



**CIVIC-RECREATIONAL-
INDUSTRIAL AUTHORITY
REGULAR MEETING
AGENDA**

CHAIRMAN ERIC BENAVIDEZ
V. CHAIRMAN RONALD WHITTEMORE
BOARD MEMBER SEAN LEE
BOARD MEMBER ALEX BAUMAN
BOARD MEMBER RONALD McPEAK

MARCH 12, 2025 AT 9:00 AM

LOCATION: City Council Chambers, 15651 Mayor Dave Way
City of Industry, California

Agenda Items: Members of the public may address the Authority on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a one-minute time limit per person for any matter listed on the Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Authority.

Public Comments (Non-Agenda Items): Anyone wishing to address the Authority on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Authority from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Authority is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Authority.

At the time of publication, no Board Member intends to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Board Member will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 268 865 170 527

Passcode: Em3kW2oC

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 657-204-3264

Phone Conference ID: 966 147 61#

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if you need special assistance to participate in any Public meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211.

Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

AGENDAS AND OTHER WRITINGS:

In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

1. Call to Order
2. Flag Salute
3. AB 2449 Vote on Emergency Circumstances (if necessary)
4. Roll Call
5. Presentations

6. CONSENT CALENDAR

- 6.1. Consideration of the Register of Demands for March 12, 2025

RECOMMENDED ACTION: Approve the Register of Demands and authorize the appropriate City Officials to pay the bills.

- 6.2. Presentation of the FY 2024-2025 Mid-Year Budget Report, and Consideration of Resolution No. CRIA 2025-01, adopting the FY 2024-2025 Proposed Mid-Year Budget Amendments for the Civic-Recreational-Industrial Authority, and the FY 2024-2025 Proposed Mid-Year Budget Amendments for the Capital Improvement Program Budget

RECOMMENDED ACTION: Receive and file the FY 24-25 Mid-Year Budget Report, and adopt Resolution No. CRIA 2025-01, approving the Proposed FY 25 Mid-Year Budget Amendments.

- 6.3. Annual Financial Reports for the Civic-Recreational-Industrial Authority, Year Ending June 30, 2024

RECOMMENDED ACTION: Receive and file the annual financial reports for the year ending June 30, 2024

- 6.4. Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for January 2025

RECOMMENDED ACTION: Approve the Register of Demands.

- 6.5. Consideration of the minutes of the November 13, 2024 regular meeting

RECOMMENDED ACTION: Approve as submitted.

- 6.6. Consideration of Amendment No. 3 to the Professional Services Agreement with IDS Group, Inc., for design services for the Expo Center Fire Alarm System at the Industry Hills Expo Center, extending the term through December 31, 2026, revising the scope of services, and increasing compensation by \$45,000.00 (MP 01-34 #32)

RECOMMENDED ACTION: Approve the Amendment

7. ACTION ITEMS

- 7.1. Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for January 31, 2025

RECOMMENDED ACTION: Receive and file the report.

- 7.2. Update on the Expo Center

RECOMMENDED ACTION: Receive and file.

8. PUBLIC HEARINGS-NONE

9. CLOSED SESSION

10. EXECUTIVE DIRECTOR COMMUNICATIONS

11. AB 1234 REPORTS

12. BOARD MEMBER COMMUNICATIONS

13. PUBLIC COMMENTS

14. Adjournment. The next regular Civic-Recreational-Industrial Authority Meeting is April, 9, 2025, at 9:00 AM.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting March 12, 2025

<u>FUND</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
121	CRIA - CAPITAL IMPROVEMENT	35,976.05
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	213,761.30
TOTAL ALL FUNDS		249,737.35

<u>BANK</u>	<u>DESCRIPTION</u>	<u>DISBURSEMENTS</u>
WFCK	WELLS FARGO CHECKING	249,737.35
TOTAL ALL BANKS		249,737.35

APPROVED PER EXECUTIVE DIRECTOR

Joshua Nelson

DATE

3/6/25

Civic-Recreational-Industrial Authority
Board Meeting
March 12, 2025

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Check	Date	Payee Name		Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12138	02/13/2025	VALLEY VISTA SERVICES, INC		\$2,694.22
	Invoice	Date	Description	Amount
	1934434	02/01/2025	IH RODEO STORAGE BOXES FEB 2025	\$472.50
	1934683	02/01/2025	ORGANIC BINS LANDSCAPE MAINT- CRIA	\$2,221.72
12139	02/26/2025	INDUSTRY SECURITY SERVICES		\$25,821.60
	Invoice	Date	Description	Amount
	SG-ECGP-2019	01/03/2025	12/27-1/2/25 SECURITY SVC-EXPO CENTER	\$13,356.00
	SG-ECGP-2016	12/13/2024	12/6-12/12/24 SECURITY SVC-EXPO CENTER	\$12,465.60
12140	03/12/2025	AL'S MECHANICAL INC.		\$775.00
	Invoice	Date	Description	Amount
	4395	01/16/2025	REPLACE WATER LINE TO ICE MACHINE-PATIO CAFE	\$775.00
12141	03/12/2025	ANNEALTA GROUP		\$498.00
	Invoice	Date	Description	Amount
	497-3509	02/07/2025	16200 TEMPLE AVE	\$498.00
12142	03/12/2025	B2 PRINT, LLC		\$265.70
	Invoice	Date	Description	Amount
	0013146-B	01/30/2025	#9 CUSTOM ENVELOPES-CRIA	\$265.70
12143	03/12/2025	CASC ENGINEERING AND CONSULTIN		\$371.00
	Invoice	Date	Description	Amount
	0052837	01/31/2025	MND FOR EXPO CNTR BANQUET FACILITY	\$371.00
12144	03/12/2025	CASSO & SPARKS, LLP		\$4,588.50

Civic-Recreational-Industrial Authority
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March 12, 2025

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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	21040	02/14/2025	FY 24/25 LEGAL SVC-CRIA	\$4,588.50
12145	03/12/2025		CINTAS CORPORATION LOC 693	\$136.40
	Invoice	Date	Description	Amount
	9310862426	02/28/2025	LEASE FEE FOR AED MACHINE-EXPO CENTER FEB 20;	\$136.40
12146	03/12/2025		CITY OF INDUSTRY	\$741.62
	Invoice	Date	Description	Amount
	2025-00001404	01/31/2025	JAN 2025 FUEL COSTS	\$741.62
12147	03/12/2025		CNC ENGINEERING	\$44,895.00
	Invoice	Date	Description	Amount
	512015	02/27/2025	PAVILION UPGRADES	\$8,815.00
	512016	02/27/2025	EXPO CENTER ALARM SYSTEM UPGRADES	\$14,450.00
	512017	02/27/2025	EXPO CENTER AUDIO/VIDEO UPGRADES	\$3,210.00
	512028	02/27/2025	EXPO CENTER - STANDARDS OF FACILITIES MAINTEN	\$18,420.00
12148	03/12/2025		CRIA-EQUESTRIAN CENTER	\$65,000.00
	Invoice	Date	Description	Amount
	JAN-25	03/03/2025	REIMBURSEMENT FOR JANUARY 2025 OPERATING CC	\$65,000.00
12149	03/12/2025		ELEVATE PUBLIC AFFAIRS, LLC	\$6,000.00
	Invoice	Date	Description	Amount
	4269	02/07/2025	PROFESSIONAL SVC-JAN 2025	\$6,000.00
12150	03/12/2025		ESPY'S ELECTRICAL SERVICES INC.	\$900.00

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Check	Date	Payee Name		Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	1590	02/27/2025	ELECTRIC MAINT SVC-CRIA	\$900.00
12151	03/12/2025	FRAZER, LLP		\$3,542.00
	Invoice	Date	Description	Amount
	191818	01/31/2025	PROFESSIONAL SVC-JAN 2025	\$3,542.00
12152	03/12/2025	GARCIA'S FENCE CORP		\$2,496.00
	Invoice	Date	Description	Amount
	022503	02/07/2025	FENCE IMPROVEMENTS NEAR WATER TANKS @ EXPO	\$2,496.00
12153	03/12/2025	INDUSTRY SECURITY SERVICES		\$50,718.02
	Invoice	Date	Description	Amount
	SG-ECGP-2024	02/07/2025	1/31-2/6/25 SECURITY SVC-EXPO CENTER	\$12,448.21
	SG-ECGP-2025	02/14/2025	2/7-2/13/25 SECURITY SVC-EXPO CENTER	\$12,465.60
	SG-ECGP-2026	02/21/2025	2/14-2/20/25 SECURITY SVC-EXPO CENTER	\$13,356.00
	SG-ECGP-2027	02/28/2025	2/21-2/27/25 SECURITY SVC-EXPO CNTR	\$12,448.21
12154	03/12/2025	KLINE'S PLUMBING, INC.		\$11,907.03
	Invoice	Date	Description	Amount
	13994	02/07/2025	DRINKING FOUNTAIN REPLACEMENT-EXPO MAINT BLI	\$6,000.00
	13875	12/09/2024	PLUMBING MAINT SVC-CRIA	\$907.03
	14022	02/20/2025	PLUMBING MAINT SVC-CRIA	\$875.00
	14031	02/27/2025	PLUMBING MAINT SVC-CRIA	\$525.00
	14004	02/12/2025	JETTING SVC FOR BARNS & WASH STN @ EXPO	\$3,600.00
12155	03/12/2025	PLACEWORKS		\$257.50

Civic-Recreational-Industrial Authority
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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	Invoice	Date	Description	Amount
	IND-22.13-2	01/31/2025	TECH SVC-NEW BANQUET @ EXPO	\$257.50
12156	03/12/2025		ROGERS, ANDERSON, MALODY & SC	\$1,465.00
	Invoice	Date	Description	Amount
	76832	01/31/2025	CRIA AUDITIBG SVC-FY 34/24	\$1,465.00
12157	03/12/2025		SANITATION DISTRICTS OF LOS ANGE	\$15,313.03
	Invoice	Date	Description	Amount
	DB15-8247013908	02/13/2025	WASTE WATER SVC FY 24/25	\$15,313.03
12158	03/12/2025		VENEKLASEN ASSOCIATES, INC.	\$8,374.55
	Invoice	Date	Description	Amount
	77719	02/05/2025	DESIGN SVC-EXPO CENTER-AV UPGRADES	\$1,190.80
	77720	02/05/2025	DESIGN SVC-EXPO CENTER-AV UPGRADES	\$123.75
	77747	02/08/2025	DESIGN SVC-EXPO CENTER GRAND ARENA AV UPGR	\$7,060.00
12159	03/12/2025		WALNUT VALLEY GLASS & MIRROR	\$2,977.18
	Invoice	Date	Description	Amount
	20568	01/24/2025	REPLACE 2 GLASS PANES-GRAND ARENA SHOW OFF	\$1,220.00
	20570	01/24/2025	REPLACE GLASS PANEL-EXPO MAIN GUARD STN SLID	\$1,757.18

Checks	Status	Count	Transaction Amount
	Total	22	\$249,737.35

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.2



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairperson and Members of the Board

FROM: Joshua Nelson, Executive Director

STAFF: Yamini Pathak, Finance Director

DATE: March 12, 2025

SUBJECT: **Presentation of the FY 2024-2025 Mid-Year Budget Report, and Consideration of Resolution No. CRIA 2025-01, adopting the FY 2024-2025 Proposed Mid-Year Budget Amendments for the Civic-Recreational-Industrial Authority, and the FY 2024-2025 Proposed Mid-Year Budget Amendments for the Capital Improvement Program Budget**

Background:

On June 12, 2024, the Civic-Recreational-Industrial Authority ("CRIA") adopted the FY 2024-2025 ("FY 25") Operating Budget. Throughout the fiscal year, unanticipated revenues and expenditures arise that potentially impact the approved budget, and therefore require budget amendments.

Discussion:

On June 12, 2024, CRIA adopted a budget that included total revenues for CRIA Administration in the amount of \$4,000; \$2,442,000 in expenditures; and transfers from the City's General Fund to cover any shortfalls. CRIA adopted a budget for the Expo Center that showed \$1,754,400 in revenues, and \$2,428,800 in expenditures, the shortfall to be subsidized by the City's General Fund.

The FY 25 Mid-Year Budget Update discusses changes to revenue and expenditures through the halfway point of the year, and provides an overview of the FY 24- 25 Proposed Budget Amendments.

CRIA - Administration – The proposed mid-year budget reflects a \$200,000 increase in professional services and property maintenance.

CRIA – Expo Center – A slight decrease of \$43,300 to CRIA Expo Center’s revenue budget is proposed, accompanied by an increase in expenses across the board of \$181,400.

Fiscal Impact:

CRIA will receive an additional \$424,700 in transfers from the City’s General Fund to cover expenses for CRIA Administration of \$200,000 and Expo’s additional shortfall of \$224,700.

Recommendation:

Staff recommends that the Civic Recreational Industrial Authority receive and file the FY 24-25 Mid-Year Budget Report, and adopt Resolution No. CRIA 2025-01, approving the Proposed FY 25 Mid-Year Budget Amendments.

Exhibits:

1. COI CRIA Resolution Mid-Year Budget Update FY 2024-2025 FINAL
2. Mid-Year FY24-25 Budget - CRIA

RESOLUTION NO. CRIA 2025-01

A RESOLUTION OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY ADOPTING THE FY 2024-2025 PROPOSED MID-YEAR BUDGET AMENDMENTS, AND THE FY 2024-2025 PROPOSED MID-YEAR BUDGET AMENDMENTS FOR THE CAPITAL IMPROVEMENT PROGRAM BUDGET

WHEREAS, on June 12, 2024, CRIA adopted its FY 2024-2025 ("FY 25") Budget; and

WHEREAS, throughout a fiscal year, unanticipated revenues and expenditures may arise that could potentially impact the adopted budget and require budget amendments; and

WHEREAS, on March 12, 2025, the FY 25 Mid-Year Budget Report was presented to CRIA, which provided an update on CRIA's fiscal performance through the mid-point of the fiscal year, from July 1, 2024, through December 31, 2024, comparing all revenues and expenditures to the same period in the prior fiscal year and against adopted budget levels; and

WHEREAS, the FY 25 Mid-Year Budget Report also presented an overview of the FY 25 Mid-Year Budget Amendments for the Board's consideration to approve and amend the FY 25 Adopted Budget.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by reference.

Section 2. CRIA received a presentation on the FY 2024-25 Mid-Year Budget Report and hereby receives and files same.

Section 3. The CRIA Board hereby approves the FY 25 Mid-Year Budget Amendments, attached hereto as Exhibit A, and incorporated herein by reference, subject to any necessary allocations by the City of Industry City Council.

Section 4. The CRIA Board hereby authorizes the Executive Director, or his designee, to make the appropriate changes and budget amendments in CRIA's Financial System.

Section 5. The Secretary shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

Section 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

Section 7. The Board Secretary shall certify to the adoption of this Resolution, and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Board of Directors of the Civic Recreational-Industrial Authority, at a regular meeting held on March 12, 2025, by the following vote:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS

ABSTAIN: BOARD MEMBERS

ABSENT: BOARD MEMBERS

Eric Benavidez, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary

**CIVIC RECREATIONAL INDUSTRIAL AUTHORITY
REVENUE/EXPENSES SUMMARY
MID-YEAR BUDGET UPDATE
FISCAL YEAR 2024-2025**

						Exhibit A
Account	Account Description	ADOPTED BUDGET FY 24-25	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 24-25
Fund 360 - CRIA						
	Department 800 - CRIA Administration City					
5120.01	Professional Services	235,000.00	-	235,000.00	100,000.00	335,000.00
8510	Property Maintenance	300,000.00	-	300,000.00	100,000.00	400,000.00
	Department 800 - CRIA Administration City Total	535,000.00	-	535,000.00	200,000.00	735,000.00
Fund 360 - CRIA Total						
EXPENSE Total		535,000.00	-	535,000.00	200,000.00	735,000.00

Fund 361 - CRIA EXPO Center

	Department 812 - Speedway Revenue					
	Department 814 - Banquet Revenue					
4440	Miscellaneous Income	400.00	-	400.00	500.00	900.00
8141	Banquet Rentals	212,800.00	-	212,800.00	25,200.00	238,000.00
8142	Bar Sales	181,900.00	-	181,900.00	37,200.00	219,100.00
8164	Security Revenue	43,000.00	-	43,000.00	3,600.00	46,600.00
8165	Concession Sales	1,300.00	-	1,300.00	300.00	1,600.00
8168	Equipment Rental - Banquet	1,300.00	-	1,300.00	1,500.00	2,800.00
8189	Banquet Tulip Ins	7,300.00	-	7,300.00	1,200.00	8,500.00
	Department 815 - Grand Arena Revenue					
4444	Miscellaneous Arena Income	20,800.00	-	20,800.00	(800.00)	20,000.00
8035	Show Barn Stall Rental	79,100.00	-	79,100.00	(27,700.00)	51,400.00
8042	Lighting	19,000.00	-	19,000.00	2,700.00	21,700.00
8044	Audio/Video Tech Support	-	-	-	5,000.00	5,000.00
8045	RV Parking	57,600.00	-	57,600.00	8,600.00	66,200.00
8046	Ground Prep Fee	2,600.00	-	2,600.00	(1,300.00)	1,300.00
8142	Bar Sales	502,600.00	-	502,600.00	(120,000.00)	382,600.00
8151	Arena Rentals	182,600.00	-	182,600.00	300.00	182,900.00
8153	Shavings Sales	5,400.00	-	5,400.00	1,400.00	6,800.00
8155	Clean Up & Tear Down Fees	32,200.00	-	32,200.00	7,500.00	39,700.00
8156	Vendor Fee	45,600.00	-	45,600.00	700.00	46,300.00
8157	Parking Fees	261,200.00	-	261,200.00	1,100.00	262,300.00
8158	Outdoor Arena	4,200.00	-	4,200.00	3,800.00	8,000.00
8164	Security Revenue	77,900.00	-	77,900.00	4,900.00	82,800.00

8165	Concession Sales	200.00	-	200.00	(100.00)	100.00
8168	Equipment Rental - Banquet	12,000.00	-	12,000.00	2,600.00	14,600.00
8225	Stand by outside services for Arena	2,200.00	-	2,200.00	(1,100.00)	1,100.00
Department 816 - Administrative Account (EQ)						
4440	Miscellaneous Income	1,200.00	-	1,200.00	(400.00)	800.00
Department 800s - Revenue Total		1,754,400.00	-	1,754,400.00	(43,300.00)	1,711,100.00
Department 814 - Banquet Expenditures						
5550	Repair and Maintenance Equipment	600.00	-	600.00	(300.00)	300.00
5560	Equipment Rental	2,200.00	-	2,200.00	(100.00)	2,100.00
5630	Insurance & Bond	1,100.00	-	1,100.00	(1,100.00)	-
5745	Sales Tax - Expo Center	-	-	-	700.00	700.00
5754	Bar Supplies	500.00	-	500.00	400.00	900.00
5757	Promotional Expenses	700.00	-	700.00	(300.00)	400.00
5761	Cost of Alcohol	52,400.00	-	52,400.00	(11,900.00)	40,500.00
5790	Miscellaneous	900.00	-	900.00	9,900.00	10,800.00
6140	Special Security Exp	52,800.00	-	52,800.00	3,800.00	56,600.00
6220	Contract Labor	284,500.00	-	284,500.00	32,300.00	316,800.00
6225	Outside Service	17,000.00	-	17,000.00	16,500.00	33,500.00
8510	Property Maintenance	5,600.00	-	5,600.00	(2,800.00)	2,800.00
Department 815 - Grand Arena Expenditures						
5560	Equipment Rental	15,900.00	-	15,900.00	2,900.00	18,800.00
5750	Supplies	22,900.00	-	22,900.00	7,300.00	30,200.00
5754	Bar Supplies	5,300.00	-	5,300.00	1,300.00	6,600.00
5757	Promotional Expenses	18,900.00	-	18,900.00	(9,400.00)	9,500.00
5761	Cost of Alcohol	119,900.00	-	119,900.00	(11,700.00)	108,200.00
5762	Cost of Shavings	4,400.00	-	4,400.00	800.00	5,200.00
5763	Cost of Feed	400.00	-	400.00	(400.00)	-
5790	Miscellaneous	3,400.00	-	3,400.00	(1,500.00)	1,900.00
6140	Special Security Exp	97,500.00	-	97,500.00	(10,300.00)	87,200.00
6220	Contract Labor	205,700.00	-	205,700.00	(2,100.00)	203,600.00
6225	Outside Service	106,100.00	-	106,100.00	(37,400.00)	68,700.00
8510	Property Maintenance	6,000.00	-	6,000.00	9,100.00	15,100.00
9010	Furniture, Equipment & Fixtures	13,500.00	-	13,500.00	3,800.00	17,300.00
Department 816 - Administrative Expenditures						
4441.01	Cash Short/Over	-	-	-	200.00	200.00
5120	Outside Services	70,600.00	-	70,600.00	55,800.00	126,400.00
5530	Computer Software & Supplies	5,300.00	-	5,300.00	13,700.00	19,000.00
5550	Repair and Maintenance Equipment	700.00	-	700.00	(100.00)	600.00
5560	Equipment Rental	12,200.00	-	12,200.00	(2,100.00)	10,100.00
5610	Travel and Meetings	1,200.00	-	1,200.00	(500.00)	700.00
5690	Dues, Subscriptions, Books, Etc	25,400.00	-	25,400.00	(4,000.00)	21,400.00

5720	Telephone	11,000.00	-	11,000.00	(100.00)	10,900.00
5731	Postage	1,000.00	-	1,000.00	200.00	1,200.00
5750	Supplies	27,500.00	-	27,500.00	(700.00)	26,800.00
5770	Bank Fees	22,700.00	-	22,700.00	(1,800.00)	20,900.00
5790	Miscellaneous	1,200.00	-	1,200.00	2,400.00	3,600.00
6220	Contract Labor	175,900.00	-	175,900.00	51,400.00	227,300.00
9010	Furniture, Equipment & Fixtures	7,700.00	-	7,700.00	(1,300.00)	6,400.00
Department 817 - General Expenditures						
5120	Outside Services	286,800.00	-	286,800.00	(41,600.00)	245,200.00
5550	Repair and Maintenance Equipment	3,700.00	-	3,700.00	(1,800.00)	1,900.00
5620	Vehicle Expenses	47,100.00	-	47,100.00	(9,200.00)	37,900.00
5630	Insurance & Bond	14,000.00	-	14,000.00	(2,200.00)	11,800.00
5720	Telephone	7,100.00	-	7,100.00	300.00	7,400.00
5750	Supplies	16,200.00	-	16,200.00	200.00	16,400.00
5790	Miscellaneous	300.00	-	300.00	(100.00)	200.00
6220	Contract Labor	226,000.00	-	226,000.00	67,900.00	293,900.00
8040	Utilities	235,300.00	-	235,300.00	54,900.00	290,200.00
8510	Property Maintenance	151,700.00	-	151,700.00	700.00	152,400.00
9010	Furniture, Equipment & Fixtures	700.00	-	700.00	(300.00)	400.00
Department 800s - Expenditures Total		2,389,500.00	-	2,389,500.00	181,400.00	2,570,900.00

Fund 361 - CRIA EXPO Center Total

REVENUE Total	1,754,400.00	-	1,754,400.00	(43,300.00)	1,711,100.00
EXPENSE Total	2,389,500.00	-	2,389,500.00	181,400.00	2,570,900.00

CITY OF INDUSTRY
PROPOSED ANNUAL BUDGET
FISCAL YEAR 2024-2025

Exhibit B
MID-YEAR BUDGET
AMENDMENTS

		<u>FUND</u>	<u>TRANSFERS IN</u>	<u>TRANSFERS OUT</u>	
1)	CRIA - EXPO CENTER	361	173,300		224,700
	CRIA- CAPITAL PROJECTS	360		(173,300)	(224,700)
2)	CRIA- CAPITAL PROJECTS	360	1,406,700		424,700
	CITY GENERAL FUND	100		(1,406,700)	(424,700)
3)	CITY- IPHMA	160	717,000		
	CITY GENERAL FUND	100		(717,000)	
4)	CITY- IPHMA	160	700,000		
	CITY - CAPITAL IMPROVEMENT:	120		(700,000)	
	IPHMA - CAPITAL IMPROVEMENTS	124	700,000		
	CITY- IPHMA	160		(700,000)	
5)	CRIA- CAPITAL PROJECTS	360	4,750,000		
	CITY - CAPITAL IMPROVEMENT:	120		(4,750,000)	
	CRIA - CAPITAL IMPROVEMENTS	121	4,750,000		
	CRIA- CAPITAL PROJECTS	360		(4,750,000)	
6)	ELECTRIC CAPITAL IMPROVEMENT	122	2,050,000		
	CITY ELECTRIC	161		(2,050,000)	
7)	WATER CAPITAL IMPROVEMENT	123	3,325,000		
	CITY WATER	560		(3,325,000)	
8)	CITY DEBT SERVICE	140	36,968,000		(1,968,000)
	CITY GENERAL FUND	100		(36,968,000)	1,968,000
	CITY GENERAL FUND	100	12,640,000		
	CITY DEBT SERVICE	140		(12,640,000)	
9)	PUBLIC FACILITIES AUTHORITY	440	9,200		
	CITY GENERAL FUND	100		(9,200)	
			<u>68,189,200</u>	<u>(68,189,200)</u>	<u>-</u>

CITY OF INDUSTRY
CAPITAL IMPROVEMENT BUDGET
MID-YEAR BUDGET UPDATE
FISCAL YEAR 2024-2025

CITY FUNDED BY CIP						Exhibit C
Project Description	ADOPTED BUDGET FY 24-25	BUDGET APROPRIATION	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 24-25	
GRADE SEPARATION PROJECTS	305,000.00		305,000.00	-	305,000.00	
STREET WIDENING, RECONSTRUCTION, RESURFACING AND SLURRY SEAL	27,525,000.00		27,525,000.00	463,500.00	27,988,500.00	
STORM DRAIN IMPROVEMENTS	190,000.00		190,000.00	-	190,000.00	
TRAFFIC SIGNAL IMPROVEMENTS	7,955,000.00		7,955,000.00	40,000.00	7,995,000.00	
BRIDGE WIDENING, SEISMIC RETROFIT AND MAINTENANCE IMPROVEMENTS	325,000		325,000.00	75,000.00	400,000.00	
HOMESTEAD MUSEUM	180,000		180,000.00	155,000.00	335,000.00	
INDUSTRY HILLS GOLF & CONVENTION FACILITIES	175,000		175,000.00	(9,000.00)	166,000.00	
EL ENCANTO C.I.P.	635,000		635,000.00	-	635,000.00	
OPEN SPACES/ TONNER CANYON/TRES HERMANOS	1,250,000		1,250,000.00	(20,000.00)	1,230,000.00	
TRES HERMANOS RANCH PROPERTY	1,100,000		1,100,000.00	(200,000.00)	900,000.00	
PROPERTY REDEVELOPMENT & DEMO	25,000		25,000.00	-	25,000.00	
MISCELLANEOUS	715,000.00		715,000.00	125,000.00	840,000.00	
CIVIC CENTER FACILITIES	3,740,000.00		3,740,000.00	(149,000.00)	3,591,000.00	
FACILITIES IMPROVEMENTS	2,675,000.00		2,675,000.00	60,000.00	2,735,000.00	
Total CITY funded by CIP	46,795,000.00	-	46,795,000.00	540,500.00	47,335,500.00	
CITY FUNDED BY MEASURE W						
Project Description	ADOPTED BUDGET FY 24-25	BUDGET APROPRIATION	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 24-25	
STORM DRAIN IMPROVEMENTS	1,450,000.00		1,450,000.00	(750,000.00)	700,000.00	
Total CITY funded by CIP	1,450,000.00	-	1,450,000.00	(750,000.00)	700,000.00	
Total CITY	48,245,000.00	-	48,245,000.00	(209,500.00)	48,035,500.00	
CRIA FUNDED BY CIP						
Project Description	ADOPTED BUDGET FY 24-25	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 24-25	
EXPO CENTER AT INDUSTRY HILLS	4,750,000.00		4,750,000.00	-	4,750,000.00	
Total CRIA funded by CIP	4,750,000.00	-	4,750,000.00	-	4,750,000.00	
IPUC FUNDED BY CIP						
Project Description	ADOPTED BUDGET FY 24-25	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 24-25	
IPUC - WATER UTILITY (IPU)	3,325,000		3,325,000.00	-	3,325,000.00	
IPUC - ELECTRIC UTILITY (IPU)	2,050,000		2,050,000.00	-	2,050,000.00	
Total IPUC funded by CIP	5,375,000.00	-	5,375,000.00	-	5,375,000.00	
IPHMA FUNDED BY CIP						
Project Description	ADOPTED BUDGET FY 24-25	BUDGET AMENDMENTS	AMENDED BUDGET	MID-YEAR BUDGET AMENDMENTS	PROPOSED AMENDED BUDGET FY 24-25	
IPHMA Capital Improvements	700,000.00		700,000.00	-	700,000.00	
Total IPHMA funded by CIP	700,000.00	-	700,000.00	-	700,000.00	
Total CIP	59,070,000.00	-	59,070,000.00	(209,500.00)	58,860,500.00	

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.3



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairperson and Members of the Board

FROM: Joshua Nelson, Executive Director

STAFF: Yamini Pathak, Finance Director

DATE: March 12, 2025

SUBJECT: Annual Financial Reports for the Civic-Recreational-Industrial Authority, Year Ending June 30, 2024

Background:

The City's independent auditors, Rogers, Anderson, Malody & Scott, LLP, have completed their annual audit of the City's financial statements which include the financial activities of its component units (Successor Agency to the Industry Urban-Development Agency, the Civic-Recreational Industrial Authority, the Industry Public Facilities Authority, and the Industry Property and Housing Management Authority) for the year ending June 30, 2024. The financial statements received an unqualified (or clean) opinion. No material weakness in internal control was noted by the Auditors.

Discussion:

The financial reports and management compliance letter for the year ending June 30, 2024, are briefly described below:

Annual Financial Report

The annual financial statement is a comprehensive document reflecting the financial position of the City and its component units. The Auditors issued an unqualified (or clean) opinion on these financial statements.

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

No material weakness in internal control was noted by the Auditors.

The Auditors' Communications with the Audit Committee and the Chair and Board Members

Statement of Auditing Standards (SAS) No. 114 requires more and documented communications between the auditors and the Audit Committee and the Chair and Board Members. This letter provides an opportunity for the auditors to report on any difficulties or major concerns discovered during the audit and to further define their role. They provide commentary on management's responsibilities for accounting policies and estimates that no significant difficulties were encountered in performing the audit, and no disagreements occurred with management. They point out that management has corrected all known material misstatements.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file the following annual financial reports for the year ending June 30, 2024, and instruct Staff to present a summary of the year ending June 30, 2024, Annual Financial Reports to the Chair and Board Members.

City of Industry - Civic-Recreational-Industrial Authority

1. Annual Audited Basic Financial Statements for the Year Ending June 30, 2024, with Independent Auditors' Report
2. Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters for the Year Ending June 30, 2024
3. Auditors' Communications with the Chair and Board Members for the Year Ending June 30, 2024

Exhibits:

1. CRIA Financial Statements - Industry
2. GAGAS - Industry
3. COR-903 - Industry

**CIVIC-RECREATIONAL-INDUSTRY AUTHORITY
(A COMPONENT UNIT OF THE CITY OF INDUSTRY)**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

FOR THE YEAR ENDED JUNE 30, 2024

Civic-Recreational-Industry Authority
(A Component Unit of the City of Industry)

Financial Statements
For the Year Ended June 30, 2024

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Independent Auditor's Report

Honorable City Council
Civic-Recreational-Industrial Authority
Industry, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, business-type activities and each major fund of the Civic-Recreational-Industrial Authority (the CRIA), a component unit of the City of Industry, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise CRIA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, and each major fund of the CRIA, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of CRIA 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.

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 CRIA'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.

Auditor's 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 auditor's 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 GAAS 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 GAAS 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 CRIA'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 CRIA'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 budgetary comparison information, as listed in 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.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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. Our opinions on the basic financial statements are not affected by this missing information.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 30, 2025 on our consideration of the CRIA'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 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 CRIA's internal control over financial reporting and compliance.

Rogers, Anderson, Malachy & Scott, LLP.

San Bernardino, California
January 30, 2025

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Net Position
June 30, 2024

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current assets:			
Cash	\$ 212,699	\$ 148,653	\$ 361,352
Investments	88,535	-	88,535
Accounts receivable, net	-	99,490	99,490
Accrued interest	999	-	999
Inventory of materials and supplies	-	52,397	52,397
Prepaid items	-	8,994	8,994
Deposits	-	3,000	3,000
Total current assets	<u>302,233</u>	<u>312,534</u>	<u>614,767</u>
Noncurrent assets:			
Capital assets:			
Capital assets not being depreciated	-	2,173,675	2,173,675
Capital assets being depreciated, net	<u>-</u>	<u>13,836,890</u>	<u>13,836,890</u>
Total capital assets, net of accumulated depreciation	<u>-</u>	<u>16,010,565</u>	<u>16,010,565</u>
Total assets	<u>302,233</u>	<u>16,323,099</u>	<u>16,625,332</u>
LIABILITIES			
Current liabilities:			
Accounts payable	502,598	192,160	694,758
Deposits	-	41,200	41,200
Unearned revenue	<u>-</u>	<u>130,540</u>	<u>130,540</u>
Total current liabilities	<u>502,598</u>	<u>363,900</u>	<u>866,498</u>
NET POSITION (DEFICIT)			
Net investment in capital assets	-	16,010,565	16,010,565
Unrestricted	<u>(200,365)</u>	<u>(51,366)</u>	<u>(251,731)</u>
Total net position	<u>\$ (200,365)</u>	<u>\$ 15,959,199</u>	<u>\$ 15,758,834</u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Activities
For the Year Ended June 30, 2024

	Expenses	Program revenues		
		Charges for services	Operating grants and contributions	Capital grants and contributions
FUNCTIONS/PROGRAMS				
Primary government:				
Governmental activities:				
General administration	\$ 2,266,789	\$ -	\$ 3,438,062	\$ -
Total Governmental Activities	<u>2,266,789</u>	<u>-</u>	<u>3,438,062</u>	<u>-</u>
Business-type activities:				
General administration	1,340,525	-	-	-
Expo Center operations	2,029,511	2,703,098	-	-
Depreciation	497,021	-	-	-
Total Business-Type Activities	<u>3,867,057</u>	<u>2,703,098</u>	<u>-</u>	<u>-</u>
Total Primary Government	<u>\$ 6,133,846</u>	<u>\$ 2,703,098</u>	<u>\$ 3,438,062</u>	<u>\$ -</u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Activities (Continued)
For the Year Ended June 30, 2024

	Net revenue (expense) and change in net position		
	Governmental Activities	Business-Type Activities	Total
FUNCTIONS/PROGRAMS			
Primary government:			
Governmental activities:			
General administration	\$ 1,171,273	\$ -	\$ 1,171,273
Total Governmental Activities	1,171,273	-	1,171,273
Business-type activities:			
General administration	-	(1,340,525)	(1,340,525)
Expo Center operations	-	673,587	673,587
Depreciation	-	(497,021)	(497,021)
Total Business-Type Activities	-	(1,163,959)	(1,163,959)
Total primary government	1,171,273	(1,163,959)	7,314
GENERAL REVENUES AND TRANSFERS			
Investment income	3,581	-	3,581
Miscellaneous revenue	16,855	-	16,855
Transfers	(1,598,356)	1,598,356	-
Total general revenues and transfers	(1,577,920)	1,598,356	20,436
Change in net position	(406,647)	434,397	27,750
NET POSITION (DEFICIT)			
Beginning of year	206,282	15,524,802	15,731,084
End of year	\$ (200,365)	\$ 15,959,199	\$ 15,758,834

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Balance Sheet
Governmental Fund
June 30, 2024

	General Fund
ASSETS	
Cash and investments	\$ 212,699
Investments	88,535
Accrued interest	999
Total assets	<u>\$ 302,233</u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts payable	<u>\$ 502,598</u>
Total liabilities	<u>502,598</u>
FUND BALANCE (DEFICIT)	
Unassigned for capital projects	<u>(200,365)</u>
Total liabilities and fund balance	<u>\$ 302,233</u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

**Reconciliation of the Governmental Fund Balance Sheet to the
Government-Wide Statement of Net Position
June 30, 2024**

Total fund balance of governmental funds		\$	(200,365)
Amounts reported for governmental activities in the Statement of Net Position are different because:	None		<u>-</u>
Net position of Governmental Activities		\$	<u>(200,365)</u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Fund
For the Year Ended June 30, 2024

	General Fund
REVENUES	
Intergovernmental revenue	\$ 3,438,062
Investment income	3,581
Other revenues	<u>16,855</u>
Total revenues	<u>3,458,498</u>
EXPENDITURES	
Current:	
General administration:	
Administrative costs	48,800
Professional services	1,190,454
Operation of property	<u>1,027,535</u>
Total expenditures	<u>2,266,789</u>
Excess of revenues over expenditures	1,191,709
OTHER FINANCING USES	
Transfers out	<u>(1,598,356)</u>
Net change in fund balance	(406,647)
FUND BALANCE (DEFICIT)	
Beginning of year	<u>206,282</u>
End of year	<u><u>\$ (200,365)</u></u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

**Reconciliation of the Governmental Fund Statement of Revenues, Expenditures and
Changes in Fund Balance to the Government-wide Statements of Activities
For the Year Ended June 30, 2024**

Net change in fund balance of the total governmental funds		\$	(406,647)
Amounts reported for governmental activities in the Statement of Activities are different because:	None		<u>-</u>
Net change in net position of Governmental Activities		\$	<u>(406,647)</u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Net Position
Proprietary Fund
June 30, 2024

	Industry Hills Expo Center Enterprise Fund
ASSETS	
Current assets:	
Cash	\$ 148,653
Accounts receivable, net	99,490
Inventory of materials and supplies	52,397
Prepaid items	8,994
Deposits	3,000
Total current assets	<u>312,534</u>
Noncurrent assets:	
Capital assets:	
Capital assets not being depreciated	2,173,675
Capital assets being depreciated, net	13,836,890
Total capital assets, net of accumulated depreciation	<u>16,010,565</u>
Total assets	<u>16,323,099</u>
LIABILITIES	
Current liabilities:	
Accounts payable	192,160
Deposits	41,200
Unearned revenue	130,540
Total current liabilities	<u>363,900</u>
NET POSITION (DEFICIT)	
Net investment in capital assets	16,010,565
Unrestricted	<u>(51,366)</u>
Total net position	<u>\$ 15,959,199</u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Fund
For the Year Ended June 30, 2024

	Industry Hills Expo Center Enterprise Fund
OPERATING REVENUES	
Grand arena	\$ 1,206,967
Event and rental revenues	1,495,425
Other revenue	706
Total operating revenues	<u>2,703,098</u>
OPERATING EXPENSES	
General administration	1,340,525
Expo Center operations	2,029,511
Depreciation	497,021
Total operating expenses	<u>3,867,057</u>
Operating loss	(1,163,959)
TRANSFERS	
Transfers in	<u>1,598,356</u>
Total transfers	<u>1,598,356</u>
Change in net position	434,397
NET POSITION	
Beginning of year	<u>15,524,802</u>
End of year	<u><u>\$ 15,959,199</u></u>

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Statement of Cash Flows
For the Year Ended June 30, 2024

	Industry Hills Expo Center Enterprise Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers and users	\$ 2,653,137
Cash payments for services and supplies	(3,371,912)
Net cash used for operating activities	(718,775)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Cash received from other funds	1,598,356
Net cash provided by noncapital financing activities	1,598,356
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	(976,295)
Net cash used for capital and related financing activities	(976,295)
Net change in cash and cash equivalents	(96,714)
Cash and cash equivalents, beginning of year	245,367
Cash and cash equivalents, end of year	\$ 148,653
CASH AND CASH EQUIVALENTS	
Cash	148,653
Total cash and cash equivalents	\$ 148,653
RECONCILIATION OF OPERATING LOSS TO NET CASH USED FOR OPERATING ACTIVITIES	
Operating loss	\$ (1,163,959)
Adjustments to reconcile operating loss to net cash used for activities:	
Depreciation	497,021
Abandoned construction in progress	56,583
Changes in operating assets and liabilities:	
(Increase) decrease in:	
Accounts receivable, net	(63,733)
Inventory of materials and supplies	(17,273)
Increase (decrease) in:	
Accounts payable	(36,136)
Deposits	(5,050)
Unearned revenue	13,772
Total adjustments	445,184
Net cash used for operating activities	\$ (718,775)
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES	
Contributed capital	None

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

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Description of the Reporting Agency

The Civic-Recreational-Industrial Authority (the CRIA) was created on March 1, 1972, by a joint exercise of powers agreement between the City of Industry, California (the City) and the Industry Urban-Development Agency (the IUDA). The agreement was made pursuant to the provisions of Article I, Chapter 5, Division 7, Title 1 of the Government Code of the State of California, Sections 6500, et seq. The IUDA was dissolved as a legal entity as of February 1, 2012, under ABX1 26, and therefore can no longer participate as a member of CRIA. On May 24, 2012, the City adopted resolution No. CC 2012-10. The resolution amended and restated the existing joint exercise of powers agreement and admitted the City of La Puente as a member of CRIA.

The CRIA exists and acts as a separate entity. The governing board of CRIA consists of a commission of five members: four members appointed by the Council of the City of Industry and one member by the Council of the City of La Puente.

The CRIA has the power to acquire sites and to acquire, construct, finance, and lease the public buildings and appurtenances and to issue revenue bonds for the financing of these projects. Under the Joint Powers Agreement, the City of Industry may advance funds to CRIA in certain circumstances.

The CRIA is a component unit and an integral part of the City of Industry and accordingly has also been included in the City of Industry general purpose financial statements issued as of June 30 of each year. Only the funds of CRIA are included herein; therefore, these financial statements do not purport to represent the financial position or results of operations of the City. Financial statements for the City of Industry may be obtained from the Finance Department at the City of Industry offices located at 15625 Mayor Dave Way, City of Industry, California.

Basis of Accounting, Measurement Focus and Financial Statement Presentation

The financial statements of the CRIA have been prepared in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) as applicable to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide Financial Statements

The government-wide financial statements include a statement of net position and a statement of activities. These statements present summaries of governmental and business-type activities for the CRIA accompanied by a total column. These statements are presented on an economic resources measurement focus and the accrual basis of accounting. Under the economic resources measurement focus, all economic resources including capital assets, and long term liabilities, are included in the accompanying statement of net position.

Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as expenditure. As a general rule, the effect of interfund activity (payables, receivables, etc.) has been eliminated from the government-wide financial statements as of June 30, 2024.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The types of transactions reported as program revenues for CRIA are reported in three categories:

1. Charges for services,
2. Operating grants and contributions, and
3. Capital grants and contributions.

Charges for services include revenues from customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function. Grants and contributions include revenues restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

The accounts of the CRIA are organized on the basis of funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for by providing a separate set of self-balancing accounts, which are comprised of each fund's assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements (Continued)

Fund financial statements for the primary government's governmental and proprietary funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Fund Financial Statements

In the fund financial statements, governmental funds are presented using the *modified accrual* basis of accounting. The revenues are recognized when they become measurable and available as net current assets. Measurable means that the amounts can be estimated, or otherwise determined. Revenues are considered available if they are collected within 60 days after year-end. Expenditures are generally recognized when the related liability is incurred. Interest income is susceptible to accrual. Other receipts and taxes become measurable and available when cash is received by CRIA and are recognized at that time.

In the fund financial statements, governmental funds are presented using the *current financial resources* measurement focus. This means that only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources are generally included on the balance sheets. The statement of revenues, expenditures, and changes in fund balances present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets.

CRIA reports the following major governmental fund:

General Fund – The General Fund is CRIA's operating fund is also used to account for financial resources to be used for the acquisition and construction of major capital facilities, other than those financed by Enterprise Funds.

Proprietary Fund Financial Statements

The proprietary fund is used to account for CRIA's ongoing organizations and activities, which are similar to those often found in the private sector. In the fund financial statements, the proprietary fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when incurred.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements (Continued)

In the fund financial statements, proprietary fund is presented using the *economic resources* measurement focus. Accordingly, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activity are included on their statements of net position. Amounts expended to acquire capital assets are recorded as assets in the proprietary fund statement of net position. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of CRIA generally come from the leasing of its facilities to various parties. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The enterprise fund is a type of proprietary fund that is used to account for operations: (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on the continuing basis be financed or recovered primarily through user charges, or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

The CRIA reports the following major proprietary fund:

Industry-Hill Expo Center Enterprise Fund – This fund accounts for space rentals for events and equestrian activities to the general public at the Industry-Hill Expo Center.

Cash, Cash Equivalent, and Investments

The CRIA's cash includes cash on hand and demand deposits with financial institutions. For the purpose of the statement of cash flows, the CRIA considers all highly liquid investments with maturities of three months or less to be cash equivalents.

Short-term investments are reported at amortized cost, which approximates fair value. Investments that exceed more than one year in maturity are valued at fair value.

Accounts Receivable

Accounts receivable are stated at the amounts the CRIA expects to collect from outstanding balances. The accounts receivable balance is charged off in the period in which the receivables are deemed uncollectible. The CRIA evaluates uncollectible amounts based on its assessment of the current status of individual accounts.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Inventories

Inventories of the Industry-Hills Expo Center Enterprise Fund consist of food and beverages. The inventories are reported at the lower of cost or net realizable value on the first-in, first-out basis of accounting.

Prepaid Items

Prepaid items are payments made to vendors for services that will benefit periods beyond the fiscal year-end.

Capital Assets and Depreciation

Capital assets are recorded at cost where historical records are available and at an estimated original cost where no historical records exist. Donated capital assets are valued at acquisition value on the date donated. Capital asset purchases in excess of \$5,000 are capitalized if they have an expected useful life of three years or more.

If a cost related to capital assets does not extend its useful life, increase its productivity, improve its operating efficiency, or add additional production capacity, the cost is regarded as repairs and maintenance and recognized as an expense as incurred; if it does, the cost is regarded as major renewals and betterments and capitalized.

Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the government-wide and proprietary fund financial statements. Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective statement of net position.

The range of lives used for depreciation purposes for each capital asset class is as follows:

Buildings and improvements	45 years
Furniture and fixtures	3 to 10 years
Infrastructure	20 to 50 years
Vehicles	7 years

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position

Net position in the government-wide and proprietary fund financial statements is classified as follows:

Net investment in capital assets – includes buildings and improvements, furniture and fixtures, infrastructure and vehicles, net of accumulated depreciation.

Restricted – restricted net position represents constraints on resources that are restricted by external creditors, granters, contributors, laws or regulations of other governments.

Unrestricted – unrestricted net position is amounts which do not meet the definition of investment in capital assets or restricted net position.

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

Fund Balances

In the governmental fund financial statements, fund balances are classified in the following categories:

Nonspendable – items that cannot be spent because they are not in spendable form or items that are legally or contractually required to be maintained intact.

Restricted – restricted fund balances are amounts with constraints placed on their use that are either: (a) externally imposed by creditors, granters, contributors, or laws or regulations of other governments, or (b) imposed by law by constitutional provisions or enabling legislation.

Committed – committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the CRIA's imposes upon itself at its highest level of decision-making authority (the board of directors) through board resolutions and that remain binding unless removed in the same manner.

Assigned – assigned fund balances are amounts that are constrained by the CRIA'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. The board of directors is authorized for this purpose.

Unassigned – this category represents fund balances that have not been assigned to Other funds and that have not been restricted, committed, or assigned to specific purposes.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

When both restricted and unrestricted resources are available in a fund, expenditures are to be paid first from restricted resources, and then from unrestricted resources in the order of committed, assigned, then unassigned.

Estimates

The preparation of financial statements in accordance with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

Note 2 CASH AND INVESTMENTS

Cash and investments as of June 30, 2024, are classified in the accompanying financial statements as follows:

	Governmental Activities	Business-Type Activities	Total
Cash	\$ 212,699	\$ 148,653	\$ 361,352
Investments	88,535	-	88,535
Total cash and investments	<u>\$ 301,234</u>	<u>\$ 148,653</u>	<u>\$ 449,887</u>

Cash and investments at June 30, 2024,
in more detail:

Cash:	
Cash on hand	\$ 17,000
Demand deposits	344,352
Total cash	<u>361,352</u>
Investments:	
Local Agency Investment Fund (LAIF)	88,535
Total cash and investments	<u>\$ 449,887</u>

Demand Deposits

The carrying amount of the CRIA's cash deposits was \$361,352 as of June 30, 2024. Bank balances are insured or collateralized with securities held by the pledging financial institutions in the CRIA's name as discussed below.

The California Government Code requires California banks and savings and loan associations to secure the CRIA's cash deposits by pledging securities as collateral. This Code states that collateral pledged in this manner shall have the effect of perfecting a security interest in such collateral superior to those of a general creditor. Thus, collateral for cash deposits is considered to be held in CRIA's name.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 2 CASH AND INVESTMENTS (Continued)

The market value of pledged securities must equal at least 110% of the CRIA's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the CRIA's total cash deposits. The CRIA may waive collateral requirements for cash deposits, which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). The CRIA, however, has not waived the collateralization requirements. As of June 30, 2024, the CRIA's deposits were fully insured by the FDIC.

Investments

Under provision of CRIA's Investment Policy, and in accordance with Section 53601 of the California Government Code, CRIA may invest in the following types of investments:

Authorized investment type	Maximum maturity	Maximum percentage allowed	Maximum investment in one issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Government Sponsored Enterprise Securities	5 years	None	None
Money Market Funds	N/A	20%	None
Bankers Acceptances	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	None	None
Non-Negotiable Certificates of Deposit	5 years	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None
Repurchase Agreements	1 year	None	None
Los Angeles County Investment Pool	N/A	None	None
U.S. Corporate Bonds/Notes	5 years	30%	None

CRIA's Investment Policy does not contain any specific provisions intended to limit CRIA's exposure to interest rate risk, credit risk, and concentration of credit risk other than those specified in the California Government Code.

State of California Local Agency Investment Fund

The CRIA is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the CRIA's investment in this pool is reported in the accompanying financial statements at amounts based upon the CRIA'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.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 2 CASH AND INVESTMENTS (Continued)

Risk Disclosures

Interest Rate Risk

Interest rate risk is the risk of changes in market interest rates that 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 the market interest rates. One of the ways that CRIA manages its exposure to interest rate risk is by purchasing short 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. As of June 30, 2024, the CRIA's investment in LAIF have maturity less than one year.

Credit Risk

Credit risk is generally 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 organization. LAIF does not have a rating provided by a nationally recognized statistical organization.

Concentration of Credit Risk

The investment policy of CRIA 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 (other than U.S. Treasury securities, mutual funds and external investment pools) that represent 5% or more of total CRIA investments.

Custodial Credit Risk

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty 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.

Fair Value

Currently, the CRIA does not have any investments subject to the fair value hierarchy.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 3 INTERFUND TRANSACTIONS

Transfers In/Out

For the year ended June 30, 2024, the CRIA had the following transfers in and out:

	Transfers In	
	Industry Hills Expo Center Enterprise Fund	Total
Transfers out		
General Fund	\$ 1,598,356	\$ 1,598,356

Note 4 INTERGOVERNMENTAL REVENUE

During the year ended June 30, 2024, the CRIA received \$3,438,062 from the City of Industry to provide funding for operations and capital costs.

Note 5 CAPITAL ASSETS

Business-Type Activities

The summary of changes in the business-type activities capital assets for the year ended June 30, 2024, is as follows:

	Business-Type Activities			
	Balance at July 1, 2023	Additions	Deletions	Balance at June 30, 2024
Capital assets, not being depreciated:				
Construction in progress	\$ 3,193,298	\$ 976,295	\$ (56,583)	\$ (1,939,335)
Capital assets, being depreciated:				
Buildings and improvements	23,507,969	-	-	23,507,969
Furniture and fixtures	992,857	-	-	992,857
Vehicles	100,459	-	-	100,459
Infrastructure	8,630,313	1,939,335	-	10,569,648
Total capital assets, being depreciated	33,231,598	1,939,335	-	35,170,933
Less accumulated depreciation:				
Buildings and improvements	(19,249,259)	(206,952)	-	(19,456,211)
Furniture and fixtures	(983,146)	(4,856)	-	(988,002)
Vehicles	(100,459)	-	-	(100,459)
Infrastructure	(504,158)	(285,213)	-	(789,371)
Total accumulated depreciation	(20,837,022)	(497,021)	-	(21,334,043)
Total capital assets, being depreciated, net	12,394,576	1,442,314	-	13,836,890
Total Business-type Activities Capital, net	\$ 15,587,874	\$ 2,418,609	\$ (56,583)	\$ (1,939,335)

Depreciation expense for the year ended June 30, 2024 amounted to \$497,021.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Financial Statements
For the Year Ended June 30, 2024

Note 6 SELF-INSURANCE PLANS

The City established a Self-Insurance Plan (the Plan) to pay for liability claims against the City and the CRIA. The Plan is administered by an insurance committee which is responsible for approving all claims of \$25,000 or less and for making provision for having sufficient funds available to pay approved claims and legal and investigative expenses. The insurance committee has given this authority to the City Manager. Potential liability of claims in excess of \$250,000, up to \$10,000,000, is covered by excess liability insurance policies. As of June 30, 2024, there are no pending liability claims outstanding against the CRIA.

Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Budgetary Comparison Schedule (Unaudited)
General Fund
For the Year Ended June 30, 2024

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES				
Intergovernmental revenue	\$ 3,576,200	\$ 3,576,200	\$ 3,438,062	\$ (138,138)
Investment income	2,000	2,000	3,581	1,581
Other revenues	1,000	1,000	16,855	15,855
Total revenues	3,579,200	3,579,200	3,458,498	(120,702)
EXPENDITURES				
General administration:				
Administrative costs	55,000	55,000	48,800	6,200
Professional services	1,403,000	1,403,000	1,190,454	212,546
Operation of property	731,000	731,000	1,027,535	(296,535)
Total expenditures	2,189,000	2,189,000	2,266,789	(77,789)
Excess (deficiency) of revenues over (under) expenditures	1,390,200	1,390,200	1,191,709	(198,491)
OTHER FINANCING USES				
Transfers out	(640,200)	(640,200)	(1,598,356)	(958,156)
Total other financing sources	(640,200)	(640,200)	(1,598,356)	(958,156)
Net change in fund balance	750,000	750,000	(406,647)	(1,156,647)
FUND BALANCE (DEFICIT)				
Beginning of year	206,282	206,282	206,282	-
End of year	\$ 956,282	\$ 956,282	\$ (200,365)	\$ (1,156,647)

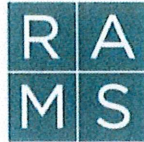
Civic-Recreational-Industrial Authority
(A Component Unit of the City of Industry)

Notes to Required Supplementary Information
For the Year Ended June 30, 2024

The board of directors adopts an annual budget, submitted by the Executive Director prior to June 30. The appropriated budget is prepared by fund, function, and department. All annual appropriations lapse at the end of the fiscal year. The board of directors has the legal authority to amend the budget at any time during the fiscal year. There were no amendments to the budget during the year. The Executive Director has the authority to make adjustments to the operating budget within a fund. Transfers of operating budgets between funds or from appropriated reserve accounts, use of unappropriated fund balances, cancellation of appropriation and all changes in capital improvement project budgets require the approval of the board of directors.

The annual budget is prepared on a basis consistent with generally accepted accounting principles and is adopted for all governmental type funds.

The CRIA maintains budgetary controls to ensure compliance with legal provisions embodied in the appropriated budget approved by the board of directors. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) for the operating budget is at the fund level.



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**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**

PARTNERS

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Brianna Schultz, CPA, CGMA
Brenda L. Odle, CPA, MST (Partner Emeritus)
Terry P. Shea, CPA (Partner Emeritus)

Independent Auditor's Report

To the Honorable City Council
City of Industry, 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 (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Industry (the entity) as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements, and have issued our report thereon dated January 30, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the entity's internal control over financial reporting (internal control) as a basis for designing 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 entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity'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.



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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

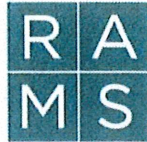
As part of obtaining reasonable assurance about whether the entity's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material 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*.

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.

Rogers, Anderson, Malody & Scott, LLP.

San Bernardino, California
January 30, 2025



ROGERS, ANDERSON, MALODY & SCOTT, LLP
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

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Terry P. Shea, CPA (Partner Emeritus)

January 30, 2025

To the Honorable City Council
City of Industry, California

We have audited the financial statements of the City of Industry (the entity) as of and for the year ended June 30, 2024, and have issued our report thereon dated January 30, 2025. Professional standards require that we advise you of the following matters relating to our audit.

MANAGERS / STAFF

Seong-Hyea Lee, CPA, MBA
Evelyn Morentin-Barcena, CPA
Veronica Hernandez, CPA
Laura Arvizu, CPA
John Maldonado, CPA, MSA
Julia Rodriguez Fuentes, CPA, MSA
Demi Hite, CPA
Jeffrey McKennan, CPA
Monica Wysocki, CPA
Jacob Weatherbie, CPA, MSA
Bolin Han, CPA, MAcc
Amy Gonzalez, CPA

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated May 7, 2024, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of the system of internal control over financial reporting as a basis for designing 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 over financial reporting. Accordingly, as part of our audit, we considered the system of internal control of the entity solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also 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 for the purpose of identifying other matters to communicate to you.



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Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

We have evaluated whether certain nonattest services performed by our firm during the audit have created a significant threat to our independence in relation to the entity. We have identified a threat to our independence (preparation of the entity's financial statements, creating a self-review threat) that if not reduced to an acceptable level, would impair our independence. In order to reduce the threat to an acceptable level, we have applied the following safeguard:

Prior to the issuance of the entity's financial statements, another partner or manager, independent of the engagement, will review the financial statements.

Significant Risks Identified

We have identified the possibility of the following significant risks:

Management's override of internal controls over financial reporting – Management override of internal controls is the intervention by management in handling financial information and making decisions contrary to internal control policy.

Revenue recognition – Revenue recognition is a generally accepted accounting principle that refers to the conditions under which an entity can recognize a transaction as revenue. Auditing standards indicate that recognizing revenue is a presumed fraud risk and usually classified as a significant risk in most audits.

These significant risks are presumptive in most audits and merit attention by the auditors due to the direct impact over financial reporting and internal control processes. Although identified as significant risks, we noted no matters of management override of controls or deviations from generally accepted accounting principles which caused us to modify our audit procedures or any related matters which are required to be communicated to those charged with governance due to these identified risks.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the entity is included in Note 1 to the financial statements. The entity adopted GASB Statement No. 100, *Accounting Changes and Error Corrections* during 2024. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates and Related Disclosures

Accounting estimates and related disclosures are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the entity's financial statements are:

Management's estimate of the net pension liability and related deferred inflows and outflows of resources are based on actuarial reports by independent actuaries. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Management's estimate of the liability for other post-employment benefits (OPEB) and related deferred inflows and outflows of resources are based on actuarial reports provided by independent actuaries. We evaluated the key factors and assumptions used to develop the estimate in determining that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users.

The most sensitive disclosures affecting the entity's financial statements relate to:

The disclosure of net pension liability and related deferred inflows and outflows of resources in the basic financial statements is based on actuarial assumptions. Actual future liabilities and actuarial deferred inflows and outflows may vary from disclosed estimates.

The disclosures of the other post-employment benefits (OPEB) liability and related deferred inflows and outflows of resources in the basic financial statements is based on actuarial assumptions. Actual future liabilities and actuarial deferred inflows and outflows may vary from disclosed estimates.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no uncorrected misstatements noted.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. None of the misstatements identified by us as a result of our audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole or applicable opinion unit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the entity's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated January 30, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the entity, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the entity's auditors.

Our responsibility also includes communicating to you any information which we believe is a material misstatement of fact. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, is materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

This report is intended solely for the information and use of the City Council and management of the entity and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Rogers, Anderson, Malachy & Scott, LLP.



CITY OF INDUSTRY

January 30, 2025

Rogers, Anderson, Malody & Scott, LLP

This representation letter is provided in connection with your audit of the basic financial statements of the City of Industry (the entity) as of June 30, 2024 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the entity in accordance with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

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 such that, in the light of surrounding circumstances, 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.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of January 30, 2025:

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated May 7, 2024, for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of the system 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.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- The methods, data and significant assumptions used by us in making accounting estimates and their related disclosures, are appropriate to achieve recognition, measurement, or disclosure that is reasonable in the context of the applicable financial reporting framework.
- All related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- We have reviewed and approved the various adjusting journal entries that were proposed by you for recording in our books and records and reflected in the financial statements.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.
- All component units, as well as joint ventures with an equity interest, if any, are included and other joint ventures and related organizations are properly disclosed.

- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus as amended*, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- All required supplementary information is measured and presented within the prescribed guidelines.
- We have evaluated all of our lease and subscription agreements and have given you our assessment as to whether each agreement is subject to GASB Statement No. 87, *Leases* and GASB Statement No. 96, *Subscription Based Information Technology Arrangements*.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in accordance with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to preparation of the financial statements, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained internal controls, a process to monitor the system of internal controls.
- There have been no changes or updates to legal information disclosed to you by our attorney(s) since the date of such legal response and now.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - A written acknowledgement of all the documents that we expect to issue that will be included in the annual report and the planned timing and method of issuance of that annual report;
 - A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
- The financial statements and any other information included in the annual report are consistent with one another, and the other information does not contain any material misstatements.
- All information provided in electronic form are true representations of the original documents.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and we believe that our use of the going concern basis of accounting is appropriate.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation, claims, and assessments whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- The entity has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which the entity is contingently liable.

- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the entity will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.
- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Use of a Specialist

- We agree with the findings of specialists in evaluating the entity's net pension and net other post-employment benefit liabilities and related deferred amounts and have adequately considered the qualifications of the specialist in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an impact on the independence or objectivity of the specialists.
- We believe that the actuarial assumptions and methods used to measure pension and other postemployment benefit liabilities and costs for financial accounting purposes are appropriate in the circumstances

Cybersecurity

- There have been no cybersecurity breaches or other cyber events whose effects should be considered for disclosure in the financial statements, as a basis for recording a loss contingency, or otherwise considered when preparing the financial statements.

Supplementary Information in Relation to the Financial Statements as a Whole

With respect to supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the supplementary information in accordance with accounting principles generally accepted in the United States of America.
- We believe the supplementary information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.
- When the supplementary information is not presented with the audited financial statements, management will make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the entity of the supplementary information and the auditor's report thereon.
- We acknowledge our responsibility to include the auditor's report on the supplementary information in any document containing the supplementary information and that indicates the auditor reported on such supplementary information.
- We acknowledge our responsibility to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the entity of the supplementary information and the auditor's report thereon.

Required Supplementary Information

With respect to the required supplementary information accompanying the financial statements:

- We acknowledge our responsibility for the presentation of the required supplementary information in accordance with U.S. GAAP.
- We believe the required supplementary information, including its form and content, is measured and fairly presented in accordance with U.S. GAAP.
- The methods of measurement or presentation have not changed from those used in the prior period.
- We believe the significant assumptions or interpretations underlying the measurement or presentation of the required supplementary information, and the basis for our assumptions and interpretations, are reasonable and appropriate in the circumstances.

Accounting Estimates and Related Disclosures

- The significant judgments made in making the accounting estimates have taken into account all relevant information of which we are aware.
- We have consistently and appropriately selected and applied methods, assumptions, and data when making accounting estimates.
- The assumptions we used in making and disclosing accounting estimates appropriately reflect our intent and ability to carry out specific courses of action on behalf of the entity, when relevant to the accounting estimates and disclosures.
- The disclosures related to accounting estimates, including those disclosures describing estimation uncertainty, are complete and are reasonable in the context of the applicable financial reporting framework.
- We have obtained and applied appropriate specialized skills and expertise in making accounting estimates.
- We are not aware of any events subsequent to the date of the financial statements that require adjustment to our accounting estimates and related disclosures included in the financial statements.

Signature:  Signature: 

Title: City Manager Title: Finance Director

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.4

Backup Material will be provided prior to Meeting

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.5

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 13, 2024
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The Regular Meeting of the Civic-Recreational-Industrial Authority of the City of Industry, California, was called to order by Chairman Eric Benavidez at 9:00 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chairman Benavidez.

Chairman Benavidez stated in honor of Veterans Day, "thank you all Veterans for your service."

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote since there were no Board Members taking part remotely. The webcast was then terminated.

ROLL CALL

PRESENT: Eric Benavidez, Chairman
Ronald Whittemore, Vice Chairman
Ronald McPeak, Board Member

ABSENT: Sean Lee, Board Member
Bob Lindsey, Board Member

STAFF PRESENT: Josh Nelson, Executive Director; Bing Hyun, Assistant Executive Director; Bianca Sparks, Assistant General Counsel; Cory Moss, Expo Facility Ops Manager; and Julie Gutierrez-Robles, Secretary.

PRESENTATIONS

There were none.

CONSENT CALENDAR

Chairman Benavidez asked for a staff report on Item No. 6.5.

**6.1 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY THE
FINANCE DEPARTMENT FOR NOVEMBER 13, 2024**

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 13, 2024
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RECOMMENDED ACTION: *Approve the Register of Demands and authorize the appropriate personnel to pay the bills.*

6.2 CONSIDERATION OF THE REGISTER OF DEMANDS SUBMITTED BY CNC EQUESTRIAN MANAGEMENT SERVICES FOR THE INDUSTRY HILLS EXPO CENTER FOR SEPTEMBER 2024

RECOMMENDED ACTION: *Receive and file.*

6.3 CONSIDERATION OF AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH C & C ENGINEERING, INC., FOR ENGINEERING SERVICES, REVISING THE RATE SCHEDULE

RECOMMENDED ACTION: *Approve the Amendment.*

6.4 CONSIDERATION OF AMENDMENT NO. 6 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MELZER DECKERT & RUDER ARCHITECTS, INC., FOR DESIGN SERVICES FOR THE PAVILION BUILDING UPGRADES AT THE INDUSTRY HILLS EXPO CENTER, REVISING THE SCOPE OF WORK, AND INCREASING COMPENSATION IN THE AMOUNT OF \$121,100.00 (MP 01-34 #24)

RECOMMENDED ACTION: *Approve the Amendment.*

6.5 CONSIDERATION OF AWARD OF CONTRACT NO. EXPO-2138, CAMPUS WIDE FIRE ALARM AND IT INFRASTRUCTURE UPGRADES, TO RED WAVE COMMUNICATIONS & ELECTRICAL SYSTEMS, INC., IN AN AMOUNT NOT-TO-EXCEED \$983,655.00, AND ADOPT A NOTICE OF EXEMPTION REGARDING SAME (MP 01-34 #32)

RECOMMENDED ACTION: *Award the Contract to Red Wave Communications & Electrical Systems, Inc. in the amount of \$983,655.00, and adopt a Notice of Exemption for the project.*

Director of Engineering James Cramsie, from CNC Engineering provided a staff report and was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding the Consent Calendar. There were none.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
NOVEMBER 13, 2024
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There were no comments from the public.

MOTION BY BOARD MEMBER MCPEAK, AND SECOND BY VICE CHAIRMAN WHITTEMORE TO APPROVE THE CONSENT CALENDAR. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE, LINDSEY
ABSTAIN:	BOARD MEMBERS:	NONE

ACTION ITEMS

7.1 PRESENTATION AND DISCUSSION REGARDING THE CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY'S FINANCIAL REPORT FOR SEPTEMBER 30, 2024

RECOMMENDED ACTION:

Receive and file the report.

Dean Yamagata from Frazier, LLP provided a staff report regarding the Financial Report for September 30, 2024. He was available to answer any questions.

Chairman Benavidez asked if there were any comments or questions from the Authority regarding Item No. 7.1. There were none.

There were no comments from the public.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY BOARD MEMBER MCPEAK TO RECEIVE AND FILE THE REPORT. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE, LINDSEY
ABSTAIN:	BOARD MEMBERS:	NONE

7.2 UPDATE ON THE EXPO CENTER

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
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RECOMMENDED ACTION:

Receive and file.

A handout was provided to the Authority.

Cory Moss, Expo Facility Ops Manager, provided a staff report and was available to answer any questions.

There were no comments from the public.

MOTION BY VICE CHAIRMAN WHITTEMORE, AND SECOND BY CHAIRMAN BENAVIDEZ TO RECEIVE AND FILE. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

AYES:	BOARD MEMBERS:	MCPEAK, VC/WHITTEMORE, C/BENAVIDEZ
NOES:	BOARD MEMBERS:	NONE
ABSENT:	BOARD MEMBERS:	LEE, LINDSEY
ABSTAIN:	BOARD MEMBERS:	NONE

PUBLIC HEARING - NONE

CLOSED SESSION - NONE

EXECUTIVE DIRECTOR COMMUNICATIONS

There were none.

AB 1234 REPORTS

There were none.

BOARD MEMBER COMMUNICATIONS

Vice Chairman Whittemore thanked the City for the Appreciation Lunch yesterday.

PUBLIC COMMENTS

There were none.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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ADJOURNMENT

There being no further business, the Civic-Recreational-Industrial Authority adjourned at 9:17 a.m.

Eric Benavidez, Chairman

Julie Gutierrez-Robles, Secretary

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.6

Backup Material will be provided prior to Meeting

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 7.1



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman and Board Members

STAFF: Yamini Pathak, Director of Finance
Dean Yamagata, Financial Consultant – Frazer, LLP

DATE: March 12, 2025

SUBJECT: Civic-Recreational-Industrial Authority January 31, 2025 Financial Report

Executive Summary:

Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand.

Expo Center:

For the month ended January 31, 2025, the Expo Center generated revenues of \$125,337 and expenses of \$157,067 resulting in a net operating loss of \$31,730.

Year to date revenues amounted to \$1,176,855, which represents approximately 67% of the budgeted revenues of \$1,754,400 for the year ended June 30, 2025.

Year to date operating expenses through January 31, 2025 amounted to \$1,561,562, which represents approximately 64% of the budgeted expenses of \$2,428,800 for the year ended June 30, 2025.

Revenues and expenses are in line with the budgeted amounts for the year ended June 30, 2025.

The Expo Center received year to date net transfers of \$381,000 from the Capital Project fund through January 31, 2025.

Capital Projects Fund:

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2025 amount to \$2,442,000. The Fund has incurred \$1,189,955 of year to date expenditures through January 31, 2025 which represents approximately 49% of budgeted expenditures. Year to date transfers from the City of Industry amounted to \$2,054,999 of which \$381,000 was transferred to the Expo Center resulting in net transfers of \$1,673,999 retained in the fund.

Capital Improvement Fund:

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2025. The budget is \$4,750,000. For the month ended January 31, 2025, expenditures for capital improvements amounted to \$50,766 with year to date expenditures of \$226,588. This represents 5% of total budgeted expenditures for the year ended June 30, 2025.

Description of Reports:

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at January 31, 2025.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

January 31, 2025

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

January 31, 2025

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Note: The presentation of these financial statements do not conform with Governmental Accounting Standards Board statement number 34 – Basic Financial Statements – and Management Discussion and Analysis – for State and Local Governments and do not include all the disclosures required by this pronouncement.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
January 31, 2025

Expo Center Operations

During the month ended January 31, 2025 total revenues for the Facilities and Grand Arena revenues amounted to \$125,337. There were six events held in the Pavilion and three events in the Avalon Room, generating \$28,680 in Facilities revenues. Three events were held in the Grand Arena, generating \$96,657 in Grand Arena revenues.

At January 31, 2025, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 1/31/2025	Year To Date 1/31/2025	Budget 2024-2025	% of Budget	Month Ended 01/31/2024	Year To Date 01/31/2024
Total revenues	\$ 125,337	\$ 1,176,855	\$ 1,754,400	67%	\$ 40,431	\$ 1,019,225
Expenses:						
Direct Expo Center expenses	66,503	695,969	1,077,500	65%	18,904	635,373
General and administrative expenses	90,564	865,593	1,351,300	64%	59,551	769,217
Total direct Expo Center expenses	157,067	1,561,562	2,428,800	64%	78,455	1,404,590
Net loss from operations	(31,730)	(384,707)	(674,400)	57%	(38,024)	(385,365)
Net loss	\$ (31,730)	\$ (384,707)	\$ (674,400)	57%	\$ (38,024)	\$ (385,365)

Summarized financial information by department for the month ending January 31, 2025 and 2024:

<u>Expo Center Operations</u>	Month Ended 1/31/2025	Month Ended 1/31/2025	Month Ended 1/31/2025	Month Ended 1/31/2025
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 28,680	\$ 96,657	\$ -	\$ 125,337
Expenses:				
Direct Expo Center expenses	41,737	24,766	-	66,503
General and administrative expenses	-	-	90,564	90,564
Total direct Expo Center expenses	41,737	24,766	90,564	157,067
Net (loss) income from operations	(13,057)	71,891	(90,564)	(31,730)
Net (loss) income for the month ended	\$ (13,057)	\$ 71,891	\$ (90,564)	\$ (31,730)

<u>Expo Center Operations</u>	Month Ended 1/31/2024	Month Ended 1/31/2024	Month Ended 1/31/2024	Month Ended 1/31/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 26,499	\$ 13,932	\$ -	\$ 40,431
Expenses:				
Direct Expo Center expenses	6,760	12,144	-	18,904
General and administrative expenses	-	-	59,551	59,551
Total direct Expo Center expenses	6,760	12,144	59,551	78,455
Net (loss) income from operations	19,739	1,788	(59,551)	(38,024)
Net (loss) income for the month ended	\$ 19,739	\$ 1,788	\$ (59,551)	\$ (38,024)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS January 31, 2025

Summarized financial information by department for the year ending January 31, 2025 and 2024:

	Year To Date 1/31/2025	Year To Date 1/31/2025	Year To Date 1/31/2025	Year To Date 1/31/2025
<u>Expo Center Operations</u>	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 417,757	\$ 758,978	\$ 120	\$ 1,176,855
Expenses:				
Direct Expo Center expenses	344,205	351,764	-	695,969
General and administrative expenses	-	-	865,593	865,593
Total direct Expo Center expenses	344,205	351,764	865,593	1,561,562
Net (loss) income from operations	73,552	407,214	(865,473)	(384,707)
Net (loss) income year to date	\$ 73,552	\$ 407,214	\$ (865,473)	\$ (384,707)
	Year To Date 1/31/2024	Year To Date 1/31/2024	Year To Date 1/31/2024	Year To Date 1/31/2024
<u>Expo Center Operations</u>	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 315,663	\$ 703,503	\$ 59	\$ 1,019,225
Expenses:				
Direct Expo Center expenses	273,909	361,464	-	635,373
General and administrative expenses	-	-	769,217	769,217
Total direct Expo Center expenses	273,909	361,464	769,217	1,404,590
Net (loss) income from operations	41,754	342,039	(769,158)	(385,365)
Net (loss) income year to date	\$ 41,754	\$ 342,039	\$ (769,158)	\$ (385,365)

CRIA Capital Assets

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at January 31, 2025 amounted to \$16,010,565 with \$2,173,674 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended January 31, 2025. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2025 annual audit.

Capital Projects

The capital projects fund reflects expenditures for general and administrative costs and operational costs. General and administrative costs include board and staff salaries, professional services, and miscellaneous items. Operational costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS January 31, 2025

At January 31, 2025, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>1/31/2025</u>	<u>Year To Date</u> <u>1/31/2025</u>	<u>Budget</u> <u>2024-2025</u>	<u>% of</u> <u>Budget</u>
Total revenues	\$ <u>4</u>	\$ <u>2,065</u>	\$ <u>4,000</u>	51%
Expenditures:				
General and administrative expenses	<u>253,196</u>	<u>1,189,955</u>	<u>2,442,000</u>	49%
Total expenses	<u>253,196</u>	<u>1,189,955</u>	<u>2,442,000</u>	49%
Excess of expenditures over revenues	\$ <u>(253,192)</u>	\$ <u>(1,187,890)</u>	\$ <u>(2,438,000)</u>	49%

Capital Improvements Fund

The capital improvements fund is to account for expenditures incurred for capital improvement projects that have been budgeted for the year. Costs include planning costs, survey costs, design costs, construction costs, small equipment, and supplies. Below is a summary of the proposed Capital Improvement Program that was approved.

Capital Improvement Program (CRIA)

<u>#</u>	<u>Project Name</u>	<u>FY 24-25</u> <u>Adopted Budget</u>
1	Sewer Upgrades at Expo Center	60,000
2	Pavilion Building Upgrades	1,200,000
3	Expo Center Avalon Room Improvements	250,000
4	Expo Center Patio Café Improvements	65,000
5	Expo Center Fire Alarm System	1,000,000
6	Expo Center Electrical Loading Master Plan	40,000
7	Expo Center A/V upgrades to the Grand Arena	1,730,000
8	Expo Center Signage Improvements	15,000
9	Expo Center IT Infrastructure Upgrades	80,000
10	New Banquet Facility	250,000
11	Expo Center ADA Upgrades	10,000
12	Expo Center Barn Improvements	50,000
	Total	\$4,750,000

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY FINANCIAL STATEMENTS January 31, 2025

At January 31, 2025, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended</u> <u>1/31/2025</u>	<u>Year To Date</u> <u>1/31/2025</u>	<u>Budget</u> <u>2024-2025</u>	<u>% of</u> <u>Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 41,568	\$ 103,923	\$ 1,070,000	10%
Construction Costs	-	27,964	3,640,000	1%
Small Equipment & Supplies	9,198	94,701	40,000	237%
Total expenditures	<u>50,766</u>	<u>226,588</u>	<u>4,750,000</u>	5%
Excess of expenditures over revenues	<u>\$ 50,766</u>	<u>\$ 226,588</u>	<u>\$ 4,750,000</u>	5%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF JANUARY 31, 2025

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 194,152	\$ 124,670	\$ -
Investments	91,593	-	-
Accounts receivable, net	-	114,771	-
Prepaid insurance	-	1,124	-
Inventories	-	36,411	-
Deposits	-	3,000	-
Total current assets	<u>285,745</u>	<u>279,976</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,010,565</u>	<u>-</u>
Total assets	<u>\$ 285,745</u>	<u>\$ 16,290,541</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ -	\$ 38,735	\$ -
Sales tax payable	-	1,280	-
Advance rental payments	-	84,386	-
Security deposits	-	41,050	-
Total current liabilities	<u>-</u>	<u>165,451</u>	<u>-</u>
FUND BALANCE:			
Fund balance	<u>285,745</u>	<u>16,125,090</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 285,745</u>	<u>\$ 16,290,541</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2025

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 1/31/2025	YEAR TO DATE 1/31/2025	2024-2025 BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 1/31/2025	YEAR TO DATE 1/31/2025	2024-2025 BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 1/31/2025	YEAR TO DATE 1/31/2025	2024-2025 BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 125,337	\$ 1,176,855	\$ 1,754,400	67%	\$ -	\$ -	\$ -	0%
Other revenues	<u>4</u>	<u>2,065</u>	<u>4,000</u>	52%	<u>-</u>	<u>-</u>	<u>-</u>	0%	<u>-</u>	<u>-</u>	<u>-</u>	0%
Total revenues	<u>4</u>	<u>2,065</u>	<u>4,000</u>	52%	<u>125,337</u>	<u>1,176,855</u>	<u>1,754,400</u>	67%	<u>-</u>	<u>-</u>	<u>-</u>	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	66,503	695,969	1,077,500	65%	50,766	226,588	4,750,000	5%
General and administrative expenses	<u>253,196</u>	<u>1,189,955</u>	<u>2,442,000</u>	49%	<u>90,564</u>	<u>865,593</u>	<u>1,351,300</u>	64%	<u>-</u>	<u>-</u>	<u>-</u>	0%
Total expenses	<u>253,196</u>	<u>1,189,955</u>	<u>2,442,000</u>	49%	<u>157,067</u>	<u>1,561,562</u>	<u>2,428,800</u>	64%	<u>50,766</u>	<u>226,588</u>	<u>4,750,000</u>	5%
EXCESS OF EXPENDITURES OVER REVENUES	(253,192)	(1,187,890)	(2,438,000)	49%	(31,730)	(384,707)	(674,400)	57%	(50,766)	(226,588)	(4,750,000)	5%
OTHER FINANCING SOURCES, NET	<u>230,000</u>	<u>1,673,999</u>	<u>1,233,400</u>	136%	<u>20,000</u>	<u>381,000</u>	<u>173,300</u>	220%	<u>50,766</u>	<u>396,187</u>	<u>4,750,000</u>	8%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(23,192)	486,109	<u>\$ (1,204,600)</u>	-40%	(11,730)	(3,707)	<u>\$ (501,100)</u>	1%	-	169,599	<u>\$ -</u>	0%
Fund balance, beginning	<u>308,937</u>	<u>(200,364)</u>			<u>16,136,820</u>	<u>16,128,797</u>			<u>-</u>	<u>(169,599)</u>		
Fund balance, ending	<u>\$ 285,745</u>	<u>\$ 285,745</u>			<u>\$ 16,125,090</u>	<u>\$ 16,125,090</u>			<u>-</u>	<u>\$ -</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER

STATEMENT OF CASH FLOWS

FOR THE YEAR TO DATE ENDED JANUARY 31, 2025

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (384,707)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	(15,281)
Prepaid insurance	7,872
Inventories	15,984
Accounts payable	21,827
Sales tax payable	(4,373)
Advance rental payments	(46,155)
Security deposits	(150)
Net cash used in operating activities	<u>(404,983)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>381,000</u>
NET CHANGE IN CASH	(23,983)
Cash at July 1, 2024	<u>148,653</u>
Cash at January 31, 2025	<u>\$ <u>124,670</u></u>

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2025**

<u>Expo Center Operations</u>	MONTH ENDED 1/31/2025	YEAR TO DATE 1/31/2025	BUDGET 2024-2025	% OF BUDGET 2024-2025	MONTH ENDED 01/31/2024	YEAR TO DATE 01/31/2024
Expo revenues						
Facilities rentals	\$ 14,519	\$ 209,547	\$ 214,100	98%	\$ 14,392	\$ 150,503
Facilities rentals - bar sales	10,668	154,935	181,900	85%	8,763	130,479
Facilities - security	2,481	33,683	43,000	78%	2,598	28,677
Facilities - food	-	-	1,300	0%	146	804
Facilities - insurance	665	6,465	7,300	89%	600	5,200
Facilities - other	200	11,880	400	2970%	-	-
Facilities - concessions	147	1,247	-	0%	-	-
Grand Arena - special events rentals	20,000	128,500	182,600	70%	8,000	107,923
Grand Arena - outdoor arena rentals	-	5,900	4,200	140%	-	4,000
Grand Arena - show barn stall rentals	520	29,885	79,100	38%	875	36,745
Grand Arena - shaving sales	-	4,123	5,400	76%	-	2,970
Grand Arena - security	12,707	56,545	77,900	73%	-	40,328
Grand Arena - trailer parking	20,302	58,252	57,600	101%	900	36,775
Grand Arena - bar sales	2,745	221,319	502,600	44%	-	251,366
Grand Arena - food	-	-	200	0%	-	-
Grand Arena - parking	28,880	160,538	261,200	61%	4,805	146,015
Grand Arena - other	11,503	93,916	134,400	70%	(648)	77,381
Total revenues	125,337	1,176,735	1,753,200	67%	40,431	1,019,166
Direct general and administrative revenues						
G&A- Other	-	120	1,200	10%	-	59
Expo expenses						
Cost of sales	4,603	117,491	172,300	68%	2,096	103,645
Bar supplies	216	4,930	5,800	85%	-	4,683
Promotional banquet	-	-	700	0%	-	-
Feed	-	-	400	0%	-	367
Contract labor/wages	27,886	365,295	613,300	60%	8,048	361,224
Furniture/fixtures & equipment	14,145	35,966	36,100	100%	3,081	7,465
Facilities - insurance	-	-	1,100	0%	-	1,000
Miscellaneous	-	10,612	4,300	247%	423	1,590
Promotional	-	-	18,900	0%	-	17,626
Property maintenance	-	13,597	11,600	117%	487	4,877
Repairs and maintenance	-	-	600	0%	367	913
Racer purse payout	12,240	62,052	-	0%	2,566	56,975
Sales tax	-	628	-	0%	(3,823)	504
Security - Grand Arena	-	-	97,500	0%	-	2,800
Security - Facilities	2,480	34,770	52,800	66%	2,599	35,284
Shavings	-	2,964	4,400	67%	-	2,188
Supplies	3,442	33,849	39,600	85%	3,062	22,686
Equipment rental	1,491	13,815	18,100	76%	-	11,546
Total Expo expenses	66,503	695,969	1,077,500	65%	18,906	635,373
Operating net income before direct G & A and CRIA indirect expenses	58,834	480,886	676,900	71%	21,525	383,852
Direct general and administrative expenses						
Office supplies	-	14,927	5,300	282%	-	3,893
Travel and meetings	-	100	1,200	8%	-	78
Dues, subscriptions, books, etc.	1,451	10,097	25,400	40%	2,067	15,910
Equipment rental/lease	721	6,488	12,200	53%	17	5,622
Furniture/fixtures & equipment	-	3,950	8,400	47%	-	1,198
Telephone	950	10,314	18,100	57%	913	9,639
Postage	1,056	1,776	1,000	178%	-	511
Miscellaneous	2,388	20,462	24,200	85%	(4,632)	14,132
Professional services	24,578	206,423	357,400	58%	21,647	176,175
Repairs and equipment	-	219	4,400	5%	-	1,668
Vehicle expenses	2,213	20,146	47,100	43%	5,331	29,640
Insurance and bonds	1,124	8,128	14,000	58%	1,125	7,870
Supplies	3,871	26,187	43,700	60%	3,427	22,395
Contract labor/administrative wages	24,187	284,892	401,900	71%	5,894	233,088
Property maintenance	12,490	90,858	151,700	60%	11,101	88,316
Utilities	15,535	160,626	235,300	68%	12,659	159,082
Total direct general and administrative expenses	90,564	865,593	1,351,300	64%	59,549	769,217
EXCESS OF EXPENDITURES OVER REVENUES	\$ (31,730)	\$ (384,707)	\$ (674,400)	57%	\$ (38,024)	\$ (385,365)

CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES AND EXPENDITURES
 FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2025

REVENUES:	MONTH ENDED 1/31/2025	YEAR TO DATE 1/31/2025	BUDGET 2024-2025	% OF BUDGET
Other revenues	\$ 4	\$ 2,065	\$ 4,000	52%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries - board	3,834.00	26,840	45,000	60%
Payroll taxes	-	-	4,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	55.00	389	1,000	39%
PARS - ARS	144.00	1,007	2,000	50%
Landscaping	129,785.00	300,193	950,000	32%
Taxes and assessments	-	287	-	0%
Legal	-	-	16,000	0%
Professional services	30,499.00	205,139	235,000	87%
Accounting	123.00	1,050	2,000	53%
Small equipment and supplies	136.00	818	2,000	41%
Vehicle expenses	1,006.00	3,832	10,000	38%
General engineering	10,032.00	79,016	200,000	40%
Printing/photography	-	398	-	0%
Security	51,644.00	315,981	626,000	50%
Property maintenance	25,938.00	226,717	300,000	76%
Furniture, equipment & fixtures	-	-	5,000	0%
Office expenses	-	-	-	0%
Utilities	-	11,435	28,000	41%
Reclaimed water	-	-	15,000	0%
Other	-	16,853	-	0%
Total general and administrative expenditures	253,196	1,189,955	2,442,000	49%
EXCESS OF EXPENDITURES OVER REVENUES	\$ (253,192)	\$ (1,187,890)	\$ (2,438,000)	49%

CAPTIAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED JANUARY 31, 2025

EXPENDITURES	MONTH ENDED 1/31/2025	YEAR TO DATE 1/31/2025	BUDGET 2024-2025	% OF BUDGET
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 41,568	\$ 103,923	\$ 1,070,000	10%
Construction Costs	-	27,964	3,640,000	1%
Small Equipment & Supplies	9,198	94,701	40,000	237%
Total expenditures	<u>50,766</u>	<u>226,588</u>	<u>4,750,000</u>	5%
EXCESS OF EXPENDITURES OVER REVENUES	\$ <u>50,766</u>	\$ <u>226,588</u>	\$ <u>4,750,000</u>	5%

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 7.2
Verbal Presentation