
BASIC FINANCIAL STATEMENTS

CITY OF CARSON, CALIFORNIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT



CITY OF CARSON
STATEMENT OF NET POSITION

June 30, 2017

	Primary Governmental Activities	Component Unit Reclamation Authority
ASSETS:		
Cash and investments	\$ 54,696,115	\$ 56,624,474
Restricted cash and investments	-	31,462,653
Cash and investments with fiscal agents	13,090,714	-
Receivables:		
Taxes	5,978,576	-
Accounts	558,190	-
Accrued interest	21,715	31,867
Loans, net of allowance for uncollectible accounts	7,185,270	-
Due from Successor Agency	60,446	-
Due from governmental agencies	4,864,095	11,530
Inventory	232,900	6,597,440
Prepaid and other assets	34,872	1,476,187
Land held for resale	2,941,456	-
Capital assets, not being depreciated	160,035,384	36,000,000
Capital assets, net of accumulated depreciation	220,899,945	-
TOTAL ASSETS	470,599,678	132,204,151
DEFERRED OUTFLOWS OF RESOURCES:		
Deferred amounts from pension	20,585,879	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	20,585,879	-
LIABILITIES:		
Accounts payable and accrued liabilities	25,031,736	1,227,107
Accrued payroll	1,695,028	-
Due to governmental agencies	562,020	-
Retention payable	274,381	-
Refundable deposits	-	555,757
Unearned revenues	259,898	-
Long-term liabilities:		
Due within one year	4,304,100	-
Due in more than one year	3,584,254	-
Net pension liability - due in more than one year	90,434,177	-
Net OPEB obligation - due in more than one year	21,434,522	-
Landfill remediation liability - due in more than one year	-	70,888,655
TOTAL LIABILITIES	147,580,116	72,671,519
DEFERRED INFLOWS OF RESOURCES:		
Deferred amounts from pension	2,064,437	-
TOTAL DEFERRED INFLOWS OF RESOURCES	2,064,437	-
NET POSITION:		
Investment in capital assets	380,935,329	36,000,000
Restricted for:		
Economic development	758,063	-
Public works	7,273,415	-
Housing projects	23,595,980	-
Community services	11,096,410	-
Unrestricted	(82,118,193)	23,532,632
TOTAL NET POSITION	\$ 341,541,004	\$ 59,532,632

See accompanying notes to basic financial statements.

CITY OF CARSON

STATEMENT OF ACTIVITIES

For the year ended June 30, 2017

Functions/programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities:				
General government	\$ 49,415,055	\$ 10,185,093	\$ -	\$ -
Community development	19,633,718	3,422,820	964,633	-
Public works	20,204,915	145,404	10,521,512	-
Community services	21,436,486	672,459	2,414,109	255,576
Total governmental activities	110,690,174	14,425,776	13,900,254	255,576
Component unit:				
Reclamation Authority	77,518,169	5,831,928	38,548,208	-
Total primary government	\$ 188,208,343	\$ 20,257,704	\$ 19,732,182	\$ 255,576

General revenues:

Taxes:

Property taxes

Sales taxes

Transient occupancy taxes

Franchise taxes

Utility users tax

Motor vehicle license fee, unrestricted

Investment income

Other revenues

Total general revenues

Change in net position

Net position at beginning of year

Net position at end of year

See accompanying notes to basic financial statements.

Net (Expenses) Revenues and Changes in Net Position	
Primary Government	Component Unit
Governmental Activities	Reclamation Authority
\$ (39,229,962)	\$ -
(15,246,265)	-
(9,537,999)	-
(18,094,342)	-
(82,108,568)	-
-	(33,138,033)
(82,108,568)	(33,138,033)
15,026,130	-
24,721,304	-
2,225,416	-
8,094,969	-
7,030,672	-
42,108	-
1,326,385	448,520
7,551,798	-
66,018,782	448,520
(16,089,786)	(32,689,513)
357,630,790	92,222,145
<u>\$ 341,541,004</u>	<u>\$ 59,532,632</u>

CITY OF CARSON

GOVERNMENTAL FUNDS
BALANCE SHEET

June 30, 2017

	General Fund	Carson Housing Authority Special Revenue Fund
ASSETS		
Cash and investments	\$ 27,413,069	\$ 2,389,699
Cash and investments with fiscal agents	-	13,090,714
Receivables:		
Taxes	5,949,102	-
Accounts	405,299	2,744
Accrued interest - other	21,215	500
Loans, net of allowance	28,960	6,619,764
Due from other funds	2,897,136	-
Due from Successor Agency	60,446	-
Due from government agencies	214,983	-
Inventory	232,900	-
Prepays and other assets	34,872	-
Land held for resale	-	2,941,456
	<u>\$ 37,257,982</u>	<u>\$ 25,044,877</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
LIABILITIES:		
Accounts payable and accrued liabilities	\$ 16,417,126	\$ 1,156,689
Accrued payroll	1,630,222	12,904
Due to other funds	-	77,804
Due to government agencies	3	-
Retentions payable	34,941	201,500
Unearned revenue	212,688	-
TOTAL LIABILITIES	<u>18,294,980</u>	<u>1,448,897</u>
DEFERRED INFLOWS OF RESOURCES:		
Unavailable revenues	-	-
FUND BALANCES:		
Nonspendable	267,772	-
Restricted	250,000	23,595,980
Committed	15,324,165	-
Assigned	1,000,000	-
Unassigned	2,121,065	-
TOTAL FUND BALANCES	<u>18,963,002</u>	<u>23,595,980</u>
	<u>\$ 37,257,982</u>	<u>\$ 25,044,877</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
	<u>\$ 37,257,982</u>	<u>\$ 25,044,877</u>

See accompanying notes to basic financial statements.

Cooperation Agreement Bond Proceeds Special Revenue Fund	State CIP Grants Special Revenue Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$ 12,748,861	\$ -	\$ 12,144,486	\$ 54,696,115
-	-	-	13,090,714
-	-	29,474	5,978,576
-	-	150,147	558,190
-	-	371,546	393,261
-	-	165,000	6,813,724
1,561,930	-	5,753	4,464,819
-	-	-	60,446
-	2,067,822	2,581,290	4,864,095
-	-	-	232,900
-	-	-	34,872
-	-	-	2,941,456
<u>\$ 14,310,791</u>	<u>\$ 2,067,822</u>	<u>\$ 15,447,696</u>	<u>\$ 94,129,168</u>
\$ 4,881,616	\$ 508,105	\$ 2,068,200	\$ 25,031,736
5,168	-	46,734	1,695,028
21,051	1,525,536	2,840,428	4,464,819
-	-	562,017	562,020
2,845	34,152	943	274,381
-	-	47,210	259,898
<u>4,910,680</u>	<u>2,067,793</u>	<u>5,565,532</u>	<u>32,287,882</u>
-	2,067,822	1,821,067	3,888,889
-	-	-	267,772
9,400,111	-	9,048,634	42,294,725
-	-	-	15,324,165
-	-	-	1,000,000
-	(2,067,793)	(987,537)	(934,265)
<u>9,400,111</u>	<u>(2,067,793)</u>	<u>8,061,097</u>	<u>57,952,397</u>
<u>\$ 14,310,791</u>	<u>\$ 2,067,822</u>	<u>\$ 15,447,696</u>	<u>\$ 94,129,168</u>

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CITY OF CARSON

RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION

June 30, 2017

Fund balances - total governmental funds		\$ 57,952,397
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.		
The capital assets consist of:		
Capital assets	\$ 615,744,149	
Accumulated depreciation	<u>(234,808,820)</u>	
		380,935,329
Long-term liabilities, are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Self-insurance claims	(3,070,871)	
Compensated absences	(4,817,483)	
Net pension liability	(90,434,177)	
Net OPEB liability	<u>(21,434,522)</u>	
		(119,757,053)
Unavailable revenues are not available to pay for current period expenditures, and therefore are deferred in the funds and recognized as revenue in the Statement of Activities.		
		3,888,889
Deferred outflows of resources related to pensions are not considered financial resources and are not reported in the governmental funds.		
		20,585,879
Deferred inflows of resources related to pensions are not available to pay for current period expenses and are not reported in the governmental funds.		
		<u>(2,064,437)</u>
Net position of governmental activities		<u><u>\$ 341,541,004</u></u>

See accompanying notes to basic financial statements.

CITY OF CARSON
 GOVERNMENTAL FUNDS
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the year ended June 30, 2017

	General Fund	Carson Housing Authority Special Revenue Fund
REVENUES:		
Taxes	\$ 57,099,495	\$ 246
Licenses and permits	7,253,603	-
Fines and forfeitures	1,821,718	-
Intergovernmental	260,032	214,069
Charges for services	3,722,573	-
Investment income	1,805,097	472,088
Miscellaneous	5,019,810	1,830,496
	<u>76,982,328</u>	<u>2,516,899</u>
TOTAL REVENUES		
EXPENDITURES:		
Current:		
General government	40,263,034	-
Community development	4,610,699	12,036,850
Public works	15,365,345	-
Community services	13,362,962	-
Capital improvement programs	15,849	-
	<u>73,617,889</u>	<u>12,036,850</u>
TOTAL EXPENDITURES		
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>3,364,439</u>	<u>(9,519,951)</u>
OTHER FINANCING SOURCES (USES):		
Transfers in	150,697	-
Transfers out	(3,262,569)	-
	<u>(3,111,872)</u>	<u>-</u>
TOTAL OTHER FINANCING SOURCES (USES)		
NET CHANGE IN FUND BALANCES	252,567	(9,519,951)
FUND BALANCES - BEGINNING OF YEAR	<u>18,710,435</u>	<u>33,115,931</u>
FUND BALANCES - END OF YEAR	<u>\$ 18,963,002</u>	<u>\$ 23,595,980</u>

See accompanying notes to basic financial statements.

Cooperation Agreement Bond Proceeds Special Revenue Fund	State CIP Grants Special Revenue Fund	Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ -	\$ 5,001,505	\$ 62,101,246
-	-	41,872	7,295,475
-	-	-	1,821,718
-	-	5,175,674	5,649,775
-	-	117,225	3,839,798
142,035	-	104,703	2,523,923
-	-	898,820	7,749,126
<u>142,035</u>	<u>-</u>	<u>11,339,799</u>	<u>90,981,061</u>
-	-	319,641	40,582,675
-	-	860,490	17,508,039
-	-	70,102	15,435,447
-	-	4,277,103	17,640,065
<u>15,341,698</u>	<u>2,062,753</u>	<u>6,931,703</u>	<u>24,352,003</u>
<u>15,341,698</u>	<u>2,062,753</u>	<u>12,459,039</u>	<u>115,518,229</u>
<u>(15,199,663)</u>	<u>(2,062,753)</u>	<u>(1,119,240)</u>	<u>(24,537,168)</u>
-	-	3,403,746	3,554,443
<u>(271,173)</u>	<u>-</u>	<u>(20,701)</u>	<u>(3,554,443)</u>
<u>(271,173)</u>	<u>-</u>	<u>3,383,045</u>	<u>-</u>
<u>(15,470,836)</u>	<u>(2,062,753)</u>	<u>2,263,805</u>	<u>(24,537,168)</u>
<u>24,870,947</u>	<u>(5,040)</u>	<u>5,797,292</u>	<u>82,489,565</u>
<u>\$ 9,400,111</u>	<u>\$ (2,067,793)</u>	<u>\$ 8,061,097</u>	<u>\$ 57,952,397</u>

CITY OF CARSON

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES

For the year ended June 30, 2017

Net change in fund balances - total governmental funds		\$ (24,537,168)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense or are allocated to the appropriate functional expense when the cost is below the capitalization threshold. This activity is reconciled as follows:		
Capital outlay	\$ 21,315,515	
Depreciation expense	<u>(9,448,622)</u>	
		11,866,893
Governmental funds do not report the unpaid balances of long-term debt. These debts are reported in the government-wide financial statements		
Claims and judgments		66,237
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Compensated absences	137,288	
Other post-employment benefits	(3,440,154)	
Pension benefits	<u>(3,802,209)</u>	
		(7,105,075)
Revenues that are measurable but not available are recorded as unavailable revenue under the modified accrual basis of accounting.		
		<u>3,619,327</u>
Change in net position of governmental activities		<u><u>\$ (16,089,786)</u></u>

See accompanying notes to basic financial statements.

CITY OF CARSON
 FIDUCIARY FUNDS
 STATEMENT OF FIDUCIARY NET POSITION

June 30, 2017

	Successor Agency to the Dissolved Redevelopment Agency Private-Purpose Trust Fund	Agency Funds
ASSETS:		
Cash and investments	\$ 17,640,900	\$ 7,506,624
Cash and investments with fiscal agents	18,525,404	2,536,472
Receivables:		
Interest, net	6,334	-
Land held for resale	4,490,201	-
	40,662,839	\$ 10,043,096
DEFERRED OUTFLOWS OF RESOURCES:		
Deferred amounts on refundings	4,072,936	
LIABILITIES:		
Accounts payable and accrued liabilities	15,956	\$ 372,517
Accrued interest payable	2,897,516	-
Retention and refundable deposits	236,172	3,142,232
Due to City of Carson	60,446	-
Due to assessed parties	-	747,714
Due to bondholders	-	5,780,633
Noncurrent liabilities:		
Due within one year	10,905,000	-
Due in more than one year	193,787,770	-
	207,902,860	\$ 10,043,096
NET POSITION:		
Held in trust for private purpose	\$ (163,167,085)	

See accompanying notes to basic financial statements.

CITY OF CARSON
 FIDUCIARY FUND
 STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

For the year ended June 30, 2017

	Successor Agency to the Dissolved Redevelopment Agency Private-Purpose Trust Fund
ADDITIONS:	
Property taxes	\$ 27,927,066
Investment income	147,367
Gain on sale of property	118,305
Other income	272,248
TOTAL ADDITIONS	28,464,986
DEDUCTIONS:	
General government	756,302
Property tax administration costs	606,476
Distributions to City of Carson	214,069
Debt issuance costs	1,256,789
Interest and fiscal charges	9,939,755
TOTAL DEDUCTIONS	12,773,391
CHANGE IN NET POSITION	15,691,595
NET POSITION - BEGINNING OF YEAR	(178,858,680)
NET POSITION - END OF YEAR	\$ (163,167,085)

See accompanying notes to basic financial statements.

NOTES TO THE BASIC FINANCIAL STATEMENTS

CITY OF CARSON, CALIFORNIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT



CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

The financial statements of the City of Carson, California (the City) have been prepared in accordance with generally accepted accounting principles in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity:

The City was incorporated under the provisions of Act 279, P.A. 1909, as amended (Home Rule City Act). The City operates under a Council-Manager form of government and provides a full range of services, including city administration, economic development, public works, community development, transportation, public safety and recreational and cultural activities. The City contracts with the County of Los Angeles for police protection and building and safety services. Library services, fire protection and sewer services are provided by Special Districts of the County of Los Angeles.

As defined by generally accepted accounting principles established by the Governmental Accounting Standards Board, the financial reporting entity consists of the primary government, as well as its component financial reporting units, which are legally separate organizations that must be included in the financial report of the primary government.

The accompanying basic financial statements present the City of Carson (the primary government) and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

Blended Component Units:

The Carson Joint Powers Financing Authority (Financing Authority) was established pursuant to a Joint Exercise of Powers Agreement dated November 17, 1992, between the City and the former Carson Redevelopment Agency. The Financing Authority was created for the purpose of providing financing for public capital improvements for the former Redevelopment Agency and the City. Even though it is legally separate, it is reported as if it were part of the City because the City Council serves as the governing board of the Financing Authority and a financial benefit/burden relationship exists. Separate financial statements of the Financing Authority are not issued.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

A. Reporting Entity (Continued):

Blended Component Units (Continued):

The Carson Housing Authority (Housing Authority) was established on March 8, 2011, to carry out the housing function of the former Carson Redevelopment Agency in accordance with the California Housing Authority Law and other applicable housing-related regulations. Even though it is legally separate, it is reported as if it were part of the City because the City Council serves as the governing board of the Housing Authority and a financial benefit/burden relationship exists. Separate financial statements of the Housing Authority may be obtained at City Hall.

The Carson Community Facilities Districts Nos. 2012-1 and 2012-2 (Districts) were established pursuant to the Mello-Roos Community Facilities Act of 1982 to provide funding for the ongoing operation, maintenance and monitoring of environmental remediation systems and for the construction of public facilities and infrastructure improvements, respectively, related to the 157 acre site owned by the Carson Reclamation Authority. The City Council serves as the governing board for these Districts and a financial benefit/burden relationship exists. For the fiscal year ended June 30, 2017, the Districts did not have any financial activity. Separate financial statements of the Districts are not issued.

Discretely Presented Component Unit:

The Carson Reclamation Joint Powers Authority (Reclamation Authority) was formed in February 2015 by the governing boards of the Housing Authority and the Carson Community Facilities Districts Nos. 2012-1 and 2012-2. The purpose of the Reclamation Authority is to oversee and facilitate the remediation of contaminated properties in the City. The Reclamation Authority's role is to facilitate and fund the environmental study, investigation, and remediation and reclamation of any and all contaminated properties in the City, or the acquisition and subsequent reclamation of contaminated properties. These powers also include any improvements on property related to environmental clean up and any negotiations or processing of property reclamation required in connection with the California Department of Toxic Substances Control or any other state or federal environmental agency.

The Reclamation Authority is governed by a five-member board. The Housing Authority appoints a voting majority of this board. Since the Reclamation Authority was formed to remediate contamination of a 157 acre site within the City boundaries and to make the property marketable in order to create economic development opportunities for the benefit of the City and its residents and since management oversight of the Reclamation Authority's operations is performed by the City's Director of Community Development, it would be misleading to exclude the Reclamation Authority from these financial statements.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

B. Measurement Focus, Basis of Accounting, and Financial Presentation:

The statement of net position and statement of activities (i.e., the government-wide financial statements) display information on all of the nonfiduciary activities of the primary government (the City) and its blended component units. A separate column has been included to report the Reclamation Authority, a discretely presented component unit. Eliminations have been made to minimize the effect of interfund activity. These statements distinguish between the City's governmental and business-type activities. The City does not have any business-type activities.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and are clearly identifiable to a particular function. Program revenues include 1) charges paid by the recipients of goods or services offered by the functions or programs and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under the economic resources measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activity are included on their statement of net position. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity with a self-balancing set of accounts established for the purpose of carrying out specific activities or attaining certain objectives in accordance with applicable regulations, restrictions or limitations. The governmental funds financial statements are provided for major funds individually and nonmajor funds in the aggregate, as well as for the fiduciary activities, even though the latter is excluded from the government-wide financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the current financial resources measurement focus, only current assets, current liabilities and deferred inflows of resources are generally included on their balance sheets. The reported fund balance is considered to be a measure of "available spendable resources."

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

B. Measurement Focus, Basis of Accounting, and Financial Presentation (Continued):

Under the modified accrual basis of accounting, revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, except for principal and interest on long-term liabilities, claims payable, and compensated absences which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term liabilities are reported as other financing sources.

Sales taxes, property taxes, franchise fees, gas taxes, motor vehicle in-lieu, and transient occupancy taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when the related cash is received by the government.

Exchange transactions are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). *Locally imposed derived tax revenues* are recognized as revenues in the period in which the underlying exchange transaction upon which they are based takes place. *Imposed nonexchange* transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. *Government-mandated and voluntary nonexchange* transactions are recognized as revenues when all applicable eligibility requirements have been met.

Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange include property taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year, which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all the eligibility requirements have been satisfied.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

B. Measurement Focus, Basis of Accounting, and Financial Presentation (Continued):

The City's fiduciary fund financial statements are comprised of a private-purpose trust fund and agency funds. The private-purpose trust fund is reported using the "economic resources measurement focus" and the "accrual basis of accounting." The agency funds have no measurement focus but utilize the "accrual basis of accounting" for reporting their assets and liabilities.

C. Fund Classifications:

The funds designated as major funds are determined by a mathematical calculation consistent with GASB No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* and GASB No.63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*.

The City reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the City. All general tax revenues and other receipts that are not allocated by law or contractual agreement to a specific fund are accounted for in this fund. Expenditures of this fund include general operating costs and capital improvement costs that are not paid through other funds.

Carson Housing Authority Special Revenue Fund - The Carson Housing Authority Fund accounts for assets used for low and moderate income housing activities in accordance with the applicable housing-related regulations. The housing assets of the dissolved redevelopment agency's Low and Moderate Income Housing Fund were transferred to Carson Housing Authority.

Cooperation Agreement Bond Proceeds Special Revenue Fund - The Cooperation Agreement Bond Proceeds Fund accounts for unspent bond proceeds transferred to the City from the Successor Agency to the Dissolved Carson Redevelopment Agency (Successor Agency) in accordance with the Cooperation Agreement entered into by and between the City of Carson and the Successor Agency. Under this fund, the City will report the expenditures of the bond proceeds pursuant to the original bond covenants.

State CIP Grants Special Revenue Fund - The State CIP Grants Special Revenue Fund accounts for all grants received from the State of California to fund the non-recurring CIP projects of the City.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

C. Fund Classifications (Continued):

The City's fund structure also includes the following fund types:

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specific purposes.

Fiduciary Funds are used to account for assets held by the City as an agent for individuals, private organizations, other governmental units and/or other funds. The City has the following Fiduciary Funds:

- *Successor Agency to the Dissolved Redevelopment Agency Private-purpose Trust Fund* - This fund is used by the City to report trust arrangements under which principal and income benefit other governments. This fund reports the assets, liabilities and activities of the Successor Agency to the Dissolved Carson Redevelopment Agency. Unlike the limited reporting typically utilized for Agency Funds, the Private-purpose Trust Fund reports a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position.
- *Agency Funds* - These funds account for money and property held by the City as trustee or custodian. Among the activities are the disposition of funds, deposits made for the account of other governmental agencies, developers, and others under the terms of agreements for which the deposits were made.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

D. New Accounting Pronouncements:

Current Year Standards:

GASB 73 - *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*, contains provisions that address employer and governmental nonemployer contributing entities for pensions that are not within the scope of GASB 68, effective for periods beginning after June 15, 2016, and did not impact the City.

GASB 74 - *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, effective for periods beginning after June 15, 2016, and did not impact the City.

GASB 77 - *Tax Abatement Disclosure*, effective for periods beginning after December 15, 2015, and did not impact the City.

GASB 79 - *Certain External Investment Pools and Pool Participants*, contains certain provisions on portfolio quality, custodial credit risk, and shadow pricing, effective for periods beginning after December 15, 2015, and did not impact the City.

GASB 80 - *Blending Requirements for Certain Component Units*, effective for periods beginning after June 15, 2016, and did not impact the City.

Pending Accounting Standards:

GASB has issued the following statements, which may impact the City's financial reporting requirements in the future:

- GASB 75 - *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, effective for periods beginning after June 15, 2017.
- GASB 81 - *Irrevocable Split-Interest Agreements*, effective for periods beginning after December 15, 2016.
- GASB 82 - *Pension Issues*, effective for periods beginning after June 15, 2016, except for certain provisions on selection of assumptions, which are effective in the first reporting period in which the measurement date of the pension liability is on or after June 15, 2017.
- GASB 84 - *Fiduciary Activities*, effective for periods beginning after December 15, 2018.
- GASB 85 - *Omnibus 2017*, effective for periods beginning after June 15, 2017.
- GASB 86 - *Certain Debt Extinguishment Issues*, effective for periods beginning after June 15, 2017.
- GASB 87 - *Leases*, effective for periods beginning after December 15, 2019.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

E. Investments:

Investments are stated at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of the investments is generally based on published market prices and quotations from custodians. Investment earnings are allocated based on the source of funds.

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

F. Property Taxes:

Property tax revenue is recognized in the fiscal year for which the taxes have been levied providing they become available. Available means due, or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter (not to exceed 60 days) to be used to pay liabilities in the current period.

The City receives funds from the State of California via the County, as the City is considered to be a “no and low” property tax City. The City’s current year allocation of the “no and low” property tax of \$7,195,139 was included in the General Fund tax revenues.

Under California law, property taxes are assessed and collected by the counties up to 1% of assessed value plus other increases approved by the voters. Property taxes are assessed and collected each fiscal year according to the following property tax calendar:

Lien Date:	January 1 st
Levy Date:	July 1 st to June 30 th
Due Date:	First Installment - November 1 st Second Installment - March 1 st
Delinquent Date:	First Installment - December 10 th Second Installment - April 10 th

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

G. Receivables:

The City extends credit to customers in the normal course of operations. Uncollectible amounts are accounted for by the reserve method, which establishes an allowance for doubtful accounts based upon historical losses and review of past due accounts.

H. Interfund Transactions:

Interfund transactions are reflected as either loans, services provided, reimbursements, or transfers. Loans are reported as receivables and payables as appropriate, are subject to elimination upon consolidation and are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the noncurrent portion of interfund loans).

Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs costs, charges the appropriate benefiting fund and reduces its related costs as a reimbursement. All other interfund transactions are treated as transfers.

I. Inventory:

Inventory is stated at cost on a first-in, first-out (FIFO) basis. Inventory in the General Fund consists principally of fuel, office supplies, recreational activity supplies and other miscellaneous materials and supplies. Inventory in the Reclamation Authority Enterprise Fund consists principally of liner, backfill material, gravel, pile cap boots, geotextile and miscellaneous landfill gas components. Materials and supplies are charged to inventories when purchased and treated as expenditure when issued. Inventory amounts in the General Fund are classified as nonspendable in the fund balance since they do not represent available spendable resources.

J. Capital Assets:

Capital assets are recorded at cost where historical records are available and at estimated historical cost where no historical records exist. Contributed capital assets are valued at their acquisition value at the date of the contribution. Generally, capital asset purchases in excess of \$5,000 are capitalized if they have an expected useful life of one year or more.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

J. Capital Assets (Continued):

Capital assets include additions to public domain (infrastructure) consisting of certain improvements including land rights, roads, streets, overpass, sidewalks, medians, trees and storm drains.

Depreciation has been provided using the straight-line method over the estimated useful life of the asset in the government-wide financial statements.

The following schedule summarizes capital assets' estimated useful lives:

Buildings and improvements	25 - 50 years
Machinery and equipment	5 - 20 years
Infrastructure:	
Roadways	7 - 100 years
Sewer	25 - 30 years
Storm drain	20 - 50 years

K. Land Held for Resale:

Land held for resale in the Housing Authority Fund represents housing properties transferred to the Housing Authority from the Low and Moderate Income Housing Fund of the former Redevelopment Agency. Land held for resale in the Fiduciary Funds represents land purchased by the former Redevelopment Agency to further the Redevelopment Plan. This property will be sold and proceeds will be sent to the County of Los Angeles for distribution to affected taxing agencies. Land held for resale is recorded at the lower of acquisition cost or estimated net realizable value.

L. Employee Compensated Absences:

It is the policy of the City to record the cost of employee compensated absences in the government-wide financial statements as earned. A liability is recorded for unused vacation and similar compensatory leave balances since the employees' entitlement to these balances are attributable to services already rendered and it is probable that virtually all of these balances will be liquidated by either paid time off or payments upon leave redemption, termination, or retirement.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

L. Employee Compensated Absences (Continued):

A liability is recorded for unused sick leave balances only to the extent that it is probable that the unused balances will result in termination payments. This is estimated by including in the liability the unused balances of employees currently entitled to receive termination payment, as well as those who are expected to become eligible to receive termination benefits as a result of continuing their employment with the City. Other amounts of unused sick leave are excluded from the liability since their payment is contingent solely upon the occurrence of a future event (illness), which is outside the control of the City and the employee.

M. Deferred Outflows/Inflows of Resources:

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

- Deferred outflows related to deferred amounts on refunding that resulted from the difference in carrying value of the refunded debt and its reacquisition price. This item is deferred and amortized over the life of the refunding debt.
- Deferred outflows related to pensions equal to employer contributions made after the measurement date of the net pension liability.
- Deferred outflows related to pensions for differences between actual and expected experiences. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the plan, which is 3.9 years.
- Deferred outflows related to pensions resulting from the difference in projected and actual earnings on investments of the pension plan's fiduciary net position. These amounts are amortized over five years.

In addition to liabilities, the statement of net position and governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The City has the following items that qualify for reporting in this category:

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

M. Deferred Outflows/Inflows of Resources (Continued):

- Deferred inflows from unavailable revenues, which is only reported in the governmental funds balance sheet. Unavailable revenues come from one source, which is grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.
- Deferred inflows from pensions resulting from changes of assumptions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the plan, which is 3.9 years.

N. Pensions:

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

O. Fund Balances and Flow Assumptions:

The fund balances reported in the governmental funds financial statements consist of the following classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds:

Nonspendable fund balance includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The City's nonspendable fund balance represents inventory, and prepaid and other assets.

Restricted fund balance includes resources that are subject to externally enforceable legal restrictions. It includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. The City's restricted fund balances represent resources restricted for programs funded by grants and other restricted sources, capital projects and the low/moderate income housing program, and more.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

O. Fund Balances and Flow Assumptions (Continued):

Committed fund balance includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council, as the City's highest level of decision-making authority, may commit, through a resolution, fund balance for specific purposes pursuant to constraints imposed by such formal actions taken. Committed amounts cannot be used for any other purpose unless the City Council removes or changes the specific use through the same type of formal action taken to establish the commitment.

Assigned fund balance consists of funds that are set aside for specific purposes by the City's highest level of decision making authority or a body or official that has been given the authority to assign funds. The City Council delegates the authority to assign fund balance to the City Manager and the Administrative Services General Manager for purposes of reporting in the annual financial statements in accordance with Resolution No. 11-084, Classifying the Various Components of the Fund Balance of the City of Carson.

Unassigned fund balance is the residual classification for the City's fund balance and includes all spendable amounts not contained in the other classifications. This category also provides the resources necessary to meet unexpected expenditures and revenue shortfalls. The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds, if expenditures incurred for specific purposes exceeded the amounts restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

The City considers the restricted fund balances to have been spent when expenditures are incurred for purposes for which both unrestricted and restricted fund balance is available. The City considers unrestricted fund balances to have been spent when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used. When expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used, it is the policy of the City to reduce the committed amounts first, followed by assigned amounts, and then unassigned amounts.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

P. Net Position and Flow Assumptions:

Net position is the excess of all the City's assets and deferred outflows of resources over all its liabilities and deferred inflows of resources. Net position is divided into three captions. These captions are described below and apply only to net position, which is applicable only to the government-wide financial statements.

Net investment in capital assets - describes the portion of net position which is represented by the current net book value of the City's capital assets, less the outstanding balance of any debt issued to finance these assets, unspent bond proceeds from debt, and the deferral on refunding.

Restricted - describes the portion of net position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter.

Unrestricted - describes the portion of net position which is not restricted as to use.

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the City's practice to consider restricted net position to have been depleted before unrestricted net position is applied.

Q. Reclassification:

In the current year, the presentation of the activity of the Reclamation Authority has been reclassified from a blended component unit reported as a business-type activity to a discretely presented component unit. This change resulted from the determination that the governing board of the Reclamation Authority was not substantially the same as the primary government. In fact, the Reclamation Authority is considered a discretely presented component unit of the Housing Authority (a blended component unit of the City). As such, under generally accepted accounting principles, since the blended component unit has a discretely presented component unit of its own, that discretely presented component unit is treated as a component unit of the primary government and should be discretely presented.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

R. Use of Estimates:

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

2. CASH AND INVESTMENTS:

Cash and Investments:

Cash and investments as of June 30, 2017, are classified in the accompanying financial statements as follows:

	Government- Wide Statement of Net Position	Fiduciary Funds Statement of Net Position		Total
		Private-Purpose Trust Fund	Agency Funds	
Unrestricted assets:				
Cash and investments	\$ 111,320,589	\$ 17,640,900	\$ 7,506,624	\$ 136,468,113
Restricted assets:				
Restricted cash and investments	31,462,653	-	-	31,462,653
Cash and investments with fiscal agents	<u>13,090,714</u>	<u>18,525,404</u>	<u>2,536,472</u>	<u>34,152,590</u>
Total cash and investments	<u>\$ 155,873,956</u>	<u>\$ 36,166,304</u>	<u>\$ 10,043,096</u>	<u>\$ 202,083,356</u>

Cash and investments at June 30, 2017, consist of the following:

Cash on hand	\$ 4,050
Deposits with financial institutions	99,080,672
Investments	<u>102,998,634</u>
Total cash and investments	<u>\$ 202,083,356</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

2. CASH AND INVESTMENTS (CONTINUED):

Investments Authorized by the California Government Code and the City's Investment Policy:

The following table identifies the investment types that are authorized for the City and its component units by the California Government Code and the City's investment policy. The table also identifies certain provisions of the California Government Code (or the City's investment policy, if more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's investment policy.

<u>Authorized Investment Type</u>	<u>Authorized by Investment Policy</u>	<u>Maximum Maturity*</u>	<u>Maximum Percentage of Portfolio*</u>	<u>Maximum Investment in One Issuer</u>
United States Treasury Bills	Yes	5 Years	None	None
Federal Government Obligations	Yes	5 Years	None	None
Collateralized Time Deposits	Yes	5 Years	None	None
Banker's Acceptances	Yes	7 Days	10%	None
Commercial Paper	Yes	7 Days	15%	10%
Negotiable Certificates of Deposit	Yes	5 Years	10%	None
Certificates of Deposit - Private Placement	Yes	5 Years	30%	None
Local Agency Investment Fund	Yes	N/A	\$50 Million	None
Money Market Funds or Mutual Funds	Yes	5 Years	20%	10%
Medium Term Corporate Notes	Yes	5 Years	20%	5%
State/Municipal Bonds	Yes	5 Years	20%	None
Common Stocks	No	N/A	N/A	N/A
Long-Term Notes and Bonds	No	N/A	N/A	N/A
Derivative Based Instruments	No	N/A	N/A	N/A
Repurchase Agreements	No	N/A	N/A	N/A
Reverse Repurchase Agreements	No	N/A	N/A	N/A
Inverse Floaters	No	N/A	N/A	N/A
Futures and Options	No	N/A	N/A	N/A
Mortgage Backed Securities	No	N/A	N/A	N/A

* - Based on state law requirements or investment policy requirements, whichever is more restrictive.

N/A - Not Applicable

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

2. CASH AND INVESTMENTS (CONTINUED):

Investments Authorized by Administration Agreement:

Restricted cash and investments of the Reclamation Authority are to adhere to the City's investment policy pursuant to an enterprise fund administration agreement with the California Department of Toxic Substances Control. The Reclamation Authority may only draw down funds from these restricted accounts upon submission of payment requests to the California Department of Toxic Substances Control.

Investments Authorized by Debt Agreements:

Investments of debt proceeds held by fiscal agent are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by fiscal agent. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage of Portfolio</u>	<u>Maximum Investment in One Issuer</u>
Local Agency Bonds	None	None	None
U.S. Treasury Obligations	None	None	None
U.S. Agency Securities	None	None	None
Banker's Acceptances	1 year	None	None
Commercial Paper	270 days	None	None
Negotiable Certificates of Deposit	None	None	None
Repurchase Agreements	30 days	None	None
Money Market Mutual Funds	N/A	None	None
Local Agency Investment Fund	N/A	None	None
Investment Agreements	N/A	None	None

N/A - Not Applicable

Disclosures Relating to Interest Rate Risk:

Interest rate risk pertains to the 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 market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter-term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity over time as necessary to provide the cash flow and liquidity needed for operations.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

2. CASH AND INVESTMENTS (CONTINUED):

Disclosures Relating to Interest Rate Risk (Continued):

Information about the sensitivity of the fair values of the City’s investments (including investments held by fiscal agent) to market interest rate fluctuations is provided by the following table that shows the distribution of the City’s investments by maturity:

Investment Type	Remaining Maturity (in Months)			Total
	12 Months or Less	13 - 24 Months	25 - 60 Months	
Local Agency Investment Fund	\$ 28,751,630	\$ -	\$ -	\$ 28,751,630
Money Market Funds	15,886,438	-	-	15,886,438
U.S. Agency Securities	6,671,390	895,168	12,703,122	20,269,680
Medium-Term Corporate Notes	3,942,095	352,441	249,685	4,544,221
State/Municipal Bonds	456,224	-	98,184	554,408
Held by Fiscal Agent:				
Money Market Funds	29,952,796	-	-	29,952,796
U.S. Agency Securities	<u>1,694,614</u>	<u>1,344,847</u>	<u>-</u>	<u>3,039,461</u>
	<u>\$ 87,355,187</u>	<u>\$ 2,592,456</u>	<u>\$ 13,050,991</u>	<u>\$102,998,634</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

2. CASH AND INVESTMENTS (CONTINUED):

Disclosures Relating to Credit Risk:

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

Investment Type	Total as of June 30, 2017	Minimum Legal Rating	Not		
			AAAm	Other	Rated
Local Agency Investment Fund	\$ 28,751,630	N/A	\$ -	\$ -	\$ 28,751,630
Money Market Funds	15,886,438	AA+	15,886,438	-	-
U.S. Agency Securities	20,269,680	N/A	-	20,269,680	-
Medium-Term Corporate Notes	4,544,221	N/A	-	4,544,221	-
State/Municipal Bonds	554,408	AAAm	-	554,408	-
Held by Fiscal Agent:					
Money Market Funds	29,952,796	N/A	29,952,796	-	-
U.S. Agency Securities	<u>3,039,461</u>	N/A	<u>-</u>	<u>3,039,461</u>	<u>-</u>
Total	<u>\$102,998,634</u>		<u>\$ 45,839,234</u>	<u>\$ 28,407,770</u>	<u>\$ 28,751,630</u>

N/A - Not Applicable

The actual ratings for the “Other” category above are as follows:

Investment Type	AA+	AA	AA-	A+	A	A-	BBB+	BBB	Total
U.S. Agency Securities	\$20,269,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$20,269,680
Medium-Term									
Corporate Notes	-	-	1,951,272	1,017,668	999,470	226,103	100,083	249,625	4,544,221
State/Municipal Bonds	98,184	150,320	205,358	100,546	-	-	-	-	554,408
Held by Fiscal Agent:									
U.S. Agency Securities	<u>3,039,461</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,039,461</u>
Total	<u>\$23,407,325</u>	<u>\$ 150,320</u>	<u>\$ 2,156,630</u>	<u>\$ 1,118,214</u>	<u>\$ 999,470</u>	<u>\$ 226,103</u>	<u>\$ 100,083</u>	<u>\$ 249,625</u>	<u>\$28,407,770</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

2. CASH AND INVESTMENTS (CONTINUED):

Concentration of Credit Risk:

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments are as follows:

<u>Issuer</u>	<u>Investment Type</u>	<u>Reported Amount</u>
Federal Home Loan Mortgage Corp. Notes	U.S. Agency Securities	\$ 7,935,879
Federal Home Loan Bank Notes	U.S. Agency Securities	10,902,780

Custodial Credit Risk:

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

2. CASH AND INVESTMENTS (CONTINUED):

Investment in State Investment Pool:

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool of \$28,751,630 reported in the accompanying financial statements at amounts based upon the City's pro rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. LAIF's and the City's exposure to risk (credit, market or legal) is not currently available.

Fair Value Measurements:

The City categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the investments. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs.

	Quoted Prices Level 1	Observable Inputs Level 2	Unobservable Inputs Level 3	Total
U.S. Agency Securities	\$ -	\$ 20,269,680	\$ -	\$ 20,269,680
Medium-Term Corporate Notes	-	4,544,221	-	4,544,221
State/Municipal Bonds	-	554,408	-	554,408
Held by Fiscal Agent:				
U.S. Agency Securities	-	3,039,461	-	3,039,461
Total Leveled Investments	<u>\$ -</u>	<u>\$ 28,407,770</u>	<u>\$ -</u>	<u>28,407,770</u>
Local Agency Investment Fund*				28,751,630
Money Market Funds*				15,886,438
Held by Fiscal Agent:				
Money Market Funds*				<u>29,952,796</u>
Total Investment Portfolio				<u>\$ 102,998,634</u>

* Not subject to fair value measurements.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

3. LOANS RECEIVABLE:

Details of the City's loans receivable as of June 30, 2017 are as follows:

Loans relative to development projects under various disposition and development agreements	\$ 50,461,092
First Time Homebuyer Loan Program	6,619,764
Computer Loan Program	28,960
HOME Loan Program	371,546
Neighborhood Stabilization Program Loans	<u>165,000</u>
Total Loans Receivable	57,646,362
Less: Allowance for uncollectible accounts	<u>(50,461,092)</u>
Loans Receivable, Net	<u>\$ 7,185,270</u>

Because of the nature of various loans receivable in relation to development projects under various disposition and development agreements, the City provides an allowance for uncollectibility against such loans. The City reports such loans as program costs.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

4. CAPITAL ASSETS:

Governmental Activities:

The following is a summary of changes in capital assets of the Governmental Activities for the year ended June 30, 2017:

	Balance at July 1, 2016	Additions	Deletions	Balance at June 30, 2017
Capital assets, not being depreciated:				
Land	\$ 15,344,218	\$ -	\$ -	\$ 15,344,218
Land rights	75,285,334	-	-	75,285,334
Land improvements	2,306,476	-	-	2,306,476
Infrastructure - street trees	9,367,887	-	-	9,367,887
Construction-in-progress	<u>40,126,491</u>	<u>20,690,857</u>	<u>(3,085,879)</u>	<u>57,731,469</u>
Total capital assets, not being depreciated	<u>142,430,406</u>	<u>20,690,857</u>	<u>(3,085,879)</u>	<u>160,035,384</u>
Capital assets, being depreciated:				
Buildings and improvements	96,709,824	437,807	-	97,147,631
Machinery and equipment	14,259,094	805,688	-	15,064,782
Infrastructure:				
Roadways (1)	313,137,729	3,854,258	-	316,991,387
Sewer	20,123,476	-	-	20,123,476
Storm drain	<u>6,381,489</u>	<u>-</u>	<u>-</u>	<u>6,381,489</u>
Total capital assets, being depreciated	<u>450,611,012</u>	<u>5,097,753</u>	<u>-</u>	<u>455,708,765</u>
Less accumulated depreciation for:				
Buildings and improvements	(35,029,836)	(1,934,303)	-	(36,964,139)
Machinery and equipment	(11,060,669)	(822,692)	-	(11,883,361)
Infrastructure:				
Roadways	(159,174,473)	(6,223,083)	-	(165,397,556)
Sewer	(16,418,778)	(349,241)	-	(16,768,019)
Storm drain	<u>(3,676,442)</u>	<u>(119,303)</u>	<u>-</u>	<u>(3,795,745)</u>
Total accumulated depreciation	<u>(225,360,198)</u>	<u>(9,448,622)</u>	<u>-</u>	<u>(234,808,820)</u>
Total capital assets, being depreciated, net	<u>225,251,414</u>	<u>(4,350,869)</u>	<u>-</u>	<u>220,899,945</u>
Total governmental activities capital assets, net	<u>\$ 367,681,820</u>	<u>\$ 16,339,988</u>	<u>\$ (3,085,879)</u>	<u>\$ 380,935,329</u>

(1) Beginning balance of Infrastructure - Roadways has been reduced by \$1,387,216 as a result of a prior year overstatement of a capitalized project.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

4. CAPITAL ASSETS (CONTINUED):

Governmental Activities (Continued):

Depreciation expense was charged to the following functions in the Statement of Activities for the year ended June 30, 2017:

General government	\$ 1,785,920
Community services	3,804,043
Public works	1,732,979
Community development	<u>2,125,680</u>
 Total depreciation expense	 <u>\$ 9,448,622</u>

Reclamation Authority – Discretely Presented Component Unit:

The following is a summary of changes in capital assets of the Reclamation Authority for the year ended June 30, 2017:

	<u>Balance at July 1, 2016</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance at June 30, 2017</u>
Capital assets, not being depreciated:				
Land	<u>\$ 36,000,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,000,000</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

5. INTERFUND TRANSACTIONS:

Due From/To Other Funds:

Due from/due to other funds as of June 30, 2017, are as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Carson Housing Authority Special Revenue Fund	\$ 77,804
	Cooperation Agreement Bond Proceeds Special Revenue Fund	15,298
	Nonmajor Governmental Funds	2,804,034
Cooperation Agreement Bond Proceeds Special Revenue Fund	State CIP Grants Special Revenue Fund	1,525,536
	Nonmajor Governmental Funds	36,394
Nonmajor Governmental Funds	Cooperation Agreement Bond Proceeds Special Revenue Fund	<u>5,753</u>
		<u>\$ 4,464,819</u>

Current interfund receivables and payables were due to (1) short-term borrowings to eliminate negative cash, (2) reimbursement of certain administrative costs, and (3) short-term borrowing for project costs.

Interfund Transfers:

Transfers in and out for the year ended June 30, 2017, were as follows:

<u>Transfer In to Fund</u>	<u>Transfer Out of Fund</u>	<u>Amount</u>
General Fund	Nonmajor Governmental Funds	\$ 20,701
General Fund	Cooperation Agreement Bond Proceeds Special Revenue Fund	129,996
Nonmajor Governmental Funds	Cooperation Agreement Bond Proceeds Special Revenue Fund	141,176
Nonmajor Governmental Funds	General Fund	<u>3,262,570</u>
		<u>\$ 3,554,443</u>

Interfund transfers were principally used to (1) create new funds to account for restricted resources previously accounted for in the General Fund, and (2) transfer monies to cover costs accounted for in other funds.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

6. LONG-TERM LIABILITIES:

The following is a summary of changes in long-term liabilities for the year ended June 30, 2017:

	Balance at			Balance at			Due Within	Due in
	July 1, 2016	Additions	Deletions	June 30, 2017	One	More Than	Year	One Year
Compensated absences	\$ 4,954,771	\$ 3,238,652	\$ (3,375,939)	\$ 4,817,483	\$ 3,304,100	\$ 1,513,383		
Self-insurance claims payable	3,932,663	977,141	(1,838,933)	3,070,871	1,000,000	2,070,871		
Total	<u>\$ 8,887,434</u>	<u>\$ 4,215,793</u>	<u>\$ (5,214,872)</u>	<u>\$ 7,888,354</u>	<u>\$ 4,304,100</u>	<u>\$ 3,584,254</u>		

The City's policies relating to compensated absences are described in Note 1. The liability is primarily liquidated from the General Fund.

The City's self-insurance claims payable are described in Note 7.

7. SELF-INSURANCE PROGRAMS:

The City is self-insured for dental and unemployment insurance. Additionally, the City is self-insured for the first \$250,000 per liability claim, including employment practices. The liability excess insurance carrier is Lloyds of London/BRIT. The City is self-insured for the first \$750,000 per workers' compensation claim. The workers' compensation excess insurance carrier is Arch Insurance Company. The City is self-insured for the first \$10,000 per property claim. The property insurance carrier is Affiliated FM Insurance Company. The City is self-insured for the first \$10,000 per crime claim. The crime insurance carrier is Fidelity and Deposit Company of Maryland.

At June 30, 2017, \$3,070,871 has been accrued for claims payable. Such amount represents estimates of amounts to be paid for reported claims as well as a provision for incurred but not reported claims, which amount is based upon the City's past experience, as modified for current trends and information of the total liability. While the ultimate amount of losses incurred through June 30, 2017, is dependent on future developments, based upon information from the independent claims administrators and others involved with the administration of the programs, City management believes that the aggregate accrual is adequate to cover such losses.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

7. SELF-INSURANCE PROGRAMS (CONTINUED):

A summary of the City's claims activity for the two years through June 30, 2017, is as follows:

	Workers' Compensation Claims	General Liability Claims	Totals
Balance at June30, 2015	2,403,607	791,303	3,194,910
Additions	572,114	1,965,395	2,537,509
Payments	<u>(833,534)</u>	<u>(966,222)</u>	<u>(1,799,756)</u>
Balance at June30, 2016	2,142,187	1,790,476	3,932,663
Additions	640,439	336,702	977,141
Payments	<u>(397,947)</u>	<u>(1,440,986)</u>	<u>(1,838,933)</u>
Balance at June 30, 2017	<u>\$ 2,384,679</u>	<u>\$ 686,192</u>	<u>\$ 3,070,871</u>

8. DEFINED BENEFIT PENSION PLAN:

A. General Information about the Pension Plan:

Plan Description:

All qualified permanent and probationary employees are eligible to participate in the City's Miscellaneous Plan, an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions, and membership information that can be found on the CalPERS website.

Benefit Provided:

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees, and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 to 62 with statutorily reduced benefits. All members are eligible for non-industrial disability benefits after five (5) years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

A. General Information about the Pension Plan (Continued):

The Plan's provisions and benefits in effect are summarized as follows:

	Prior to May 6, 2011	Miscellaneous On or after May 6, 2011 and Prior to January 1, 2013	On or After January 1, 2013
Hire date			
Benefit formula	3.0% <u>@60</u>	2.0% <u>@55</u>	2% <u>@62</u>
Benefit vesting schedule	5 years of service	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 - 60	50 - 63	52 - 67
Monthly benefits, as a % of eligible compensation	2.0%-3.0%	1.426%-2.418%	1.0% to 2.5%
Required employee contribution rates	8%	7%	6.250%
Required employer contribution rates	28.127%	28.127%	28.127%

Employees Covered:

The following employees were covered by the benefit terms of the Plan:

	Miscellaneous
Inactive employees or beneficiaries currently receiving benefits	344
Inactive employees entitled to but not yet receiving benefits	200
Active employees	430
Total	<u>974</u>

Contributions:

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. City contribution rates may change if plan contracts are amended. Payments made by the employer to satisfy contribution requirements that are identified by the pension plan terms as plan member contributions requirements are classified as plan member contributions.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

B. Net Pension Liability:

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2016, using an annual actuarial valuation as of June 30, 2015, rolled forward to June 30, 2016, using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions:

The total pension liability in the June 30, 2015, actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	<u>Miscellaneous</u>
Measurement Date	June 30, 2015
Actuarial Cost Method	June 30, 2016
	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.65%
Inflation	2.75%
Projected Salary Increase	(1)
Mortality Rate Table	(2)
Post Retirement Benefit Income	(3)

(1) Various by entry age and service

(2) The probabilities of mortality are derived using CalPERS' membership data for all funds. The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB.

(3) Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter.

All other actuarial assumptions used in the June 30, 2015 valuation were based on the results of an actuarial experience study for the period from 1997 to 2011, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at the CalPERS website under Forms and Publications.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

B. Net Pension Liability:

Change of Assumptions:

There were no change of assumptions during the measurement period June 30, 2016. Deferred inflows of resources for changes of assumptions presented in the financial statements represent the unamortized portion of the changes of assumptions related to prior measurement periods.

Discount Rate:

The discount rate used to measure the total pension liability was 7.65% for the Plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing of the Plans, the tests revealed the assets would not run out. Therefore, the current 7.65 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long term expected discount rate of 7.65 percent is applied to all plans in the Public Employees Retirement Fund (PERF). The cash flows used in the testing were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained from the CalPERS website under the GASB 68 section.

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

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

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

B. Net Pension Liability (Continued):

Discount Rate (Continued):

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. The target allocation shown was adopted by the CalPERS Board effective on July 1, 2015.

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (a)	Real Return Years 11+ (b)
Global Equity	51.00%	5.25%	5.71%
Global Fixed Income	20.00%	0.99%	2.43%
Inflation Sensitive	6.00%	0.45%	3.36%
Private Equity	10.00%	6.83%	6.95%
Real Estate	10.00%	4.50%	5.13%
Infrastructure and Forestland	2.00%	4.50%	5.09%
Liquidity	1.00%	-0.55%	-1.05%
Total	100.00%		

(a) An expected inflation of 2.5% used for this period

(b) An expected inflation of 3.0% used for this period

Subsequent Events

In December 2016, CalPERS' Board of Directors voted to lower the discount rate used in its actuarial valuations from 7.5 percent to 7.0 percent over three fiscal years, beginning in fiscal year 2018. The change in the discount rate will affect the contribution rates for employers beginning in fiscal year 2019, and result in increases to employers' normal costs and unfunded actuarial liabilities. For the GASB Statement 68 accounting valuations, the discount rate will move straight to 7 percent starting with the June 30, 2017 measurement date reports and will result in an increase to employer's total pension liabilities.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

C. Changes in the Net Pension Liability:

The changes in the net pension liability for the Miscellaneous Plan, using the measurement date of June 30, 2016, are as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
Balance at June 30, 2015	<u>\$ 244,250,295</u>	<u>\$ 169,808,572</u>	<u>\$ 74,441,723</u>
Changes in the Year:			
Service cost	4,558,044	-	4,558,044
Interest on the total pension liability	18,605,765	-	18,605,765
Changes of assumptions	-	-	-
Differences between expected and actual experience	2,148,324	-	2,148,324
Plan to plan resource movement	-	-	-
Contribution - employer	-	6,254,187	(6,254,187)
Contribution - employee	-	2,155,129	(2,155,129)
Net investment income	-	1,013,852	(1,013,852)
Benefit payments, including refunds of employee contributions	(10,930,075)	(10,930,075)	-
Administrative expenses	-	(103,489)	103,489
Net Changes	<u>14,382,058</u>	<u>(1,610,396)</u>	<u>15,992,454</u>
Balance at June 30, 2016 (Measurement Date)	<u><u>\$ 258,632,353</u></u>	<u><u>\$ 168,198,176</u></u>	<u><u>\$ 90,434,177</u></u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

C. Changes in the Net Pension Liability (Continued):

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

The following presents the net pension liability of the City for the Plan, calculated using the discount rate for the Plan of 7.65%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.65%) or 1-percentage point higher (8.65%) than the current rate:

	<u>Miscellaneous</u>
1% Decrease	6.65%
Net Pension Liability	\$ 124,221,190
Current Discount Rate	7.65%
Net Pension Liability	\$ 90,434,177
1% Increase	8.65%
Net Pension Liability	\$ 62,331,665

Pension Plan Fiduciary Net Position:

Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

8. DEFINED BENEFIT PENSION PLAN (CONTINUED):

D. Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions:

For the year ended June 30, 2017, the City recognized pension expense of \$10,682,150. At June 30, 2017, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Contributions made after the measurement date	\$ 6,884,001	\$ -
Differences between actual and expected experience	4,797,307	-
Change of assumptions	-	(2,064,437)
Net differences between projected and actual earnings on plan investments	8,904,571	-
Total	<u>\$ 20,585,879</u>	<u>\$ (2,064,437)</u>

\$6,884,001 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ending June 30,	Amount
2018	\$ 2,911,819
2019	2,214,205
2020	4,154,757
2021	2,356,660
2022	-
Thereafter	-

E. Payable to the Pension Plan:

At June 30, 2017, the City had \$320,855 outstanding amount of contributions to the pension plan required for the year ended June 30, 2017.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

9. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN:

Plan Description:

The City administers a defined benefit plan, which provides medical insurance benefits to eligible retirees and qualified family members.

An employee is eligible for the City contribution provided they are vested in their CalPERS pension benefit and commence payment of their pension benefit within 120 days of retirement with the City. Vesting requires at least 5 years of PERS eligible service. The surviving spouse of an eligible retiree who elected spouse coverage under CalPERS is eligible for the employer contribution upon the death of the retiree.

The City contributes to the retiree health coverage of eligible retirees and eligible surviving spouses. The City's financial obligation is to pay for the retiree and eligible dependent coverage up to a monthly maximum.

Eligible participants to the plan as of July 1, 2015, the date of the most recent actuarial valuation, are as follows:

Retirees Receiving Benefits:	
Age 65 and above	172
Age below 65	<u>79</u>
Subtotal	<u>251</u>
Active Employees:	
Full-time	317
Unclassified/Part-time	<u>139</u>
Subtotal	<u>456</u>
Total	<u><u>707</u></u>

City's Funding Policy:

The Plan provisions and contribution requirements of plan members and the City are established and may be amended by City Council. The City joined the California Employer's Retiree Benefit Trust (CERBT) and has made a contribution of \$318,044 for the fiscal year 2016-2017 in addition to direct contributions it paid for retiree benefits of \$2,074,858. Direct contributions of \$59,449 were for the benefit of the dissolved redevelopment agency employees. The City also received \$983,796 of reimbursements from CERBT for retiree premium payments made. Net contributions during the fiscal year 2016-2017 amounted to \$1,409,106.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

9. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED):

Annual OPEB Cost and Net OPEB Obligation:

The City's annual other post-employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years.

The following table shows the components of the annual OPEB cost for the current fiscal year, the amount actually contributed to the Plan, and changes in the City's net OPEB obligation for these benefits:

Annual required contribution (ARC)	\$ 5,244,502
Interest on net OPEB obligation	1,034,676
Adjustments to ARC	<u>(1,429,918)</u>
Annual OPEB cost	4,849,260
Benefit payments and contributions made	(2,392,902)
Reimbursement of retiree premium payments	<u>983,796</u>
Increase in net OPEB obligation	3,440,154
Net OPEB obligation, beginning of year	<u>17,994,368</u>
Net OPEB obligation, end of year	<u><u>\$ 21,434,522</u></u>

Three-Year Trend Information:

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the fiscal year ended June 30, 2017 and the two preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
06/30/15	\$ 4,603,539	79.5%	\$ 15,325,175
06/30/16	4,791,603	44.3%	17,994,368
06/30/17	4,849,260	29.1%	21,434,522

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

9. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED):

Funded Status and Funding Progress:

As of July 1, 2015, the most recent valuation date, the actuarial accrued liability for benefits was \$55,196,794, and the actuarial value of assets was \$16,112,035, resulting in an unfunded actuarial accrued liability (UAAL) of \$39,084,759 and a funded ratio (actuarial value of assets as a percentage of the actuarial accrued liability) of 29%. The covered payroll (annual payroll of active employees covered by the plan) was \$29,602,000, and the ratio of the UAAL to the covered payroll was 132%.

The projection of future benefit payments for an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrences of events far into the future. Examples include assumptions about future employment, mortality and healthcare cost trends. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision, as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress presents multiyear trend information about whether the actuarial value of plan assets are increasing or decreasing over time, relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions:

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented in the required supplementary information section, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for the benefits.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

9. OTHER POST-EMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED):

Actuarial Methods and Assumptions (Continued):

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

The actuarial cost method used for determining the benefit obligations is the Projected Unit Credit Method. The actuarial assumptions included a 5.75% discount rate, which reflects a blend between a pay-as-you-go discount rate of 5% and the 7.61% discount rate for invested assets, and actual annual cost trend rates for 2016, and annual cost trend rates of 6.5% for HMO and 7.0% for PPO for 2017, reduced by decrements of 0.5% per year to an ultimate rate of 5% after the third and fourth year, respectively. All the rates included a 2.75% inflation assumption. The UAAL is being amortized over 30 years using a level-dollar method on a closed basis. The remaining period at June 30, 2015 is 23 years. It is assumed the City's payroll will increase 3.00% per year.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

10. GOVERNMENTAL FUND BALANCE CLASSIFICATIONS:

The various fund balance classifications established as of June 30, 2017, were as follows:

General	General	Special Revenue Funds				Total
		Carson Housing Authority	Cooperation Agreement Bond Proceeds	State CIP Grants	Nonmajor Governmental Funds	
Nonspendable:						
Inventory	\$ 232,900	\$ -	\$ -	\$ -	\$ -	\$ 232,900
Prepays and other assets	<u>34,872</u>	-	-	-	-	<u>34,872</u>
Total Nonspendable	<u>267,772</u>	-	-	-	-	<u>267,772</u>
Restricted for:						
Housing projects	-	23,595,980	-	-	-	23,595,980
Special revenue funds	-	-	-	-	9,048,634	9,048,634
Restricted donations	250,000	-	-	-	-	250,000
Capital projects	<u>-</u>	<u>-</u>	<u>9,400,111</u>	<u>-</u>	<u>-</u>	<u>9,400,111</u>
Total Restricted	<u>250,000</u>	<u>23,595,980</u>	<u>9,400,111</u>	<u>-</u>	<u>9,048,634</u>	<u>42,294,725</u>
Committed:						
Economic uncertainties	15,274,165	-	-	-	-	15,274,165
Reward funds	<u>50,000</u>	-	-	-	-	<u>50,000</u>
Total Committed	<u>15,324,165</u>	-	-	-	-	<u>15,324,165</u>
Assigned:						
Self insurance	<u>1,000,000</u>	-	-	-	-	<u>1,000,000</u>
Unassigned	<u>2,121,065</u>	-	-	<u>(2,067,793)</u>	<u>(987,537)</u>	<u>(934,265)</u>
Total Fund Balances	<u>\$ 18,963,002</u>	<u>\$ 23,595,980</u>	<u>\$ 9,400,111</u>	<u>\$ (2,067,793)</u>	<u>\$ 8,061,097</u>	<u>\$ 57,952,397</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

11. OTHER REQUIRED INDIVIDUAL FUND DISCLOSURES:

Deficit Fund Balances:

The following funds reported an accumulated deficit in fund balance as of June 30, 2017:

	<u>Accumulated Deficit</u>
Major Fund:	
State CIP Grants Special Revenue Fund	(2,067,793)
Nonmajor Special Revenue Funds:	
TDA Article 3 Fund	\$ (15,834)
City Special Events	(125,294)
MTA Call For Projects Fund	(335,040)
Los Angeles County Park District Fund	(584,254)
Proposition 1B Fund	(25,135)
Federal Highway Planning Grant Fund	(237,020)

Management expects that these deficits will be remedied after the related reimbursements from the grants are received or by transfers from the General Fund.

Excess of Expenditures over Appropriations:

For the year ended June 30, 2017, expenditures exceeded appropriations of the following City funds:

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Major Fund:			
General Fund:			
General government:			
City Attorney	\$ 2,395,000	\$ 2,615,365	\$ (220,365)
City Treasurer	774,748	786,713	(11,965)
Community services	13,248,821	13,362,962	(114,141)
Housing Authority Fund:			
Community development	10,833,971	12,036,850	(1,202,879)
Cooperation Agreement Bond Proceeds Fund:			
Capital improvement programs	14,551,358	15,341,698	(790,340)
Nonmajor Special Revenue funds:			
TDA Article 3 Fund:			
Capital improvement programs	-	12,000	(12,000)
Prop A Local Return Fund:			
Community services	2,078,657	2,110,316	(31,659)

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

11. OTHER REQUIRED INDIVIDUAL FUND DISCLOSURES (CONTINUED):

Excess of Expenditures over Appropriations (Continued):

	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Nonmajor Special Revenue Funds (Continued):			
Capital Asset Replacement Fund:			
Capital improvement programs	\$ 326,033	\$ 327,532	\$ (1,499)
MTA Call for Projects Fund:			
Capital improvement programs	1,059,322	2,827,828	(1,768,506)
Los Angeles County Park District Fund:			
Public works	-	5,074	(5,074)
Beverage Container Recycling Fund:			
Public works	3,600	7,706	(4,106)
Family Support Grant Fund:			
Community Services	53,166	54,227	(1,061)
Federal Highway Planning Grant Fund:			
Capital improvement programs	72,028	195,200	(123,172)

12. DEBT ISSUED WITHOUT GOVERNMENT COMMITMENT:

Assessment District No. 2006:

In September 2006, the City of Carson issued \$25,000,000 and \$7,955,000 of Assessment District No. 2006-1 (Dominguez Technology Center West) Reassessment Revenue Bonds, Series A and Subordinate Series B, respectively, (collectively, the Bonds). The Bonds were issued to finance certain public capital improvements within the Assessment District, purchase the outstanding Reassessment District No. 2001-1 Limited Obligation Refunding Improvement Bonds, establish the Reserve Fund, pay the premium, and to pay the cost of issuing the bonds.

The City is not liable for repayment of this debt but is only acting as an agent for the property owners in collecting the assessments, forwarding the collections to bondholders, and initiating foreclosure proceedings for the benefit of the bondholders.

For these reasons, neither the debt nor the related debt service transactions are recorded on the City's basic financial statements. The principal balances outstanding at June 30, 2017, are \$18,220,000 and \$5,910,000, for Series A and Subordinate Series B, respectively.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

12. DEBT ISSUED WITHOUT GOVERNMENT COMMITMENT (CONTINUED):

Assessment District No. 92-1:

In October 1992, the City of Carson issued \$13,100,000 of Assessment District No. 92-1 (Sepulveda Special District) Limited Obligation Improvement Bonds, Series 1992 (the Bonds). The Bonds were issued to finance a portion of the costs of the construction of certain street improvements, particularly the widening of a portion of Sepulveda Boulevard and included the reconstruction, removal, modification and relocation of pipelines, facilities, and the relocation of railroad tracks from the public right-of-way, storm drainage improvements, signaling, and landscaping. Bond proceeds were also used to establish the Reserve Fund, and to pay the cost of issuing the bonds.

The City's obligation to transfer funds to the Redemption Fund in the event of delinquent installments is limited to the balance in the Reserve Fund. The City is in no way liable for repayment but is only acting as an agent for the property owners in collecting the assessments, forwarding the collections to bondholders, and initiating foreclosure proceedings for the benefit of the bondholders.

For these reasons, neither the debt nor the related debt service transactions are recorded on the City's basic financial statements. The principal balance outstanding at June 30, 2017 is \$910,000.

13. CONTINGENCIES - CLAIMS:

The City is a defendant in several general damage and personal injury lawsuits and claims. These claims arise primarily from injuries sustained by the claimants while on property owned or maintained by the City.

The City has accrued a liability of \$8,125,950 in the General Fund for certain claims that existed as of June 30, 2017, that were either settled or a judgment against the City made subsequently.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

14. HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS:

Following are details of the Housing Authority's commitments under Development Agreements:

East Carson Housing Partners, L.P.:

On June 15, 2010, the former Carson Redevelopment Agency (Agency) entered into a disposition and development agreement (DDA) with East Carson Housing Partners, L.P. (Developer) for the development of a 65-unit workforce housing community on a 1.75 acre Agency-owned property (Property) located at 425 E. Carson Street. The development was completed and fully leased by June 2012. The site provides housing for very-low, low and moderate income households. The product type ranges from one-bedroom to three-bedroom units.

The Agency provided assistance for the development of the project by selling the Property to the Developer for the fair market value of \$1,906,500 (Purchase Price). In addition, the Agency provided project assistance in the amount of \$6,888,000 towards Project development costs (Agency Assistance). The combined value of the land and set-aside funds are evidenced by a promissory note and secured by a Deed of Trust recorded on March 9, 2011. The Purchase Price and the Agency Assistance totals \$8,794,500. This amount is to be repaid by the Developer with residual receipts over a 55 year period, with interest accruing at 0.5% per annum (Note). Any balance on the Note is due and payable at the end of 55 years from commencement of their permanent loan. The permanent loan commenced March 1, 2013. At June 30, 2017, the balance on the Note is \$7,865,891.

East Carson II Housing Partners, L.P.:

On February 19, 2013, the Housing Authority entered into an Affordable Housing Agreement with East Carson II Housing Partners, L.P. (Developer) for the development of a 40-unit workforce housing community on approximately 1.0 acre Housing Authority-owned property. On November 25, 2013 the Housing Authority closed escrow for the sale of the property and the Developer began construction. The project was completed with a grand opening ceremony held on April 2, 2015. The development serves as phase two to the East Carson Housing Partners, L.P. project at 425 E. Carson Street, which was completed in June 2012.

The Housing Authority's financial assistance for this project included a loan of \$3,320,000 for pre-development and construction costs and the property purchase price of \$1,565,446 for a total assistance amount of \$4,885,446. The total assistance amount was provided by a promissory note (Note) and secured by a Deed of Trust to be recorded at the time the Housing Authority sells the property to Developer. The Note is to be repaid by the Developer with residual receipts over a 55 year period, with interest accruing at 0.5% per annum. Any balance on the Note will be due and payable at the end of 55 years from commencement of the permanent senior loan. The permanent financing began on November 25, 2013. At June 30, 2017, the balance on the Note is \$4,872,327.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

14. HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS
(CONTINUED):

Affirmed Housing Group - 21227 Figueroa Street:

On March 1, 2011, the Agency entered into a disposition and development agreement (DDA) with Affirmed Housing Group, Inc. (Developer) for the development of a 40-unit workforce housing community on Agency-owned property located at 21227 Figueroa Street (Property). The Agency's financial assistance for this project included a loan of \$2,855,000 for pre-development and construction costs, and the property purchase price of \$1,345,000 for a total assistance amount of \$4,200,000 (Agency Assistance). The Agency Assistance is evidenced by a promissory note and secured by a Deed of Trust recorded on December 24, 2012. The Agency Assistance is to be repaid by the Developer with residual receipts over a 55 year period, with interest accruing at 0.5% per annum (Note). Any balance on the Note is due and payable at the end of 55 years from issuance of a certificate of occupancy. The certificate of occupancy was issued on March 6, 2014. At June 30, 2017, the balance on the Note is \$4,200,000.

Avalon Courtyard Senior Apartments:

In July 1992, the Agency entered into a disposition and development agreement (DDA) with Thomas Safran & Associates (Developer) for development and operation of an affordable senior citizen housing project (Project). Pursuant to the DDA, the Developer executed a promissory note for a loan in the amount of \$2,681,000 with a simple interest rate of 5%. The amount of Developer loan repayments is equal to 50% of the positive cash flow generated by the Project. As of June 30, 2017, the outstanding loans receivable from the Developer is \$2,681,000. Pursuant to the DDA, as amended, the Agency is also required to provide the Developer a rent subsidy in the amount of \$160,524 per year for 30 years following the date of the certificate of occupancy for the Project (or until August 1, 2025).

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

14. HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS
(CONTINUED):

Carson Terrace, L.P.:

In June 1999, the Agency entered into an Owner Participation Agreement (OPA) with Carson Terrace, L.P. (Developer) for development and operation of an affordable senior citizen housing project (Project). Pursuant to the OPA, the Developer executed a promissory note for a short-term construction loan in the amount of \$2,205,000 with a simple interest rate of 3%. Subsequently, the Developer executed a promissory note for a long-term loan with a 5% simple interest rate for the purpose of retiring the construction loan. An amendment dated December 15, 2000, increased the amount of the long-term loan to \$2,296,988. The amount of Developer loan repayments are equal to 50% of the positive cash flow generated by the Project. At June 30, 2017, the balance on the note is \$2,296,988. Pursuant to the OPA, the Agency is also required to provide the Developer a rent subsidy in the amount of \$73,320 per year for 30 years following the date of the certificate of occupancy issued in 2001 (or until December 26, 2030). In late 2017, the Developer approached the Authority about additional assistance to help them apply for 5% Tax Credit assistance and Affordable Housing Program (AHP) funding in order to undertake a major interior remodel. At June 30, 2017, the balance on the Note remains at \$2,296,988.

Gramercy Urban Housing, LLC. - 21521 Avalon Boulevard:

On January 21, 2014, the Housing Authority entered into a purchase and sale agreement with Gramercy Urban Housing, LLC (Developer) for the sale of approximately 1.0-acre Housing Authority-owned property located at 21521 Avalon Boulevard. Once purchased, the Developer will build a mixed-use commercial/residential project generally consistent with the City's Carson Street Master Plan. The Developer desires to assemble the property with its property at the northwest corner of Avalon Boulevard and Carson Street, and the Carson Successor Agency-owned property located at 615 E. Carson Street for the mixed-use development. There was no Housing Authority assistance in connection with this sale. The property was sold for the highest and best use fair market appraised value of \$1,000,000. Escrow closed on August 12, 2015. The parcel was combined with another Agency-owned parcel plus a privately owned shopping center to assemble property for a 357-unit market rate housing project plus 30,000 square feet of commercial and retail space. Construction of the project commenced in Q2 2017 and is expected to be complete in 2019.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

14. HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS
(CONTINUED):

AHGI - Sepulveda Senior Housing:

As part of a Development Agreement, Developer proposed a 65 unit senior affordable housing project. The original DDA provided that the City of Carson would grant the property for the development, at no cost to the developer, as required by the tax-exempt bonds issued to acquire the property. The land was acquired for \$3,135,000. In addition, the Housing Authority was to provide cash assistance in the amount of \$2,765,000, which is evidenced by a promissory note secured by a deed of trust. The note will bear interest at 3% and have a term of 55 years. As a result of the developer not being able to obtain a TCAC award, they asked and gained additional assistance from the City of Carson, totaling \$2,700,000 in the form of a grant award, to be disbursed in the form of construction draws. Lastly, the amended agreement stipulates that should the developer be successful in obtaining an Affordable Housing Grant (AHP Grant) from FHLB, the developer shall reimburse the Authority an amount equal to the grant, which will reduce the Note. At June 30, 2017, the balance on the note is \$2,539,543. Work started on the project in December 2016 and is expected to be complete in late 2018.

21205 Carson Arts LP:

This Agreement is for the development of 45 units of affordable housing. The Agreement provides that the Carson Housing Authority will provide \$4,200,000 in cash as a loan to the developer to assist in acquiring the land, as well as provides an additional \$2,800,000 in the form of a grant to the Developer's non-profit partner. The loan is be evidenced by a promissory note and Deed of Trust. An agreement with the Developer was approved in March 2017, and the Developer proceeded with the acquisition and demolition of the property. The project received an allocation of Low-Income Housing Tax Credits (LIHTC) in September 2017 and will close on its financing in March 2018, with construction to commence in April. The project will be complete at the end of 2019.

15. RECENT CHANGES IN LEGISLATION AFFECTING CALIFORNIA REDEVELOPMENT
AGENCIES:

On June 28, 2011, Assembly Bills x1 26 (the Dissolution Act) and x1 27 was enacted as part of the fiscal year 2011-12 state budget package which dissolved Redevelopment.

On June 27, 2012, as part of the fiscal year 2012-13 state budget package, the Legislature passed and the Governor signed AB 1484, which made technical and substantive amendments to the Dissolution Act based on experience to-date at the state and local level in implementing the Dissolution Act.

In September 2015, the Legislature passed and the Governor signed SB 107, which made additional changes to the Dissolution Act.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

15. RECENT CHANGES IN LEGISLATION AFFECTING CALIFORNIA REDEVELOPMENT AGENCIES:

Under the Dissolution Act, each California redevelopment agency (each Dissolved RDA) was dissolved as of February 1, 2012, and the sponsoring community that formed the Dissolved RDA, together with other designated entities, have initiated the process under the Dissolution Act to unwind the affairs of the Dissolved RDA. A Successor Agency was created for each Dissolved RDA which is the sponsoring community of the Dissolved RDA unless it elected not to serve as the Successor Agency. On January 10, 2012, the City became the Successor Agency of the former redevelopment agency by operation of law in accordance with the Bill.

The Dissolution Act also created oversight boards which monitor the activities of the successor agencies. The roles of the successor agencies and oversight boards is to administer the wind down of each Dissolved RDA which includes making payments due on enforceable obligations, disposing of the assets (other than housing assets) and remitting the unencumbered balances of the Dissolved RDAs to the County Auditor-Controller for distribution to the affected taxing entities.

The Dissolution Act allowed the sponsoring community that formed the Dissolved RDA to elect to assume the housing functions and take over the certain housing assets of the Dissolved RDA. If the sponsoring community does not elect to become the Successor Housing Agency and assume the Dissolved RDA's housing functions, such housing functions and all related housing assets will be transferred to the local housing authority in the jurisdiction. AB 1484 modified and provided some clarifications on the treatment of housing assets under the Dissolution Act. The Housing Authority elected on January 27, 2012 to serve as the Housing Successor Agency.

As of the date of dissolution, the housing assets, obligations, and activities of the Dissolved RDA have been transferred and are reported in the Carson Housing Authority Special Revenue Fund in the financial statements of the City. All other assets, obligations, and activities of the Dissolved RDA have been transferred and are reported in a fiduciary fund (private-purpose trust fund) in the financial statements of the City.

In the current and future fiscal years, the Successor Agency will only be allocated revenue from the County of Los Angeles in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the Dissolved RDA until all enforceable obligations of the Dissolved RDA have been paid in full and all assets have been liquidated.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES:

The accompanying financial statements also include the Private-purpose Trust Fund for the Successor Agency to the City's former Redevelopment Agency (Successor Agency). The City, as the Successor Agency, serves in a fiduciary capacity, as custodian for the assets and to wind down the affairs of the former Redevelopment Agency. Its assets are held in trust for the benefit of the taxing entities within the former Redevelopment Agency's boundaries and as such, are not available for the use of the City.

Loans Receivable:

Details of the Successor Agency's loans receivable as of June 30, 2017, are as follows:

Loans relative to development projects under various disposition and development agreements	\$ 14,152,347
Less: Allowance for uncollectible accounts	<u>(14,152,347)</u>
Loans Receivable, Net	<u>\$ -</u>

Because of the nature of various loans receivable in relation to development projects under various disposition and development agreements, the Successor Agency provides an allowance for uncollectibility against such loans.

During the current fiscal year, it was determined that one of the loans receivable in the amount of \$7,500,000 was actually considered a grant per the terms of the agreement and therefore, the loan and corresponding allowance for uncollectible accounts have been reduced accordingly.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities:

The following is a summary of changes in long-term liabilities for the year ended June 30, 2017:

	Balance at July 1, 2016	Additions	Deletions	Balance at June 30, 2017	Due Within One Year	Due in More Than One Year
Redevelopment Project Area 1:						
2003B Tax Allocation Bonds	\$ 10,622,229	\$ 599,471	\$ -	\$ 11,221,700	\$ -	\$ 11,221,700
2001 Tax Allocation						
Refunding Bonds	2,775,000	-	(2,775,000)	-	-	-
2009A Tax Allocation Bonds	20,400,000	-	(20,400,000)	-	-	-
2009 Revenue Bonds	11,350,000	-	(11,350,000)	-	-	-
2014A Tax Allocation						
Refunding Bonds	25,730,000	-	(225,000)	25,505,000	2,830,000	22,675,000
2016A Tax Allocation						
Refunding Bonds	-	21,350,000	(575,000)	20,775,000	805,000	19,970,000
2017A Tax Allocation						
Refunding Bonds	-	12,315,000	-	12,315,000	620,000	11,695,000
Less: Bond Discounts	-	(471,712)	12,782	(458,930)	-	(458,930)
Redevelopment Project Area 2:						
2007A Tax Allocation						
Refunding Bonds	16,130,000	-	(135,000)	15,995,000	145,000	15,850,000
2014A Tax Allocation						
Refunding Bonds	14,125,000	-	(1,300,000)	12,825,000	1,350,000	11,475,000
Redevelopment Project Area 4:						
2006 Tax Allocation Bonds	23,825,000	-	(535,000)	23,290,000	550,000	22,740,000
Low and Moderate Income						
Housing:						
2010A-T Tax Allocation						
Housing Bonds	8,875,000	-	(1,505,000)	7,370,000	1,570,000	5,800,000
2010A Tax Allocation						
Housing Bonds	25,620,000	-	-	25,620,000	-	25,620,000
Successor Agency:						
2015B Subordinate						
Tax Allocation						
Refunding Bonds	52,920,000	-	(2,685,000)	50,235,000	3,035,000	47,200,000
County deferred loans	2,568,710	-	(2,568,710)	-	-	-
Total	<u>\$ 214,940,939</u>	<u>\$ 33,792,759</u>	<u>\$ (44,040,928)</u>	<u>\$ 204,692,770</u>	<u>\$ 10,905,000</u>	<u>\$ 193,787,770</u>

All bonds are in compliance with their respective reserve requirements, by either the purchase of a surety bond or the placement of cash in a reserve account with the fiscal agent trustee.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 1:

2003B Tax Allocation Bonds

In December 2003, the Carson Redevelopment Agency issued \$32,495,863 of Tax Allocation Bonds, Series 2003B for Redevelopment Project Area No. 1 to fund redevelopment projects within the project area. The first principal installment was due on October 1, 2004; and then on October 1, 2017 annually thereafter ranging from \$466,575 to \$3,940,000 plus interest at 2.0% to 5.25% through October 2034. In April 2014, this debt was partially defeased when the Successor Agency of the former Carson Redevelopment Agency issued the Tax Allocation Refunding Bonds, Series 2014A. The capital appreciation bonds of \$5,410,863 that were issued as part of the bond issuance Tax Allocation Bonds, Series 2003B with maturity dates from October 1, 2023 through 2032 were not defeased. Prior to their applicable maturity dates, each capital appreciation bond will accrete interest on the principal component, with all interest accreting through the applicable maturity date and payable only upon the maturity or prior payment of the principal component. Accreted interest of \$5,810,837 has been reflected as long-term debt.

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 1 - 2003B Tax Allocation Bonds as of June 30, 2017:

Year Ending June 30,	Principal	Interest	Total
2018	\$ -	\$ -	\$ -
2019	-	-	-
2020	-	-	-
2021	-	-	-
2022	-	-	-
2023 - 2027	2,153,026	4,476,974	6,630,000
2028 - 2032	2,791,262	8,808,738	11,600,000
2033 - 2034	<u>466,575</u>	<u>1,853,425</u>	<u>2,320,000</u>
Subtotal	5,410,863	15,139,137	20,550,000
Accreted Interest	<u>5,810,837</u>	<u>(5,810,837)</u>	<u>-</u>
Totals	<u>\$ 11,221,700</u>	<u>\$ 9,328,300</u>	<u>\$ 20,550,000</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 1 (Continued):

2001 Tax Allocation Refunding Bonds

On June 21, 2001, the Carson Redevelopment Agency issued \$28,625,000 of Tax Allocation Refunding Bonds, Series 2001 to advance refund a portion of the 1992 Series and all of the 1993B Series Tax Allocation Bonds outstanding at the time. Principal installments are due annually on October 1 and interest is paid semi-annually on October 1 and April 1 at rates ranging from 3.0% to 5.0%. On October 1, 2016, these last required principal and interest payments were made and these bonds are considered paid in full.

2009A Tax Allocation Bonds

On June 23, 2009, the Carson Redevelopment Agency issued \$22,810,000 of Tax Allocation Bonds, Series 2009A for Redevelopment Project Area No. 1 to fund redevelopment projects within the project area. In December 2016, the 2009A Tax Allocation Bonds were refunded in advance using the bond proceeds from the 2016A Tax Allocation Refunding Bonds.

2009 Revenue Bonds

In July 2009, the Carson Redevelopment Agency issued \$12,165,000 of Revenue Bonds, Series 2009, for Redevelopment Project Area No.1 to fund redevelopment activities within the project area. In February 2017, the 2009 Revenue Bonds were refunded in advance using the bond proceeds from the 2017A Tax Allocation Refunding Bonds.

2014A Tax Allocation Refunding Bonds

In April 2014, the Successor Agency of the former Carson Redevelopment Agency issued \$26,190,000 Tax Allocation Refunding Bonds, Series 2014A, for Redevelopment Project Area No. 1 to advance refund \$1,540,000 of the outstanding 2003 Tax Allocation Refunding Bonds and \$26,850,000 of the outstanding 2003B Tax Allocation Bonds, establish a reserve account for the bonds, and to pay the cost of issuing the bonds. Principal installments are due annually ranging in amounts from \$245,000 to \$2,225,000 plus interest at 3.0% to 5.0% through October 1, 2034. The interest and principal of the bonds are payable from pledged tax increment revenues of the Redevelopment Obligation Retirement Fund.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 1 (Continued):

2014A Tax Allocation Refunding Bonds (Continued)

Of the Series 2014A proceeds, \$28,543,351 were used to purchase U.S. Government securities to refund in full the 2003 Tax Allocation Refunding Bonds and refund a portion of the Series 2003B Tax Allocation Bonds. Those securities were placed in an irrevocable trust with an escrow agent to provide for all future debt service payments on the entire balance of the of the 2003 Tax Allocation Refunding Bonds in the amount of \$1,540,000 and \$26,850,000 of the 2003B Tax Allocation Bonds. As a result, the entire 2003 Tax Allocation Refunding Bonds and a portion of 2003B Tax Allocation Bonds are considered to be defeased and the liability for these bonds has been removed from the statement of fiduciary net position in the accompanying fiduciary fund financial statements.

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 1 - 2014A Tax Allocation Refunding Bonds as of June 30, 2017:

Year Ending June 30,	Principal	Interest	Total
2018	\$ 2,830,000	\$ 1,157,688	\$ 3,987,688
2019	2,950,000	1,027,338	3,977,338
2020	3,095,000	876,213	3,971,213
2021	3,245,000	717,712	3,962,712
2022	3,405,000	551,462	3,956,462
2023 - 2027	5,625,000	1,471,062	7,096,062
2028 - 2032	-	925,437	925,437
2033 - 2037	<u>4,355,000</u>	<u>372,194</u>	<u>4,727,194</u>
Totals	<u>\$ 25,505,000</u>	<u>\$ 7,099,106</u>	<u>\$ 32,604,106</u>

2016A Tax Allocation Refunding Bonds

In December 2016, the Successor Agency of the Carson Redevelopment Agency issued \$21,350,000 Tax Allocation Refunding Bonds Series 2016A, for Redevelopment Project Area No. 1 to advance refund \$19,930,000 of the outstanding 2009A Tax Allocation Refunding Bonds, establish a reserve account for the bonds, and to pay the cost of issuing the bonds. Principal installments are due annually ranging in amounts from \$575,000 to \$3,140,000 plus interest at 1.545% to 3.625% through February 1, 2037. The interest and principal of the bonds are payable from pledged tax increment revenues of the Redevelopment Obligation Retirement Fund.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 1 (Continued):

2016A Tax Allocation Refunding Bonds (Continued)

Of the Series 2016A proceeds, \$23,032,015 were used to purchase U.S. Government securities to refund in full the 2009A Tax Allocation Refunding Bonds. Those securities were placed in an irrevocable trust with an escrow agent to provide for all future debt service payments on the entire balance of the of the 2009A Tax Allocation Refunding Bonds. As a result, the entire 2009A Tax Allocation Refunding Bonds are considered to be defeased, and the liability for these bonds has been removed from the statement of fiduciary net position in the accompanying fiduciary fund financial statements. As of June 30, 2017, the outstanding balance of the defeased debt was \$19,930,000.

The defeasance resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$2,859,009. This difference reported in the accompanying statements as a deferred outflow of resources is being charged to interest expense through 2037. The remaining balance at June 30, 2017, is \$2,776,311.

The Successor Agency refunded the Tax Allocation Bonds to reduce its debt service payments by \$5,438,589 and to obtain an economic gain (difference between the present values of the old and new debt) of \$2,301,527.

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 1 - 2016A Tax Allocation Refunding Bonds as of June 30, 2017:

Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 805,000	\$ 754,542	\$ 1,559,542
2019	820,000	738,442	1,558,442
2020	845,000	719,992	1,564,992
2021	865,000	698,648	1,563,648
2022	895,000	674,116	1,569,116
2023 - 2027	7,385,000	2,633,768	10,018,768
2028 - 2032	1,765,000	1,852,942	3,617,942
2033 - 2037	<u>7,395,000</u>	<u>1,323,195</u>	<u>8,718,195</u>
Totals	<u>\$ 20,775,000</u>	<u>\$ 9,395,644</u>	<u>\$ 30,170,644</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 1 (Continued):

2017A Tax Allocation Refunding Bonds

In February 2017, the Successor Agency of the Carson Redevelopment Agency issued \$12,315,000 Tax Allocation Refunding Bonds Series 2017A, for Redevelopment Project Area No. 1 to advance refund \$11,055,000 of the outstanding 2009 Revenue Bonds, establish a reserve account for the bonds, and to pay the cost of issuing the bonds. Principal installments are due annually ranging in amounts from \$490,000 to \$875,000 plus interest at 1.765% to 3.25% through February 1, 2036. The interest and principal of the bonds are payable from pledged tax increment revenues of the Redevelopment Obligation Retirement Fund.

Of the Series 2017A proceeds, \$12,663,099 were used to purchase U.S. Government securities to refund in full the 2009 Revenue Bonds. Those securities were placed in an irrevocable trust with an escrow agent to provide for all future debt service payments on the entire balance of the 2009 Revenue Bonds. As a result, the entire 2009 Revenue Bonds are considered to be defeased, and the liability for these bonds has been removed from the statement of fiduciary net position in the accompanying fiduciary fund financial statements. As of June 30, 2017, the outstanding balance of the defeased debt was \$11,055,000.

The defeasance resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$1,325,830. The difference reported in the accompanying statements as a deferred outflow of resources is being charged to interest expense through 2036. The remaining balance at June 30, 2017, is \$1,296,625.

The Successor Agency refunded the Tax Allocation Bonds to reduce its debt service payments by \$2,344,520 and to obtain an economic gain (difference between the present values of the old and new debt) of \$577,842.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 1 (Continued):

2017A Tax Allocation Refunding Bonds (Continued)

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 1 - 2017A Tax Allocation Refunding Bonds as of June 30, 2017:

Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 620,000	\$ 365,518	\$ 985,518
2019	490,000	423,336	913,336
2020	500,000	412,351	912,351
2021	515,000	399,836	914,836
2022	525,000	385,714	910,714
2023 - 2027	2,895,000	1,674,206	4,569,206
2028 - 2032	3,465,000	1,108,056	4,573,056
2033 - 2037	<u>3,305,000</u>	<u>347,738</u>	<u>3,652,738</u>
Totals	<u>\$ 12,315,000</u>	<u>\$ 5,116,755</u>	<u>\$ 17,431,755</u>

Long-Term Liabilities - Redevelopment Project Area 2:

2007A Tax Allocation Refunding Bonds

In October 2007, the Carson Redevelopment Agency issued \$16,845,000 of Tax Allocation Refunding Bonds, Series 2007A for Redevelopment Project Area No. 2 to advance refund \$14,925,000 of the outstanding 2003 Tax Allocation Refunding Bonds, establish a reserve account for the bonds and to pay the cost of issuing the bonds. Principal installments are due annually ranging in amounts from \$105,000 to \$1,655,000 plus interest at 0.5% to 5.3% through January 1, 2036.

Of the 2007A series proceeds, \$16,361,635 were used to purchase U.S. Government securities to advance refund in full the 2003D series. Those securities were placed in an irrevocable trust with an escrow agent to provide for all future debt service payments on the entire outstanding balance of \$14,925,000. As a result, the entire 2003D Tax Allocation Bonds are considered to be defeased and the liability for this bond has been removed from the statement of fiduciary net position in the accompanying fiduciary fund financial statements.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 2 (Continued):

2007A Tax Allocation Refunding Bonds (Continued)

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 2 - 2007A Tax Allocation Refunding Bonds as of June 30, 2017:

Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 145,000	\$ 731,100	\$ 876,100
2019	150,000	725,300	875,300
2020	150,000	719,300	869,300
2021	155,000	713,300	868,300
2022	170,000	706,906	876,906
2023 - 2027	2,715,000	3,380,050	6,095,050
2028 - 2032	6,325,000	2,348,013	8,673,013
2033 - 2037	<u>6,185,000</u>	<u>751,450</u>	<u>6,936,450</u>
Totals	<u>\$ 15,995,000</u>	<u>\$ 10,075,419</u>	<u>\$ 26,070,419</u>

2014A Tax Allocation Refunding Bonds

In April 2014, the Successor Agency of the former Carson Redevelopment Agency issued \$17,040,000 Tax Allocation Refunding Bonds, Series 2014A, for Redevelopment Project Area No. 2 to advance refund \$10,720,000 of the outstanding 2003A Tax Allocation Refunding Bonds, \$2,455,000 of the outstanding 2003B Tax Allocation Refunding Bonds, \$7,885,000 of the outstanding 2003C Tax Allocation Bonds, and to pay the cost of issuing the bonds. To the \$17,040,000 principal amount was added \$2,507,463 representing refunded bonds available funds, \$2,085,073 of original issue premium and deducted \$68,620 in underwriter discount for a total of \$21,563,916. Principal installments are due annually ranging in amounts from \$1,660,000 to \$1,925,000 plus interest at 4.0% to 5.0% through October 1, 2024. The interest and principal of the bonds are payable from pledged tax increment revenues of the Redevelopment Obligation Retirement Fund.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 2 (Continued):

2014A Tax Allocation Refunding Bonds (Continued)

Of the Series 2014A proceeds, \$21,563,916 were used to purchase U.S. Government securities to refund in full the 2003A Tax Allocation Refunding Bonds, partially refund the 2003B Tax Allocation Refunding Bonds and 2003C Tax Allocation Bonds. Those securities were placed in an irrevocable trust with an escrow agent as follows: \$10,875,744 for the Series 2003A Tax Allocation Refunding Bonds escrow fund; \$2,464,287 for the Series 2003B Tax Allocation Refunding Bonds escrow fund; \$7,918,643 for the Series 2003C Tax Allocation Bonds to provide for all future debt service payments on the entire balance of the of 2003A Tax Allocation Refunding Bonds in the amount of \$10,720,000, 2003B Tax Allocation Refunding Bonds in the amount of \$2,455,000 and 2003C Tax Allocation Bonds in the amount of \$7,885,000. The remaining proceeds of \$305,241 were used for the bond issuance cost.

As a result of the refunding, entire 2003A Tax Allocation Refunding Bonds, 2003B Tax Allocation Refunding Bonds and 2003C Tax Allocation Bonds are considered to be defeased and the liability for these bonds has been removed from the statement of fiduciary net position in the accompanying fiduciary fund financial statements.

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 2 - 2014A Tax Allocation Refunding Bonds as of June 30, 2017:

Year Ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 1,350,000	\$ 600,750	\$ 1,950,750
2019	1,405,000	538,625	1,943,625
2020	1,475,000	466,625	1,941,625
2021	1,550,000	391,000	1,941,000
2022	1,625,000	311,625	1,936,625
2023 - 2025	<u>5,420,000</u>	<u>417,500</u>	<u>5,837,500</u>
Totals	<u>\$ 12,825,000</u>	<u>\$ 2,726,125</u>	<u>\$ 15,551,125</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Redevelopment Project Area 4:

2006 Tax Allocation Bonds

In December 2006, the Carson Redevelopment Agency issued \$28,000,000 of Tax Allocation Bonds, Series 2006 for Redevelopment Project Area No. 4 to fund redevelopment projects within the project area. Principal installments are due and begin October 1, 2007 annually ranging from \$385,000 to \$1,485,000 plus interest at 3.5% to 4.25% through October 2041.

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 4 - 2006 Tax Allocation Bonds as of June 30, 2017:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 550,000	\$ 986,698	\$ 1,536,698
2019	575,000	966,160	1,541,160
2020	590,000	944,460	1,534,460
2021	615,000	921,482	1,536,482
2022	640,000	896,766	1,536,766
2023 - 2027	3,600,000	4,066,221	7,666,221
2028 - 2032	4,430,000	3,215,491	7,645,491
2033 - 2037	5,485,000	2,135,484	7,620,484
2038 - 2042	<u>6,805,000</u>	<u>789,122</u>	<u>7,594,122</u>
Totals	<u>\$ 23,290,000</u>	<u>\$ 14,921,884</u>	<u>\$ 38,211,884</u>

On February 27, 2018, the 2006 Tax Allocation Bonds were advance refunded with proceeds from the issuance of the \$21,715,000 Successor Agency Tax Allocation Refunding Bonds, Series 2018. As a result of the advance refunding, the Successor Agency reduced its debt service requirements by \$3,009,875, which resulted in an economic gain (difference between the present value of the debt service payments on the old and new debt) of \$2,001,179.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Low and Moderate Income Housing:

2010A-T Tax Allocation Housing Bonds

In October 2010, the Carson Redevelopment Agency issued \$14,940,000 of Tax Allocation Housing Bonds, Series 2010A-T to fund low and moderate income housing projects. Principal installments are due annually beginning on October 1, 2011 with interest rates ranging from 1.725% to 5.8% through October 1, 2021.

The following schedule summarizes the debt service to maturity requirement for the Low and Moderate Income Housing - 2010A-T Tax Allocation Housing Bonds as of June 30, 2017:

Year Ending <u>June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 1,570,000	\$ 362,175	\$ 1,932,175
2019	1,655,000	273,488	1,928,488
2020	1,750,000	179,850	1,929,850
2021	1,845,000	80,987	1,925,987
2022	<u>550,000</u>	<u>15,125</u>	<u>565,125</u>
Totals	<u>\$ 7,370,000</u>	<u>\$ 911,625</u>	<u>\$ 8,281,625</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Low and Moderate Income Housing (Continued):

2010A Tax Allocation Housing Bonds

In October 2010, the Carson Redevelopment Agency issued \$25,620,000 of Tax Allocation Housing Bonds, Series 2010A to fund low and moderate income housing projects. Principal installments are due annually beginning on October 1, 2011 with interest rates ranging from 4.25% to 5.35% through October 1, 2036.

The following schedule summarizes the debt service to maturity requirement for the Low and Moderate Income Housing - 2010A Tax Allocation Housing Bonds as of June 30, 2017:

Year Ending <u>June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ -	\$ 1,294,063	\$ 1,294,063
2019	-	1,294,063	1,294,063
2020	-	1,294,063	1,294,063
2021	-	1,294,063	1,294,063
2022	1,395,000	1,264,419	2,659,419
2023 - 2027	9,900,000	4,889,625	14,789,625
2028 - 2032	6,300,000	2,940,144	9,240,144
2033 - 2037	8,025,000	1,088,719	9,113,719
Totals	<u>\$ 25,620,000</u>	<u>\$ 15,359,159</u>	<u>\$ 40,979,159</u>

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - Low and Moderate Income Housing (Continued):

2010A Tax Allocation Housing Bonds (Continued)

In August 2015, the Successor Agency to the Carson Redevelopment Agency issued \$52,920,000 of Tax Allocation Refunding Bonds Series, 2015B to refund certain outstanding indebtedness previously issued by the Successor Agency. Interest payments are due semi-annually beginning on February 1, 2016 with interest rates ranging from 2.26% to 5.41% through February 1, 2036. Principal installments are due annually beginning on February 1, 2020.

The following schedule summarizes the debt service to maturity requirement for the Successor Agency - 2015B Subordinate Tax Allocation Refunding Bonds as of June 30, 2017:

Year Ending June 30,	Principal	Interest	Total
2018	\$ 3,035,000	\$ 2,313,064	\$ 5,348,064
2019	3,105,000	2,229,662	5,334,662
2020	3,205,000	2,126,979	5,331,979
2021	3,335,000	2,006,568	5,341,568
2022	3,470,000	1,872,134	5,342,134
2023 - 2027	20,640,000	6,888,097	27,528,097
2028 - 2032	6,520,000	2,940,713	9,460,713
2033 - 2037	6,925,000	956,955	7,881,955
Totals	<u>\$ 50,235,000</u>	<u>\$ 21,334,172</u>	<u>\$ 71,569,172</u>

Long-Term Liabilities - Successor Agency:

2015B Subordinate Tax Allocation Refunding Bonds

The above outstanding debt issuances are collateralized by pledged tax increment revenue. The term of the commitment of pledged revenues and the purposes for which the proceeds of these debt issuances were utilized are disclosed in the debt descriptions provided herein. The amount of the remaining commitment of the pledge is equal to the amount of the remaining debt service to maturity of the related debt issuances as disclosed above.

As discussed above, certain bond reserve requirements were satisfied through surety bonds issued by MBIA Insurance Corporation, currently named National Public Finance Guarantee Corporation (NPFGC). In May 21, 2014, Moody's Investors Service upgraded the insurance financial strength rating of NPFGC from Baa1 to A3.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Long-Term Liabilities - County Deferred Loans:

The former Carson Redevelopment Agency, the County of Los Angeles, and the Consolidated Fire Protection District entered into an Agreement of Reimbursement of Tax Increment Funds on February 15, 1983, upon the authority of Health and Safety Code Section 33401 and the provisions of Amendment No. 6 to the Carson Redevelopment Plan for the Project Area No. 2 (the Project) as required by Health and Safety Code Section 33338.1, whereby the County agreed to loan tax increment up to \$200,000 annually not to exceed \$8 million dollars for the project. As of June 30, 2017, the loan to the County of Los Angeles was paid in full.

Commitments under Development Agreements:

Carson Real Estate Leasing, LLC

On May 18, 2004, the Agency entered into a Disposition and Development Agreement (DDA) with the Carson Real Estate Leasing, LLC, a California limited liability company (Developer), for the development of approximately 92,000 square feet of a new and used car sales facility in the then Merged and Amended Project Area. The Agency agreed to sell the land to the Developer for a total purchase price of \$8,581,718. The purchase price consists of a \$4,666,848 cash payment and a promissory note of \$3,914,870 - the Agency's subsidy to the project. The term shall be for 20 years with an option to extend for an additional five years. Each year, an amount equal to 50% of the sales tax generated from the site in excess of the average sales tax amount generated in year 2002-2003 shall be credited towards the payment of the principal amount and any interest accrued. As of June 30, 2017, the balance of the loan from this developer is \$3,625,951.

BP West Coast Products, LLC/Tesoro Corporation

On November 15, 2005, the Agency entered into an agreement with BP West Coast Products, LLC, a Delaware limited liability company (Developer), for development of a new office/business park campus of up to 280,000 square feet in potentially three different phases. The first phase consisted of an office building of approximately 125,000 square feet.

The Agency agreed to sell the 4.5 acre development parcel, located at 2254 E. 223rd Street, to the Developer for the sum of one dollar (\$1.00) and a note amount equal to \$2,960,000 (Note). Each year, seventy-five percent (75%) of the site tax increment is credited against any amounts outstanding under the Note. The term is for 15 years and simple interest accrues at two percent (2%) per annum. On June 1, 2013, the Developer sold the property and transferred all rights and responsibilities under the Note to Tesoro Corporation. As of June 30, 2017, the balance on the Note is \$1,725,365.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Commitments Under Development Agreements (Continued):

The Gateway at City Center - 720 E. Carson St. & the Renaissance at City Center - 21800 S. Avalon

On March 18, 2008, the Agency entered into three separate agreements with Thomas Safran (Developer), for a mixed-use development with two major components: an affordable senior housing component and a commercial component. This large scale development is located on a 4.5 acre site at the southeast corner of Carson Street and Avalon Boulevard.

On April 7, 2009, the Agency entered into an Owner Participation Agreement (OPA) with the Developer to develop a mixed-use project that includes 85 units of affordable senior rental housing plus one market-rate manager's unit, approximately 10,000 square foot of commercial space, and underground and surface-level parking (Phase I). On May 3, 2010, the Agency provided \$13,900,000 in financial assistance in the form of a secured, 57.5 year, interest-free loan for the senior housing component. Payment of the principal balance is due upon maturity. In the event of default, principal plus 3% accrued interest is due immediately. Phase I was completed in April 2011.

On June 1, 2010, the Agency entered into a Disposition and Development Agreement (DDA) with Thomas Safran & Associates, Inc. and Carson City Center South LLC (Developer) for Phase II, a mixed-used project consisting of 150 new market-rate rental housing units, and approximately 25,000 square feet of commercial space, including subterranean and surface parking. The Agency sold three parcels to the developer immediately adjacent to the site for \$2,340,000 (fair market value). The Agency-owned properties together with the Developer's properties constitute the full development site.

On July 29, 2010, the Agency provided \$7,500,000 in financial assistance in the form of a grant to assist with the commercial component of the project.

WIN Chevrolet, Properties, LLC - 2201 E. 223rd St.

On April 21, 2009, the Agency approved the purchase of the C-P Land Company (Developer) property at 2201 E. 223rd Street (Property). The Agency then leased Property to the Cormier Chevrolet Company (Dealership) at the same address. In November 2011, after entering into a partnership with the Win Company (Win), with Win as majority interest partner, the Dealership exercised its repurchase rights of the Property under the DDA. The Agency sold the Property to the partnership, which renamed the new dealership Win Chevrolet. The Property was sold for \$12,000,000; there was a \$5,000,000 cash payment and a performance promissory note (Note) of \$7,000,000 which was carried back by the Agency. The Note amount will be reduced at a rate of 1/20 of the original principal balance each year that the dealership operates in compliance with the 20-year operating covenant. If the new dealership ceases to operate, the balance of the Note will become due and payable to the Agency. As of June 30, 2017, WIN Chevrolet has a loan balance of \$5,250,000.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

16. SUCCESSOR AGENCY DISCLOSURES (CONTINUED):

Commitments Under Development Agreements (Continued):

Hilland - Nissan Real Estate - 1505 E. 223rd St.

On July 6, 2010, the Agency and Hilland Nissan (Owner) entered into a Disposition and Development Agreement (DDA) pursuant to which the Agency provided the Owner with \$3,000,000 of financial assistance to facilitate the Owner's long-term operation of a new Nissan dealership at the property located at 1505 E. 223rd St. (Site). Pursuant to the terms of the DDA, the Agency provided the Owner with a \$3 million loan backed by a performance promissory note (Note), secured by a deed of trust on the Site. Principal due on the 15-year Note is reduced annually by an amount equal to 50% of the sales tax generated above a threshold gross sales amount defined in the Note. As of June 30, 2017, the loan balance is \$1,883,329. In mid-2017, Owner entered an Agreement to sell the site to Lithia Motors. Such sale was presented to the Oversight Board on August 28, 2017 and approved by the California Department of Finance on October 10, 2017.

17. DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS:

CAM-CARSON, LLC

CAM-CARSON, LLC, a Delaware limited liability company (Developer), an affiliate of The Macerich Company of Santa Monica, California, has proposed the development of a high end fashion outlet mall on a portion of a property currently owned by the Reclamation Authority and which will be conveyed to the Developer through the agreements described below.

The Developer has proposed developing a "Project" on a portion of the 157 Acre Site of a high-quality, state of the art, fashion outlet and retail center of not less than 450,000 GBA square feet (for Phase I only) and up to 711,500 GBA square feet (taking into account Phase I and Phase II, which may be Developed separately or concurrently), as described more specifically in the Scope of Development on a part of the Site called the Cell 2 Subsurface Lot.

City Role in the Project

The City has no real property interest in the 157 Acre Site, which is wholly owned by Reclamation Authority. However, the City possesses the legal authority to regulate the zoning of the 157 Acre Site, to approve and modify the general plan designation and specific plans, to approve development agreements, all pursuant to state law, and to undertake environmental review and approve mitigation programs and development applications for specific projects including to the Project (the "Entitlement Obligations"). In addition to such regulatory authority, City provides public infrastructure and services to the 157 Acre Site, including streets, sidewalks, parkways, sewer, water, drainage, lighting, and other utilities, and must assure public accessibility to the 157 Acre Site including, without limitation, by assuring construction of the Offsite Improvements and installation and maintenance of all utilities required or reasonably necessary for the Project and compliance with the Conditions of Approval and SEIR Mitigation Measures applicable to the foregoing (the "Infrastructure Obligations").

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

17. DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED):

CAM-CARSON, LLC ((CONTINUED))

Project Agreements (Continued)

It is anticipated that (1) Reclamation Authority will separately enter into a purchase and sale agreement with Developer, the “Conveyancing Agreement,” whereby Reclamation Authority will convey and Developer will acquire the Developer Property and (2) the City will enter into a Cooperation Agreement with Reclamation Authority (Cooperation Agreement) whereby Reclamation Authority would agree to construct certain public infrastructure on behalf of City and City would agree to provide sales tax proceeds to Reclamation Authority to enable Reclamation Authority to meet its obligations to, among other things, remediate Cell 2 and construct the Offsite Improvements. The Development Agreement, the Cooperation Agreement and the Conveyancing Agreement are contingent upon one another. The Conveyancing Agreement provides Developer with a legal or equitable interest in the portion of the 157 Acre Site, described as the Developer Property.

Because the entire 157 Acre Site, including the Cell 2 Subsurface Lot, is a contaminated landfill, the cost to develop the Project on the Cell 2 Surface Lot could greatly exceed the cost to develop the Project on an uncontaminated parcel of native soil, and that therefore development of the Project on the Cell 2 Surface Lot may be financially infeasible without substantial financial participation by the Reclamation Authority. However, the City and Reclamation Authority believe the benefits of economic development justify such investment.

The division of responsibility on the Site is driven in part by the environmental liability, as well as developing a manageable and equitable business deal for both sides. The Reclamation Authority will (i) construct the Remedial Systems and Building Protection Systems (BPS) in accordance with applicable governmental requirements, (ii) deliver foundation systems within the subsurface lot and a structural slab upon which Developer can construct, (iii) the Developer will not have to undertake construction or maintenance within the contaminated soils or groundwater of the Subsurface Lot, and (iv) these mechanisms in accordance with the insurance provided for in the Agreements will limit Developer’s exposure to environmental liability in the undertaking of the Project.

The Reclamation Authority has contracted with third parties to construct the Remedial Systems and perform its related obligations, to operate remedial systems, to manage the construction process and remedial systems, and provide various related expert services (the Horizontal Master Developer) for the entire 157 Acre Site. The Reclamation Authority and Developer have worked together to coordinate and share information with respect to plans and specifications, bidding materials, insurance, phasing, scheduling and consultants and contractors for the foregoing. Until the Reclamation Authority completes its work on the Cell 2 Subsurface Lot, the Reclamation Authority retains site control over Cell 2.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

17. DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED):

CAM-CARSON, LLC (CONTINUED)

Project Agreements (Continued)

Working through its Horizontal Master Developer, the Reclamation Authority will undertake all of the work on the site that involves environmental liability. Some, such as installing the piles or the structural slab, will be paid for by the Developer. Work falls on a spectrum from clearly environmental (the remedial systems) to purely vertical (the vertical development and core and shell of the mall). Some work undertaken by the Reclamation Authority will be at the Developer's cost.

These obligations are documented in the Conveyancing Agreement and the Cooperation Agreement. In addition to the conveyance of the Developer Property pursuant to the Conveyancing Agreement, Reclamation Authority will agree to carry out the following work and to provide the following assurances to City and Developer:

1. Remedial Systems. The Remedial Action Plan (RAP) requires that the Remedial Systems be constructed and operated and maintained for many years to cap the landfill and remove gas and contaminants which would pollute groundwater. This work includes excavation and grading necessary to install such systems. Reclamation Authority will cause the construction and operation of (i) the Remedial Systems other than the Building Protection System (BPS) at its sole cost, and (ii) the BPS, which shall be funded by Reclamation Authority up to an agreed upon dollar cap.
2. Infrastructure. Under the terms of the Conveyance Agreement, the Reclamation Authority will construct required public offsite infrastructure and other improvements (the "Offsite Improvements"). Due to Reclamation Authority's shortage of resources to complete all of its necessary work, Developer will advance Ten Million Dollars (\$10,000,000) to the Reclamation Authority for this purpose.
3. Excess Development Costs. Due to the contaminated condition of the 157 Acre Site and uncompacted condition of the soils thereon, resulting in excessive development costs, the 157 Acre Site has been undevelopable despite the interest of numerous developers over decades. These costs include grading and site work, and installing structural sub-foundation systems including piles, all of which must be done in contaminated soils using special safeguards. More specifically, prior to conveyance of the Developer Property to Developer, Reclamation Authority shall carry out the work defined in the Conveyancing Agreement as the "Site Development Improvements", which includes the following: (i) site grading, the excavation of soil and relocation and mitigation of trash layers (Site Preparation Work); (ii) installation of piles and pile caps, vaults, under slab utilities (Sub-Foundation Work); (iii) establishing underground utility runs from the property lines (Utility Work); (iv) constructing the structural slab for the foundation of the buildings.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

17. DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED):

CAM-CARSON, LLC (CONTINUED)

Project Agreements (Continued)

3. Excess Development Costs. (Continued)

Developer shall advance certain funds to Reclamation Authority for purposes of performing the Site Development Improvements and Offsite Improvements (collectively referred to as the Reclamation Authority Work) which shall be advanced by Developer to Reclamation Authority and repaid by Reclamation Authority to Developer over a twenty-five (25) year period as further described in the Conveyancing Agreement. While the Reclamation Authority shall perform the maintenance of the Site Development Improvements, Developer shall be responsible for the cost of such maintenance as set forth in the Conveyancing Agreement.

4. Marketability of Property. To remediate contamination of the 157 Acre Site and to make the property marketable in order to create economic development opportunities for the benefit of City and its residents, City caused Reclamation Authority to be formed and is providing funding to Reclamation Authority in the form of a rebate of fifty percent (50%) of sales taxes generated by the Project and received by City upon the terms and conditions and for the term set forth in the Cooperation Agreement and Conveyancing Agreement. This assistance will allow Reclamation Authority to perform the Reclamation Authority Work. In the absence of performance of the Reclamation Authority Work by Reclamation Authority, the landfill would remain contaminated brownfields property and would not be marketable.

5. Annual Review. There is a requirement for annual review of Project performance and a five-year Major Review including public hearings as provided in Article 10.

6. Insurance. The Project contributes to a robust insurance program, for which Developer is required to make a fair share contribution as described in the Conveyancing Agreement.

7. Indemnity. Developer is covering a proportional share of the Carry Cost of the 157 Acre Site as set forth in the Conveyancing Agreement and pays for defense of any challenges to Project entitlements, as provided in Article 13.

Closure and Post Closure Landfill Remediation

In January 2017, the Reclamation Authority, in order to prepare for the commencement of the development of the 157-acre site it currently owns, entered into a series of agreements that ultimately transferred the responsibility for landfill closure and postclosure costs related to the former Cal Compact Landfill which had been operating on the 157-acre site. As a result, the Reclamation Authority has the commitments described below.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

17. DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED):

CAM-CARSON, LLC (CONTINUED)

Closure and Post Closure Landfill Remediation (Continued)

Pursuant to an enterprise fund administration agreement with the California Department of Toxic Substances Control (the DTSC), the Reclamation Authority established a separate investment account to receive contributions of \$31,367,397 that came from the termination of a trust that had held funds for the purpose of landfill closure and postclosure activity on the 157-acre site. The investment account is comprised of two subaccounts: one for funding designated to remediation work (closure activity) and one for funding designated to operating and maintenance work (postclosure activity). The Reclamation Authority must submit payment requests and detailed supporting documentation to the DTSC in order to utilize these funds for their intended purpose.

As a result of the compliance requirements established by the DTSC, the balance in this investment account at fiscal year-end is reported as restricted cash and investments on the statement of net position.

Pursuant to a release and commutation agreement, the Reclamation Authority also received contributions of \$7,180,811 for the purpose of landfill closure and postclosure activities from an insurance policy that the former party responsible for the landfill closure and postclosure costs had established.

The landfill closure and postclosure activity for the former landfill site is regulated by the following documents:

1. State of California, Environmental Protection Agency, Department of Toxic Substances Control, Remedial Action Order and Consent Order pursuant to Health and Safety Code Sections 25355.5(a)(1)(B) and 25355.5(a)(1)(C), Docket No. HSA 94/95-035, issued to Respondent BKK Corporation, dated May 25, 1995.
2. Final Remedial Action Plan, Cal Compact Landfill (Upper Operable Unit), Carson, California, submitted by BKK Corporation, dated October 1995.
3. Consent Decree Resolving Claims Against BKK Corporation, in the case styled as *The California Department of Toxic Substances Control v. Commercial Realty Projects, Inc. et al.*, in the United States District Court for the Central District of California, dated February 4, 2004.
4. Final Remedial Action Plan for Lower Operable Unit, Cal Compact Landfill, Carson, California, prepared by URS Corporation, dated January 2005.

CITY OF CARSON

NOTES TO BASIC FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2017

17. DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED):

CAM-CARSON, LLC (CONTINUED)

Closure and Post Closure Landfill Remediation (Continued)

5. Compliance Framework Agreement by and between the California Department of Toxic Substances Control, the Hazardous Waste Control Account and the Hazardous Substances Account, on the one hand, and Carson Marketplace LLC on the other hand, dated September 28, 2006.
6. First Amendment to the Compliance Framework Agreement by and between the California Department of Toxic Substances Control, the Hazardous Waste Control Account and the Hazardous Substances Account, on the one hand, and Carson Marketplace LLC on the other hand, dated December 31, 2007.
7. Assignment and Assumption Agreement by and among the California Department of Toxic Substances Control, Carson Marketplace, LLC and Carson Reclamation Authority dated as of May 18, 2015.

Management of the Reclamation Authority has recorded a liability for the estimated total current costs of remaining landfill closure and postclosure activities as of fiscal year-end as follows:

Landfill Closure:

Cell 1	\$ 12,405,000
Cell 2	30,011,000
Cell 3,4,5	<u>22,350,000</u>
Subtotal	64,766,000
Operation and Maintenance of Landfill Systems (2)	<u>6,122,655</u>
Total Estimated Costs	<u>\$ 70,888,655</u>

- (1) Estimated landfill closure costs include completion of the installation of a landfill cap and the construction of a landfill gas collection, control and treatment system.
- (2) Estimate is for only three years. Once properties have been developed, the existing Community Facilities Districts will be assessing the land owners to cover subsequent operating and maintenance costs of the landfill systems.

18. SUBSEQUENT EVENTS:

Events occurring after June 30, 2017, have been evaluated for possible adjustments to the financial statements or disclosure as of March 30, 2018, which is the date these financial statements were available to be issued.