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May 27, 2020

Board of Commissioners
Guam Ancestral Lands Commission

Dear Members of the Board of Commissioners:

We have performed an audit of the financial statements of the Guam Ancestral Lands Commission (the "Commission") as of and for the year ended September 30, 2019, in accordance with auditing standards generally accepted in the United States of America ("generally accepted auditing standards") and have issued our report thereon dated May 27, 2020.

We have prepared the following comments to assist you in fulfilling your obligation to oversee the financial reporting and disclosure process for which management of the Commission is responsible.

This report is intended solely for the information and use of management, the Board of Commissioners, and others within the organization and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Cc: To Management of the Guam Ancestral Lands Commission

OUR RESPONSIBILITY UNDER GENERALLY ACCEPTED AUDITING STANDARDS AND GENERALLY ACCEPTED GOVERNMENT AUDITING STANDARDS

Our responsibility under generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, has been described in our engagement letter dated August 14, 2019. As described in that letter, the objective of a financial statement audit conducted in accordance with the aforementioned standards is:

- To express an opinion on the fairness of the Commission's financial statements and the accompanying supplementary information, and to disclaim an opinion on the required supplementary information for the year ended September 30, 2019, in conformity with accounting principles generally accepted in the United States of America ("generally accepted accounting principles"), in all material respects;
- To express an opinion on whether the supplementary information that accompanies the financial statements is presented fairly, in all material respects, in relation to the financial statements taken as a whole; and
- To report on the Commission's internal control over financial reporting and on its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters for the year ended September 30, 2019, based on an audit of financial statements performed in accordance with the standards applicable to financial audits contained in *Government Auditing Standards*.

Our responsibilities under generally accepted auditing standards include forming and expressing an opinion about whether the financial statements that have been prepared with the oversight of management and the Board of Commissioners are presented fairly, in all material respects, in conformity with generally accepted accounting principles. The audit of the financial statements does not relieve management or the Board of Commissioners of their responsibilities.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether caused by fraud or error. In making those risk assessments, we considered internal control over financial reporting relevant to the Commission's preparation and fair presentation of the financial statements in order to design audit procedures that were appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Commission's internal control over financial reporting. Our consideration of internal control over financial reporting was not designed to identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses.

ACCOUNTING ESTIMATES

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are ordinarily based on knowledge and experience about past and current events and on assumptions about future events. Significant accounting estimates reflected in the Commission's 2019 financial statements include management's estimate of the allowance for uncollectible accounts, which is determined based upon past collection experience and aging of the accounts. During the year ended September 30, 2019, we are not aware of any significant changes in accounting estimates or in management's judgments relating to such estimates.

MATERIAL CORRECTED MISSTATEMENTS

Our audit of the financial statements was designed to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. Material misstatements were brought to the attention of management as a result of our audit procedures and were corrected by management during the current period. We have attached to this letter, as Attachment I, a summary of misstatements corrected by management.

SIGNIFICANT ACCOUNTING POLICIES

The Commission's significant accounting policies are set forth in Note 2 to the Commission's 2019 financial statements. During the year ended September 30, 2019, there were no significant changes in previously adopted accounting policies or their application, except for the following pronouncements adopted by the Commission:

- GASB Statement No. 83, *Certain Asset Retirement Obligations*, which addresses accounting and financial reporting for certain asset retirement obligations (AROs) associated with the retirement of a tangible capital asset.
- GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, which improves the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements.

The implementation of these pronouncements did not have a material effect on the financial statements of the Commission.

We have evaluated the significant qualitative aspects of the GALC's accounting practices, including accounting policies, accounting estimates and financial statement disclosures and concluded that the policies are appropriate, adequately disclosed, and consistently applied by management.

DISAGREEMENTS WITH MANAGEMENT

We have not had any disagreements with management related to matters that are material to the Commission's 2019 financial statements.

OUR VIEWS ABOUT SIGNIFICANT MATTERS THAT WERE THE SUBJECT OF CONSULTATION WITH OTHER ACCOUNTANTS

We are not aware of any consultations that management may have had with other accountants about auditing and accounting matters during 2019.

SIGNIFICANT FINDINGS OR ISSUES DISCUSSED, OR SUBJECT OF CORRESPONDENCE, WITH MANAGEMENT PRIOR TO OUR RETENTION

Throughout the year, routine discussions were held, or were the subject of correspondence, with management regarding the application of accounting principles or auditing standards in connection with transactions that have occurred, transactions that are contemplated, or reassessment of current circumstances. In our judgment, such discussions or correspondence were not held in connection with our retention as auditors.

OTHER SIGNIFICANT FINDINGS OR ISSUES ARISING FROM THE AUDIT DISCUSSED, OR SUBJECT OF CORRESPONDENCE, WITH MANAGEMENT

Throughout the year, routine discussions were held, or were the subject of correspondence, with management. In our judgment, such discussions or correspondence did not involve significant issues requiring communication to the Board of Commissioners.

SIGNIFICANT DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

In our judgment, we received the full cooperation of the Commission's management and staff and had unrestricted access to the Commission's senior management in the performance of our audit.

MANAGEMENT'S REPRESENTATIONS

We have made specific inquiries of the Commission's management about the representations embodied in the financial statements. Additionally, we have requested that management provide to us the written representations the Commission is required to provide to its independent auditors under generally accepted auditing standards. We have attached to this letter, as Attachment II, a copy of the representation letter we obtained from management.



EMPHASIS-OF-MATTER PARAGRAPH

As discussed in Note 1 to the financial statements, the financial statements of the Commission present only the Guam Ancestral Lands Commission and are not intended to present fairly the financial position and results of operations of the Government of Guam in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

CONTROL-RELATED MATTERS

We have issued a separate report to you, also dated May 27, 2020, wherein no matters involving the Commission's internal control over financial reporting that we consider to be material weaknesses or significant deficiencies under standards established by the American Institute of Certified Public Accountants, and on its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters were reported.

We have communicated to management, in a separate letter also dated May 27, 2020, certain deficiencies and other matters related to the Commission's internal control over financial reporting.

* * * * *

GALC
Summary of Corrected Misstatements
September 30, 2019

GL Code	Name	Debit	Credit
OPERATIONS FUND			
1 AJE To recognize operating expenditures			
8100	Salaries and Wages - Regular	113,985.60	
8101	Salaries and Wages - Fringe	44,579.96	
8103	Contractual Services	48,944.16	
8112	Miscellaneous Expenditures	14,328.54	
8002	General Fund Appropriation		221,838.26
1004	Coast360 Checking #0200	545.83	
8003	Interest Income		4.83
8112	Miscellaneous Expenditures	1,959.00	
8200	Transfer in		2,500.00
8112	Miscellaneous Expenditures	1,864.62	
1200	Interfund Receivable		1,864.62
	To recognize appropriations and transfer in for FY2019.	<u>226,207.71</u>	<u>226,207.71</u>

LAND BANK TRUST FUND

1 AJE To adjust account balances			
1001	BOH GALC Trust Acct. #217		13,731.14
1004	C360 LB Savings #0100	153,953.33	
1004DT.4	C360 TCD Jumbo #0405	22,629.32	
1100	Accounts Receivable	141,462.92	
1101	Accounts Receivable:Allowance for Doubtful Accou	224,000.00	
1102	Accrued Interest Receivable	108,417.14	
1104DT	Due from SID Fund	21,906.92	
2200	Deferred Revenue		644,501.39
8000	Base Rent	29,722.72	
8003	Interest Income		44,323.43
8110	GEDA Management Fees	59,704.95	
8002DT	Interest on deferred lease dues		27,514.30
8004	Other Revenue		3,856.73
8200	Transfer in		4,282.02
8115DT	Miscellaneous Expenditures	13,668.46	
2400	Due to GEDA		37,256.75
	To adjust account balances.	<u>775,465.76</u>	<u>775,465.76</u>

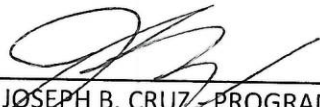
GALC
Summary of Corrected Misstatements
September 30, 2019

GL Code	Name	Debit	Credit
LANDONWERS RECOVERY FUND			
1 AJE To adjust account balances			
8300	Transfer out	2,500.00	
1004	Coast360 Savings #0101		2,483.42
8003	Interest Income		16.58
	To adjust account balances.	<u>2,500.00</u>	<u>2,500.00</u>

SURVEY, INFRASTRUCTURE & DEVEOPENT FUND

1 AJE To adjust account balances			
1004	C360 SID Savings #0102	158,200.32	
1100	Accounts Receivable	4,793,703.79	
1102	Undeposited Funds		175,528.54
1200	Interfund receivable		43,628.80
2100	Interfund payable	6,682.18	
2200	Deferred Revenue	93,596.92	
8000	Base Rent		4,874,010.40
8003	Interest Income		467.86
8001	Participation Rent	254.80	
8001.1	Participation Rent - Matson		390.00
8201DT	Transfer out	4,282.02	
8110	GEDA Management Fees	721,736.34	
1104DT	Due to Land Bank Trust Fund - Kwisapce		28,589.10
1103DT	Due from Land Bank Trust Fund	43,628.80	
2400	Due to GEDA		699,470.47
	To adjust account balances.	<u>5,822,085.17</u>	<u>5,822,085.17</u>

SIGNED: 
 JOSEPH ANGOCO - GALC EXECUTIVE DIRECTOR

SIGNED: 
 JOSEPH B. CRUZ - PROGRAM COORDINATOR
 Chamoru Land Trust Commission

BOARD OF
COMMISSIONERSAnthony J.P. Ada
ChairpersonRonald T. Laguana
Vice ChairMaria G. Cruz
Secretary/TreasurerRonald F. Eclavea
CommissionerAnita F. Orlino
CommissionerAngela M. Camacho
CommissionerLouisa F. Wessling
CommissionerLOURDES A. LEON GUERRERO
Maga'haga • GovernorJOSHUA F. TENORIO
Sigundo Maga'lahi • Lieutenant GovernorJOSEPH S. ANGOCO
Executive Director

May 27, 2020

Deloitte & Touche LLP
361 South Marine Corps Drive
Tamuning GU, 96913

We are providing this letter in connection with your audits of the balance sheets of the Guam Ancestral Land Commission (GALC), a governmental fund of the Government of Guam (GovGuam), as of September 30, 2019 and 2018, and the related statements of revenues, expenditures, and changes in fund balance for the years then ended, for the purpose of expressing an opinion as to whether the financial statements present fairly, in all material respects, the financial position and results of operations of the GALC in accordance with accounting principles generally accepted in the United States of America (GAAP).

We confirm that we are responsible for the following:

- a. The preparation and fair presentation in the financial statements of financial position of the GALC in accordance with GAAP.
- b. 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
 - To prevent and detect fraud.
- c. The review and approval of the financial statements and related notes and acknowledge your role in the preparation of this information. Specifically, we acknowledge that your role in the preparation of the financial statements was a matter of convenience rather than one of necessity. We have reviewed the financial statement preparation assistance provided by you and acknowledge that the financial statements are prepared in accordance with GAAP. Our review was based on the use of the financial statement disclosure checklist for stand-alone business-type activities obtained from the Government Finance Officers Association.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audits.

Street Address:
590 S. Marine Corps Drive
Suite 733 ITC Building
Tamuning, GU 96913

Mailing Address:
P.O. Box 2950
Hagåtña, GU 96932

Website:
<http://dlm.guam.gov>

E-mail Address:
dmdir@land.guam.gov

Telephone:
(671) 649-LAND (5263)
ext. 440/475

Facsimile:
671-649-5383



1. The financial statements referred to above are fairly presented in accordance with GAAP. In addition:
 - a. The GALC does not have an equity interest in joint ventures or an interest in any other joint ventures and other related organizations. Such financial statements present only the GALC and are not intended to present fairly the financial position and results of operations of GovGuam in accordance with GAAP.
 - b. Deposits are properly classified in the category of custodial credit risk.
 - c. Interfund, internal, and intra-government activity and balances have been appropriately classified and reported.
 - d. Required supplementary information is measured and presented within prescribed guidelines.
 - e. Applicable laws and regulations are followed in adopting, approving, and amending budgets.
 - f. The GALC has followed GASB Codification of Government Accounting and Financial Reporting Standards ("GASB Codification") Section 1800.178 regarding which resources (restricted, committed, assigned, or unassigned) are considered to be spent for expenditures to determine the fund balance classifications for financial reporting purposes.
 - g. Fund balance restrictions, commitments, and assignments are properly classified and, if applicable, approved.
 - h. Other supplementary information is measured and presented within prescribed guidelines.
2. The GALC has provided to you all relevant information and access as agreed in the terms of the audit engagement letter.
3. The GALC has made available to you:
 - a. All minutes of meetings of the Board of Commissioners or summaries of actions of recent meetings for which minutes have not yet been prepared. For those minutes of meetings or summaries of actions of recent meetings that have not been prepared and made available to you, no matters were discussed in these meetings that would require adjust to, or disclosure in, the financial statements.
 - b. All financial records and related data for all financial transactions of the GALC and for all funds administered by the GALC. The records, books, and accounts, as provided to you, record the financial and fiscal operations of all funds administered by the GALC and provide the audit trail to be used in a review of accountability. Information presented in financial reports is supported by the books and records from which the financial statements have been prepared.
 - c. Contracts and grant agreements (including amendments, if any) and any other correspondence that has taken place with federal agencies.

4. There has been no:
 - a. Action taken by the GALC management that contravenes the provisions of federal laws and Guam laws and regulations, or of contracts and grants applicable to the GALC.
 - b. Communication from other regulatory agencies concerning noncompliance with or deficiencies in financial reporting practices or other matters that could have a material effect on the financial statements.
5. The GALC has not performed a formal risk assessment, including the assessment of the risk that the financial statements may be materially misstated as a result of fraud. However, management has made available to you their understanding about the risks of fraud in the GALC and do not believe that the financial statements are materially misstated as a result of fraud.
6. We have no knowledge of any fraud or suspected fraud affecting the GALC involving:
 - a. Management.
 - b. Employees who have significant roles in the GALC's internal control.
 - c. Others, where the fraud could have a material effect on the financial statements.
7. We have no knowledge of any allegations of fraud or suspected fraud affecting the GALC's financial statements communicated by employees, former employees, analysts, regulators, or others.
8. There are no unasserted claims or assessments that legal counsel has advised us are probable of assertion and must be disclosed in accordance with GASB Codification Section C50, *Claims and Judgments* except as disclosed in note 8 to the financial statements.
9. Significant assumptions used by us in making accounting estimates are reasonable.
10. Management has identified and disclosed to you all laws and regulations that have a direct and material effect on the determination of financial statement amounts.
11. No organizations were identified that meet the criteria established in GASB Codification Section 2100, *Defining the Financial Reporting Entity*.

Except where otherwise stated below, matters less than \$6,500 collectively are not considered to be exceptions that require disclosure for the purpose of the following representations. This amount is not necessarily indicative of amounts that would require adjustment to, or disclosure in, the basic financial statements.

12. There are no transactions that have not been properly recorded and reflected in the financial statements.
13. The GALC has no plans or intentions that may affect the carrying value or classification of assets and liabilities.

14. Regarding related parties:
 - a. We have disclosed to you the identity of the GALC's related parties and all the related party relationships and transactions of which we are aware.
 - b. To the extent applicable, related parties and all the related-party relationships and transactions, including sales, purchases, loans, transfers, leasing arrangements, and guarantees (written or oral) have been appropriately identified, properly accounted for, and disclosed in the financial statements.
15. In preparing the financial statements in accordance with GAAP, management uses estimates. All estimates have been disclosed in the financial statements for which known information available prior to the issuance of the financial statements indicates that both of the following criteria are met:
 - a. It is at least reasonably possible that the estimate of the effect on the financial statements of a condition, situation, or set of circumstances that existed at the date of the financial statements will change in the near term due to one or more future confirming events
 - b. The effect of the change would be material to the financial statements.
16. Risks associated with concentrations, based on information known to management, that meet all of the following criteria have been disclosed in the financial statements:
 - a. The concentration exists at the date of the financial statements
 - b. The concentration makes the enterprise vulnerable to the risk of a near-term severe impact
 - c. It is at least reasonably possible that the events that could cause the severe impact will occur in the near term.
17. There are no:
 - a. Instances of identified or suspected noncompliance with laws and regulations whose effects should be considered when preparing the financial statements
 - b. Known actual or possible litigation and claims whose effects should be considered when preparing the financial statements that have not been disclosed to you and accounted for and disclosed in accordance with GAAP.
 - c. Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by Section C50, *Claims and Judgments*, except as disclosed in note 8 to the financial statements.
18. The GALC has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
19. The GALC has complied with all aspects of contractual agreements that may have an effect on the financial statements in the event of noncompliance.
20. No department or agency of the GALC has reported a material instance of noncompliance to us.

21. The GALC has identified all derivative instruments as defined by GASB Codification Section D40, *Derivative Instruments*, and appropriately recorded and disclosed such derivatives in accordance with GASB Codification Section D40.
22. No evidence of fraud, possible irregularities, or dishonesty in fiscal operations of programs administered by the GALC has been discovered.
23. Except as disclosed in note 9 to the financial statements, no events have occurred after September 30, 2019, but before the date of this letter, the date the financial statements were available to be issued that require consideration as adjustments to or disclosures in the financial statements.
24. Regarding required supplementary information:
 - a. We confirm that we are responsible for the required supplementary information.
 - b. The required supplementary information is measured and presented in accordance with GASB Codification Section 2200, *Comprehensive Annual Financial Report*.
25. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period.
26. Regarding supplementary information:
 - a. We are responsible for the preparation and fair presentation of the supplementary information in accordance with GASB Codification Section 2200, *Comprehensive Annual Financial Report*.
 - b. We believe the supplementary information, including its form and content, is fairly presented in accordance with GASB Codification Section 2200, *Comprehensive Annual Financial Report*.
 - c. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period.
27. Receivables recorded in the financial statements represent valid claims against debtors for sales or other charges arising on or before the balance-sheet date and have been appropriately reduced to their estimated net realizable value.
28. During the year ended September 30, 2019, the GALC implemented the following pronouncements:
 - GASB Statement No. 83, *Certain Asset Retirement Obligations*, which addresses accounting and financial reporting for certain asset retirement obligations (AROs) associated with the retirement of a tangible capital asset.
 - GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*, which improves the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements.

The implementation of these statements did not have a material effect on the financial statements of the GALC.

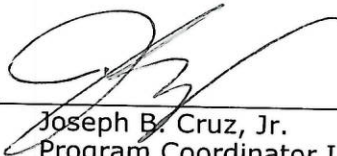
29. In January 2017, GASB issued Statement No. 84, *Fiduciary Activities*, which establishes criteria for identifying fiduciary activities of all state and local governments. The provisions in Statement No. 84 are effective for fiscal years beginning after December 15, 2018. Management does not believe that the implementation of this statement will have a material effect on the financial statements.
30. In June 2017, GASB issued Statement No. 87, *Leases*, which establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The provisions in Statement No. 87 are effective for fiscal years beginning after December 15, 2019. Management has yet to determine whether the implementation of this statement will have a material effect on the financial statements.
31. In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, which 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. The provisions in Statement No. 89 are effective for fiscal years beginning after December 15, 2019. Management does not believe that the implementation of this statement will have a material effect on the financial statements.
32. In August 2018, GASB issued Statement No. 90, *Majority Equity Interests – an Amendment of GASB Statements No. 14 and No. 61*, which improves the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and the relevance of financial statement information for certain component units. The provisions in Statement No. 90 are effective for fiscal years beginning after December 15, 2018. Management does not believe that the implementation of this statement will have a material effect on the financial statements.
33. In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*, which clarifies 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. The provisions in Statement No. 91 are effective for fiscal years beginning after December 15, 2020. Management does not believe that the implementation of this statement will have a material effect on the financial statements.
34. In May 2020, GASB issued Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*, which postpones the effective dates of GASB Statement No. 84, 89, 90 and 91 by one year and GASB Statement No. 87 by 18 months; however, earlier application of the provisions addressed in GASB Statement No. 95 is encouraged and is permitted to the extent specified in each pronouncement as originally issued. Management has yet to ascertain whether implementation of these statements will be postponed as provided in GASB Statement No. 95.

35. The GALC 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 GALC has elected to purchase commercial insurance from independent third parties for the risks of loss to which it is exposed. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.
36. The GALC management has acknowledged and identified the financial impact of the COVID-19 pandemic on the GALC's financial position. The GALC management, based on its reasonable assessment, determined that the COVID-19 pandemic may not significantly impact financial position and, as a result, not warrant additional adjustment to or disclosure in the financial statements for the year ended September 30, 2019.

Very truly yours,



Signed: _____
Joseph Angoco
Title: Executive Director



Signed: _____
Joseph B. Cruz, Jr.
Title: Program Coordinator III, CHamoru Land Trust Commission