

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE  
COUNTY OF NEVADA, CALIFORNIA)**

**FINANCIAL STATEMENTS**

**YEAR ENDED JUNE 30, 2025**

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**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
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YEAR ENDED JUNE 30, 2025**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors and Grand Jury  
Nevada County Finance Authority  
Nevada City, California

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of the Nevada County Finance Authority, (hereafter, the Authority) a component unit of the County of Nevada, California (hereafter, the County) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the Authority as of June 30, 2025, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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

##### Component Unit Reporting

As discussed in Note 1, the financial statements present only the Authority and do not purport to, and do not, present fairly the financial position of the County as of June 30, 2025, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

#### ***Responsibilities of Management for the Financial Statements***

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.



To the Board of Supervisors and Grand Jury  
Nevada County Finance Authority  
Nevada City, California

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis as listed on the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



To the Board of Supervisors and Grand Jury  
Nevada County Finance Authority  
Nevada City, California

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2026, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

*LSL, LLP*

Sacramento, California  
March 31, 2026

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

The following Management's Discussion and Analysis (MD&A) of the Nevada County Finance Authority's (the Authority) financial performance provides an introduction to the financial statements for the year ended June 30, 2025. The information contained in this MD&A should be considered in conjunction with the information contained in the Authority's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The Nevada County Finance Authority is regarded as a component unit of the County. Following this discussion and analysis are the basic financial statements of the Authority, together with the notes, which are essential to a full understanding of the data contained in the financial statements. The basic financial statements are designed to provide readers with a broad overview of the Authority's financial status.

The statement of net position presents information on all of the Authority's assets and liabilities. The difference between the two is reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of the Authority's financial position.

The statement of activities presents information showing how the Authority's net position has changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in a future fiscal period (e.g., uncollected taxes and earned but unused vacation leave).

Fund financial statements are prepared on the modified basis of accounting in accordance with generally accepted accounting principles promulgated by the Governmental Accounting Standards Board. The Authority is structured with one governmental fund with revenues recognized in the accounting period in which they become available and measurable and expenditures recognized in the accounting period in which the fund liability is incurred, if measurable. Interest on general long-term debt and certain similar accrued obligations are recognized when due.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

**FINANCIAL POSITION**

**Analysis of the Authority as a Whole – Government-Wide Financial Statements**

As of June 30, 2025, the Authority's total assets of \$20,786,908 were less than its total liabilities of \$22,136,100 by \$1,349,192 for a total increase in net position from the prior year of \$83,882.

**Authority's Net Position  
June 30, 2025 and 2024**

	<u>2025</u>	<u>2024</u>	<u>Variance</u>	<u>Change</u>
<b>Assets:</b>				
Total Current Assets	\$ 3,635	\$ 11,758	-69.1%	\$ (8,123)
Restricted Assets	20,783,273	22,361,097	-7.1%	(1,577,824)
Total Assets	<u>20,786,908</u>	<u>22,372,855</u>	-7.1%	(1,585,947)
<b>Liabilities:</b>				
Current Liabilities	238,915	251,475	-5.0%	(12,560)
Long-Term Liabilities	21,897,185	23,554,454	-7.0%	(1,657,269)
Total Liabilities	<u>22,136,100</u>	<u>23,805,929</u>	-7.0%	(1,669,829)
<b>Net Position (Deficit):</b>				
Restricted for Debt Service	-	12,051	-100.0%	(12,051)
Unrestricted (Deficit)	<u>(1,349,192)</u>	<u>(1,445,125)</u>	6.6%	95,933
Total Net Position (Deficit)	<u>\$ (1,349,192)</u>	<u>\$ (1,433,074)</u>	5.9%	<u>\$ 83,882</u>

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

The Authority's net position at June 30, 2025 increased 5.9% to \$(1,349,192) from the prior year. The decrease in restricted assets and current liabilities is related to payments to the County for the proceeds of debt issued in fiscal year 2019.

**Authority's Change in Net Position  
June 30, 2025 and 2024**

	<u>2025</u>	<u>2024</u>	<u>Variance</u>	<u>Change</u>
<b>Revenues:</b>				
Program Revenues	\$ 820,692	\$ 878,194	-6.5%	\$ (57,502)
General Revenues	1,863	82,234	-97.7%	(80,371)
Total Revenues	<u>822,555</u>	<u>960,428</u>	-14.4%	(137,873)
<b>Expenses:</b>				
General Government	13,813	1,609,410	-99.1%	(1,595,597)
Interest on Long-Term Debt	724,860	802,594	-9.7%	(77,734)
Total Expenses	<u>738,673</u>	<u>2,412,004</u>	-69.4%	(1,673,331)
<b>Change in Net Position</b>	83,882	(1,451,576)	105.8%	1,535,458
Net Position (Deficit) - Beginning	(1,433,074)	18,502	-7845.5%	(1,451,576)
<b>Net Position (Deficit) - Ending</b>	<u>\$ (1,349,192)</u>	<u>\$ (1,433,074)</u>	5.9%	<u>\$ 83,882</u>

Revenues – The Authority's program revenues for fiscal year ended June 30, 2025 consisted of scheduled interest payments on long-term debt from the County for the Ops Center Certificates of Participation, the Crown Point Loan Payable, Bank of America Solar Finance Agreement and the Bank of America Conservation Loan Agreement in the amount of \$820,692. General Revenues were interest and investment earnings in the amount of \$1,863 decreased due to a reduction in the carrying amount of investments held by the authority, compared to prior year and the fair market value adjustment.

Expenses – The Authority's total expenses for the fiscal year ended June 30, 2025 were \$738,673 for the debt service interest payments, amortized premium, and related administrative charges. This was a 69.4% decrease from prior fiscal year's total of \$2,412,004 due to prior year capital project contributions.

**ANALYSIS OF THE FUND FINANCIAL STATEMENTS**

The Authority uses fund accounting to assure and demonstrate compliance with the finance-related legal requirements. The debt service fund provides information on the inflows and outflows of resources necessary to meet the annual debt obligations.

**CAPITAL ASSET AND DEBT ADMINISTRATION**

Capital Assets and Infrastructure – The Authority is strictly used to account for debt activity and does not have any capital assets or infrastructure to report.

Long-Term Debt – At June 30, 2025, the Authority had \$21,897,185 in long-term debt. This was a decrease of \$1,657,269. The decrease is related to scheduled principal payments on the Ops Center Certificates of Participation, the Crown Point Loan Payable, Bank of America Solar Finance Agreement, and the Bank of America Conservation Loan Agreement. The Crown Point Loan Payable will be extinguished in 2026, the Bank of America Solar Finance Agreement will be extinguished in 2036, the Bank of America Conservation Loan Agreement will be extinguished in 2031, and the OPS Center Certificates of Participation will be extinguished in 2038. Details of the debt are presented in Note 5.

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED JUNE 30, 2025**

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Nevada County Auditor-Controller, Gina S. Will, 950 Maidu Avenue, Suite 230, Nevada City, California 95959. This entire report is available through email request at [auditor.controller@nevadacountyca.gov](mailto:auditor.controller@nevadacountyca.gov).

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
STATEMENT OF NET POSITION  
JUNE 30, 2025**

	<b>Governemental Activities</b>
<b>ASSETS</b>	
Cash and Investments	\$ 3,635
Restricted Cash and Investments	162
Investment in Financed Purchases to County of Nevada	20,783,111
Total Assets	20,786,908
 <b>LIABILITIES</b>	
Due to County Funds	4,630
Accrued Interest Payable	234,285
Long-Term Liabilities:	
Due within One Year	1,578,048
Due in More than One Year	20,319,137
Total Liabilities	22,136,100
 <b>NET POSITION (DEFICIT)</b>	
Unrestricted (Deficit)	\$ (1,349,192)

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
STATEMENT OF ACTIVITIES  
YEAR ENDED JUNE 30, 2025**

Functions/Programs	Program Revenues		Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Total Governmental Activities
<b>Governmental Activities:</b>			
General Government	\$ 13,813	\$ -	\$ (13,813)
Interest on Long-Term Debt	724,860	820,692	95,832
Total Governmental Activities	\$ 738,673	\$ 820,692	82,019
<b>General Revenues:</b>			
Interest and Investment Earnings (Loss)			1,863
<b>Change in Net Position</b>			83,882
Net Position (Deficit) - Beginning of Year			(1,433,074)
<b>Net Position (Deficit) - End of Year</b>			\$ (1,349,192)

## FUND FINANCIAL STATEMENTS

**NEVADA COUNTY FINANCE AUTHORITY**  
**(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)**  
**GOVERNMENTAL FUNDS**  
**BALANCE SHEET**  
**JUNE 30, 2025**

**ASSETS**

Cash and Investments	\$	3,635
Restricted Cash and Investments		162
Total Assets		3,797

**LIABILITIES**

Due to County Funds		4,630
Total Liabilities		4,630

**FUND BALANCES (DEFICIT)**

Unassigned	\$	(833)
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**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE  
GOVERNMENT-WIDE STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES  
JUNE 30, 2025**

Total Fund Balance - Total Governmental Funds	\$	(833)
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Amounts reported for governmental activities in the statement of net position are different because:

The investment in financed purchases to the County of Nevada is not an available financial resource and, therefore, is not reported in the governmental funds		20,783,111
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Interest payable on long-term debt does not require the use of current financial resources and, therefore, is not accrued as a liability in the governmental funds balance sheets.		(234,285)
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Certain liabilities are not due and payable in the current period and therefore, are not reported in the governmental funds.

Financed Purchase Revenue Bonds		(14,589,074)
Loans Payable		(7,308,111)

Net Position of Governmental Activities		\$ (1,349,192)
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**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED JUNE 30, 2025**

**REVENUES**

Interest and Investment Earnings	\$ 1,863
Financed Purchase Repayments	2,398,385
Total Revenues	2,400,248

**EXPENDITURES**

Current:	
General Government	13,813
Debt Service:	
Principal	1,577,693
Interest and Other Charges	821,626
Total Expenditures	2,413,132

**DEFICIT OF REVENUES OVER EXPENDITURES** (12,884)

**NET CHANGE IN FUND BALANCE** (12,884)

Fund Balances - Beginning of Year 12,051

**FUND BALANCES (DEFICIT) - END OF YEAR** \$ (833)

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUND TO THE  
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES – GOVERNMENTAL ACTIVITIES  
YEAR ENDED JUNE 30, 2025**

Net Change to Fund Balance - Total Governmental Funds \$ (12,884)

Amounts reported for governmental activities in the  
state of activities are different because:

Financed purchase repayments received from the County of Nevada provide current  
financial resources to governmental funds, but reduce the investment in financed  
purchases to County of Nevada in the statement of net position. (1,577,693)

Debt proceeds provide current financial resources to governmental funds, but  
issuing debt increases long-term liabilities in the statement of net position.  
Repayment of principal is an expenditure in the governmental funds, but the  
repayment reduces long-term liabilities in the statement of net position.

Principal retirements 1,577,693

Some expenses reported in the statement of activities do not  
require the use of current financial resources and, therefore, are  
not reported as expenditures in governmental funds.

Amortization of Premium 79,576

Change in Accrued Interest on Long-Term Debt 17,190

Change in Net Position of Governmental Activities \$ 83,882

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2025**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The basic financial statements of the Nevada County Finance Authority (Authority) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The Authority's more significant accounting policies are described below.

**A. Reporting Entity**

The Authority is a public agency formed on January 19, 1993, pursuant to provisions of the California Health and Safety Code. The Authority was established to refinance any improved real or personal property which shall be used for the immediate benefit of either the County of Nevada or the Authority.

The Authority is considered to be a component unit of the County. The Board of Supervisors is the governing body of the Authority. The Authority is a legally separate entity for which the County is considered to be financially accountable and for which the nature and significance of the Authority's relationship with the County is such that exclusion would cause the combined financial statements to be misleading.

The Authority is considered a blended component unit of the County and is reported as a nonmajor debt service fund in the County's financial statements.

**B. Basis of Presentation**

Government-Wide Financial Statements

The statement of net position and statement of activities display information on all of the activities of the Authority. These statements include only the financial activities of the Authority. These statements report the governmental activities of the Authority, which are normally supported by inter-governmental revenues. The Authority had no business-type activities during the fiscal year ended June 30, 2025.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and; therefore, are clearly identifiable to a particular function. Program revenues include 1) charges paid by the recipients of goods and services offered by the program, 2) operating grants and contributions, and 3) capital grants and contributions. Other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

The fund financial statements provide information about the Authority's funds. Funds are organized into the governmental category. The emphasis is placed on major funds within the governmental category; each is displayed in a separate column. All remaining governmental funds are separately aggregated and reported as nonmajor funds.

The Authority reports the following major governmental fund:

- The Nevada County Finance Authority Fund is a debt service fund used to account for financed purchase revenues and debt service payments.

**C. Basis of Accounting and Measurement Focus**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants, entitlements, and donations. Under the accrual basis, revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2025**

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Revenues are considered susceptible to accrual and are accrued when their receipt occurs within sixty days after the end of the fiscal year. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures as well as expenditures related to claims and judgments are recorded only when payment is due. General capital assets acquisitions are reported as expenditures in the governmental funds. Proceeds of governmental long-term debt and acquisitions under financed purchases are reported as other financing sources.

**D. Noncurrent Governmental Assets/Liabilities**

Noncurrent governmental assets and liabilities, such as capital assets and long-term liabilities, are reported in the governmental activities column in the government-wide statement of net position.

**E. Cash and Investments**

The Authority pools cash and investments of all funds, except cash and investments with fiscal agents, with the County. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments.

Participant's equity in the investment pool is determined by the dollar amount of participant's deposits, adjusted for withdrawals and distributed investment income. Investment income is determined on the amortized cost basis. Amortized premiums and accreted discounts, accrued interest, and realized gains and losses, net of expenses, are apportioned to pool participants every quarter based on the participant's average daily cash balance at quarter end in relation to the total pool investments. This method differs from the fair value method used to value investments in these financial statements. The pool has not provided or obtained any legally binding guarantees during the period to support the value of investments.

The County monitors and reviews the management of public funds maintained in the investment pool in accordance with the County investment policy and the California Government Code. The Board of Supervisors review and approve the investment policy annually. The County Treasurer prepares and submits a comprehensive investment report to the Board of Supervisors every month. The report covers the type of investments in the pool, maturity date, par value, actual cost, and fair value. Required disclosure information regarding categorization of investments and other deposit and investment risk disclosures can be found in the County's financial statements. The County's Annual Comprehensive Financial Report (ACFR) may be obtained by contacting the County of Nevada's Auditor-Controller's office at 950 Maidu Avenue, Suite 230, Nevada City, California 95959, or by email at [Auditor-Controller@co.nevada.ca.us](mailto:Auditor-Controller@co.nevada.ca.us).

**F. Restricted Cash and Investments**

Restricted assets in the governmental funds represent cash and investments held for debt service and capital project financing of \$162.

**G. Long-Term Debt**

Comprises investment in financed purchases to the County of Nevada.

**H. Compensated Absences and Postemployment Benefits**

The Authority has no employees. Services are provided by the County of Nevada. Therefore there is no liability for compensated absences, pensions, or postemployment benefits.

**I. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial 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 net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. As of June 30, 2025, the Authority did not have any deferred outflows of resources. In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate

**NEVADA COUNTY FINANCE AUTHORITY  
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NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2025**

financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. As of June 30, 2025, the Authority did not have any deferred inflows of resources.

**J. Estimates**

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

**K. Net Position**

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted Net Position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted Net Position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

Net Position Flow Assumption

When a government funds outlays for a particular purpose from both restricted and unrestricted resources, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted net position is available, it is considered that restricted resources are used first, followed by the unrestricted resources.

**L. Fund Balances**

As prescribed by GASB Statement No. 54, governmental funds report fund balance in classifications based primarily on the extent to which the Authority is bound to honor constraints on the specific purposes for which amounts in the funds can be spent. As of June 30, 2025, fund balance for governmental funds is made up of the following:

Nonspendable Fund Balance – Amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash, for example: inventories and prepaid amounts.

Restricted Fund Balance – Amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance – Amounts that can only be used for the specific purposes determined by formal action of the Authority’s highest level of decision-making authority. The Board of Directors is the highest level of decision-making authority for the Authority that can, by adoption of an ordinance, commit fund balance. Once adopted, the limitation imposed remains in place until a similar action is taken to remove or revise the limitation. The underlying action that imposed the limitation needs to occur no later than the close of the reporting period.

Assigned Fund Balance – Amounts that are constrained by the Authority’s intent to be used for specific purposes. The intent can be established at either the highest level of decision-making, or by a body or an official designated for that purpose.

**NEVADA COUNTY FINANCE AUTHORITY  
(A COMPONENT UNIT OF THE COUNTY OF NEVADA, CALIFORNIA)  
NOTES TO BASIC FINANCIAL STATEMENTS  
YEAR ENDED JUNE 30, 2025**

Unassigned Fund Balance – The residual classification for the Authority’s General fund that includes all amounts not contained in the other classifications. In other funds, the unassigned classification is used only if expenditures incurred for specific purposes exceed the amounts restricted, committed, or assigned to those purposes.

The Authority’s fund balance at year-end is classified as follows:

Unassigned for:	
Debt Service and Capital Project Financing	\$ (833)

Fund Balance Flow Assumption

When a government funds outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance), a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted fund balance is available, it is considered that restricted fund balance is depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policy

The Nevada County Board of Supervisors has adopted a fund balance policy for financial statement reporting. The policy establishes procedures for reporting fund balance classifications, establishes prudent reserve requirements, and establishes a hierarchy of fund balance expenditures.

**M. Current Governmental Accounting Standards Board (GASB) Pronouncements**

GASB Statement No. 101, Compensated Absences – In June 2022, the GASB issued GASB Statement No. 101, Compensated Absences. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023. The Authority has no employees. Services are provided by the County of Nevada. Therefore, The Authority has determined that this Statement is not applicable for the fiscal year ended June 30, 2025.

GASB Statement No. 102, Certain Risk Disclosures – In December 2023, the GASB issued GASB Statement No. 102, Certain Risk Disclosures. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government’s vulnerabilities due to certain concentrations of constraints. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. The Authority has determined that this Statement is not applicable for the fiscal year ended June 30, 2025.

**N. Future Governmental Accounting Standards Board (GASB) Pronouncements**

GASB Statement No. 103, Financial Reporting Model Improvements – In April 2024, GASB issued Statement No. 103, Financial Reporting Model Improvements. The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government’s accountability. The Authority has not determined the effect, if any, on the financial statements. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

GASB Statement No. 104, Disclosure of Certain Capital Assets – In September 2024, GASB issued Statement No. 104, Disclosure of Certain Capital Assets. The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets. The Authority has not determined the effect, if any, on the financial statements. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter.

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**NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

Rebatable Arbitrage

The Tax Reform Act of 1986 instituted certain arbitrage restrictions with respect to the issuance of tax- exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of all tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service (IRS) at least every five years. During the current year, the Authority performed calculations of excess investment earnings on various bonds and financing and, as of June 30, 2025, does not expect to incur a liability.

**NOTE 3 CASH AND INVESTMENTS**

**A. Financial Statement Presentation**

As of June 30, 2025, the Authority's cash and investments consisted of the following:

Cash:	
Deposits with Fiscal Agents	\$ 162
Investments:	
In County Treasurer's Pool	3,635
Total Cash and Investments	\$ 3,797

**B. Cash**

Cash consists primarily of money market accounts held with fiscal agents.

Custodial Credit Risk for Deposits – Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. The County's investment policy requires that deposits in banks must meet the requirements of the California Government Code. Under this code, deposits of more than \$250,000 must be collateralized at 105% to 150% of the value of the deposit to guarantee the safety of the public funds. The first \$250,000 of the Authority's deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits more than the \$250,000 insured amount are collateralized.

**C. Investments**

The investment policy provides the basis for the management of a prudent, conservative investment program. Funds are invested to provide the maximum security of principal with secondary emphasis on achieving the highest return, while meeting daily cash flow needs. All investments are made in accordance with the Government Code and, in general, the investment policy is more restrictive than state law. Under the provisions of the County's investment policy the County may invest or deposit in the following:

<b>Authorized Investment Type</b>	<b>Maximum Maturity (per Code/per Policy)</b>	<b>Percentage of Portfolio (per Code/per Policy)</b>	<b>Maximum Investment in One Issuer (per Code/per Policy)</b>	<b>Minimum Rating</b>
Securities of the Federal Government or its Agencies	5 years	no limit	-	-
California State Registered Warrants, Treasury Notes and Bonds	5 years	no limit	no limit	-
Local Agency Obligations	5 years	no limit	no limit	A
Banker's Acceptances	180 days	40%/30%	30%	-
Money Market Funds	5 years	20%	10%	-
Commercial Paper	270 days	40%	10%	A

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Medium Term Corporate Notes	5 years	30%	5%	A
Negotiable Certificate of Deposit	5 years	30%	30%	-
Repurchase Agreements	1 year	20%	20%	-
Reverse Repurchase Agreement	92 days	20%	20%	-
Certificates of Deposit	5 years	30%	30%	-
Pass-Through Security	5 years	no limit	no limit	-
Local Agency Investment Fund (LAIF)	5 years	\$75M	\$75M	-
California Asset Management Program (CAMP)	5 years	no limit	-	-
Supranational	5 years	30%	30%	AA

**Interest Rate Risk**

Interest rate risk is the risk of loss due to the fair value of an investment falling due to interest rates rising. 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 County 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 is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. The County limits its exposure to interest rate risk inherent in its portfolio by limiting individual maturities to five years or less.

As of June 30, 2025, the Authority had the following investments, all of which had a maturity of 1 year or less:

Investment Type	Interest Rates	Maturities 0-1 Year
Pooled Investments		
Nevada County Investment Pool	Variable	\$ 3,635

**Credit Risk**

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 or the County's investment policy, and the actual rating as of year-end for each investment type.

Investment Type	Minimum Legal Rating	Moody's Rating	Percentage of Portfolio
Nevada County Investment Pool	N/A	Unrated	100%

**Custodial Credit Risk for Investments**

Custodial credit risk for investments is the risk that, in the event of the failure of a depository institution, the Authority will not be able to recover its deposits or collateral securities that are in the possession of an outside party. To mitigate the custodial credit risk the County requires that all of its managed investments be held in the safekeeping by a third party under contract with the County. As of June 30, 2025, the County's investment pool had no securities exposed to custodial credit risk.

**Concentration of Credit Risk**

Concentration of credit risk is the risk of loss attributed to the magnitude of the County's investment in a single issuer of securities. When investments are concentrated in one issuer, this concentration presents a heightened risk of potential loss. State law and the investment policy of the County contain limitations on the amount that can be invested in any one issuer. The Authority did not have any investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) at June 30, 2025, that represent 5% or more of total Authority investments.

**D. Fair Value Measurements**

The Pool categorizes its fair value measurements within the fair value hierarchy by generally accepted accounting principles. These principles recognize a three-tiered value hierarchy, as follows:

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*Level 1* – Investments reflect prices quoted in active markets;

*Level 2* – Investments reflect prices that are based on a similar observable asset either directly or indirectly,

*Level 3* – Investments reflect prices based upon unobservable sources.

**NOTE 4 INVESTMENT IN FINANCED PURCHASES TO COUNTY OF NEVADA**

The Authority, pursuant to a site finance agreement, dated January 8, 2019, has entered a financed purchase/sale arrangement with the County with respect to the property known as the Rood Administrative Center in order to facilitate the issuance of Lease Revenue Bonds to fund the construction of a new County Operations Center.

In addition, the Authority, pursuant to a site finance agreement dated October 25, 2005, has entered a financed purchase/sale arrangement with the County with respect to property located at 500 Crown Point Circle.

Finally, the Authority, pursuant to a site, facility and equipment finance agreement dated August 16, 2016, has entered a financed purchase/sale arrangement with the County to fund a Clean Renewable Energy Project.

At June 30, 2025, investment in lease revenue bonds to County of Nevada consisted of the following:

Year Ending June 30,	Lease Revenue Bonds	Crown Point Loan	BofA Solar Lease Loan	BofA Conservation Loan	Total
2026	\$ 1,250,425	\$ 122,310	\$ 728,237	\$ 159,686	\$ 2,260,658
2027	1,252,825	-	712,936	159,166	2,124,927
2028	1,249,950	-	697,569	159,557	2,107,076
2029	1,250,200	-	683,123	159,845	2,093,168
2030	1,253,325	-	667,596	159,043	2,079,964
2031-2035	6,265,363	-	3,107,552	284,982	9,657,897
2036-2039	5,011,388	-	729,741	-	5,741,129
Total	17,533,476	122,310	7,326,754	1,082,279	26,064,819
Less: Cost of Investment and Unearned Income	(4,058,476)	(2,838)	(1,131,355)	(89,039)	(5,281,708)
Net Investment in Bonds and Loans to County of Nevada	<u>\$ 13,475,000</u>	<u>\$ 119,472</u>	<u>\$ 6,195,399</u>	<u>\$ 993,240</u>	<u>\$ 20,783,111</u>

**Lease Revenue Bonds**

The financed purchase payments are structured to be sufficient in timing and amount to meet the debt service requirements of the Financed Purchase Revenue Bonds. Interest earned on the financed purchase payment account and any other monies held by the trustee are applied to the financed purchase payment made by the County. Financed purchase payments are due semi-annually on October 1 and April 1 through October 1, 2038. The interest rate on the financed purchase varies from 3.50% to 4.00%.

**Crown Point Loan**

The financed purchase payments are structured to be sufficient in timing and amount to meet the debt service requirements of the Crown Point office building financed purchase/sale arrangement. Financed purchase payments are due semi-annually on May 1 and November 1 through the year 2025. The interest rate on the financed purchase varies from 4.75% to 6.75%.

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**Bank of America Solar Finance Loan**

The financed purchase payments are structured to be sufficient in timing and amount to meet the debt service requirements. Financed purchase payments are due semi-annually on February 1 and August 1 through the year 2036. The interest rate on the financed purchase is 3.21%.

**Bank of America Conservation Loan**

The financed purchase payments are structured to be sufficient in timing and amount to meet the debt service requirements. Financed purchase payments are due semi-annually on February 1 and August 1 through the year 2031. The interest rate on the financed purchase is 2.56%.

**NOTE 5 LONG-TERM LIABILITIES**

The following is a summary of changes in long-term liabilities for the year ended June 30:

Type of Indebtedness	Balance			Balance June 30, 2025	Amounts Due Within One Year
	June 30, 2024	Additions	Retirements		
Lease Revenue Bonds	\$ 14,155,000	\$ -	\$ (680,000)	\$ 13,475,000	\$ 705,000
Plus: Premium	1,193,650	-	(79,576)	1,114,074	79,576
Lease Revenue Bonds, Net	15,348,650	-	(759,576)	14,589,074	784,576
Loans from Direct Borrowings	8,205,804	-	(897,693)	7,308,111	793,472
Total Long-Term Liabilities	\$ 23,554,454	\$ -	\$ (1,657,269)	\$ 21,897,185	\$ 1,578,048

Individual issues of debt payable outstanding at June 30, 2025 are as follows:

	Amount
<b>Lease Revenue Bonds</b>	
Lease Revenue Bonds were issued on February 1, 2019 in the amount of \$17,060,000 and payable in annual installments of \$450,000 to \$1,230,000 with an interest rate of 3.50% to \$4.00% and maturity date of October 1, 2038. Proceeds will be used to construct a new County Operations Center.	\$ 13,475,000
<b>Loans</b>	
Crown Point Building Loan, issued November 1, 2005, in the amount of \$3,210,000 and payable in annual installments of \$52,000 to \$120,000, with an interest rate of 4.75% to 6.75% and maturity on November 1, 2025. Loan proceeds were used to finance the acquisition of the Crown Point building to house County health programs.	119,472
Bank of America Solar Finance Agreement, issued August 31, 2016, in the amount of \$10,806,000 and payable in monthly installments of \$100,000, with an interest rate of 3.21% and maturity on August 1, 2036. Proceeds were used to finance certain costs of renewable energy projects.	6,195,399
Bank of America Conservation Loan, issued August 31, 2016, in the amount of \$1,975,000 and payable in monthly installments of \$100,000, with an interest rate of 2.56% and maturity on August 1, 2031. Proceeds were used to finance new money capital expenditures for the repair, upgrading, acquisition, construction and equipping of the renewable energy project.	993,240
Total	\$ 20,783,111

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Following is a schedule of debt payment requirements of governmental activities to maturity for long-term debt.

Year Ending June 30,	Lease Revenue Bonds		
	Principal	Interest	Total
2026	\$ 705,000	\$ 545,425	\$ 1,250,425
2027	740,000	512,825	1,252,825
2028	775,000	474,950	1,249,950
2029	815,000	435,200	1,250,200
2030	860,000	393,325	1,253,325
2031-2035	4,930,000	1,335,363	6,265,363
2036-2039	4,650,000	361,388	5,011,388
Total	<u>\$ 13,475,000</u>	<u>\$ 4,058,476</u>	<u>\$ 17,533,476</u>

Year Ending June 30,	Loans from Direct Borrowings		
	Principal	Interest	Total
2026	\$ 793,472	\$ 216,761	\$ 1,010,233
2027	679,000	193,102	872,102
2028	685,000	172,126	857,126
2029	692,000	150,968	842,968
2030	697,000	129,639	826,639
2031-2035	3,048,240	344,294	3,392,534
2036-2039	713,399	16,342	729,741
Total	<u>\$ 7,308,111</u>	<u>\$ 1,223,232</u>	<u>\$ 8,531,343</u>

**NOTE 6 RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and distribution of assets; errors and omissions; and natural disaster.

Because of the close relationship between the Authority and the County, the Authority's liability coverage is provided by the County's insurance policies. Complete information on risk management can be found in the County's ACFR.

**NOTE 7 RELATED PARTY TRANSACTIONS**

The Authority has related party transactions with the County. The Authority is charged through the County cost plan for services provided by the following departments: Auditor-Controller, County Executive Office, Purchasing, and Treasurer. During the year ended June 30, 2025 the Authority paid the County \$7,683 through the cost plan.

## **OTHER REPORTS**



INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors and Grand Jury  
Nevada Finance Authority  
Nevada City, 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 governmental activities and the major fund of the County of Nevada, California (hereafter, the County), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 31, 2026.

### Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing 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 Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 or significant deficiencies may exist that were not identified.

### Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority'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 financial statements. 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*.



To the Board of Supervisors and Grand Jury  
Nevada Finance Authority  
Nevada City, California

**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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*LSL, LLP*

Sacramento, California  
March 31, 2026