until the loan is repaid in full. The agreements terms provide that District retain all subsequent Director's fees to assist in satisfying the obligation.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(4) Note Receivable, continued

During the fiscal year ended June 30, 2017, the District filed suit with the Santa Barbara County Court to recover the outstanding balance of \$122,788 and additional legal fees. On August 31, 2017, a summary judgement was granted in favor of the District.

The balance at June 30 consists of the following:

	<u>2018</u>	<u>Additions</u>	<u>Payments Received</u>	<u>2019</u>
Note receivable	\$ 131,334	11,445	(2,200)	140,579
Note receivable	131,334	<u>11,445</u>	<u>(2,200)</u>	140,579
Less: current portion	<u>(2,400)</u>			<u>(2,400)</u>
Total non-current	\$ <u>128,934</u>			<u>138,179</u>

The balance at June 30 consists of the following:

	<u>2017</u>	<u>Additions</u>	<u>Payments Received</u>	<u>2018</u>
Note receivable	\$ 122,788	10,746	(2,200)	131,334
Note receivable	122,788	<u>10,746</u>	<u>(2,200)</u>	131,334
Less: current portion	<u>(1,800)</u>			<u>(2,400)</u>
Total non-current	\$ <u>120,988</u>			<u>128,934</u>

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(5) Capital Assets

Changes in capital assets for 2019 were as follows:

	<u>Balance 2018</u>	<u>Additions/ Transfers</u>	<u>Deletions/ Transfers</u>	<u>Balance 2019</u>
Non-depreciable assets:				
Land and land rights	\$ 6,435,579	-	(41,446)	6,394,133
Construction-in-process	<u>6,170,787</u>	<u>2,546,262</u>	<u>(5,841,303)</u>	<u>2,875,746</u>
Total non-depreciable assets	<u>12,606,366</u>	<u>2,546,262</u>	<u>(5,882,749)</u>	<u>9,269,879</u>
Depreciable assets:				
Landing area	38,773,265	4,129,356	-	42,902,621
Revenue generating land	7,608,026	11,337	-	7,619,363
Owner-Builder area	34,664	-	-	34,664
T-Hangars	6,544,853	5,000	-	6,549,853
Fixed Based Operations (F.B.O.)	2,550,946	-	-	2,550,946
Terminal	15,011,310	66,260	-	15,077,570
Administration and equipment	<u>3,199,306</u>	<u>14,299</u>	<u>-</u>	<u>3,213,605</u>
Total depreciable assets	<u>73,722,370</u>	<u>4,226,252</u>	<u>-</u>	<u>77,948,622</u>
Accumulated depreciation:				
Landing area	(24,977,736)	(1,133,558)	-	(26,111,294)
Revenue generating land	(4,730,736)	(236,594)	-	(4,967,330)
Owner-Builder area	(34,665)	-	-	(34,665)
T-Hangars	(5,956,581)	(144,945)	-	(6,101,526)
Fixed Based Operations (F.B.O.)	(2,229,244)	(53,604)	-	(2,282,848)
Terminal	(14,146,009)	(356,519)	-	(14,502,528)
Administration and equipment	<u>(1,898,624)</u>	<u>(177,306)</u>	<u>-</u>	<u>(2,075,930)</u>
Total accumulated depreciation	<u>(53,973,595)</u>	<u>(2,102,526)</u>	<u>-</u>	<u>(56,076,121)</u>
Total depreciable assets, net	<u>19,748,775</u>	<u>2,123,726</u>	<u>-</u>	<u>21,872,501</u>
Total capital assets, net	<u>\$ 32,355,141</u>			<u>31,142,380</u>

Major capital assets additions during the year include landing area improvements, T-hangar improvements, and administration equipment acquisitions. Major capital asset deletions during the year included disposals of administration and equipment which were replaced at June 30.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(5) Capital Assets

Changes in capital assets for 2018 were as follows:

	<u>Balance 2017</u>	<u>Additions/ Transfers</u>	<u>Deletions/ Transfers</u>	<u>Balance 2018</u>
Non-depreciable assets:				
Land and land rights	\$ 6,435,579	-	-	6,435,579
Construction-in-process	<u>4,535,879</u>	<u>1,933,668</u>	<u>(298,760)</u>	<u>6,170,787</u>
Total non-depreciable assets	<u>10,971,458</u>	<u>1,933,668</u>	<u>(298,760)</u>	<u>12,606,366</u>
Depreciable assets:				
Landing area	38,591,576	181,689	-	38,773,265
Revenue generating land	7,608,026	-	-	7,608,026
Owner-Builder area	34,664	-	-	34,664
T-Hangars	6,509,092	39,339	(3,578)	6,544,853
Fixed Based Operations (F.B.O.)	2,541,866	9,080	-	2,550,946
Terminal	15,004,163	7,147	-	15,011,310
Administration and equipment	<u>2,657,781</u>	<u>575,280</u>	<u>(33,755)</u>	<u>3,199,306</u>
Total depreciable assets	<u>72,947,168</u>	<u>812,535</u>	<u>(37,333)</u>	<u>73,722,370</u>
Accumulated depreciation:				
Landing area	(23,676,366)	(1,301,370)	-	(24,977,736)
Revenue generating land	(4,488,051)	(242,685)	-	(4,730,736)
Owner-Builder area	(34,665)	-	-	(34,665)
T-Hangars	(5,813,323)	(146,836)	3,578	(5,956,581)
Fixed Based Operations (F.B.O.)	(2,172,561)	(56,683)	-	(2,229,244)
Terminal	(13,785,902)	(360,107)	-	(14,146,009)
Administration and equipment	<u>(1,776,378)</u>	<u>(156,001)</u>	<u>33,755</u>	<u>(1,898,624)</u>
Total accumulated depreciation	<u>(51,747,246)</u>	<u>(2,263,682)</u>	<u>37,333</u>	<u>(53,973,595)</u>
Total depreciable assets, net	<u>21,199,922</u>	<u>(1,451,147)</u>	<u>-</u>	<u>19,748,775</u>
Total capital assets, net	<u>\$ 32,171,380</u>			<u>32,355,141</u>

Major capital assets additions during the year include landing area improvements, T-hangar improvements, and administration equipment acquisitions. Major capital asset deletions during the year included disposals of administration and equipment which were replaced at June 30.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(5) Capital Assets

Construction-In-Process

The District has been involved in various construction projects throughout the year. The balances of the various construction projects that comprise the construction-in-process balances at June 30 are as follows:

The balance at June 30 consists of the following projects:

	<u>2019</u>	<u>2018</u>	<u>2017</u>
Landing area improvements	\$ 2,805,900	536,795	423,212
Revenue generating land	-	1,567,203	1,567,203
Terminal area	-	4,066,789	2,545,464
Administration	<u>69,846</u>	<u>-</u>	<u>-</u>
Construction-in-process	<u>\$ 2,875,746</u>	<u>6,170,787</u>	<u>4,535,879</u>

(6) Compensated Absences

Changes in compensated absences balance at June 30 were as follows:

<u>Balance</u> <u>2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>2019</u>	<u>Due Within</u> <u>One Year</u>	<u>Due in More</u> <u>Than One Year</u>
\$ 119,208	105,417	(114,315)	110,310	82,732	27,578
<u>Balance</u> <u>2017</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>2018</u>	<u>Due Within</u> <u>One Year</u>	<u>Due in More</u> <u>Than One Year</u>
\$ 132,026	96,707	(109,525)	119,208	89,406	29,802

(7) Land Improvements Payable

In April 2014, the District entered into two zero-interest land improvement payable obligations with Pacific Gas & Electric (PG&E), in the amounts \$66,558 and \$12,266, for a total of \$78,824. The purpose of the payable was to provide funds for the acquisition of energy efficient capital equipment. Terms of the first obligation of \$66,558 call for monthly payments of \$1,073 maturing in April 2019. Terms of the second obligation of \$12,226 call for monthly payments of \$111 maturing in May 2023.

Changes in land improvements payable at June 30 were as follows:

	<u>2018</u>	<u>Additions</u>	<u>Payments</u>	<u>2019</u>
Land improvements payable	\$ 20,806	<u>-</u>	<u>(13,134)</u>	7,672
Less current-portion	<u>(13,245)</u>			<u>(1,326)</u>
Total non-current	<u>\$ 7,561</u>			<u>6,346</u>

Changes in land improvements payable at June 30 were as follows:

	<u>2017</u>	<u>Additions</u>	<u>Payments</u>	<u>2018</u>
Land improvements payable	\$ 34,683	<u>-</u>	<u>(13,877)</u>	20,806
Less current-portion	<u>(14,208)</u>			<u>(13,245)</u>
Total non-current	<u>\$ 20,475</u>			<u>7,561</u>

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(7) Land Improvements Payable

Future annual payments are as follows:

<u>Fiscal Year</u>	<u>Annual Payment</u>
2020	\$ 1,326
2021	1,326
2022	1,326
2023	<u>3,694</u>
Total	7,672
Less: current	<u>(1,326)</u>
Non-current	<u>\$ 6,346</u>

(8) Other Post-Employment Benefits (OPEB) Plan

General Information about the OPEB Plan

Plan Description

The District's defined benefit OPEB plan (Plan) provides OPEB for all permanent full-time employees. The Plan is a single-employer defined benefit OPEB plan administered by the District. The District's Board of Directors has the authority to establish and amend the benefit terms and financing requirements of the Plan.

Benefits Provided

For retirees at age of 50 with a minimum of 5 years of service, the District's contribution toward the CalPERS Medical Program will be 100% of the District's share of the premium amount for the retiree and their dependents.

Employees Covered by Benefit Terms

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

	<u>Measurement Date 2018</u>	<u>Measurement Date 2017</u>
Inactive employees or beneficiaries currently receiving benefit payments	4	4
Inactive employees entitled to but not receiving benefit payments	-	-
Active employees	<u>13</u>	<u>13</u>
Total Plan membership	<u><u>17</u></u>	<u><u>17</u></u>

Contributions

The Plan and its contribution requirements for eligible retired employees of the District are established and may be amended by the Board of Directors. The District pays 100% of its share of the cost of health insurance for retirees under any group plan offered by CalPERS, subject to certain restrictions as determined by the District. The District's cap is \$128 per month which is adjusted for each year in accordance with California Government Code Section 22892. The annual contribution is based on the actuarially determined contribution.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(8) Other Post-Employment Benefits (OPEB) Plan, continued

Contributions, continued

As of the fiscal year ended June 30, the contributions were as follows:

	<u>2019</u>	<u>2018</u>
Contributions – employer	\$ <u>6,434</u>	<u>6,264</u>

As of June 30 2019 and 2018, employer pension contributions of \$6,434 and \$6,264 were reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the fiscal year ended June 30, 2020 and 2019, respectively.

Total OPEB Liability

The District's total OPEB liability was measured as of June 30, 2018 and 2017 and the total OPEB liability used to calculate the total OPEB liability was determined by an actuarial valuation as of June 30, 2018 and 2017, respectively. Standard actuarial update procedures were used to project/discount from valuation to measurement dates.

Actuarial Assumptions

The total OPEB liability was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.75 percent
Salary increases	2.75 percent
Discount rate	3.80 and 3.50 percent
Healthcare cost trend rates	4.00 percent per year
Retirees' share of benefit-related costs	100 percent of projected health insurance premiums for retirees at age 50 with a minimum 5 years of service

Notes:

The discount rate was based on the Bond Buyer 20-Year Bond Index.

Discount Rate

As of June 30 2019 and 2018, the discount rate used to measure the total OPEB liability was 3.80 and 3.50 percent, respectively. The projection of cash flows used to determine the discount rate assumed that District contributions will be made at rates equal to the actuarially determined contribution rates.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(8) Other Post-Employment Benefits (OPEB) Plan, continued

Changes in the Total OPEB Liability

	Total OPEB Liability 2018-2019	Total OPEB Liability 2017-2018
Balance at Beginning of Year	\$ 247,795	232,892
Changes for the year:		
Service cost	13,182	12,829
Interest	9,544	8,261
Employer contributions	(6,434)	(6,187)
Employee contributions	-	-
Assumption changes	(12,594)	-
Actual investment income	-	-
Administrative expenses	-	-
Benefit payments	-	-
Net changes	<u>3,698</u>	<u>14,903</u>
Balance at End of Year	<u>\$ 251,493</u>	<u>247,795</u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the District, as well as what the District's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.80 and 2.50 percent) or 1-percentage-point higher (4.80 and 4.50 percent) than the current discount rate:

As of June 30, 2019, the discount rate comparison was the following:

	Discount Rate - 1% (2.80%)	Current Discount Rate (3.80%)	Discount Rate + 1% (4.80%)
District's Total OPEB liability	\$ <u>295,755</u>	<u>251,493</u>	<u>215,746</u>

As of June 30, 2018, the discount rate comparison was the following:

	Discount Rate - 1% (2.50%)	Current Discount Rate (3.50%)	Discount Rate + 1% (4.50%)
District's Total OPEB liability	\$ <u>292,799</u>	<u>247,795</u>	<u>212,196</u>

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(8) Other Post-Employment Benefits (OPEB) Plan, continued

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the District, as well as what the District's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (3.00 percent decreasing to 2.00 percent) or 1-percentage-point higher (5.00 percent decreasing to 4.00 percent) than the current healthcare cost trend rates:

As of June 30, 2019, the healthcare cost trend rate comparison was the following:

	1% Decrease (3.00% decreasing to 2.00%)	Healthcare Cost Trend Rates (4.00% decreasing to 3.00%)	1% Increase (5.00% decreasing to 4.00%)
District's Total OPEB liability	\$ 213,171	251,493	297,925

As of June 30, 2018, the healthcare cost trend rate comparison was the following:

	1% Decrease (3.00% decreasing to 2.00%)	Healthcare Cost Trend Rates (4.00% decreasing to 3.00%)	1% Increase (5.00% decreasing to 4.00%)
District's Total OPEB liability	\$ 212,787	247,795	290,440

For the year ended June 30, 2019 and 2018, the District recognized OPEB expense of \$21,629 and \$21,090, respectively.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At June 30, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Description	June 30, 2019		June 30, 2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to the measurement date at June 30	\$ 6,434	-	6,264	-
Changes in assumptions	-	11,667	-	-
Total	\$ 6,434	11,667	6,264	-

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(8) Other Post-Employment Benefits (OPEB) Plan, continued

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB, continued

At June 30, 2019 and 2018, there were no amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB which are required to be recognized in OPEB expense over future periods, respectively.

Schedule of Changes in the District's Total OPEB Liability and Related Ratios

See page 50 for the Required Supplementary Schedule.

(9) Defined Benefit Pension Plan

Plan Description

All qualified permanent and probationary employees are eligible to participate in the District's separate Miscellaneous Employee Pension Plans, cost-sharing multiple employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plan is established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website or may be obtained from their executive office: 400 P Street, Sacramento, CA, 95814.

Benefits Provided

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

On September 12, 2012, the California Governor signed the California Public Employees' Pension Reform Act of 2013 (PEPRA) into law. PEPRA took effect January 1, 2013. The new legislation closed the District's CalPERS 2.0% at 55 Risk Pool Retirement Plan to new employee entrants effective December 31, 2012. All employees hired after January 1, 2013 are eligible for the District's CalPERS 2.0% at 62 Retirement Plan under PEPRA. New employees that have previously participated in the Classic Plan are eligible for the District's CalPERS 2.0% at 55 Retirement Plan.

The Plans' provision and benefits in effect at June 30, 2019 are summarized as follows:

Description	Miscellaneous Plan	
	Tier 1	Tier 2
Hire date	Prior to January 1,	On or after January 1,
Benefit formula	2.0% @ 55	2.0% @ 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	50 - 55	52 - 67
Monthly benefits, as a % of eligible compensation	2.0% to 2.5%	1.0% to 2.5%
Required employee contribution rates	6.902%	6.250%
Required employer contribution rates	9.409%	6.842%

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(9) Defined Benefit Pension Plan, continued

Contributions

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

As of the fiscal year ended June 30, the contributions for the Plan were as follows:

		Miscellaneous Plan	
		2019	2018
Contributions – employer	\$	137,310	137,310
Contributions – employee (paid by employer)		43,996	42,475
Total employer paid contributions	\$	<u>181,306</u>	<u>179,785</u>

Net Pension Liability

As of the fiscal year ended June 30, the District reported net pension liabilities for its proportionate share of the net pension liability of the Plan were as follows:

Proportionate Share of Net Pension Liability		
	2019	2018
Miscellaneous Plan \$	<u>1,729,838</u>	<u>1,746,160</u>

The District's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2018 and 2017, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2017 and 2016, rolled forward to June 30, 2018 and 2017, using standard update procedures. The District's proportion of the net pension liability was based on a projection of the District's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined.

The District's change in the proportionate share of the pension liability for the Plan as of the fiscal year end June 30, 2019, was as follows:

	Miscellaneous Plan
Proportion – June 30, 2018	0.01761%
Proportion – June 30, 2019	<u>0.01795%</u>
Change – Increase (Decrease)	<u>0.00034%</u>

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(9) Defined Benefit Pension Plan, continued

Net Pension Liability, continued

The District's change in the proportionate share of the pension liability for the Plan as of the fiscal year end June 30, 2018, was as follows:

	Miscellaneous Plan
Proportion – June 30, 2017	0.01728%
Proportion – June 30, 2018	0.01761%
Change – Increase (Decrease)	<u>0.00033%</u>

As a result of the implementation of the GASB 68 pronouncement at June 30, 2019 and 2018, the District recognized pension expense of \$155,062 and \$221,240, respectively.

Deferred Pension Outflows (Inflows) of Resources

As of June 30, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	June 30, 2019		June 30, 2018	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to the measurement date	\$ 167,814	-	137,310	-
Net differences between actual and expected experience	43,785	-	-	(31,248)
Net changes in assumptions	148,875	-	268,743	-
Net differences between projected and actual earnings on plan investments	8,552	-	65,796	-
Net differences between actual contribution and proportionate share of contribution	-	(97,872)	-	(115,900)
Net adjustment due to differences in proportions of net pension liability	23,569	-	-	(26,408)
Total	<u>\$ 392,595</u>	<u>(97,872)</u>	<u>471,849</u>	<u>(173,556)</u>

As of June 30 2019 and 2018, employer pension contributions of \$167,814 and \$137,310 were reported as deferred outflows of resources related to contributions subsequent to the measurement date were and will be recognized as a reduction of the net pension liability in the fiscal year ended June 30, 2020 and 2019, respectively.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(9) Defined Benefit Pension Plan, continued

Deferred Pension Outflows (Inflows) of Resources

As a result of the implementation of the GASB 68 at June 30, 2019, the District recognized other amounts reported by the Plan actuarial as deferred outflows of resources and deferred inflows of resources related to the pension liability. Pension related amounts will be recognized as pension expense as follows.

Fiscal Year Ending June 30:	Deferred Outflows/ (Inflows) of Resources
2020	\$ 127,577
2021	57,483
2022	(41,750)
2023	(16,401)
2024	-
Thereafter	-

Actuarial Assumptions

The total pension liability in the June 30, 2017 and 2016, actuarial valuation reports were determined using the following actuarial assumptions:

Valuation dates	June 30, 2017 and 2016
Measurement dates	June 30, 2018 and 2017
Actuarial cost method	Entry Age Normal in accordance with the requirements of GASB Statement No. 68
Actuarial assumptions:	
Discount rate	7.15%
Inflation	2018 – 2.50% 2017 – 2.75%
Salary increases	Varies by Entry Age and Service
Investment Rate of Return	7.50 % Net of Pension Plan Investment and Administrative Expenses; includes inflation
Mortality Rate Table*	Derived using CalPERS' Membership Data for all Funds
Period upon which actuarial Experience Survey assumptions were based	2018 – 1997–2015 2017 – 1997–2011
Post Retirement Benefit	2018 – Contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.50% thereafter 2017 – Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

* The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the 2014 Experience Study report. Further details of the Experience Study can be found on the CalPERS website.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(9) Defined Benefit Pension Plan, continued

Discount Rate

The discount rate used to measure the total pension liability was 7.15% for the Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the Plan, the amortization and smoothing periods recently adopted by CalPERS were utilized. The crossover test was performed for a miscellaneous agent plan and a safety agent plan selected as being more at risk of failing the crossover test and resulting in a discount rate that would be different from the long-term expected rate of return on pension investments.

Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability for the Plan.

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

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

As of June 30, 2019, the long-term expected real rate of return by asset class was as follows:

Asset Class	New Strategic Allocation	Real Return Years 1-10*	Real Return Year 11+**
Global Equity	50.0%	4.80%	2.98%
Global Fixed Income	28.0%	1.00%	2.62%
Inflation Sensitive	0.0%	77.00%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Estate	13.0%	3.75%	4.93%
Infrastructure and Forestland	0.0%	0.00%	0.00%
Liquidity	1.0%	0.00%	-0.92%
Total	100.0%		

* An expected inflation of 2.5% used for this period

** An expected inflation of 3.0% used for this period

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(9) Defined Benefit Pension Plan, continued

Discount Rate, continued

As of June 30, 2018, the long-term expected real rate of return by asset class was as follows:

<u>Asset Class</u>	<u>New Strategic Allocation</u>	<u>Real Return Years 1–10*</u>	<u>Real Return Year 11+**</u>
Global Equity	47.0%	4.90%	5.38%
Global Fixed Income	19.0%	0.80%	2.27%
Inflation Sensitive	6.0%	0.60%	1.39%
Private Equity	12.0%	6.60%	6.63%
Real Estate	11.0%	2.80%	5.21%
Infrastructure and Forestland	3.0%	3.90%	5.36%
Liquidity	2.0%	-0.40%	-0.90%
Total	<u>100.0%</u>		

* An expected inflation of 2.5% used for this period

** An expected inflation of 3.0% used for this period

Sensitivity of the Proportionate Share of Net Pension Liability to Changes in the Discount Rate

The following table presents the District's proportionate share of the net position liability for the Plan, calculated using the discount rate, as well as what the District's proportional share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

As of June 30, 2019, the discount rate comparison was the following:

	<u>Discount Rate – 1% (6.15%)</u>	<u>Current Discount Rate (7.15%)</u>	<u>Discount Rate + 1% (8.15%)</u>
District's Net Pension Liability \$	<u>2,668,010</u>	<u>1,729,838</u>	<u>955,388</u>

As of June 30, 2018, the discount rate comparison was the following:

	<u>Discount Rate – 1% (6.15%)</u>	<u>Current Discount Rate (7.15%)</u>	<u>Discount Rate + 1% (8.15%)</u>
District's Net Pension Liability \$	<u>2,705,137</u>	<u>1,746,160</u>	<u>951,917</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued CalPERS financial reports. See pages 51 through 52 for the Required Supplementary Schedules.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(9) Defined Benefit Pension Plan, continued

Payable to the Pension Plan

As of June 30, 2019 and 2018, the District reported no payables for the outstanding amount of contribution to the pension plan, respectively.

(10) Net Position

Calculation of net position as of June 30, was as follows:

	<u>2019</u>	<u>2018</u>
Net investment in capital assets:		
Capital assets, not being depreciated \$	9,269,879	12,606,366
Depreciable capital assets	21,872,501	19,748,775
Current:		
Land improvements payable	(1,326)	(13,245)
Non-current:		
Land improvements payable	(6,346)	(7,561)
Total net investment in capital assets	<u>31,134,708</u>	<u>32,334,335</u>
Restricted net position:		
Restricted – cash and cash equivalents	<u>5,573,255</u>	<u>1,805,459</u>
Total restricted net position	<u>5,573,255</u>	<u>1,805,459</u>
Unrestricted net position:		
Non-spendable net position:		
Prepaid expenses and deposits	<u>156,864</u>	<u>127,473</u>
Total non-spendable net position	<u>156,864</u>	<u>127,473</u>
Spendable net position are designated as follows:		
Total spendable net position	<u>251,264</u>	<u>(210,591)</u>
Total unrestricted net position	<u>408,128</u>	<u>(83,118)</u>
Total net position	<u>\$ 37,116,091</u>	<u>34,056,676</u>

(11) Adjustment to Net Position

Other Post-employment Benefits (OPEB) – GASB 75 Implementation

In fiscal year 2018, the District implemented GASB pronouncements 74 and 75 to recognize its total other post-employment benefits (OPEB) liability. As a result of the implementation, the District recognized the OPEB liability and recorded a prior period adjustment, a (decrease) to net position, of \$232,892 at July 1, 2017. The District recorded a prior period adjustment, an increase to net position, to reclassify from liabilities to net position, the prior year's OPEB liability, recognized in accordance with GASB 45, of \$65,311 and to reclassify from expense to deferred outflows, the prior year's employer OPEB expense of \$6,187 at July 1, 2017.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(11) Adjustment to Net Position, continued

The adjustment to net position was as follows:

Net position at July 1, 2017, as previously stated	\$ 34,056,676
Effect of adjustment to record total OPEB liability	(232,892)
Effect of adjustment to remove OPEB liability reported under GASB 45	65,331
Effect of adjustment to record deferred OPEB outflows	<u>6,187</u>
Net position at July 1, 2017, as restated	<u><u>33,895,302</u></u>

(12) Revenue Guaranty Expense

Mokulele Airlines

On September 15, 2016, the District entered into an agreement with Mokulele Airlines (Mokulele) for the purpose of encouraging Mokulele to adjust the flight schedule service from service to Los Angeles International Airport to the Hollywood Burbank Airport. Terms of the agreement stipulate a Revenue Guaranty Cap (Cap), which for the period through February 28, 2017, shall not exceed \$525,000. For the period beginning July 1, 2017, through the end of the service period the aggregate amount of the Cap shall be increased by \$250,000 to a total of \$975,000, further capped at \$50,000 per month. If minimum revenues exceed total revenues by more than \$975,000 in the service period, the payment by the District of the total sum of \$975,000 shall be in full satisfaction of the Minimum Revenue guarantee owed under the service period. During the fiscal year ended June 30, 2017, Mokulele determined and substantiated that it did not receive Minimum Revenues per the terms of the agreement. At June 30, 2018, the District paid Mokulele Airlines a revenue guaranty expense of \$184,603. At June 30, 2019 there was no revenue guaranty expense.

(13) Deferred Compensation Savings Plan

For the benefit of its employees, the District participates in a 457 Deferred Compensation Program (Program). The purpose of this Program is to provide deferred compensation for public employees that elect to participate in the Program. Generally, eligible employees may defer receipt of a portion of their salary until termination, retirement, death or unforeseeable emergency. Until the funds are paid or otherwise made available to the employee, the employee is not obligated to report the deferred salary for income tax purposes.

Federal law requires deferred compensation assets to be held in trust for the exclusive benefit of the participants. Accordingly, the District is in compliance with this legislation. Therefore, these assets are not the legal property of the District, and are not subject to claims of the District's general creditors. Fair value of all plan assets held in trust by Mass Mutual at June 30, 2019 and 2018, was \$1,257,616 and \$1,093,143, respectively.

The District has implemented GASB Statement No. 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*. Since the District has little administrative involvement and does not perform the investing function for this plan, the assets and related liabilities are not shown on the statements of net position.

(14) Risk Management

The District is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District, as a member of the Special District Risk Management Authority (SDRMA), has purchased various insurance policies to manage the potential liabilities that may occur from the previously named sources. SDRMA's purpose is to arrange and administer programs of self-insured losses and to purchase excess insurance coverage.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(14) Risk Management, continued

At June 30, 2019, the District participated in the liability and property programs of the SDRMA as follows:

- General and auto liability, public officials and employees' errors and omissions and employment practices liability: Total risk financing limits of \$5.2 billion, combined single limit at \$100 thousand to \$1 billion per occurrence, subject to the following deductibles – \$500/\$250,000 per occurrence for third party general liability property damage – 50% co-insurance of cost expended by SDRMA, in excess of \$10,000 up to \$110,000, per occurrence, for employment related claims. However, 100% of the obligation will be waived if certain criteria are met.
- Employee dishonesty coverage up to \$1,000,000 per loss includes public employee dishonesty, forgery or alteration and theft, disappearance and destruction coverages.
- Property loss is paid at the replacement cost for property on file, if replaced within two years after the loss, otherwise paid on an actual cash value basis, to a combined total of \$1.0 billion per occurrence (pool limit), subject to a \$1,000 deductible per occurrence.
- Boiler and machinery coverage for the replacement cost up to \$100 million per occurrence (pool limit), subject to a \$1,000 deductible.
- Comprehensive and collision coverage on selected vehicles, with deductibles of \$250/\$500 or \$500/\$1,000, as elected; ACV limits; fully self-funded by the SDRMA.
- Public officials personal liability up to \$500,000 each occurrence, with an annual aggregate of \$500,000 per each elected/appointed official to which this coverage applies, subject to the terms, conditions and exclusions as provided in the Memorandum of Coverages, deductible of \$500 per claim.
- Workers' compensation insurance up to California statutory limits for all work related injuries/illnesses covered by California law.

Also, the District has purchased aviation commercial general liability insurance coverage up to \$20 million from a commercial insurance carrier.

Settled claims have not exceeded any of the coverage amounts in any of the last three fiscal years and there were no reductions in the District's insurance coverage during the years ending June 30, 2019, 2018 and 2017. Liabilities are recorded when it is probable that a loss has been incurred and the amount of the loss can be reasonably estimated net of the respective insurance coverage. Liabilities include an amount for claims that have been incurred but not reported (IBNR). There were no IBNR claims payable as of June 30, 2019, 2018 and 2017.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(15) Governmental Accounting Standards Board Statements

Newly Issued Accounting Pronouncements, But Not Yet Effective

The Governmental Accounting Standards Board (GASB) has issued several pronouncements prior to June 30, 2019, that have effective dates that may impact future financial presentations.

Governmental Accounting Standards Board Statement No. 83

In November 2016, the GASB issued Statement No. 83 – *Certain Asset Retirement Obligations*. This Statement (1) addresses accounting and financial reporting for certain asset retirement obligations (AROs), (2) establishes criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for AROs, (3) requires that recognition occur when the liability is both incurred and reasonably estimable, (4) requires the measurement of an ARO to be based on the best estimate of the current value of outlays expected to be incurred, (5) requires the current value of a government's AROs to be adjusted for the effects of general inflation or deflation at least annually, and (6) and requires disclosure of information about the nature of a government's AROs, the methods and assumptions used for the estimates of the liabilities, and the estimated remaining useful life of the associated tangible capital assets.

The provisions of this Statement are effective for reporting periods beginning after June 15, 2018. The impact of the implementation of this Statement to the District's financial statements has not been assessed at this time.

Governmental Accounting Standards Board Statement No. 84

In January 2017, the GASB issued Statement No. 84 – *Fiduciary Activities*. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported.

In January 2017, the GASB issued Statement No. 84 – *Fiduciary Activities*. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported.

This Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities.

This Statement describes four fiduciary funds that should be reported, if applicable: (1) pension (and other employee benefit) trust funds, (2) investment trust funds, (3) private-purpose trust funds, and (4) custodial funds. Custodial funds generally should report fiduciary activities that are not held in a trust or equivalent arrangement that meets specific criteria.

The provisions of this Statement are effective for reporting periods beginning after December 15, 2018. The impact of the implementation of this Statement to the District's financial statements has not been assessed at this time.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(15) Governmental Accounting Standards Board Statements

Newly Issued Accounting Pronouncements, But Not Yet Effective

Governmental Accounting Standards Board Statement No. 87

In June 2017, the GASB issued Statement No. 87 – *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The provisions of this Statement are effective for reporting periods beginning after December 15, 2019. Earlier application is encouraged. The impact of the implementation of this Statement to the District's financial statements has not been assessed at this time.

Governmental Accounting Standards Board Statement No. 89

In June 2018, the GASB issued Statement No. 89 – *Accounting for Interest Cost Incurred before the End of a Construction Period*. The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period.

This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5–22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund.

This Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2019. Earlier application is encouraged. The requirements of this Statement should be applied prospectively. The impact of the implementation of this Statement to the District's financial statements has not been assessed at this time.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(15) Governmental Accounting Standards Board Statements

Newly Issued Accounting Pronouncements, But Not Yet Effective

Governmental Accounting Standards Board Statement No. 90

In August 2018, the GASB issued Statement No. 90 – *Majority Equity Interests—an amendment of GASB Statements No. 14 and No. 61*. The primary objectives of this Statement are to improve the consistency and comparability of reporting a government’s majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government’s holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should measure the majority equity interest at fair value.

For all other holdings of a majority equity interest in a legally separate organization, a government should report the legally separate organization as a component unit, and the government or fund that holds the equity interest should report an asset related to the majority equity interest using the equity method. This Statement establishes that ownership of a majority equity interest in a legally separate organization results in the government being financially accountable for the legally separate organization and, therefore, the government should report that organization as a component unit.

This Statement also requires that a component unit in which a government has a 100 percent equity interest account for its assets, deferred outflows of resources, liabilities, and deferred inflows of resources at acquisition value at the date the government acquired a 100 percent equity interest in the component unit. Transactions presented in flows statements of the component unit in that circumstance should include only transactions that occurred subsequent to the acquisition.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2018. Earlier application is encouraged. The requirements should be applied retroactively, except for the provisions related to (1) reporting a majority equity interest in a component unit and (2) reporting a component unit if the government acquires a 100 percent equity interest. Those provisions should be applied on a prospective basis. The impact of the implementation of this Statement to the District’s financial statements has not been assessed at this time.

Governmental Accounting Standards Board Statement No. 91

In August 2018, the GASB issued Statement No. 91 – *Conduit Debt Obligations*. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

This Statement also addresses arrangements—often characterized as leases—that are associated with conduit debt obligations. In those arrangements, capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by third-party obligors in the course of their activities. Payments from third-party obligors are intended to cover and coincide with debt service payments. During those arrangements, issuers retain the titles to the capital assets. Those titles may or may not pass to the obligors at the end of the arrangements.

Santa Maria Public Airport District
Notes to the Basic Financial Statements, continued
For the Fiscal Years Ended June 30, 2019 and 2018

(15) Governmental Accounting Standards Board Statements

Newly Issued Accounting Pronouncements, But Not Yet Effective

Governmental Accounting Standards Board Statement No. 91, continued

This Statement requires issuers to disclose general information about their conduit debt obligations, organized by type of commitment, including the aggregate outstanding principal amount of the issuers' conduit debt obligations and a description of each type of commitment. Issuers that recognize liabilities related to supporting the debt service of conduit debt obligations also should disclose information about the amount recognized and how the liabilities changed during the reporting period.

The requirements of this Statement are effective for reporting periods beginning after December 15, 2020. Earlier application is encouraged.

(16) Commitments and Contingencies

Construction Contracts

The District has a variety of agreements with private parties relating to construction contracts at the District. The financing of such construction contracts is being provided primarily from the District's restricted capital reserves and federal capital grants. As of June 30, 2018, the District had no outstanding construction contracts.

Grant Awards

Grant funds received by the District are subject to audit by the grantor agencies. Such audit could lead to requests for reimbursements to the grantor agencies for expenditures disallowed under terms of the grant. Management of the District believes that such disallowances, if any, would not be significant.

Litigation

In the ordinary course of operations, the District is subject to claims and litigation from outside parties. After consultation with legal counsel, the District believes the ultimate outcome of such matters, if any, will not materially affect its financial condition.

(17) Subsequent Events

Events occurring after June 30, 2019, have been evaluated for possible adjustment to the financial statements or disclosure as of January 23, 2020, which is the date the financial statements were available to be issued. The District is not aware of any subsequent events that would require recognition or disclosure in the financial statements.

Required Supplementary Information

Final Draft Subject to Board Approval

Final Draft Subject to Board Approval

Santa Maria Public Airport District
Schedules of Changes in the District Total OPEB Liability and Related Ratios
As of June 30, 2019
Last Ten Years*

	Measurement Date 2018	Measurement Date 2017
Total OPEB Liability		
Service cost	\$ 13,182	12,829
Interest	9,544	8,261
Employer contributions	(6,434)	(6,187)
Employee contributions	-	-
Assumption changes	(12,594)	-
Actual investment income	-	-
Administrative expenses	-	-
Benefit payments	-	-
Net change in total OPEB liability	3,698	14,903
Total OPEB liability – beginning	247,795	232,892
Total OPEB liability – ending	\$ 251,493	247,795
Covered payroll	\$ 735,356	794,904
Total OPEB liability as a percentage of covered payroll	34.20%	31.17%

Notes:

* Historical information presented above follows the measurement periods for which GASB 74 & 75 were applicable. The fiscal year ended June 30, 2017, (valuation and measurement dates as of June 30, 2017) was the first year of implementation required by GASB 74 & 75; therefore only two years are shown.

Santa Maria Public Airport District
District's Proportionate Share of the Net Pension Liability
As of June 30, 2019
Last Ten Years*

Description	Measurement Date 6/30/2018	Measurement Date 6/30/2017	Measurement Date 6/30/2016	Measurement Date 6/30/2015	Measurement Date 6/30/2014
District's Proportion of the Net Pension Liability	0.01795%	0.01761%	0.01728%	0.01618%	0.01700%
District's Proportionate Share of the Net Pension Liability	\$ 1,729,838	1,746,160	1,495,222	1,110,736	1,057,671
District's Covered Payroll	\$ 735,356	794,904	768,476	766,034	691,152
District's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	235.24%	219.67%	194.57%	145.00%	153.03%
District's Fiduciary Net Position as a Percentage of the District's Total Pension Liability	75.06%	74.95%	76.90%	82.41%	81.15%

Notes:

Changes in Benefit Terms – For the measurement date June 30, 2018, there were no changes in the benefit terms.

Changes of Assumptions – For the measurement date June 30, 2018, there were no changes in the discount rate. For the measurement date 2017, the discount rate was reduced from 7.65% percent to 7.15% percent.

* Historical information presented above follows the measurement periods for which GASB 68 & 71 were applicable. The fiscal year ended June 30, 2015, was the first year of implementation required by GASB 68 & 71; therefore only five years are shown.

Santa Maria Public Airport District
Schedules of Pension Plan Contributions
As of June 30, 2019
Last Ten Years*

Schedule of Pension Plan Contributions:	Fiscal Year 6/30/2019	Fiscal Year 6/30/2018	Fiscal Year 6/30/2017	Fiscal Year 6/30/2016	Fiscal Year 6/30/2015
Actuarially Determined Contribution	\$ 165,139	140,757	120,811	108,198	70,150
Contributions in Relation to the Actuarially Determined Contribution	<u>(167,814)</u>	<u>(137,310)</u>	<u>(116,989)</u>	<u>(107,687)</u>	<u>(70,150)</u>
Contribution Deficiency (Excess)	\$ <u>(2,675)</u>	<u>3,447</u>	<u>3,822</u>	<u>511</u>	<u>-</u>
Covered Payroll	\$ <u>735,356</u>	<u>794,904</u>	<u>768,476</u>	<u>766,034</u>	<u>691,152</u>
Contribution's as a percentage of Covered Payroll	<u>22.46%</u>	<u>17.71%</u>	<u>15.72%</u>	<u>14.12%</u>	<u>10.15%</u>

Notes:

- * Historical information presented above follows the measurement periods for which GASB 68 & 71 were applicable. The fiscal year ended June 30, 2015, was the first year of implementation required by GASB 68 & 71; therefore only five years are shown.

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Supplementary Information

Final Draft Subject to Board Approval

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Santa Maria Public Airport District
Schedule of Revenues, Expenses and Changes in Net Position – Compared to Budget
For the Fiscal Year Ended June 30, 2019

	Adopted Original Budget	Board Approved Changes	Final Budget	Actual Budgetary Basis	Variance Positive (Negative)
Operating revenues:					
Landing area usage	\$ 194,433	-	194,433	119,890	(74,543)
Hangar area usage	728,375	-	728,375	657,934	(70,441)
Main hangar and F.B.O.	621,144	-	621,144	576,634	(44,510)
Terminal area usage	433,798	-	433,798	387,435	(46,363)
Land usage	1,479,283	-	1,479,283	1,488,181	8,898
Operating grant revenue	28,800	-	28,800	9,840	(18,960)
Other charges and fees	21,000	-	21,000	15,829	(5,171)
Total operating revenues	3,506,833	-	3,506,833	3,255,743	(251,090)
Operating expenses:					
Landing area usage	811,884	125,287	937,171	916,249	20,922
Hangar area usage	89,285	-	89,285	66,917	22,368
Main hangar and Fixed Base Operations	92,127	3,805	95,932	72,334	23,598
Terminal area usage	350,748	11,486	362,234	330,312	31,922
Land usage	373,453	3,078	376,531	335,591	40,940
Public administration	2,905,192	147,418	3,052,610	2,839,287	213,323
Total operating expenses	4,622,689	291,074	4,913,763	4,560,690	353,073
Operating loss before depreciation	(1,115,856)	(291,074)	(1,406,930)	(1,304,947)	101,983
Depreciation expense	(2,482,865)	-	(2,482,865)	(2,102,526)	380,339
Operating loss	(3,598,721)	(291,074)	(3,889,795)	(3,407,473)	482,322
Non-operating revenue(expense)					
Property taxes	1,525,247	-	1,525,247	1,713,791	188,544
Interest and investment earnings	40,846	-	40,846	128,533	87,687
Airshow income (expense), net	(15,000)	(195,108)	(210,108)	(210,108)	-
Gain on land sale	-	-	-	2,611,263	2,611,263
Other non-operating expenses	-	-	-	(192)	(192)
Total non-operating revenues, net	1,551,093	(195,108)	1,355,985	4,243,287	2,887,302
Net loss before capital contributions	(2,047,628)	(486,182)	(2,533,810)	835,814	3,369,624
Capital contributions:					
Federal capital grants	6,162,798	-	6,162,798	2,114,617	(4,048,181)
Passenger facility charges	81,667	-	81,667	108,984	27,317
Capital contributions	6,244,465	-	6,244,465	2,223,601	(4,020,864)
Change in net position	4,196,837	(486,182)	3,710,655	3,059,415	(651,240)
Net position, beginning of year – as restated	34,056,676		34,056,676	34,056,676	
Net position, end of year	\$ 38,253,513		37,767,331	37,116,091	

Santa Maria Public Airport District
Schedule of Revenues, Expenses and Changes in Net Position – Compared to Budget
For the Fiscal Year Ended June 30, 2018

	Adopted Original Budget	Board Approved Changes	Final Budget	Actual Budgetary Basis	Variance Positive (Negative)
Operating revenues:					
Landing area usage	\$ 152,109	-	152,109	165,798	13,689
Hangar area usage	643,064	-	643,064	634,733	(8,331)
Main hangar and F.B.O.	560,894	-	560,894	582,949	22,055
Terminal area usage	414,577	-	414,577	423,074	8,497
Land usage	1,407,182	-	1,407,182	1,452,920	45,738
Operating grant revenue	28,800	-	28,800	16,540	(12,260)
Other charges and fees	21,000	-	21,000	18,604	(2,396)
Total operating revenues	3,227,626	-	3,227,626	3,294,618	66,992
Operating expenses:					
Landing area usage	748,989	-	748,989	712,196	36,793
Hangar area usage	95,776	-	95,776	68,880	26,896
Main hangar and Fixed Base Operations	73,845	-	73,845	62,767	11,078
Terminal area usage	350,470	-	350,470	310,253	40,217
Land usage	366,258	-	366,258	342,706	23,552
Public administration	2,692,803	73,336	2,766,139	2,659,523	106,616
Total operating expenses	4,328,141	73,336	4,401,477	4,156,325	245,152
Operating loss before depreciation	(1,100,515)	(73,336)	(1,173,851)	(861,707)	312,144
Depreciation expense	(2,612,141)	-	(2,612,141)	(2,263,682)	348,459
Operating loss	(3,712,656)	(73,336)	(3,785,992)	(3,125,389)	660,603
Non-operating revenue(expense)					
Property taxes	1,408,373	-	1,408,373	1,663,981	255,608
Interest and investment earnings	23,535	-	23,535	56,218	32,683
Revenue guarantee expense	-	(184,603)	(184,603)	(184,603)	-
Gain on disposal of assets	-	-	-	1,850	1,850
Other non-operating income	-	-	-	4,448	4,448
Total non-operating revenues, net	1,431,908	(184,603)	1,247,305	1,540,761	293,456
Net loss before capital contributions	(2,280,748)	(257,939)	(2,538,687)	(1,584,628)	954,059
Capital contributions:					
Federal capital grants	9,316,852	-	9,316,852	1,182,306	(8,134,546)
Passenger facility charges	80,192	-	80,192	118,518	38,326
Capital contributions	9,397,044	-	9,397,044	1,300,824	(8,096,220)
Change in net position	7,116,296	(257,939)	6,858,357	(283,804)	(7,142,161)
Net position, beginning of year – as restated	34,340,480		34,340,480	34,340,480	
Net position, end of year	\$ 41,456,776		41,198,837	34,056,676	

Santa Maria Public Airport District
Schedule of Operating & Non-Operating Expenses – Compared to Budget
For the Fiscal Year Ended June 30, 2019

	Final Budget	Actual	Variance Positive (Negative)
Operating expenses:			
Landing area usage:			
ARFF Services	\$ 720,330	720,449	(119)
Utilities	18,159	19,141	(982)
Repairs and maintenance	198,682	176,659	22,023
Total	937,171	916,249	20,922
Hangar area usage:			
Utilities	27,276	26,037	1,239
Repairs and maintenance	57,547	37,150	20,397
Owner build area	4,462	3,730	732
Total	89,285	66,917	22,368
Main hangar and Fixed Base Operations (FBO)			
Utilities	48,668	49,199	(531)
Repairs and maintenance	47,264	23,135	24,129
Total	95,932	72,334	23,598
Terminal area usage:			
Utilities	138,452	118,273	20,179
Repairs and maintenance	223,782	212,039	11,743
Total	362,234	330,312	31,922
Land usage:			
Utilities	10,133	8,437	1,696
Mobile home park	344,522	311,724	32,798
Repairs and maintenance	21,876	15,430	6,446
Total	376,531	335,591	40,940
Public administration			
Salaries and wages	901,018	889,253	11,765
Benefits	534,548	543,466	(8,918)
Utilities	85,204	75,407	9,797
Supplies	68,316	66,704	1,612
Repairs and maintenance	79,859	66,702	13,157
Contractual services	675,733	564,025	111,708
Office supplies, postage and stationary	123,331	114,350	8,981
Dues and subscriptions	34,091	34,890	(799)
Advertising	57,500	56,438	1,062
Insurance	126,526	119,694	6,832
Bad debt expense	-	80	(80)
Election expense	34,052	25,645	8,407
Travel	62,475	62,475	-
Fire training	24,500	32,407	(7,907)
Consulting services	167,380	127,788	39,592
Economic development	61,300	45,300	16,000
Other expenses	16,777	14,663	2,114
Total	3,052,610	2,839,287	213,323
Depreciation of capital assets	2,482,865	2,102,526	380,339
Total operating expenses	\$ 7,396,628	6,663,216	733,412
Non-operating expense:			
Airshow income (expense), net	\$ 210,108	210,108	-
Other non-operating income (expense), net	-	192	(192)
Total non-operating expenses	\$ -	210,300	(192)

Santa Maria Public Airport District
Schedule of Operating & Non-Operating Expenses – Compared to Budget
For the Fiscal Year Ended June 30, 2018

	Final Budget	Actual	Variance Positive (Negative)
Operating expenses:			
Landing area usage:			
ARFF Services	\$ 665,110	665,110	-
Utilities	19,754	17,306	2,448
Repairs and maintenance	64,125	29,780	34,345
Total	<u>748,989</u>	<u>712,196</u>	<u>36,793</u>
Hangar area usage:			
Utilities	33,463	25,709	7,754
Repairs and maintenance	57,825	39,035	18,790
Owner build area	4,488	4,136	352
Total	<u>95,776</u>	<u>68,880</u>	<u>26,896</u>
Main hangar and Fixed Base Operations (FBO)			
Utilities	46,967	45,436	1,531
Repairs and maintenance	26,878	17,331	9,547
Total	<u>73,845</u>	<u>62,767</u>	<u>11,078</u>
Terminal area usage:			
Utilities	133,475	126,169	7,306
Repairs and maintenance	216,994	184,084	32,910
Total	<u>350,469</u>	<u>310,253</u>	<u>40,216</u>
Land usage:			
Utilities	12,654	5,315	7,339
Mobile home park	330,728	322,503	8,225
Repairs and maintenance	22,876	14,888	7,988
Total	<u>366,258</u>	<u>342,706</u>	<u>23,552</u>
Public administration			
Salaries and wages	825,088	817,003	8,085
Benefits	494,837	540,418	(45,581)
Utilities	82,879	81,071	1,808
Supplies	65,585	67,427	(1,842)
Repairs and maintenance	76,639	56,043	20,596
Contractual services	565,692	526,648	39,044
Office supplies, postage and stationary	95,234	91,574	3,660
Dues and subscriptions	26,291	25,717	574
Advertising	83,669	84,156	(487)
Insurance	112,604	110,293	2,311
Travel	54,850	49,725	5,125
Fire training	26,500	19,431	7,069
Consulting services	166,960	120,735	46,225
Economic development	58,000	34,133	23,867
Other expenses	19,308	35,149	(15,841)
Total	<u>2,754,136</u>	<u>2,659,523</u>	<u>94,613</u>
Depreciation of capital assets	2,612,141	-	2,612,141
Total operating expenses	<u><u>\$ 7,001,614</u></u>	<u><u>4,156,325</u></u>	<u><u>2,845,289</u></u>
Non-operating expense:			
Airshow income (expense), net	\$ -	1,134	(1,134)
Revenue guarantee expense (note 12)	184,603	184,603	-
Total non-operating expenses	<u><u>\$ 184,603</u></u>	<u><u>185,737</u></u>	<u><u>-</u></u>

Statistical Section

Final Draft Subject to Board Approval

Final Draft Subject to Board Approval

Santa Maria Public Airport District
Statistical Section
June 30, 2019

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

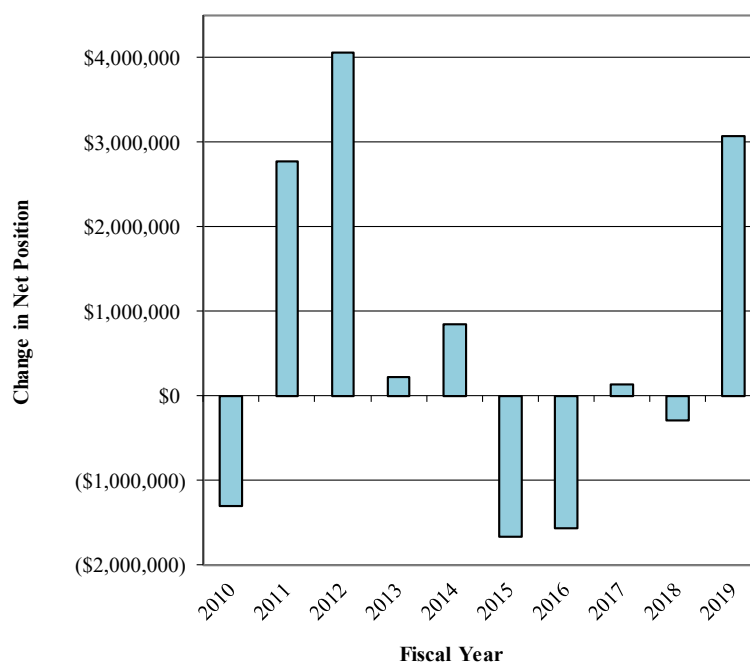
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	<u>Page No.</u>
Financial Trends These schedules contain information to help the reader understand how the District's financial performance and well-being have changed over time.	58-60
Revenue Capacity These schedules contain information to help the reader assess the District's most significant own-source revenue, land usage.	61-65
Demographic Information This schedule offers demographic indicators to help the reader understand the environment within which the District's financial activities take place.	66
Operating Information This schedule contains service and infrastructure data to help the reader understand how the information in the District's financial report relates to the service the District provides.	67-74

Note: The District is not presenting Debt Capacity information as the District has not had long-term debt instruments outstanding in the past ten fiscal years and is not subject to a debt limit.

Santa Maria Public Airport District
Changes in Net Position and Net Position by Component
Last Ten Fiscal Years

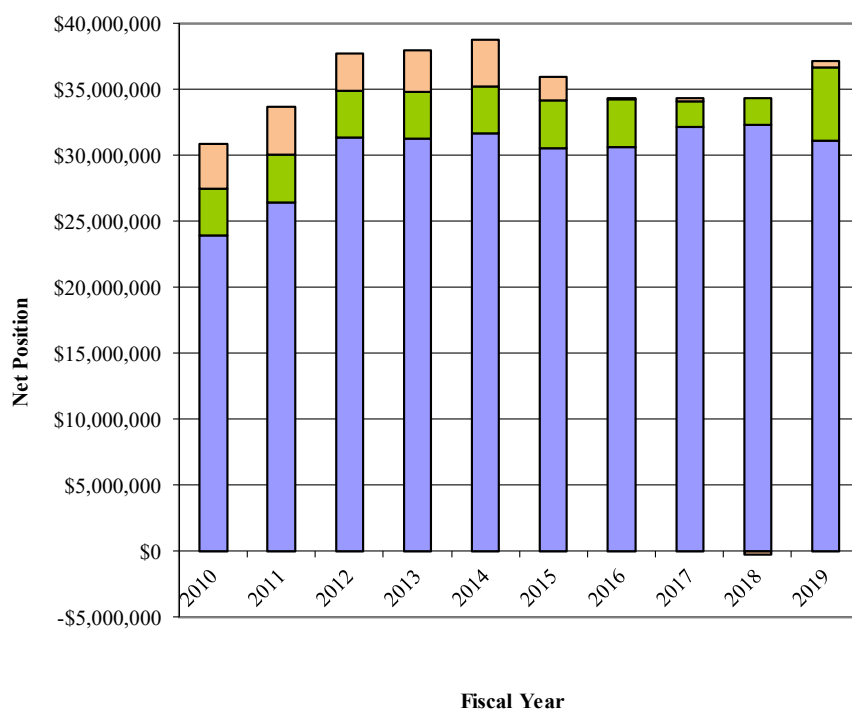
	Fiscal Year				
	2010	2011	2012	2013	2014
Changes in net position:					
Operating revenues (see Schedule 2)	\$ 2,999,089	2,919,221	2,965,457	3,055,567	3,095,288
Operating expenses (see Schedule 3)	(3,468,444)	(3,317,387)	(3,499,414)	(3,562,952)	(3,573,252)
Depreciation expense – capital recovery	(2,279,677)	(2,207,171)	(2,256,291)	(2,222,345)	(2,328,936)
Operating income(loss)	(2,749,032)	(2,605,337)	(2,790,248)	(2,729,730)	(2,806,900)
Non-operating revenues(expenses)					
Property taxes	1,222,744	1,236,952	1,252,193	1,338,669	1,337,709
Interest and investment earnings	49,557	31,472	19,411	15,323	21,372
Airshow income (expense), net	-	-	-	-	-
Revenue guaranty expense	-	-	-	-	-
Gain/(Loss) on sale/disposition of assets	-	-	-	-	-
Gain on land sale	-	-	-	-	-
Other revenue/(expense), net	(16,557)	(28,585)	(336,319)	(44,616)	(13,881)
Total non-operating revenues(expenses), net	1,255,744	1,239,839	935,285	1,309,376	1,345,200
Net income before capital contributions	(1,493,288)	(1,365,498)	(1,854,963)	(1,420,354)	(1,461,700)
Capital contributions	195,302	4,142,421	5,912,156	1,644,404	2,309,291
Changes in net position	\$ (1,297,986)	2,776,923	4,057,193	224,050	847,591
Net position by component:					
Net investment in capital assets	\$ 23,909,084	26,432,793	31,325,016	31,236,490	31,639,442
Restricted	3,594,590	3,593,440	3,592,707	3,590,796	3,591,104
Unrestricted	3,367,020	3,621,384	2,787,087	3,101,578	3,545,909
Total net position	\$ 30,870,694	33,647,617	37,704,810	37,928,864	38,776,455



Source: Santa Maria Public Airport District - Finance Department

Schedule 1

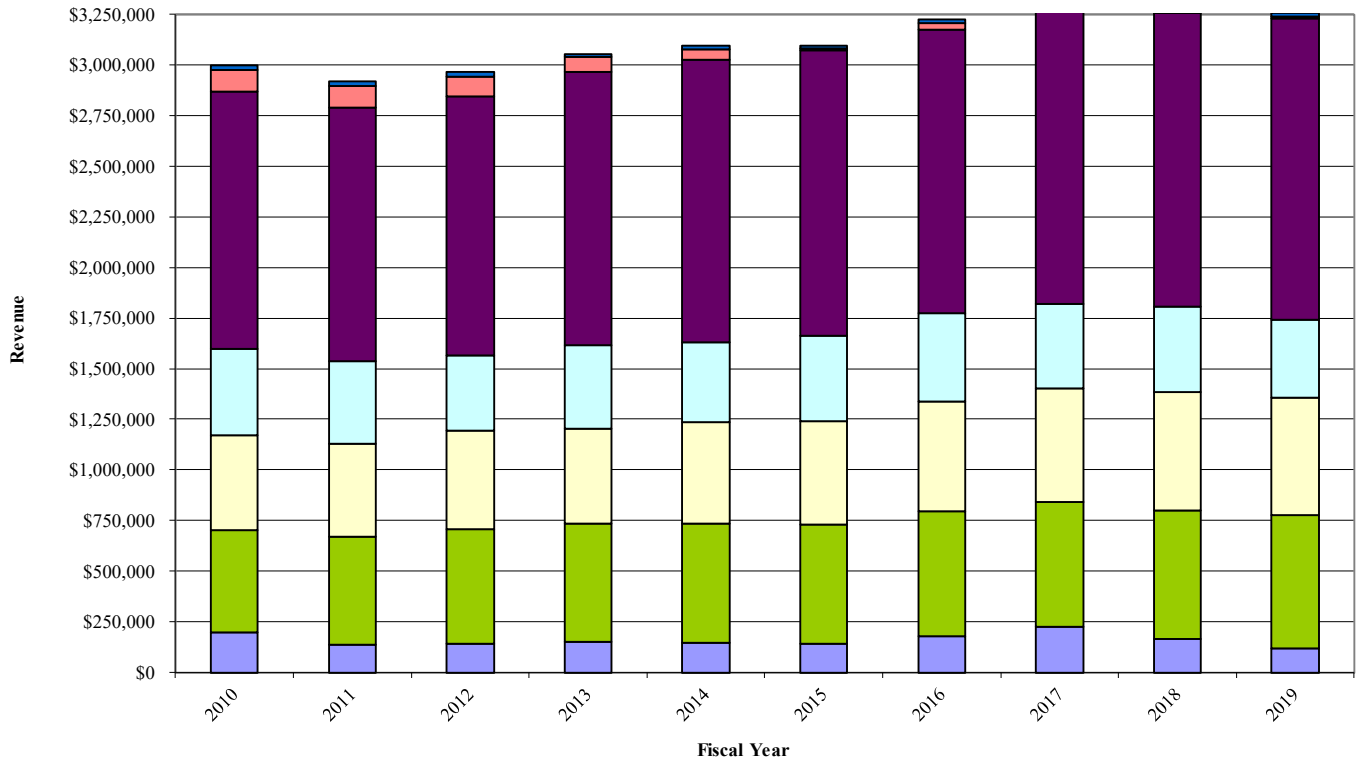
Fiscal Year				
As Restated 2015	As Restated 2016	2017	2018	2019
3,096,058	3,226,304	3,310,143	3,294,618	3,255,743
(3,720,240)	(3,813,171)	(4,458,946)	(4,156,325)	(4,560,690)
(2,490,934)	(2,441,538)	(2,288,269)	(2,263,682)	(2,102,526)
(3,115,116)	(3,028,405)	(3,437,072)	(3,125,389)	(3,407,473)
1,393,188	1,498,359	1,522,529	1,663,981	1,713,791
24,181	30,371	36,311	56,218	128,533
-	-	-	(1,133)	(210,108)
(372,078)	(387,922)	(722,260)	(184,603)	-
3,600	-	(14,794)	1,850	-
-	-	-	-	2,611,263
-	-	226	4,448	(192)
1,048,891	1,140,808	822,012	1,540,761	4,243,287
(2,066,225)	(1,887,597)	(2,615,060)	(1,584,628)	835,814
405,886	327,120	2,755,237	1,300,824	2,223,601
(1,660,339)	(1,560,477)	140,177	(283,804)	3,059,415
30,542,007	30,657,372	32,136,697	32,334,335	31,134,708
3,591,381	3,590,388	1,967,435	1,967,435	5,573,255
1,788,766	113,917	236,348	(245,094)	408,128
35,922,154	34,361,677	34,340,480	34,056,676	37,116,091



**Santa Maria Public Airport District
Operating Revenue by Source
Last Ten Fiscal Years**

Schedule 2

Fiscal Year	Landing Area	Hangar Area	Main Hangar and F.B.O.	Terminal Area	Land Usage	Operating Grant Revenue	Other Operating Revenue	Total Operating Revenue
2010	\$ 199,323	505,006	468,894	424,805	1,267,966	108,852	24,243	2,999,089
2011	138,945	530,750	460,756	406,756	1,249,810	110,831	21,175	2,919,023
2012	140,377	569,250	484,376	369,839	1,280,780	99,958	20,877	2,965,457
2013	151,414	583,228	470,861	412,098	1,349,896	73,283	14,787	3,055,567
2014	144,302	588,838	500,601	397,517	1,396,246	51,000	16,784	3,095,288
2015	142,027	590,671	505,714	423,456	1,412,179	5,310	16,701	3,096,058
2016	180,445	616,514	538,999	439,979	1,399,132	31,050	20,185	3,226,304
2017	225,764	614,150	563,435	417,380	1,445,718	33,925	9,771	3,310,143
2018	165,798	634,733	582,949	423,074	1,452,920	16,540	18,604	3,294,618
2019	119,890	657,934	576,634	387,435	1,488,181	9,840	15,829	3,255,743

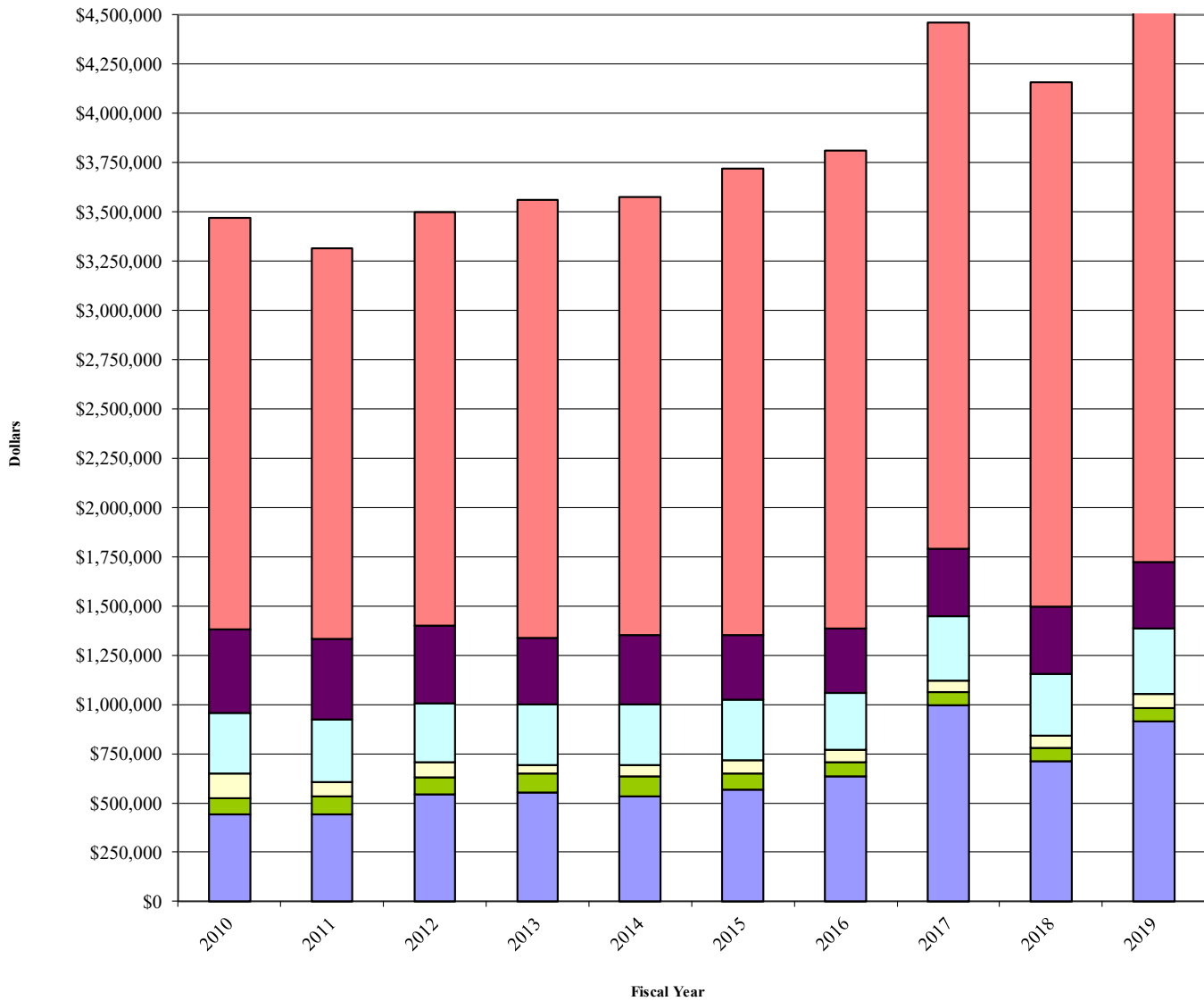


Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Operating Expenses by Activity
Last Ten Fiscal Years**

Schedule 3

Fiscal Year		Landing Area	Hangar Area	Main Hangar and F.B.O.	Terminal Area	Land Usage	Public Administration	Total Operating Expenses
2010	\$	441,413	84,700	121,435	309,416	423,595	2,087,885	3,468,444
2011		440,256	93,748	70,071	317,511	410,196	1,985,605	3,317,387
2012		541,606	87,289	76,699	301,654	390,619	2,101,547	3,499,414
2013		555,445	94,296	42,705	306,946	338,899	2,224,661	3,562,952
2014		533,468	103,564	54,576	309,662	351,754	2,220,228	3,573,252
2015		566,998	84,492	65,143	307,847	329,530	2,366,230	3,720,240
2016		633,750	71,705	64,438	287,554	328,038	2,427,686	3,813,171
2017		998,105	66,423	57,013	326,014	340,656	2,670,735	4,458,946
2018		712,196	68,880	62,767	310,253	342,706	2,659,523	4,156,325
2019		916,249	66,917	72,334	330,312	335,591	2,839,287	4,560,690

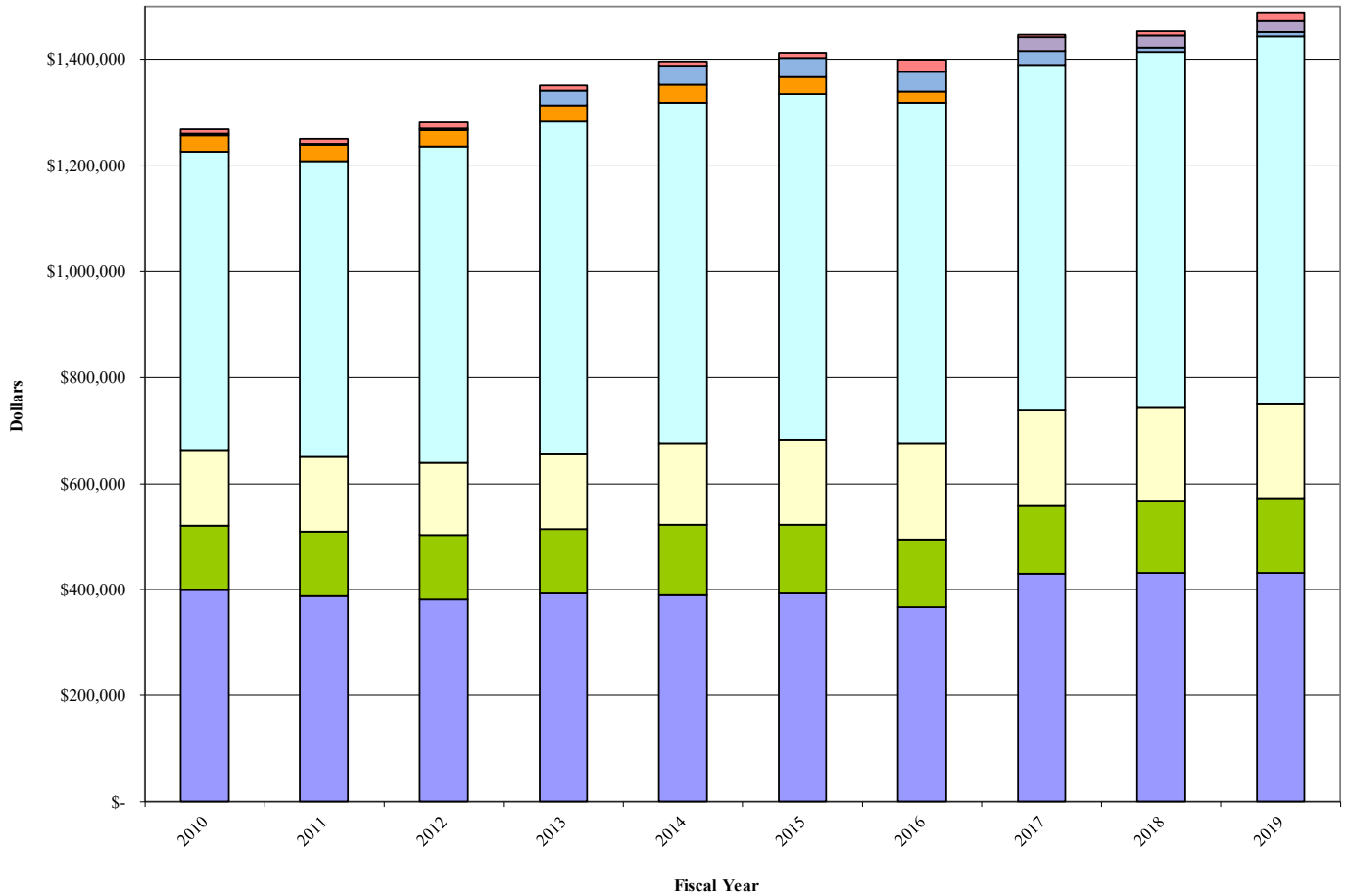


Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Revenue Base – Land Usage
Last Ten Fiscal Years**

Schedule 4

Fiscal Year	Mobile Home Park	Business Park	Hotel	Agricultural	Recreation Golf Course	Recreation Karting	Verizon Land Lease	Other Revenue Generating Land	Total Land Usage Revenue
2010	\$ 398,462	121,524	141,534	564,007	30,000	4,200	-	8,239	1,267,966
2011	387,308	121,524	141,754	557,284	31,218	714	-	10,008	1,249,810
2012	380,616	121,524	137,536	595,313	31,218	3,049	-	11,524	1,280,780
2013	391,975	121,524	142,194	626,701	31,218	27,411	-	8,873	1,349,896
2014	389,424	132,288	154,217	642,627	32,725	36,588	-	8,377	1,396,246
2015	392,966	128,700	160,581	651,609	32,424	36,588	-	9,311	1,412,179
2016	365,964	128,700	181,132	641,700	21,616	36,588	-	23,432	1,399,132
2017	429,222	128,700	180,196	650,457	-	26,592	26,000	4,551	1,445,718
2018	431,449	134,260	176,826	671,601	-	6,800	24,000	7,984	1,452,920
2019	431,101	139,200	178,141	694,880	-	6,600	24,000	14,259	1,488,181

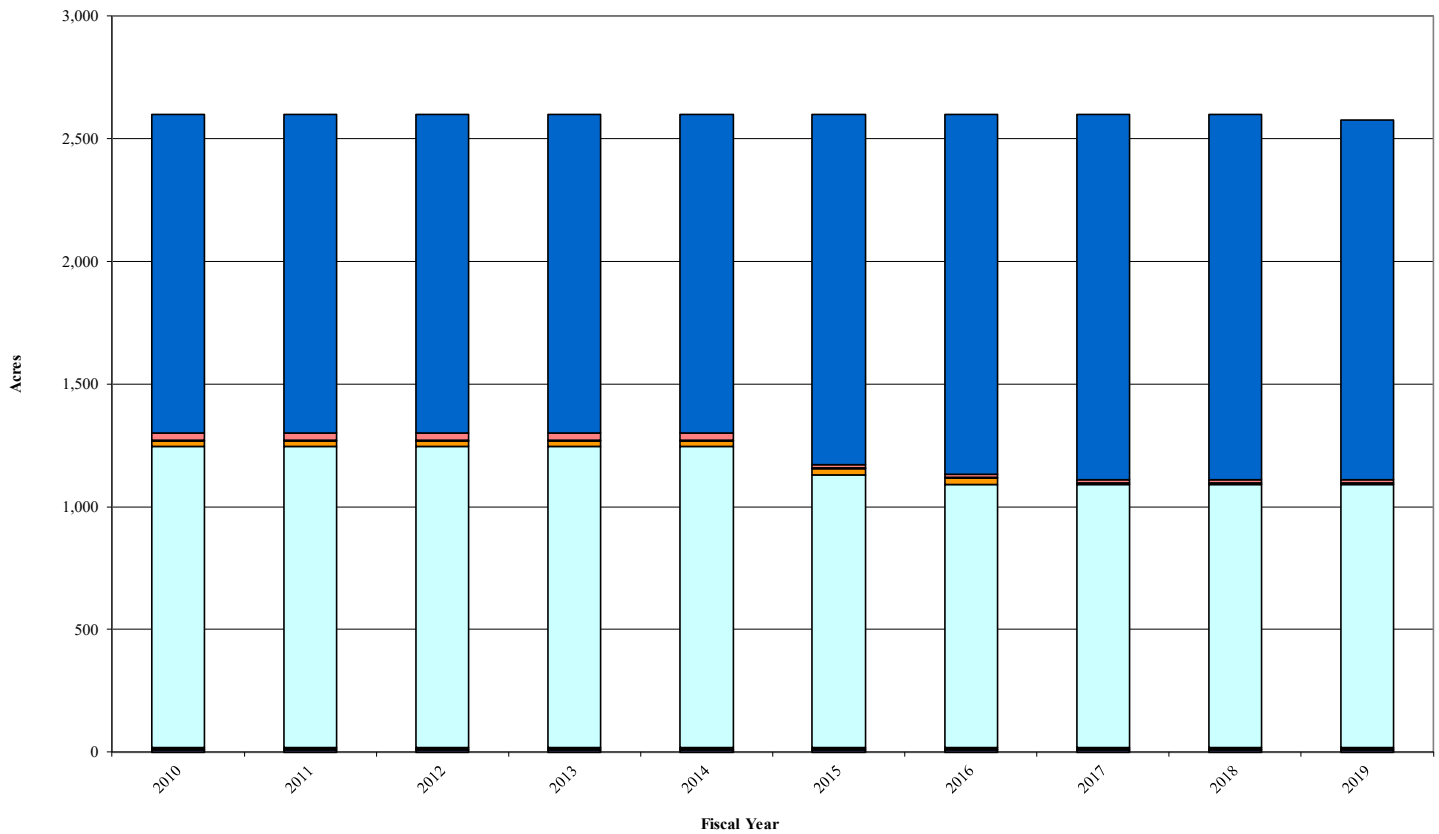


Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Land Usage
Last Ten Fiscal Years**

Schedule 5

Fiscal Year	Total Land Acres									
	Mobile Home Park	Business Park	Hotel	Agricultural	Recreation Golf Course	Recreation Karting	Verizon Land Lease	Other Revenue Generating Land	Other Land Use	Total Land Area
2010	10	3	5	1,226	24	4	-	29	1,297	2,598
2011	10	3	5	1,226	24	4	-	29	1,297	2,598
2012	10	3	5	1,226	24	4	-	29	1,297	2,598
2013	10	3	5	1,226	24	4	-	29	1,297	2,598
2014	10	3	5	1,226	24	4	-	29	1,297	2,598
2015	10	3	5	1,112	24	4	-	14	1,426	2,598
2016	10	3	5	1,074	24	4	-	14	1,464	2,598
2017	10	3	5	1,074	-	4	1	14	1,487	2,598
2018	10	3	5	1,074	-	4	1	14	1,487	2,598
2019	10	3	5	1,074	-	4	1	14	1,466	2,577



Source: Santa Maria Public Airport District - Finance Department

Notes:

- (1) Excludes overhead absorption.
- (2) Water treatment began in fiscal year 2000 with the completion of the District's water treatment plant.

**Santa Maria Public Airport District
Land Usage Revenue Rates⁽¹⁾
Last Ten Fiscal Years**

Schedule 6

Land Use	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Mobile Home Park	39,846	38,731	38,062	39,198	38,942	39,297	36,596	42,922	43,145	43,110
Business Park	40,508	40,508	40,508	40,508	44,096	42,900	42,900	42,900	44,753	46,400
Hotel	28,307	28,351	27,507	28,439	30,843	32,116	36,226	36,039	35,365	35,628
Agricultural	460	455	486	511	524	586	597	606	625	647
Recreation – Golf Course	1,250	1,301	1,301	1,301	1,364	1,351	901	-	-	-
Recreation – Karting	1,050	179	762	6,853	9,147	9,147	9,147	6,648	1,700	1,650
Verizon Land Lease	-	-	-	-	-	-	-	-	24,000	24,000
Other Land	284	345	397	306	289	7	1,674	325	5	1,019

Notes:

(1) Land usage is rated per acre per year based on actual land usage and revenue generated by that land

Source: Santa Maria Public Airport District - Finance Department

Final Draft Subject to Board Approval

**Santa Maria Public Airport District
Principal Leaseholders
Current Fiscal Year and Nine Years Ago**

Schedule 7

Name	Type of Land Usage	2019		2010	
		Land Leased (Acres)	Percentage of Total Land	Land Leased (Acres)	Percentage of Total Land
Gresser	Agricultural	449.26	39.58%	411.17	31.48%
C J J Farming dba Better Produce (previously Castellanos)	Agricultural	114.30	10.07%	117.97	9.03%
Village Mobile Home Park	Mobile Home Park	10.00	0.88%	10.00	0.77%
Commercial Land – Hotel	Hotel	5.19	0.46%	5.19	0.40%
Airport Business Park	Business Park	2.98	0.26%	2.98	0.23%
Corporate Hangar FBO 3409 Corsair	Other Land	0.48	0.04%	-	0.00%
Corporate Hangar FBO 3940 Mitchell	Other Land	-	0.00%	0.69	0.05%
Terminal Concessions – Avis	Other Land	0.08 ⁽¹⁾	0.01%	0.08	0.01%
Terminal Concessions – Hertz	Other Land	0.08 ⁽¹⁾	0.01%	0.08	0.01%
Terminal - TSA	Other Land	-	0.00%	0.03	0.00%
Corporate Hangars 3105 Airpark	Other Land	0.11	0.01%	-	0.00%
Total attributable to ten largest lease holders		582.48	51.32%	548.19	42.14%
Total land leased		1,135	100.00%	1,301	100.00%

Note:

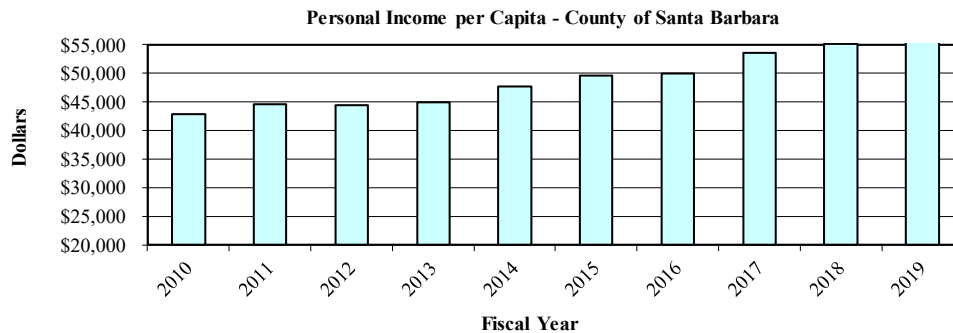
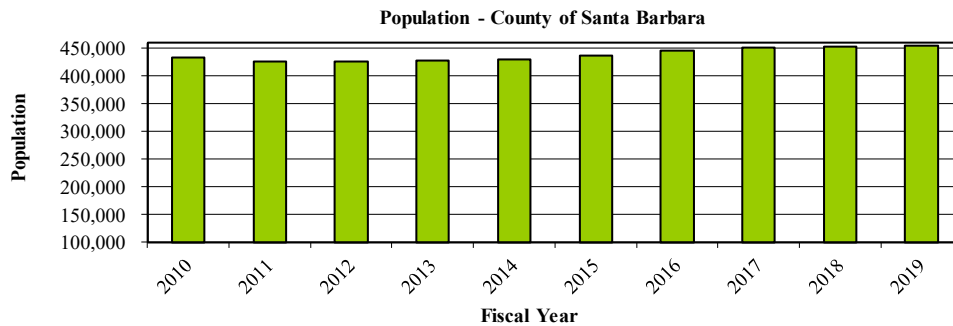
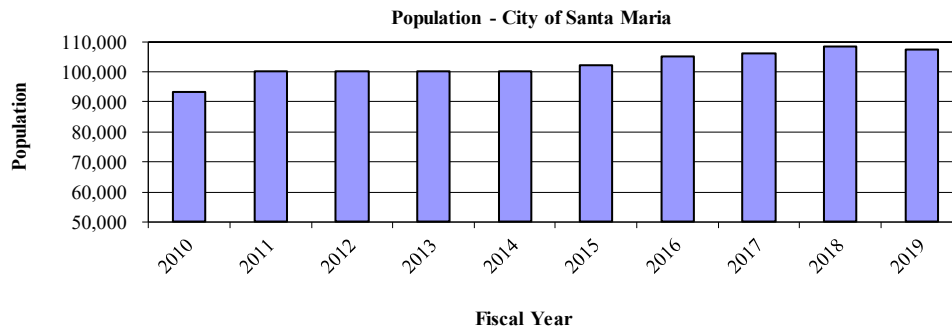
⁽¹⁾ Reported as acreage is equal.

Source: Santa Maria Public Airport District – Finance Department

**Santa Maria Public Airport District
Demographics and Economics Statistics
Last Ten Fiscal Years**

Schedule 8

County of San Barbara ⁽²⁾					
Year	City of Santa Maria Population ⁽¹⁾	Unemployment Rate	Population	Personal Income (thousands of dollars)	Personal Income per Capita
2010	93,225	8.8%	434,481	\$ 18,600,000	\$ 42,810
2011	100,062	8.9%	426,189	19,000,000	44,581
2012	100,199	7.9%	427,267	19,000,000	44,469
2013	100,306	6.3%	429,200	19,300,000	44,967
2014	100,222	5.4%	431,000	20,600,000	47,796
2015	102,087	4.7%	437,000	21,700,000	49,657
2016	105,093	4.9%	447,000	22,300,000	49,888
2017	106,280	4.3%	451,000	24,200,000	53,659
2018	108,470	3.9%	453,000	25,000,000	55,188
2019	107,356	3.9%	455,000	26,646,853	58,565



Sources: California Department of Finance and California Labor Market Info

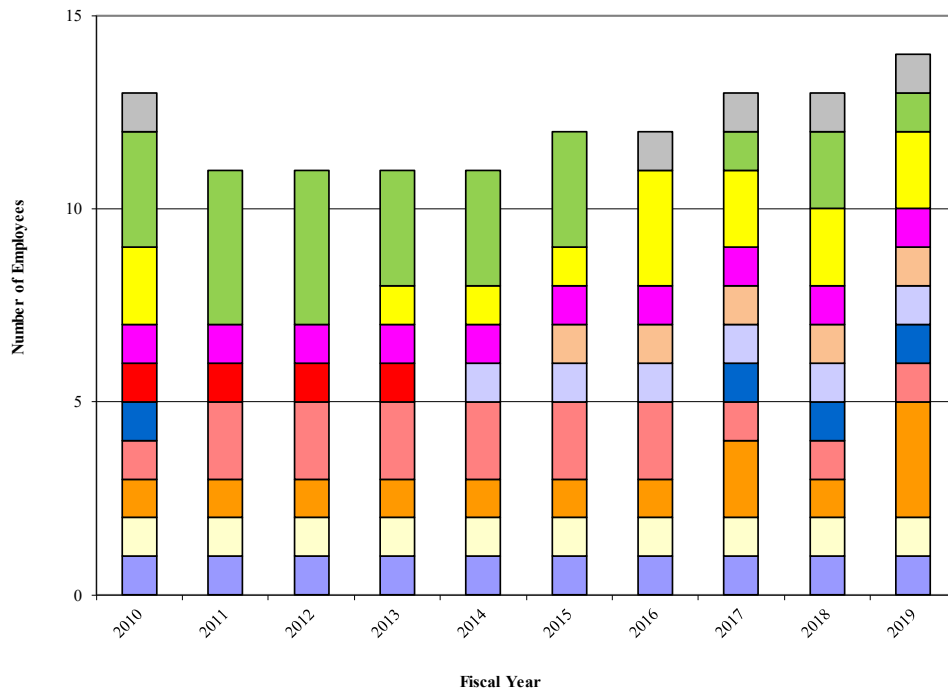
Notes:

- (1) Separate data is not prepared for the District, therefore, the District has used data for the City of Santa Maria. A substantial portion of the District lies within the City, and therefore, is a reasonable basis for determining the demographic and economic statistics of the District.
- (2) Only County data is updated annually. Therefore, the District has chose to use its data since the District believes that the County data is representative of the conditions and experience of the District.

**Santa Maria Public Airport District
District Employees
Last Ten Fiscal Years**

Schedule 9

Position	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Manager	1	1	1	1	1	1	1	1	1	1
Assistant General Mgr.	-	-	-	-	-	-	-	-	-	-
Mgr. of Finance & Admin	1	1	1	1	1	1	1	1	1	1
Controller	-	-	-	-	-	-	-	-	-	-
Accounting Clerk	1	1	1	1	1	1	1	2	1	3
Administrative Secretary	1	2	2	2	2	2	2	1	1	1
Secretary Receptionist	1	-	-	-	-	-	-	1	1	1
Mgr. of Maint. & Ops.	-	-	-	-	1	1	1	1	1	1
Operations Supervisor	1	1	1	1	-	-	-	-	-	-
Operations Officer	-	-	-	-	-	1	1	1	1	1
Maintenance Supervisor	1	1	1	1	1	1	1	1	1	1
Maintenance Worker I	2	-	-	1	1	1	3	2	2	2
Maintenance Worker II	3	4	4	3	3	3	-	1	2	1
Maintenance Worker III	1	-	-	-	-	-	1	1	1	1
	13	11	11	11	11	12	12	13	13	14



Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Operational Information**

Schedule 10

<i>Location:</i>	3 miles south of downtown Santa Maria, California	
<i>Land Area:</i>	2,577 acres	
<i>Elevation:</i>	261 feet	
<i>Airport Code:</i>	SMX	
<i>Runways:</i>	12/30	8,004 x 150 ft., paved, lighted
	2/20	5,130 x 75 ft., paved
<i>Tower:</i>	118.3 (0600 to 2000)	

Source: Santa Maria Public Airport District - Finance Department

Final Draft Subject to Board Approval

Santa Maria Public Airport District
Flight Tower – Tracking of Flight Operations – Last Ten Fiscal Years

Schedule 11

Flight Tower - Tracking of Flight Operations During Each Period													
	July	August	September	October	November	December	January	February	March	April	May	June	Totals
2010	4,697	6,270	5,585	5,123	4,716	3,840	4,380	3,702	4,687	3,826	4,357	4,408	55,591
2011	4,868	4,911	4,732	3,594	4,387	3,365	4,703	3,752	4,330	3,948	3,828	3,713	50,131
2012	3,862	4,348	4,157	3,659	3,828	3,884	4,938	3,100	3,330	3,415	3,724	3,357	45,602
2013	3,723	4,002	3,706	3,478	3,244	4,241	5,432	3,665	3,341	3,816	3,786	3,513	45,947
2014	3,712	3,636	3,771	3,891	3,255	3,636	3,673	2,949	3,398	3,399	3,791	3,944	43,055
2015	3,789	3,781	3,542	3,379	3,040	2,928	3,312	2,723	3,619	3,333	3,116	3,280	39,842
2016	3,188	3,474	3,517	3,062	2,930	2,709	2,414	3,450	2,866	2,651	3,234	3,918	37,413
2017	3,635	3,728	3,388	2,892	3,453	2,887	1,885	2,274	3,438	3,431	3,122	2,934	37,067
2018	3,702	3,997	3,321	3,202	3,465	3,018	2,738	2,705	2,857	2,493	2,872	3,078	37,448
2019	3,284	3,491	3,038	3,094	2,897	2,870	2,352	2,182	2,790	3,006	2,831	3,123	34,958
Average	3,846	4,164	3,876	3,537	3,522	3,338	3,583	3,050	3,466	3,332	3,466	3,527	42,705

Source: Santa Maria Public Airport District - Finance Department

Santa Maria Public Airport District
Flight Tower – Tracking of Flight Landings – Last Ten Fiscal Years

Schedule 12

Flight Tower - Tracking of Flight Landings During Each Period													
	July	August	September	October	November	December	January	February	March	April	May	June	Totals
2010	274	1,014	257	281	243	281	249	228	253	254	289	300	3,923
2011	300	299	298	301	269	315	281	268	295	288	297	298	3,509
2012	288	307	307	282	273	306	274	273	291	283	304	281	3,469
2013	284	319	269	325	283	293	286	265	280	280	363	338	3,585
2014	318	317	295	303	267	284	289	257	291	295	339	311	3,566
2015	354	301	282	322	323	216	248	222	243	240	169	152	3,072
2016	175	229	174	208	156	188	155	151	173	164	180	483	2,436
2017	373	505	431	199	213	231	273	197	199	164	173	206	3,164
2018	548	200	222	195	172	325	115	109	123	109	132	126	2,376
2019	138	181	133	106	159	137	139	127	140	133	145	141	1,679
Average	305	367	267	252	236	258	231	210	229	221	239	264	3,078

Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Enplaned and Deplaned Passengers – Last Ten Fiscal Years**

Schedule 13

Enplaned and Deplaned Passengers During Each Period													
	July	August	September	October	November	December	January	February	March	April	May	June	Totals
2010	8,295	8,757	7,587	8,019	7,756	8,257	8,091	6,969	8,175	8,342	9,147	9,377	98,772
2011	9,031	9,446	9,146	8,946	8,146	8,101	7,596	6,499	7,611	7,780	8,241	8,517	99,060
2012	8,218	8,932	7,787	7,908	7,925	7,769	6,957	6,460	7,689	7,870	7,404	8,888	93,807
2013	9,570	8,906	8,044	8,502	8,459	10,667	8,739	6,305	8,756	8,746	10,282	13,105	110,081
2014	14,632	9,973	7,814	8,207	7,795	8,532	7,285	6,451	7,806	8,191	9,042	11,083	106,811
2015	11,620	9,787	8,294	8,844	7,737	8,201	7,041	6,202	7,260	7,745	8,677	9,574	100,982
2016	9,856	8,267	7,609	7,723	7,420	7,282	6,076	5,370	6,543	6,756	6,907	10,822	90,631
2017	9,579	8,072	7,635	4,844	4,673	4,478	3,918	3,302	4,079	4,022	3,872	4,372	62,846
2018	4,252	5,016	3,833	4,339	3,958	3,519	3,659	3,091	3,758	3,762	3,443	4,101	46,731
2019	3,986	3,970	3,679	4,139	4,509	3,997	3,871	3,171	3,557	3,065	3,789	4,525	46,258
Average	8,904	8,113	7,143	7,147	6,838	7,080	6,323	5,382	6,523	6,628	7,080	8,436	85,598

Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Gross Revenue Car Rental Agencies – Last Ten Fiscal Years**

Schedule 14

Gross Revenue Car Rental Agencies During Each Period													
	July	August	September	October	November	December	January	February	March	April	May	June	Totals
2010	199,798	221,648	214,247	218,234	185,572	169,550	153,256	165,696	227,511	195,777	216,997	222,836	2,391,121
2011	237,394	220,336	219,839	5,841	184,565	187,431	189,292	189,694	210,249	197,659	188,509	197,566	2,228,375
2012	216,985	227,690	198,913	203,134	174,997	166,152	157,771	149,016	181,971	182,622	185,853	219,361	2,264,465
2013	240,318	288,233	186,761	200,143	169,198	186,555	161,668	144,072	185,167	188,912	182,870	221,445	2,355,342
2014	234,267	209,547	183,080	172,014	152,310	187,339	146,953	153,666	183,893	197,298	206,878	222,960	2,250,205
2015	249,189	244,035	194,969	213,272	221,904	225,722	164,354	178,801	206,087	214,640	214,125	234,966	2,562,064
2016	248,697	265,869	208,684	229,740	209,245	201,469	196,263	198,157	194,431	197,770	219,632	215,492	2,585,449
2017	277,114	254,350	251,188	211,844	192,381	188,167	172,129	156,134	204,102	180,445	203,634	207,456	2,498,944
2018	250,638	245,115	207,675	212,266	207,223	204,039	194,258	171,913	211,885	203,600	215,434	217,749	2,541,797
2019	253,574	225,761	179,781	173,711	154,394	159,795	155,647	151,490	150,433	154,173	179,341	176,695	2,114,794
Average	240,797	240,258	204,514	184,020	185,179	187,622	169,159	165,864	195,573	191,290	201,327	213,653	2,379,256

Source: Santa Maria Public Airport District - Finance Department

**Santa Maria Public Airport District
Fuel Flowage Reports in Gallons – Last Ten Fiscal Years**

Schedule 15

Fuel Flowage Reports in Gallons During Each Period													
	July	August	September	October	November	December	January	February	March	April	May	June	Totals
2010	68,404	232,511	63,994	82,518	64,894	55,928	40,045	52,894	64,517	64,254	60,181	64,092	914,232
2011	55,575	55,509	63,493	55,632	63,718	47,895	47,890	39,871	51,849	55,713	47,737	36,093	620,975
2012	59,265	55,566	58,527	55,774	47,941	47,940	39,733	39,755	55,890	47,881	63,710	79,449	651,431
2013	56,612	64,360	51,940	68,725	71,803	107,770	72,580	52,455	68,130	88,041	105,476	127,752	935,644
2014	138,796	75,951	74,852	61,604	55,806	56,623	56,404	47,922	67,934	52,349	87,135	100,642	876,018
2015	95,235	72,788	71,951	88,149	63,283	52,483	44,008	56,284	64,267	51,751	88,174	89,025	837,398
2016	113,096	111,244	160,277	118,877	79,719	79,909	76,532	72,136	63,825	64,161	88,717	324,451	1,352,944
2017	336,183	342,974	462,506	63,947	48,315	64,001	40,039	50,119	44,087	67,333	55,789	81,670	1,656,963
2018	331,939	67,169	74,307	72,241	51,775	240,012	82,376	41,907	51,355	40,632	63,096	59,216	1,176,025
2019	53,883	87,197	45,007	88,094	116,017	56,023	31,724	55,482	55,866	47,755	63,981	47,865	748,894
Average	130,899	116,527	112,685	75,556	66,327	80,858	53,133	50,883	58,772	57,987	72,400	101,026	977,052

Source: Santa Maria Public Airport District - Finance Department

Santa Maria Public Airport District
Demographic Information – Principal Employers Prior Fiscal Year and Ten Fiscal Years Ago*

Schedule 16

	Fiscal Year 2018*			Fiscal Year 2009*		
City of Santa Maria			Percentage of			Percentage of
Northern Santa Barbara County/Santa Maria			Total City			Total City
Employer	Employees	Rank	Employment	Employees	Rank	Employment
Vandenberg Airforce Base	6,700	1	14.39%	-	-	0.00%
Santa-Maria-Bonita School District	2,100	2	4.51%	1,724	1	4.45%
Marian Medical Center	1,920	3	4.12%	1,450	2	3.74%
Allan Hancock College	1,480	5	3.18%	890	3	2.30%
C&D Zodiac Aerospace, Incorporated	915	4	1.96%	491	8	1.27%
Santa Maria Joint Union High School District	805	6	1.73%	725	4	1.87%
Windset Farms	750	7	1.61%	-	-	0.00%
City of Santa Maria	586	8	1.26%	647	5	1.67%
Wal-Mart (3 locations)	440	9	0.94%	-	-	0.00%
Agro-Jal Farms	420	10	0.90%	-	-	0.00%
Orcutt Union School District	-	-	0.00%	586	6	1.51%
Betteravia Farms	-	-	0.00%	533	7	1.37%
Den-Mat Corporation	-	-	0.00%	361	9	0.93%
Vocational Training Center	-	-	0.00%	340	10	0.88%
Total	16,116		34.60%	7,747		19.99%

Note:

* Only 2018 data was available at time of District CAFR publishing

Source - City of Santa Maria - CAFR 2018

Report on Compliance and Internal Controls

Final Draft Subject to Board Approval

Final Draft Subject to Board Approval

**Independent Auditor's 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***

Board of Directors
Santa Maria Public Airport District
Santa Maria, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Santa Maria Public Airport District (District) as of and for the years ended June 30, 2019 and 2018, and the related notes to the financial statements, which collectively comprises the District's basic financial statements, and have issued our report thereon dated January 23, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Independent Auditor's 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*, continued**

Purpose of this Report

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

Fedak & Brown LLP
Cypress, California
January 23, 2020

Final Draft Subject to Board Approval

Santa Maria Public Airport District

Management Report

June 30, 2019

Final Draft

Santa Maria Public Airport District

Management Report

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Final Draft

Board of Directors
Santa Maria Public Airport District
Santa Maria, California

Dear Members of the Board:

We have audited the basic financial statements of the Santa Maria Public Airport District (District) as of and for the year ended June 30, 2019, in accordance with auditing standards generally accepted in the United States of America. We considered the District's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of District internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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 misstatements on a timely basis.

A significant deficiency is a deficiency, or combination of deficiencies in internal control that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a deficiency, or combination of deficiencies in internal control that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected and corrected, on a timely basis.

Our consideration on internal control was for the limited purpose described in the first paragraph and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses.

We did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above.

Our comments, all of which have been discussed with the appropriate members of management, are summarized as follows:

Summary of Current Year Comments and Recommendations

Disclosure of Audit Adjustments and Reclassifications

As your external auditor, we assume that the books and records of the District are properly adjusted before the audit begins. In many cases, however, audit adjustments and reclassifications are made in the normal course of the audit process to present the District's financial statements in conformity with accounting principles generally accepted in the United States of America or for comparison purposes with the prior year. For the Board of Directors to gain a full and complete understanding and appreciation of the scope and extent of the audit process we have presented these audit adjustments and reclassifications as an attachment to this letter. There can be very reasonable explanations for situations of having numerous adjustments as well as having no adjustments at all. However, the issue is simply disclosure of the adjustments and reclassifications that were made and to provide the Board of Directors with a better understanding of the scope of the audit.

Management's Response

We have reviewed and approved all of the audit adjustment and reclassification entries provided by the auditor and have entered those entries into the District's accounting system to close-out the District's year-end trial balance at June 30, 2019.

Summary of Prior Year Comments and Recommendations

Disclosure of Audit Adjustments and Reclassifications

As your external auditor, we assume that the books and records of the District are properly adjusted before the audit begins. In many cases, however, audit adjustments and reclassifications are made in the normal course of the audit process to present the District's financial statements in conformity with accounting principles generally accepted in the United States of America or for comparison purposes with the prior year. For the Board of Directors to gain a full and complete understanding and appreciation of the scope and extent of the audit process we have presented these audit adjustments and reclassifications as an attachment to this letter. There can be very reasonable explanations for situations of having numerous adjustments as well as having no adjustments at all. However, the issue is simply disclosure of the adjustments and reclassifications that were made and to provide the Board of Directors with a better understanding of the scope of the audit.

Management's Response

We have reviewed and approved all of the audit adjustment and reclassification entries provided by the auditor and have entered those entries into the District's accounting system to close-out the District's year-end trial balance at June 30, 2018.

* * * * *

This report is intended solely for the information and use of management and the Board of Directors of the District. This restriction is not intended to limit the distribution of this letter, which is a matter of public record.

We appreciate the courtesy and cooperation extended to us during our examination. We would be pleased to discuss the contents of this letter with you at your convenience. Please do not hesitate to contact us.

APPENDIX

Santa Maria Public Airport District

Audit/Finance Committee Letter

June 30, 2019

Final Draft

Board of Directors
Santa Maria Public Airport District
Santa Maria, California

We have audited the basic financial statements of the Santa Maria Public Airport District (District) for the year ended June 30, 2019 and have issued our report thereon dated January 23, 2020. Generally accepted auditing standards require that we provide the Governing Board and management with the following information related to our audit of the District's basic financial statements.

Auditor's Responsibility under United States Generally Accepted Auditing Standards

As stated in our Audit Engagement Letter dated March 26, 2019, our responsibility, as described by professional standards, is to express an opinion about whether the basic financial statements prepared by management with oversight of the Governing Board are fairly presented, in all material respects, in conformity with United States generally accepted accounting principles. Our audit of the financial statements does not relieve the Governing Board or management of its responsibilities of oversight in the District's external financial reporting process or any other processes.

In planning and performing our audit, we considered the District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the basic financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, 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 that are required to be reported under *Governmental Auditing Standards*.

We are responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures specifically to identify such matters.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing requirements previously communicated to management at the Audit Entrance Conference meeting performed during interim fieldwork.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the basic financial statements.

We noted no transactions entered into by the District during fiscal year 2019 for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Management's Judgments, Accounting Estimates and Financial Disclosures

Accounting estimates play an integral part in the preparation of basic financial statements by management and are based upon management's knowledge, experience and current judgment(s) about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the basic financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the position in the basic financial statements are:

Management's estimate of the fair value of cash and investments is based on information provided by financial institutions. We evaluated the key factors and assumptions used to develop the fair value of cash and investments in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the allowance for delinquent/doubtful accounts is based on historical write-offs of past due delinquent/doubtful customer accounts, customer creditworthiness, and calculated assumptions of expected future write-offs. We evaluated the key factors and assumptions used to develop the allowance for delinquent/doubtful accounts in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of capital assets depreciation is based on historical estimates of each capitalized item's useful life expectancy or cost recovery period. We evaluated the key factors and assumptions used to develop the capital asset depreciation calculations in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of the other post-employment benefits (OPEB) plan: deferred outflows of resources, total OPEB liability, and deferred inflows of resources are based on the alternative measurement method to determine the liability balance. This alternative measurement method was determined and prepared by the District's third-party actuary. We evaluated the basis, methods and assumptions used by the actuary to calculate the annual required contribution for the District to determine that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the defined benefit pension plan's: deferred outflows of resources, net pension liability, and deferred inflows of resources are based on an actuarial evaluation of these amounts which was conducted by a third-party actuary. We evaluated the basis, actuarial methods and assumptions used by the actuary to calculate these amounts for the District to determine that it is reasonable in relation to the financial statements taken as a whole.

The disclosures in the basic financial statements are neutral, consistent and clear. Certain basic financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the basic financial statements are:

The disclosure of fair value of cash and investments in Note 2 to the basic financial statements represents amounts susceptible to market fluctuations.

The disclosure of the District's allowance for delinquent/doubtful accounts in Note 3 to the basic financial statements represents amounts susceptible to external factors the District has no control over, such as, the state of the economy in the District's service area.

Management's Judgments, Accounting Estimates and Financial Disclosures

The most sensitive disclosures affecting the basic financial statements, continued

The disclosure of capital assets, net in Note 5 to the basic financial statements is based on historical information which could differ from actual useful lives of each capitalized item.

The disclosure of the District's other post-employment benefits plan, in Note 8 to the basic financial statements is based on information which could differ from those in future periods.

The disclosure of the District's defined benefit pension plan in Note 9 to the basic financial statements is based on actuarial assumptions which could differ from actual costs.

Corrected and Uncorrected Misstatements

Generally Accepted Auditing Standards require us to accumulate all known and likely misstatements identified during the audit, except those that are considered trivial, and communicate them to the appropriate level of management as follows:

There were a total of eighteen (18) audit adjustments and/or reclassification entries made to the original trial balance presented to us to begin our audit. Five (5) of the eighteen audit adjustments were prepared by the auditor. Four (4) of the eighteen audit adjustments related to the fifth-year implementation of *Governmental Accounting Standards Board* Statement No. 68. Four (4) of the eighteen audit adjustments related to the second-year implementation of *Governmental Accounting Standards Board* Statement No. 75. Five (5) adjustments were proposed by the District. We have provided a listing of these audit adjustments to the District's management and have included them at the end of this report.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves the application of an accounting principal to the District's basic financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditor. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit processes and testwork.

Disagreements with Management

For the purpose of this letter, professional standards define a disagreement with management as a financial accounting, reporting or auditing matter, whether or not resolved to our satisfaction that could be significant to the basic financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit of the District.

Management Representations

We have requested certain representations from management that are included in the Management Representational Letter to the Auditor dated January 23, 2020.

Conclusion

We appreciate the cooperation extended us by Veroneka Reade, Manager of Finance and Administration, Lori Anaya, Accounting Clerk, and Krista Cox, Accounting Clerk in the performance of our audit testwork.

We will be pleased to respond to any question you have about the foregoing. We appreciate the opportunity to continue to be of service to the District.

This report is intended solely for the information and use of the Board of Directors and management and is not intended to be and should not be used by anyone other than the specified, parties. This restriction is not intended to limit the distribution of this letter, which is a matter of public record.

Fedak & Brown LLP

Cypress, California

January 23, 2020

Final Draft

**Santa Maria Public Airport District
Schedule of Adjusting Journal Entries
June 30, 2019**

Account	Description	Debit	Credit
Adjusting Journal Entries			
Adjusting Journal Entries JE # 1			
CPE - To correct LAIF FMV to actual per LAIF FMV factor			
14000-012	Unrealized Loss Adjustment FMV	2,141.14	
14000-012	Unrealized Loss Adjustment FMV	2,141.14	
14000-022	Unrealized Loss Adjustment FMV	5,820.08	
14000-022	Unrealized Loss Adjustment FMV	5,820.08	
69010-950	Unrealized Gain on Investment		15,922.44
Total		15,922.44	15,922.44
Adjusting Journal Entries JE # 2			
AJE - To accrue June payables identified during Search for Unrecorded Liabilities 1) Check 66898 - City of Santa Maria - Utility Division water services for 5/27-6/27, 2) Check 66916, (Invoice 292472) - Mead & Hunt Prof Svcs June 2019 at June 30, 2019.			
72130-200	Water/Sewer - Hangar	35.41	
72130-200	Water/Sewer - Hangar	29.87	
72130-200	Water/Sewer - Hangar	100.00	
73700-721	Owner Build - Water/Sewer	107.05	
74130-125	Water/Refuse - Paint Hangar	403.50	
74130-203	Water/Refuse - Main Hangar	329.44	
74130-203	Water/Refuse - Main Hangar	155.47	
74311-218	Customs - Water/Refuse/Sewer	93.63	
75130-249	Water/Refuse/Sewer - Terminal	329.44	
75130-249	Water/Refuse/Sewer - Terminal	646.67	
75130-249	Water/Refuse/Sewer - Terminal	41.10	
87130-150	Water/Refuse - Shop	270.71	
87130-217	Water/Sewer - Administrative Building	113.65	
87130-500	Water - Landscaping	95.82	
87130-500	Water - Landscaping	36.91	
87130-500	Water - Landscaping	752.31	
87130-500	Water - Landscaping	695.73	
87130-500	Water - Landscaping	356.27	
87130-500	Water - Landscaping	382.06	
87130-500	Water - Landscaping	29.87	
88680-692	Consulting Services - Marketing Aviation Related	3,168.00	
40000-001	Accounts Payable		5,004.91
40000-001	Accounts Payable		3,168.00
Total		8,172.91	8,172.91
Adjusting Journal Entries JE # 3			
AJE - To record capital grant receivables identified during Search for Unrecorded Revenue at June 30, 2019.			
15000-003	Accounts Receivable - AIP	314,015.00	
15000-003	Accounts Receivable - AIP	148,049.00	
15000-003	Accounts Receivable - AIP	712,725.00	
69110-936	AIP 36 Reimbursement		314,015.00
69110-936	AIP 36 Reimbursement		148,049.00
69110-936	AIP 36 Reimbursement		712,725.00
Total		1,174,789.00	1,174,789.00
Adjusting Journal Entries JE # 4			
GASB 68 Entry #1 - To reclassify 2018 contributions to NPL at June 30, 2019.			
56000-030	Net Pension Liability	137,310.00	
30000-100	Deferred Outflows		137,310.00
Total		137,310.00	137,310.00
Adjusting Journal Entries JE # 5			
GASB 68 Entry #2 - To reclassify 2019 contributions to Deferred Outflows of Resources at June 30, 2019.			
30000-100	Deferred Outflows	167,814.00	
87030-490	GASB 68 Adjustment Contra to PERS		167,814.00
Total		167,814.00	167,814.00

**Santa Maria Public Airport District
Schedule of Adjusting Journal Entries
June 30, 2019**

Account	Description	Debit	Credit
Adjusting Journal Entries JE # 6			
GASB 68 Entry #3 - To record changes in pension liability during FY17/18 at June 30, 2019.			
30000-100	Deferred Outflows	87,910.00	
30000-100	Deferred Outflows	23,769.00	
56000-020	Deferred Inflows - Actuarial	31,248.00	
56000-020	Deferred Inflows - Actuarial	26,408.00	
87030-490	GASB 68 Adjustment Contra to PERS	197,966.00	
30000-100	Deferred Outflows		45,672.00
30000-100	Deferred Outflows		31,248.00
30000-100	Deferred Outflows		26,408.00
30000-100	Deferred Outflows		82,005.00
56000-020	Deferred Inflows - Actuarial		60,980.00
56000-030	Net Pension Liability		120,988.00
Total		<u>367,301.00</u>	<u>367,301.00</u>
Adjusting Journal Entries JE # 7			
GASB 68 Entry #4 - To record changes in the deferred outflows and deferred inflows (amortization) during FY17/18 at June 30, 2019.			
30000-100	Deferred Outflows	26,208.00	
30000-100	Deferred Outflows	24,761.00	
56000-020	Deferred Inflows - Actuarial	79,008.00	
30000-100	Deferred Outflows		74,196.00
30000-100	Deferred Outflows		12,877.00
87030-490	GASB 68 Adjustment Contra to PERS		42,904.00
Total		<u>129,977.00</u>	<u>129,977.00</u>
Adjusting Journal Entries JE # 8			
CPE - To accrue SDRMA Annual Workers Compensation for Program Year 2018-19 at June 30, 2019.			
87030-488	Worker's Compensation	1,022.85	
40000-001	Accounts Payable		1,022.85
Total		<u>1,022.85</u>	<u>1,022.85</u>
Adjusting Journal Entries JE # 9			
AJE - To record AIP 34 grant reimbursement related to June 30, 2019.			
15000-003	Accounts Receivable - AIP	8,014.00	
69110-934	AIP 34 - Airport Master Plan		8,014.00
Total		<u>8,014.00</u>	<u>8,014.00</u>
Adjusting Journal Entries JE # 10			
AJE - To reclassify customer overpayments from Accounts Receivable to Deferred Revenue at June 30, 2019.			
15000-001	Accounts Receivable	141,542.46	
40000-003	Unearned Revenue (Customer Prepaid)		141,542.46
Total		<u>141,542.46</u>	<u>141,542.46</u>
Adjusting Journal Entries JE # 11			
AJE - To accrue terminal concessions for Avis rent a car which were related to June but not received until July, identified during the Search for Unrecorded Revenue at June 30, 2019.			
15000-001	Accounts Receivable	6,584.85	
65520-265	Terminal Concessions - Avis		6,584.85
Total		<u>6,584.85</u>	<u>6,584.85</u>
Adjusting Journal Entries JE # 12			
CPE - To adjust credit card balance (3 adjustments) at June 30, 2019.			
11000-010	Checking - Heritage Oaks Bank	1,710.22	
11000-015	Credit Card - Deposit in Transit	1,000.00	
11000-015	Credit Card - Deposit in Transit	20.00	
11000-010	Checking - Heritage Oaks Bank		20.00
11000-015	Credit Card - Deposit in Transit		1,710.22
68100-001	Air Show Revenues		1,000.00
Total		<u>2,730.22</u>	<u>2,730.22</u>

**Santa Maria Public Airport District
Schedule of Adjusting Journal Entries
June 30, 2019**

Account	Description	Debit	Credit
Adjusting Journal Entries JE # 13			
CPE - To adjust cash to agree to June 30, 2019 bank rec for missed November CalPERS entries.			
87030-482	Medical Insurance	13,252.93	
87030-487	PERS Retirement	31.66	
87030-487	PERS Retirement	7,577.70	
87030-487	PERS Retirement	4,003.28	
87030-487	PERS Retirement	955.67	
87030-487	PERS Retirement	1,348.92	
87030-487	PERS Retirement	4,003.28	
87030-487	PERS Retirement	31.66	
87030-487	PERS Retirement	7,577.70	
11000-010	Checking - Heritage Oaks Bank		31.66
11000-010	Checking - Heritage Oaks Bank		7,577.70
11000-010	Checking - Heritage Oaks Bank		4,003.28
11000-010	Checking - Heritage Oaks Bank		13,252.93
11000-010	Checking - Heritage Oaks Bank		955.67
11000-010	Checking - Heritage Oaks Bank		1,348.92
11000-010	Checking - Heritage Oaks Bank		4,003.28
11000-010	Checking - Heritage Oaks Bank		31.66
11000-010	Checking - Heritage Oaks Bank		7,577.70
Total		38,782.80	38,782.80
Adjusting Journal Entries JE # 14			
CPE - To correct cash balance per G/L to agree to bank rec for missed entries.			
87412-500	Payroll Processing Fees	200.54	
87615-500	Bad Debt Expense	80.00	
11000-010	Checking - Heritage Oaks Bank		200.54
11000-010	Checking - Heritage Oaks Bank		80.00
Total		280.54	280.54
Adjusting Journal Entries JE # 15			
GASB 75 Entry #1 - To reclassify contributions from prior year in deferred outflows to Total OPEB liability at June 30, 2019.			
56000-040	Total OPEB Liability	6,264.00	
30000-200	Deferred Outflows- OPEB		6,264.00
Total		6,264.00	6,264.00
Adjusting Journal Entries JE # 16			
GASB 75 Entry #2 - To reclassify 2019 contributions from current year expense to deferred outflows at June 30, 2019.			
30000-200	Deferred Outflows- OPEB	6,434.00	
87030-491	GASB 75 Adjustment Contra to OPEB		6,434.00
Total		6,434.00	6,434.00
Adjusting Journal Entries JE # 17			
GASB 75 Entry #3 - To record changes in OPEB liability and deferrals during FY17/18 at June 30, 2019.			
87030-491	GASB 75 Adjustment Contra to OPEB	22,556.00	
56000-040	Total OPEB Liability		9,962.00
56000-050	Deferred Inflows - OPEB		12,594.00
Total		22,556.00	22,556.00
Adjusting Journal Entries JE # 18			
GASB 75 Entry #4 - To record amortization on assumption changes deferral at June 30, 2019.			
56000-050	Deferred Inflows - OPEB	927.00	
87030-491	GASB 75 Adjustment Contra to OPEB		927.00
Total		927.00	927.00
Total Adjusting Journal Entries		2,236,425.07	2,236,425.07
Total All Journal Entries		2,236,425.07	2,236,425.07

Legend:

AJE	Audit Adjusting Journal Entry
CPE	Client Prepared Adjusting Journal Entry
GASB 68 Entry	5th Year Implementation of GASB 68 Adjusting Journal Entry
GASB 75 Entry	2nd Year Implementation of GASB 75 Adjusting Journal Entry

RESOLUTION NO. 883**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT EXPRESSING APPRECIATION TO STAN DOMINGUES FOR SERVICE AS AN EMPLOYEE OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT**

WHEREAS, the Board of Directors of the Santa Maria Public Airport District wishes to take this opportunity to extend its deep appreciation to Stan Domingues for his, valued contributions, and exemplary service as the Accounting Clerk for the Santa Maria Public Airport District from August 2002 through October 2019; and

WHEREAS, the Board acknowledges and appreciates Mr. Domingues' dedication, and his ability to work effectively with Airport tenants, and staff, and citizens of the District; and

WHEREAS, during his tenure as Accounting Clerk, Mr. Domingues processed payroll, reconciled the leave report, provided the necessary reports and payments to District's retirement accounts; requested reimbursement, monitored and recorded FAA Grants; collected payments from tenants, verified accounts receivable balances, prepared accounts receivable reports for the Board of Directors; updated the vendor files, issued payables checks; prepared the bank reconciliation; and

WHEREAS, during his employment, Mr. Domingues created a culture of safety and encouraged a team like atmosphere; and

WHEREAS, Mr. Domingues was extremely conscientious, and dependable and would adjust his schedule in order to meet deadlines with regard to Board meetings. Mr. Domingues prepared the Demand Register without delay during the tenure of his employment; and

WHEREAS, Mr. Domingues maintained a pleasant, affable, and kind relationship with the staff of the Santa Maria Public Airport District, tenants, vendors; and,

WHEREAS, Mr. Domingues became an unofficial ambassador for the Santa Maria Public Airport District though his deep roots in the community including his work to officiate many local sporting events, and became so successful in this role that members of the public would consult with him to hear the latest information as a trusted source; and,

WHEREAS, Mr. Domingues managed to maintain focus and complete his work despite working in a small area with other boisterous and energetic coworkers; and,

WHEREAS, Mr. Domingues was quick to cite "Man Law" to coworkers when all other attempts to explain his thoughts or ideas on issues had failed;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Santa Maria Public Airport District, that the Board sincerely thanks Mr. Domingues for his contribution to the District as an excellent example of professionalism and dedication to duty.

PASSED AND ADOPTED at the regular meeting of the Board of Directors of the Santa Maria Public Airport District held on January 9, 2020 by the following roll call vote:

AYES:

NOES:

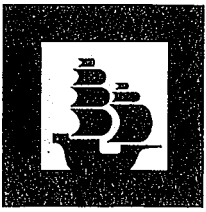
ABSTAIN:

ABSENT:

Attest:

Chuck Adams, President

Hugh Rafferty, Secretary



CITY OF SANTA MARIA
CITY ATTORNEY'S OFFICE

AGENDA ITEM

10
1-9-20

204 EAST COOK STREET • SANTA MARIA, CALIFORNIA 93454-5169 • 805-925-0951, EXT. 2310 • FAX 805-928-1275

December 17, 2019

Re: Mobile Home Model Lease and Enforcement Agreements

Greetings:

Over the past year the City has been working closely with multiple mobile home park owners, and many mobile home park residents to address the concerns of rent increases for residents residing in mobile home parks in the City of Santa Maria. After hosting and mediating numerous public meetings with the owners and residents, all parties involved found a mobile home model lease agreement would be more beneficial for both owners and residents in lieu of the City considering, adopting, and enforcing rent control.

The enclosed mobile home model lease agreement and enforcement agreement is the result of the combined efforts of the City, mobile home park owners, and mobile home park residents. These agreements were adopted via resolution by the City Council on November 19, 2019.

The City highly encourages mobile home park owners within the City to adopt these agreements as they benefit both residents and owners greatly. This can be done by returning the enclosed enforcement agreement signed by the mobile home park owner to the City Attorney's Office. Once the agreement has been signed by the City it shall be returned to the mobile home park owner. The City will also retain a copy.

If you have any questions please contact my office at (805) 925-0951 ext. 2310.

Thank you,

Thomas T. Watson
City Attorney

Enclosures

**AGREEMENT FOR ENFORCEMENT OF
MODEL LEASE 2020**

This Agreement for Enforcement of Model Lease 2020 ("Agreement") is made on _____, 20____, by and between _____ ("Owner") and the City of Santa Maria, a California Municipal Corporation and charter city ("City"), in Santa Maria, California, based on the following recitals:

WHEREAS, Owner and City desire to provide stability and maintain affordability for residents of the mobile home parks in the City of Santa Maria;

WHEREAS, the parties agree that an enforceable Model Lease provides Owner and residents with the flexibility to negotiate their own lease terms, but serves as a backstop to prevent impasses in the negotiation process;

WHEREAS, City intends to provide residents with appropriate lease protections and Owner has agreed thereto; and

WHEREAS, City has agreed to refrain from considering implementing a rent control ordinance for at least the term of this Agreement, in exchange for Owner entering into this Agreement.

NOW, THEREFORE, IT IS AGREED:

1. **Recitals true.** The above recitals are true.

2. **General.**

2.01. **Term and Termination.** The term of this Agreement is ten (10) years, beginning on the date first written above. This Agreement may be extended by mutual consent of the parties.

2.02. **Services to be Performed.** In the event that an existing resident or a new, approved resident and Owner are unable to agree upon a negotiated long-term lease within sixty (60) days of the resident's purchase of a mobile home located in Owner's mobile home park, or within sixty (60) days of the expiration of a prior lease for a space in Owner's mobile home park, the Model Lease attached hereto as Exhibit "A" shall be offered to the resident without addition or redaction as to its provisions other than filling in the blanks therein and adding any park-specific terms. If the Model Lease is accepted by the resident, Owner and the resident shall enter into the Model Lease for the space in question within seven (7) days of said acceptance.

2.03. **City's Duties.** City will provide a fifteen (15) day notice to cure any default under this Agreement ("cure period"), after receipt of notice from a resident that Owner failed to comply with Paragraph 2.02 above.

2.04. **Exhibit.** Exhibit "A" is the Model Lease, which is attached hereto and incorporated herein by this reference.

///

3. Remedies for Breach.

3.01. Specific Performance. Owner agrees that if City provides the notice to cure referenced at Paragraph 2.03 above, and Owner and the resident do not enter into a negotiated long-term lease, or the Model Lease, by the end of the cure period, City will file a complaint for specific performance under this Agreement. Owner consents to an immediate temporary and permanent restraining order maintaining the current rent of the space in question from the last effective date of the prior lease to the trial on the complaint. Further, Owner agrees to stipulate to an expedited trial date. If the trial does not occur before the next annual rent increase under the prior lease, Owner shall be entitled to that rent increase and shall forego the annual rent increase included in Minimum Guaranteed Monthly Rent under the Model Lease, so long as the latter occurs less than twelve (12) months after the former. If the latter occurs more than twelve (12) months after the former, Owner shall be entitled to both rent increases.

3.02. Notice. Owner shall provide copies of this Agreement and Exhibit "A" to all existing residents of its mobile home park within sixty (60) days of the execution of this Agreement. Owner shall also provide copies of this Agreement and Exhibit "A" to all new, approved residents of its mobile home park as a result of any transfer of any mobile home therein, whether through sale, foreclosure, inheritance or gift, prior to said residents entering into new leases with Owner.

3.03. Attorney's Fees. To the fullest extent permitted by law, the prevailing party in any action based upon this Agreement shall recover all reasonable attorney's fees, costs and expert fees incurred in the enforcement of this Agreement.

4. Miscellaneous

4.01. Notices. All communications relating to this Agreement shall be exchanged between a designated representative of City and a designated representative of Owner, listed below. All notices shall be addressed as follows, unless a written change is filed with City:

To City:
Attn. City Manager
110 East Cook Street
Santa Maria, CA 93454

To Owner:
[insert name and address of Owner's representative]

If the name or address of the designated representative for either party changes during the term of this Agreement, a written notice shall be given to the other party prior to the effective date of the change. Any written notices required under this Agreement shall be effective five (5) days after deposit into United States mail, postage prepaid, addressed to the designated representative, or upon confirmation of receipt of delivery if another notification process is used.

4.02. Compliance with Laws, etc. Owner shall comply with all laws, including but not limited to the Santa Maria Municipal Code, in performing this Agreement.

4.03. Integration. This Agreement constitutes the entire agreement of the parties with respect to the subject matter thereof. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate

representatives of the parties.

4.04. Interpretation. This Agreement shall be interpreted in accordance with the laws of the State of California.

4.05. Jurisdiction. Jurisdiction and venue of all disputes over the terms of this Agreement shall be in the Cook Division of the Superior Court of the County of Santa Barbara, State of California.

4.06. Warranty of Authority. Each person signing this Agreement on behalf of a party warrants that he or she has authority to do so.

4.07. No Waiver. Failure to enforce with respect to a default shall not be construed as a waiver.

4.08. Severability. The provisions of this Agreement are severable. If any part of this Agreement is held invalid by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect unless amended or modified by mutual written consent of the parties.

IN WITNESS WHEREOF, this Agreement for Enforcement of Model Lease 2020 is executed by the parties on the date first written above.

[insert name of Owner]

CITY OF SANTA MARIA, a political
subdivision of the State of California

By: **[insert name of Owner's
representative]**

Alice M. Patino
Mayor

ATTEST:

Rhonda M. White, CMC
Chief Deputy City Clerk

APPROVED AS TO FORM:

Risk Manager

City Attorney

LEASE AGREEMENT

THIS LEASE SHALL BE EXEMPT FROM ANY ORDINANCE, RULE, REGULATION, OR INITIATIVE MEASURE ADOPTED BY ANY LOCAL GOVERNMENTAL ENTITY WHICH ESTABLISHES A MAXIMUM AMOUNT THAT A LANDLORD MAY CHARGE A TENANT FOR RENT.

This Lease Agreement ("Lease") is made and executed this ____ day of _____, 20____, by and between _____ ("Owner"), and _____, jointly and severally ("Resident").

1. **Leased Premises.** Owner hereby leases to Resident, and Resident hereby leases from Owner, that certain Space ____ ("Space"), situated in _____ ("Park").

2. **Term.** The initial term of this Lease shall be five (5) or ten (10) years, commencing _____, 20____, and terminating _____, 20____. In the event that the term of this Lease commences on any day other than the first day of the month, the rent for the partial month shall be prorated on the basis of a thirty (30) day month, and the prorated amount shall be paid promptly by Resident to Owner.

3. **Rent and Security Deposit.**

A. **Minimum Guaranteed Monthly Rent.** Resident shall pay to Owner as rent, without deduction, setoff, prior notice or demand, the sum of \$_____ ("Minimum Guaranteed Monthly Rent"). Said Minimum Guaranteed Monthly Rent shall be due and payable on the first day of each month of the Lease term. The Minimum Guaranteed Monthly Rent under this Lease shall be the amount due as rent as of the last date of the previous lease, together with the annual Consumer Price Index adjustment as set forth below.

The Minimum Guaranteed Monthly Rent may be adjusted on each anniversary of the Lease according to the following formula: The adjustment shall be calculated based upon one hundred (100) percent of the "United States Bureau of Labor Statistics Consumer Price Index for All Urban Consumers," as published for the B and C Class of City for the Western States index ("Index"). The annual adjustment shall be no less than two and one half percent (2.5%) of the previous rent, and no more than six percent (6.0%) of the previous rent, regardless of the amount of the Index, if more than six (6) percent. Owner's failure to notify Resident in a timely manner of an adjustment to the Minimum Guaranteed Monthly Rent shall not preclude Owner from notifying Resident thereof at a later date and collecting the increase in the rent from the date of the notice to Resident. All rent shall be paid at the Park office, or such other place as Owner may designate in writing.

An additional adjustment shall be made each January 1 during the term of the Lease, to reflect 1/12 of 1/_____ **[insert number of spaces in park]** of any government mandated or non-government mandated capital expenditures assessed against or applicable to the Park or the Space, including, but not limited to, any increase in real estate taxes in excess of two percent (2.0%) over the prior year's real estate taxes, all government mandated capital expenditures, capital expenditures required by the Park's insurance company and/or lender, capital expenditures over Ten Thousand Dollars (\$10,000.00) that are not government mandated but are approved by the residents, and capital expenditures equal to or under Ten Thousand Dollars (\$10,000.00) that are not government mandated, whether approved by the residents or not.

Capital expenditures shall be characterized by Owner's accountant in accordance with sound accounting principles and the *Internal Revenue Code*, and shall not include items of repair or maintenance. "Capital Expenditure" means any capital outlay or project with a useful life of at least one (1) year that provides a betterment or addition to the Park, including the replacement of a component part of an asset by an improved or superior asset resulting in a more productive, efficient and longer-lived property. "Betterment" is considered capital outlay when it is "significant," i.e., generally twenty percent (20.0%) or greater of the market value of the component part of the asset. "Maintenance" means any expenditure for repair or alteration to a facility, which neither materially adds to the value of the facility, nor appreciably prolongs its life. Maintenance expenses shall not be passed through or charged back to Resident.

Those Capital Expenditures deemed necessary by Owner that are not mandated by a governmental agency and cost over Ten Thousand Dollars (\$10,000.00) shall only have the balance over Ten Thousand Dollars (\$10,000.00) charged back to Resident if the Capital Expenditure was approved by a majority vote of the residents (one vote per space) before it was charged back. Should a majority of the residents not approve a Capital Expenditure costing over Ten Thousand Dollars (\$10,000.00), Resident shall pay as additional monthly rent during the useful life of the Capital Expenditure an amount equal to 1/12 of 1/_____ **[insert number of spaces in park]** of the first Ten Thousand Dollars (\$10,000.00) of the cost of the Capital Expenditure's annual depreciation, calculated using a straight line method of depreciation as determined by Owner's accountant. Except for Capital Expenditures approved by a majority of the residents, only one (1) non-government mandated Capital Expenditure may be passed through to the residents in any calendar year.

As used herein, "real estate tax" shall include, but not be limited to, all assessments, whether regular or special, and all other items, including, but not limited to, sewer charges reflected on a real estate tax bill, or similar bill, prepared by the Santa Barbara County Tax Assessor.

In addition to the Minimum Guaranteed Monthly Rent or Adjusted Minimum Guaranteed Monthly Rent, Resident shall pay vehicle and recreational vehicle storage charges by separate agreement, if facilities for such storage are provided by Owner.

B. **Security Deposit.** Upon initial occupancy in the Park, at Owner's option, Resident shall deposit with Owner the sum of one (1) month's rent as a security deposit for the performance by Resident of the provisions of this Lease. If Resident defaults on the Lease, Owner may use the security deposit, or any portion thereof, to cure the default or compensate Owner for any damage sustained as a result of the default. Resident shall, immediately upon demand, pay to Owner a sum equal to the portion of the security deposit used by Owner as provided in this paragraph, so as to maintain the security deposit in the sum initially deposited with Owner. If Resident is not, upon the expiration or termination of this Lease, in default, Owner shall return the security deposit to Resident. Owner's obligation with respect to the security deposit is that of a debtor and not a trustee. Owner may maintain the security deposit separate and apart from Owner's general funds, or may co-mingle the security deposit with Owner's general and other funds. Owner shall not be required to pay Resident interest on the security deposit. If Resident pays all rent, utilities and reasonable service charges owing to Owner within five (5) days of the date such amounts are due for any consecutive twelve (12) month period, or upon resale of the mobile home, whichever is earlier, and makes a written request for return of the security deposit, the security deposit shall be returned to Resident within thirty (30) days following the end of the twelve (12) month period, or the date of resale of the mobile home.

4. **Utilities.** _____

[list those utilities that are included in rent and/or paid to the park] Resident shall contract with and pay directly to the applicable providers the costs of all other utilities required by Resident. If Resident fails to pay any utility costs and such failure results in a lien being placed on Owner's property, the amount owing shall be added to Resident's monthly statement, as additional monthly rent, and shall be paid by Resident upon receipt thereof. Resident shall contact the appropriate providers to commence service. Owner shall not be liable for, and Resident shall not be entitled to, any abatement or reduction of rent by reason of any failure to furnish any of the foregoing utilities, when such failure is caused by accident, breakage, repair, strikes, lockouts or other labor disputes of any nature, any *force majeure*, or by any other cause, similar or dissimilar, beyond the reasonable control of Owner. Owner shall not be liable under any circumstances for loss of or injury to property, however occurring, through or in connection with or incidental to any failure to furnish any of the foregoing utilities, with the exception of willful misconduct or gross negligence of Owner. Resident shall not connect, except through existing electrical outlets, natural gas or water pipes on the Space, any apparatus or device for the purpose of using electricity, natural gas or water.

5. **Maintenance.** Resident shall keep and maintain the Space, and every part thereof, in first class repair and condition. The Park may charge a reasonable fee, which shall be additional rent, for services relating to the maintenance of the Space in the event that Resident fails to maintain it in accordance with the Park's Rules and Regulations and the other Park documents. The Park may charge the fee only after it has notified Resident in writing of such failure and Resident has not complied within

fourteen (14) calendar days. The written notice shall state the specific condition to be corrected, and an estimate of the fee to be charged if Resident does not correct the condition and the Park or its agents do so.

6. Late Charges. Resident acknowledges that late payment by Resident to Owner of the Minimum Guaranteed Monthly Rent or Adjusted Minimum Guaranteed Monthly Rent will cause Owner to incur costs not contemplated by this Lease, the exact amount of such costs being extremely difficult and impracticable to fix. Such costs include, without limitation, processing and accounting charges and the late charges that may be imposed on Owner by the terms of any encumbrance and/or note secured by any encumbrance covering the Space. Therefore, if any payment due from Resident is not received by Owner within five (5) calendar days of its due date, Resident shall pay to Owner an additional sum of _____ **[insert flat amount or percentage of overdue payment]** as a late charge, which shall be additional monthly rent. The parties agree that this late charge represents a fair and reasonable estimate of the costs Owner will incur by reason of late payment by Resident, and that acceptance of any late payment or late charge shall not constitute a waiver of Resident's default with respect to the overdue amount, nor prevent Owner from exercising any of the other rights and remedies available to Owner. Additionally, there will be a \$ _____ **[insert amount]** handling charge for all checks dishonored by Resident's bank for any reason.

7. Default and Owner's Remedies. Resident shall be in default and in breach of this Lease if Resident does not pay the monthly rent when the same becomes due, or does not pay any other charge for which Resident is liable when the same becomes due, or if Resident fails to cure a breach of any other term of this Lease, including the documents incorporated herein, after receipt of notice from Owner of the nature of the breach. Upon default, Owner shall have all remedies available under this Lease and the then-applicable California law. Such remedies include, but are not limited to, the filing of a complaint for unlawful detainer, which will go to trial within twenty (20) days of the Park's filing of a request to set for trial, and which may be followed by an eviction by the Sheriff's Department within five (5) calendar days of entry of judgment and issuance of a writ of possession. Judgment will include all past due rent, utilities and other charges, holdover rent, utilities and other charges, and the Park's attorney's fees and costs as ordered by the court

8. Owner's Lien. The Park may assert a lien on Resident's mobile home, if any, pursuant to *Civil Code* Section 798.38, as it may be revised from time to time.

9. Abandonment Prohibited. Resident shall not abandon the Space at any time during the term of this Lease. Abandonment is defined as a failure to occupy the Space, and a failure to pay rent on the Space for at least sixty (60) days, without giving written notice to Owner of an intention not to occupy the Space for such a period. Should Resident abandon the Space, Resident shall not be relieved of any of the obligations under this Lease, including, but not limited to, the obligation to make timely rent payments.

10. Owner's Right of Entry. Resident shall permit Owner, or its authorized agents, to enter upon the Space for the purposes listed in *Civil Code* Section 798.26. To the extent possible, such entry shall not be in a manner or at a time that would unreasonably interfere with Resident's quiet enjoyment of the Space. Owner may enter Resident's mobile home or enclosed accessory structure without Resident's prior written consent in case of an emergency or when Resident has abandoned the mobile home or accessory structure.

11. Age Restrictions and [delete the foregoing if not a senior park] Prohibited Uses. The Park is for seniors only. The age restrictions applicable to all residents are stated in the Park's Rules and Regulations. [delete the foregoing two sentences if not a senior park]

Resident shall not use or permit the Space, or any part thereof, to be used for any purpose other than a residence for the persons named herein, all of whom must comply with all duties and obligations imposed upon Resident hereunder respecting the use and occupancy of the Park and the Space. No other persons may reside at the Space without the prior written permission of Owner, which shall not be unreasonably withheld. Written permission is required from Owner for guests visiting longer than twenty (20) consecutive days or a total of thirty (30) days in a calendar year, and such guests may be charged a guest fee.

In order to comply with Department of Housing and Community Development requirements, Resident must provide the Park with a copy of the most recent registration on his or her mobile home.

12. Indemnification. Resident hereby waives all claims against Owner for any damage or injury to Resident or Resident's property occurring on the Space or in the Park at any time arising by reason of any cause other than the negligence, gross negligence or willful misconduct of Owner or its employees. Resident hereby agrees to indemnify, defend, protect and hold Owner harmless from liability for Resident's failure to properly repair and maintain the mobile home and the Space, or the negligence of Resident, any person residing with Resident, or Resident's guests. Resident shall pay immediately upon written demand from Owner for any damage to the Space or the Park caused by Resident, any person residing with Resident, or Resident's guests.

13. Insurance. Resident understands and hereby acknowledges that Owner does not provide insurance for damage to or loss of Resident's mobile home, accessory structures, household goods, furnishings or other personal property. Resident must obtain such insurance in an amount equal to the value of those items. Such insurance shall include, but not be limited to, liability coverage of not less than One Hundred Thousand Dollars (\$100,000.00) for bodily injury and property damage occurring on the Space as a result of the negligence of Resident, any person residing with Resident, or Resident's guests. Resident shall be solely liable for Resident's failure to maintain such insurance.

14. **Attorney's Fees.** In the event of any dispute arising out of or in any way related to this Lease, including the interpretation or enforcement thereof, the prevailing party in such dispute shall be entitled to reimbursement for its actual attorney's fees, if reasonable, and all other costs of such dispute actually and necessarily incurred, including fees and costs incurred. This agreement is made for the benefit of the Owner, Resident, and by extension the City of Santa Maria. The City may enforce any provisions provided herein as an express third party beneficiary of this agreement.

15. **Waiver by Owner.** The waiver by Owner, or any failure of Owner to take action for breach of any term, covenant or condition in this Lease, shall not be deemed a waiver of such term, covenant or condition, or subsequent breach thereof, or any term, covenant or condition herein. The subsequent acceptance of rent by Owner shall not be deemed to be a waiver of any preceding breach by Resident of any term, covenant or condition in the Lease, other than the failure of Resident to pay the particular rent so accepted, regardless of Owner's knowledge of such preceding breach at the time of accepting such rent.

16. **Holding Over.** Any holding over after the expiration of the term of this Lease shall be construed to be a tenancy from month to month at the monthly rental as adjusted in accordance with the terms of this Lease, and shall otherwise be on the terms and conditions herein specified so far as applicable. Notwithstanding the foregoing, the amount of rent due for such period of holding over may be altered in accordance with the terms of the Mobile home Residency Law, *Civil Code* Section 798, *et seq.* ("Mobile home Residency Law").

17. **Sale, Increase upon Sale or Transfer and Subletting.** Resident may sell Resident's mobile home at any time pursuant to the rights and obligations of Resident and Owner under California law. Resident must, however, give Owner sixty (60) days' written notice of Resident's intent to vacate his or her tenancy and allow his or her mobile home to remain in the Park. One purpose of the notice is to enable the Park to schedule and perform an inspection upon sale pursuant to *Civil Code* Section 798.73.5. If a prospective buyer of the mobile home intends for the mobile home to remain in the Park, said prospective buyer must (1) complete an application for residency; (2) be approved for residency by Owner, including being in compliance with the Park's age restrictions, as stated at Paragraph 11 above and in the Park's Rules and Regulations **[delete after "Owner" if not a senior park]**; (3) execute a lease agreement; and (4) execute and deliver to Owner copies of the documents listed at Paragraph 23 below, all of which are incorporated by reference as though fully set forth herein.

Upon any sale or transfer of Resident's mobile home to any person other than an immediate family member, defined as Resident's parents or children, the Minimum Guaranteed Monthly Rent or Adjusted Minimum Guaranteed Monthly Rent may be increased by up to seven and one half percent (7.5%) but in no event shall it exceed seven and one half percent (7.5%). An adjustment on sale may only be made once every five (5) years, regardless of the number of sales which occur during that time frame, if this lease is for a term of more than five years. The rent will not be

increased upon any transfer to Resident's immediate family members, but such persons must meet the residency requirements if they wish to reside in the Park, and the rent will be increased when such persons sell the mobile home to a person who is not an immediate family member. All other terms of the lease agreement between the Park and the buyer shall not differ substantially from the terms of this Lease.

[Insert whether subletting is allowed only as required by *Civil Code* Section 798.23.5 or under additional circumstances]

18. Responsibility of Owner. In addition to the utilities specified above as provided by Owner, if any, Resident shall enjoy for so long as this Lease shall remain in effect and Resident shall not be in default hereof, the non-exclusive use of the common areas of the Park, including, without limitation, all streets, drives and non-restricted parking areas, all recreational facilities, buildings, pools (except as prohibited by law), and all conveniences. **[revise as applicable]** Resident's use of all such services and facilities shall be limited and restricted as specified in this Lease and by the Park's Rules and Regulations as legally adopted from time to time. Except as otherwise provided herein, Owner agrees to provide and maintain these common areas in good working order and condition, and to continue such services and facilities without addition, alteration, depletion of services, equipment or physical improvements for the period of Resident's occupancy of the Space, except to the extent that Owner is prevented from doing so by good cause, accident, breakage, repairs, strikes, lockouts or other labor disturbances of any nature, *force majeure*, or by any other cause, similar or dissimilar, beyond the reasonable control of Owner.

19. Notice of Changes to Rules and Regulations, Etc. The Park's Rules and Regulations, the other Park documents, and the Park's maintenance standards, services, equipment and physical improvements may be changed from time to time as provided by the Mobile home Residency Law. Management shall meet and consult with the residents upon written request, either individually, with duly elected representatives, or collectively, on the following matters: (a) amendments to Rules and Regulations; (b) maintenance standards regarding physical improvements in the Park; and (c) additions to or alterations or deletions of services, equipment, or physical improvements. Any collective meeting shall be conducted only after notice thereof has been given to all requesting residents ten (10) calendar days prior to the date set for the meeting.

20. Subordination. This Lease is subordinated to all current encumbrances on the Park, and at the option of a lender or proposed lender of Owner, it shall be subordinated to future encumbrances placed on the Park by Owner. Resident agrees to execute any instrument or document necessary to effect any such subordination within five (5) business days of request by Owner.

21. Transfer of Owner's Interest. In the event that Owner transfers its interest in the Park, or any portion thereof, Owner shall be relieved of any obligations hereunder accruing after the date of such transfer, and such obligations shall be assumed by the transferee, provided that Owner shall not transfer said interest unless the transferee is reasonably capable of discharging Owner's obligations hereunder.

22. Management of the Park. Owner shall be represented by management and/or its other authorized agents, who shall be vested with all legal right and authority to act on behalf of Owner, and to enforce on behalf of Owner this Lease and the documents incorporated into the Lease, unless said right and authority have been specifically reserved to Owner. Management and/or Owner's other authorized agents' decisions shall be final. The term "management," as used in the Lease and the documents incorporated into the Lease, shall mean Owner, the Park manager(s), and/or Owner's other authorized agents.

23. Incorporated Documents. The following documents, as they may be amended from time to time, are incorporated herein by this reference, and Resident acknowledges receipt of copies thereof:

A. The current Mobile home Residency Law, a copy of which is attached hereto as Exhibit "A";

B. The Park's current Rules and Regulations, a copy of which is attached hereto as Exhibit "B";

____. **[insert additional Park documents];**

____. The document entitled "Important Notice to All Manufactured Home/Mobile Home Owners," required by *Civil Code* Section 798.15(i), a copy of which is attached hereto as Exhibit "____"; and

____. The document entitled "Mobile home Park Rental Agreement Disclosure Form," required by *Civil Code* Section 798.75.5, a copy of which is attached hereto as Exhibit "____".

In addition to the foregoing, the use of the clubhouse, recreational and other Park facilities is conditioned upon compliance with the rules and regulations posted in and around said facilities, as said rules and regulations may be amended from time to time, and said rules and regulations are incorporated herein by this reference.

24. Megan's Law Notice. The following notice is provided for Resident's information, and must be provided in all residential rental agreements:

Pursuant to Section 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's

criminal history, this information will include either the address at which the offender resides, or the community of residence and ZIP code in which he or she resides.

The law further provides that based on this notification, the Park, the seller of the mobile home, and the real estate broker(s), are not required to provide information in addition to that contained in the notice regarding the proximity of registered sex offenders. The information in the notice is deemed to be adequate to inform the prospective buyer of the mobile home about the existence of a statewide database of the locations of registered sex offenders and information from the database regarding those locations. The information in the notice will not give rise to any cause of action against the disclosing party by a registered sex offender.

25. Inspection of Premises. By signing this Lease, Resident acknowledges that Resident has carefully inspected the Space and all of the Park's facilities, has found them to be in good and sanitary order, condition and repair as represented by Park to Resident, either orally or in writing, and to the extent that they are not exactly as represented, either orally or in writing, agrees to accept them as they are.

26. Miscellaneous Provisions.

A. Time of Essence: Time is of the essence in this Lease.

B. Captions: The captions to the various paragraphs and subparagraphs of this Lease are for convenience and ease of reference only, and do not define or limit the scope, content or intent of this Lease.

C. Severability: If any particular part of this Lease should be determined to be invalid, unenforceable or otherwise illegal, such part shall be severed therefrom, and the remaining clauses and parts thereof shall remain in full force and effect.

D. Notices: All notices and demands required to be given hereunder shall be deemed, unless the law provides otherwise, to be received upon the earlier of (i) delivery to the person to be notified; or (ii) two (2) days after being deposited in the United States mail with postage prepaid and addressed to the party to be notified at the last address on file with the party giving notice.

E. Zoning, Etc.: The zoning of the Park is _____ **[insert zoning]**. The Park operates under a permit that does not have an expiration date **[OR The Park operates under a permit that expires on _____]**. The Park operates under a land lease that expires on _____ **[OR The Park does not operate under a land lease]**.

27. Information Regarding Mobile Home and Legal Owner Thereof.

Resident understands that Owner is entitled to know the legal owner of Resident's mobile home, if other than Resident, and that Owner is required by law to send copies of certain notices to the legal owner, so Resident hereby provides that information:

Name: _____

Address: _____

In addition, Resident understands that Owner is entitled to know the manufacturer, model, year of manufacture and decal number of the mobile home, so Resident hereby provides that information:

Manufacturer: _____

Model: _____

Year of Manufacture: _____

Decal Number: _____

Resident agrees to update the foregoing information in the event that it changes during the term of this Lease.

28. Acknowledgments. Owner and Resident agree that this Lease, and the documents incorporated herein, contain the entire agreement between the parties. All prior negotiations or agreements that preceded or accompanied the execution of this Lease are conclusively deemed to have been superseded. This Lease may be altered only by written agreement of Owner and Resident, or by operation of law. Resident acknowledges that Resident has received, read and understood copies of this Lease, and the exhibits hereto, including a copy of the current Mobile home Residency Law, and agrees to be bound by their terms.

Resident also acknowledges that Resident had at least thirty (30) days from the date this Lease was first offered to Resident to accept or reject it.

Finally, Resident acknowledges that Resident had seventy-two (72) hours after signing this Lease and returning it to management to notify management in writing that Resident wished to void the Lease, and that Resident did not provide any such notification.

The parties hereto have executed this Lease Agreement as of the date first noted above.

RESIDENT:

OWNER:

[insert name of Park owner]

By: _____

By: _____

By: _____

By: _____

By: _____

**OTHER PERSONS WHO WILL OCCUPY THE
SPACE:**

RESOLUTION NO. 884**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA MARIA PUBLIC AIRPORT DISTRICT AUTHORIZING AGREEMENT WITH UMPQUA BANK TO PARTICIPATE IN THE CSDA DISTRICT PURCHASING CARD PROGRAM**

WHEREAS, Credit cards and purchasing cards are mechanisms for purchasing goods and services for the convenience of the Santa Maria Public Airport District and

WHEREAS, the California Special Districts Association (CSDA) has negotiated with Umpqua Bank to provide a Purchasing Card Program for vendor payments, purchasing, travel or fleet transactions, and

WHEREAS, the CSDA District Purchasing Card Program is available to members of the CSDA and the District is a member of the CSDA; and

WHEREAS, the Program requires an application for credit approval, a resolution by the District Governing Board, and District policy and procedures regarding the use of the credit cards; and

WHEREAS, the District has a Standard Practice of procedures for using credit cards as required by the Program,

NOW THEREFORE BE IT RESOLVED, that the Governing Board of the Santa Maria Public Airport District directs the following actions:

- a. Authorize participation with Umpqua Bank in the CSDA District Purchasing Card program
- b. Authorize the application to the Program for credit cards or purchasing cards;
- c. Authorize the Board President to execute any necessary agreements
- d. Authorize Chris Hastert, General Manager or Veroneka Reade, Manager of Finance and Administration to add new participants or cancel former employees.

PASSED AND ADOPTED at the Regular meeting of the Board of Directors of the Santa Maria Public Airport held January 9, 2020, on Motion of Director _____, seconded by Director _____ and carried by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Attest:

Chuck Adams, President

Hugh Rafferty, Secretary