



# Annual Comprehensive Financial Report



*Fiscal Year Ended June 30, 2021*

**CITY OF CARSON, CALIFORNIA**



# CITY OF CARSON, CALIFORNIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED JUNE 30, 2021

PREPARED BY:  
FINANCE DEPARTMENT

TARIK RAHMANI  
DIRECTOR OF FINANCE  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



**CITY OF CARSON**  
**Annual Comprehensive Financial Report**  
**For the Fiscal Year Ended June 30, 2021**  
**Table of Contents**

---

	<u>Page Number</u>
<b>INTRODUCTORY SECTION</b>	
Letter of Transmittal	i
Directory of City Officials	vi
Organization Chart	vii
<b>FINANCIAL SECTION</b>	
Independent Auditor’s Report	1
Management’s Discussion and Analysis (Required Supplementary Information)	4
Basic Financial Statements:	
Government-wide Financial Statements	
Statement of Net Position	14
Statement of Activities	15
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet	17
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	19
Statement of Revenues, Expenditures and Changes in Fund Balances	20
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	22
Fiduciary Funds:	
Statement of Fiduciary Net Position	23
Statement of Changes in Fiduciary Net Position	24
Notes to Basic Financial Statements	25
<b>REQUIRED SUPPLEMENTARY INFORMATION:</b>	
California Public Employees’ Retirement System - Miscellaneous Plan:	
Schedule of Changes in the Net Pension Liability and Related Ratios	99
Schedule of Contributions	100
Schedule of Changes in the Net OPEB Liability and Related Ratios	101
Schedule of Contributions – OPEB Plan	102

**CITY OF CARSON**  
**Annual Comprehensive Financial Report**  
**For the Fiscal Year Ended June 30, 2021**  
**Table of Contents**

---

	<u>Page Number</u>
<b>REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED):</b>	
Major Governmental Funds:	
Fund Descriptions	103
Budgetary Comparison Schedules:	
General Fund	104
Carson Housing Authority Special Revenue Fund	106
Measure M & R Local Street Projects Capital Projects Fund	107
Note to Required Supplementary Information	108
<b>SUPPLEMENTARY INFORMATION:</b>	
Nonmajor Government Revenue Funds:	
Fund Descriptions	109
Combining Balance Sheet	112
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	120
Schedules of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual:	
State Gas Tax Special Revenue Fund	128
TDA Article 3 Special Revenue Fund	129
Proposition A Local Return Special Revenue Fund	130
Proposition C Local Return Special Revenue Fund	131
Air Quality Improvement Special Revenue Fund	132
Capital Asset Replacement Special Revenue Fund	133
Measure R Special Revenue Fund	134
Restricted Administrative Tow Fee Special Revenue Fund	135
Youth Services Program Special Revenue Fund	136
City Special Events Special Revenue Fund	137
MTA Call for Projects Special Revenue Fund	138
Park Development Special Revenue Fund	139
Los Angeles County Park District Special Revenue Fund	140
Beverage Container Recycling Special Revenue Fund	141
State COPS Grant Special Revenue Fund	142

**CITY OF CARSON**  
**Annual Comprehensive Financial Report**  
**For the Fiscal Year Ended June 30, 2021**  
**Table of Contents**

---

	<u>Page Number</u>
<b>REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED):</b>	
Nonmajor Special Revenue Funds (Continued):	
Schedules of Revenues, Expenditures and Changes in Fund	
Balance - Budget and Actual (Continued):	
Used Oil State Grant Special Revenue Fund	143
Family Support Grant Special Revenue Fund	144
HOME Grant Special Revenue Fund	145
Community Development Block Grant Special Revenue Fund	146
Federal Highway Planning Grant Special Revenue Fund	147
Workforce Investment Act (WIA) Grant Special Revenue Fund	148
Neighborhood Stabilization Grant Special Revenue Fund	149
Building Plan Retention Special Revenue Fund	150
Facilities Maintenance Fees Special Revenue Fund	151
Load Shed Program Special Revenue Fund	152
Public Education and Government Access (PEG) Special Revenue Fund	153
Raised Medium In-Lieu Special Revenue Fund	154
Development Impact Fee Special Revenue Fund	155
Utility Underground In-Lieu Special Revenue Fund	156
SB1 Special Revenue Fund	157
Measure M Special Revenue Fund	158
Measure R Special Revenue Fund	159
Community Facilities District Special Revenue Fund	160
Carson Stormwater Special Revenue Fund	161
Cooperation Agreement Bond Proceeds Special Revenue Fund	162
State CIP Grants Special Revenue Fund	163
Agency Funds:	
Fund Descriptions	164
Combining Statement of Assets and Liabilities	165
Statement of Changes in Assets and Liabilities	166

**CITY OF CARSON**  
**Annual Comprehensive Financial Report**  
**For the Fiscal Year Ended June 30, 2021**  
**Table of Contents**

---

	<u>Page Number</u>
STATISTICAL SECTION (UNAUDITED):	
Description of Statistical Section	168
Financial Trends:	
Net Position by Component - Last Ten Fiscal Years	169
Changes in Net Position - Last Ten Fiscal Years	170
Fund Balances of Governmental Funds - Last Ten Fiscal Years	172
Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years	173
General Governmental Revenues by Source - Last Ten Fiscal Years	174
Assessed Value and Estimated Actual Value of Taxable Property - Last Ten Fiscal Years	175
Direct and Overlapping Property Tax Rates - Last Ten Fiscal Years	176
Principal Property Taxpayers - Current Year and Nine Years Ago	177
Property Tax Levies and Collections - Last Ten Fiscal Years	178
Debt Capacity:	
Direct and Overlapping Governmental Activities Debt	179
Legal Debt Margin Information - Last Ten Fiscal Years	180
Pledged-Revenue Coverage - Last Ten Fiscal Years	181
Demographic and Economic Information:	
Demographic and Economic Statistics - Last Ten Calendar Years	182
Principal Employers - Current Year and Nine Years Ago	183
Operating Information:	
Full-Time Equivalent City Government Employees by Function/Workgroup - Last Ten Fiscal Years	184
Operating Indicators by Workgroup - Last Ten Fiscal Years	185
Capital Asset Statistics by Function - Last Ten Fiscal Years	186



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# **INTRODUCTORY SECTION**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT





# CITY OF CARSON

February 22, 2022

Honorable Mayor and City Council  
City of Carson, California

The Annual Comprehensive Financial Report (AFCR) of the City of Carson for the fiscal year ended June 30, 2021, is hereby submitted as mandated by both local ordinances and state statutes. These ordinances and statutes require that the City of Carson issue annually a report on its financial position and activity, and that an independent firm of certified public accountants audit this report. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner that presents fairly the financial position and results of operations of the various funds and component units of the City of Carson. In addition, to the best of our knowledge, there are no untrue statements of material fact within the financial statements or omissions of material fact to cause the financial statements to be misleading. All disclosures necessary to enable the reader to gain an understanding of the City's financial activity have been included.

The financial section of the Annual Report includes Management's Discussion and Analysis (MD&A) of the financial activity. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

## THE REPORTING ENTITY

The financial reporting entity includes all the funds of the primary government, the City of Carson as legally defined, as well as its component units. A component unit is a legally separate organization for which the elected officials of the agency are financially accountable. The City has three component units, which are reported as blended component units: the Carson Financing Authority, which was created to finance public capital improvements for the former Redevelopment Agency and the City; the Carson Housing Authority, which was established to carry out the housing function of the dissolved Carson Redevelopment Agency; and the Carson Reclamation Authority, which was formed to oversee and facilitate the remediation of contaminated properties in the City. Separate financial statements are also issued for the Carson Reclamation Authority and are available at City Hall.

## CITY PROFILE

Located in the South Bay section of Los Angeles County, Carson has a documented population of approximately 93,000. Over the years, three annexations have increased the City's size to 19.2 square miles.

Steady and continued growth has enabled Carson to become a city of regional significance. Carson has been included in the top 20 highest valued cities in the county since 1998, according to the Annual Report of the Assessor's Office of the County of Los Angeles. While Carson is well known as an industrial center with unparalleled access to transportation and the Pacific Rim, it is also a culturally diverse community that is attractive place to live, work and play. The city has more than 120 acres of park land divided into 12 parks, 2 mini-parks and sports/recreational facilities that include 3 swimming pools, a boxing center, a state-of-the art sports complex and the Carson Community Center. These facilities allow the residents of Carson to enjoy a variety of sports, recreational and cultural programs. The city's educational needs are served by Los Angeles Unified School District, and the community has access to 47 church organizations.

## GOVERNMENT

The City of Carson was incorporated as a General-Law city on February 20, 1968. On November 6, 2018, with the City's voters' approval, the City became a California Chartered city. The City Council serves as the governing and policy making body of the City. The City Council is composed of the mayor, elected every four years and four City Councilpersons elected to four-year terms of office by elections at large. Municipal elections are held every two years with two councilpersons being elected for four-year terms. In March of each year, the City Council selects one of its members to act as Mayor Pro-Tempore. The duties of the Mayor include presiding at City Council meetings, appointing members of boards and commissions, and serving as the official head of the City. All City Councilpersons must be registered voters within the City limits of Carson.

The City Council appoints a City Manager to serve as the chief administrative officer of the City. The City Manager acts as the chief advisor to the City Council; implements City Council decisions; acts as liaison between City Council and other agencies; and directs and coordinates the City resources and workgroups. The City's resources are administered by the City Manager and have been organized around eight departments: City Manager, Community Services, Community Development, Public Works, Finance, City Clerk, City Treasurer, and Human Resources established to deal with the following specific functions and services.

The City contracts with the County of Los Angeles for law enforcement, building and safety services, library services, and sewer services. The Los Angeles County Fire Department and the Los Angeles Unified School District also serve the City's residents. Solid waste collection and disposal, gas, water, electric, and communication services are provided by private companies.

## MAJOR INITIATIVES AND ACCOMPLISHMENTS

On April 27, 2020, the City of Carson became the first city in Southern California to offer free COVID-19 testing to allow its residents and others in neighboring communities. The City partnered with USHealthFairs.org to provide the testing. The testing site is located at the Carson Community Center.

On June 18, 2019, the City Council approved the Land Exchange of the City Yard Real Property at 2390/2400 E. Dominguez for the Prologis Targeted U.S. Logistics Fund, L.P. owned property at 18620 S Broadway & 18601 S Main Street, Carson. The appraisals determined that the fair market value of the City Property was \$25,824,000 and the fair market value of the Prologis Property was \$15,624,000, with the net

difference being \$10,200,000. Prologis graciously provided \$2,400,000 million towards the build-out of the New Corporate Yard. During the project, the City Council approved the expenditure of an additional \$2.7 million for certain additional features to enable the facility to be more efficient and effective for future growth and to maximize the space. With the allocation of these additional funds, the total amount the City had spent to build the New Corporate Yard was \$4.9 million, leaving a Net Balance of \$5,304,473 million that the City received on November 20th, 2020 upon Certificate of Occupancy/Close of Escrow.

On June 10, 2020, the City issued \$108 million in pension obligation bonds. The bonds were transferred to California Public Employees Retirement System (CalPERS) to fund the City's unfunded accrued actuarial liability to the benefit of City employees. Because of the low interest rates, the net savings to the City over the next two decades is approximately \$43 million.

On October 19, 2019, the Carson Public Finance Authority issued \$18.8 million in revenue bonds, the bonds will be used to finance the design, acquisition, and construction of certain local roadway and street improvement projects. The debt service payments for the bonds are being paid by proceeds from Measure R and Measure M.

On June 19, 2019, the Carson Public Finance Authority issued \$18.9 million in reassessment revenue refunding bonds. The bonds were issued to refund a series of outstanding City reassessment bonds issued by the City in 2006 and produced approximately \$2 million in available cash to fund a series of street improvements within the district area, the Dominguez Technology Center.

During fiscal year 2020/2021, the Public Works Department implemented the following construction projects:

1. Carriage Crest Park – Storm Drain
2. Wilmington I405 Interchange
3. Dominguez Trash Channel Reduction
4. Annual Pavement Overlay
5. Annual Concrete – Sidewalk
6. Citywide Annual Rubberized Slurry Seal
7. Traffic Signal Upgrade – Victoria & Figueroa
8. Traffic Signal Upgrade – Broadway
9. Traffic Signal Upgrade – 223<sup>rd</sup> Street & Lucerne
10. Traffic Signal Installation
11. Bike Lanes Phase I and II
12. Calas Park Termite Damage Repair
13. Hemingway Park Improvement
14. Dominguez Channel Bike Path
15. Active Transportation Program
16. Rapid Bus Priority System
17. Carson Tree Expansion and Improvement
18. Dolphin Park Playground
19. Albertoni Street Rehab
20. 223<sup>rd</sup> Street Pavement Rehab
21. I-110 Freeway Arterial Improvements

## FINANCIAL INFORMATION

The officials having direct responsibility for the financial administration and management of the City are the City Manager, the City Treasurer, and the Director of Finance. Fiscal operations include general accounting, financial reporting, treasury and investment management, business license, payroll, accounts payable, accounts receivable, procurement of supplies and services, and budget preparation.

The Finance Department is responsible for establishing and maintaining an appropriate internal control structure. The internal control system is designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with Generally Accepted Accounting Principles. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of the control should not exceed the benefits likely derived, and the valuation of costs and benefits requires estimates and judgments by management.

The City of Carson maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions contained in the annual appropriated budgets approved by the City Council and the component unit Boards. Activities of the General Fund and Special Revenue Funds are included in the annual appropriated budgets of the government units. The level of budgetary control, that is the level at which expenditures cannot legally exceed the appropriated amount, is established at the department level within each fund. Formal budgetary integration is employed as a management control device. The City also maintains an encumbrance accounting system as one method of maintaining budgetary control and the control of expenditures. Encumbrances lapse at fiscal year-end, and unspent balances are eligible to be carried over to the following year's budget appropriations with City Council approval.

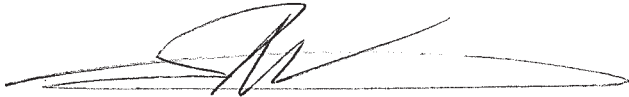
## OTHER INFORMATION

The City requires an annual audit by independent certified public accountants. The accounting firm of Vasquez & Company LLP conducted this year's audit. The auditor's report on the financial statements is included in the financial section of this report.

As a recipient of federal, state, and county financial assistance, the City is responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation by management in years when over \$750,000 is expended on federal financial assistance programs, the City is required to undergo an annual single audit in conformity with the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

For the year ended June 30, 2021, \$1,402,555.00 was expended on federal financial assistance programs. Information related to this single audit, including a schedule of Federal financial assistance, the independent auditors' reports on internal controls and compliance with applicable laws and regulations, and a schedule of findings are included in a separately issued single audit report.

The Finance Department staff continuously strives to ensure the integrity of the financial information provided to elected officials, management and staff, and the public. I would like to thank the entire Finance Department; especially the Accounting Manager Claudia Buenrostro, the Senior Accountant Daniel Zepeda, and the Accountants Phat Nguyen and Susan Delirio. I would like to thank the Directors and Analysts of the City's departments for all the information they patiently provided. Finally, I would like to thank the Mayor, the members of the City Council, the City Treasurer, the City Clerk, the City Manager, and the City Attorney for their support towards conducting the financial operations of the City in a fiscally responsible manner.



Tarik Rahmani  
Director of Finance

# City of Carson Elected Officials

## Fiscal Year 2021



Lula Davis-Holmes  
Mayor



Jawane Hilton  
Mayor Pro Tem  
District 1



Cedric L. Hicks, Sr.  
Councilmember  
District 3



Jim Dear  
Councilmember



Arleen Bocatija Rojas  
Councilmember  
District 4



Dr. Khaleah Bradshaw  
City Clerk



Monica Cooper  
City Treasurer

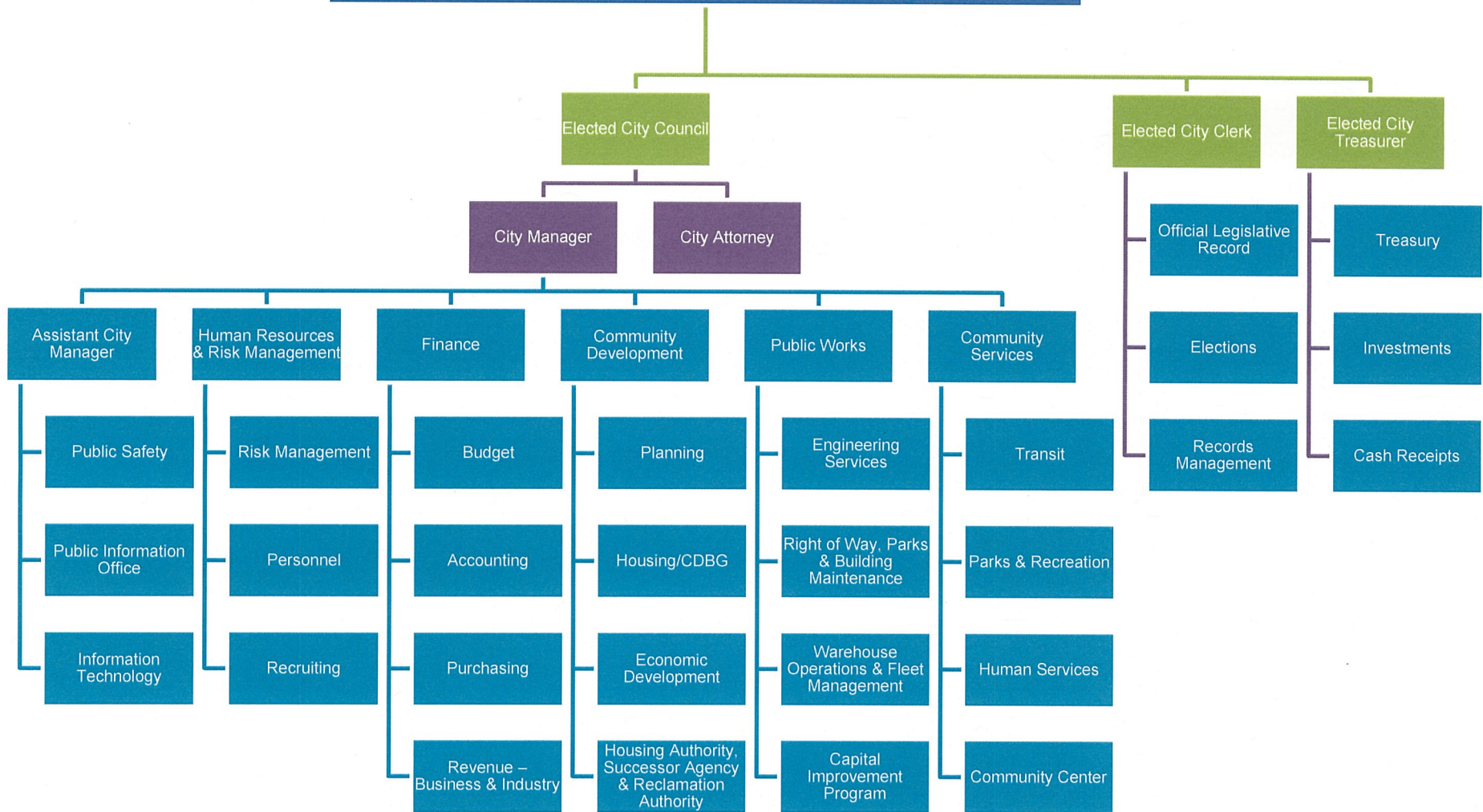
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### City Management

David C. Roberts, Jr., Acting City Manager  
John Raymond, Assistant City Manager-Economic Development  
Tarik Rahmani, Director of Finance  
Eliza Jane Whitman, Director of Public Works  
Saied Naaseh, Director of Community Development



# City of Carson Electorate



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# **FINANCIAL SECTION**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



## Independent Auditor's Report

To the City Council  
City of Carson, California

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Carson, California (the City), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Carson, California, as of June 30, 2021, and the respective changes in its financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of changes in net pension liability and related ratios, and the schedule of contributions for the California Public Employees' Retirement System (CalPERS) miscellaneous plan, the schedule of changes in the net OPEB liability and related ratios, the schedule of contributions - OPEB plan and the budgetary comparison schedules for the General Fund, the Carson Housing Authority Special Revenue Fund, and the Measure M & R Local Street Projects Capital Project Fund, identified as Required Supplementary Information (RSI) in the accompanying table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining statements and individual fund schedules (supplementary information), and statistical section, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



**Other Matters (Continued)**

*Other Information (Continued)*

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 22, 2022, on our consideration of the City’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City’s internal control over financial reporting and compliance.

**Glendale, California  
February 22, 2022**

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# **MANAGEMENT'S DISCUSSION AND ANALYSIS**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



This discussion and analysis of the City of Carson's (the City) financial performance offers readers of the City's financial statements an overview of the financial activities of the City for the fiscal year ended June 30, 2021. Our analysis includes information regarding the City's overall financial position and results of operations to assist users in evaluating the City's financial position. Please read it in conjunction with the accompanying transmittal letter, the basic financial statements, and the accompanying notes to those financial statements.

## **Financial Highlights**

### **Government-wide Financial Statements**

- The assets of the City exceeded its liabilities at June 30, 2021 by \$351.0 million. This amount is referred to as the net position of the City. Of this amount, \$402.3 million represents net investment in capital assets, \$68.6 million is restricted, and -\$119.9 million is unrestricted net position.
- The City's net position increased by approximately \$31.1 million during the fiscal year.
- The City's total long-term liabilities decreased by \$99.2 million for the fiscal year ended June 30, 2021, from \$290.7 million to \$191.5 million.

### **Fund Financial Statements**

- As of June 30, 2021, the City's governmental funds reported combined ending fund balances of \$132.8 million, an increase of \$27.2 million over the prior fiscal year's fund balance. Approximately \$38.8 million is unassigned.
- As of June 30, 2021, the total fund balance of the City's General Fund was \$59.4 million, an increase of \$14.2 million from the prior year level of \$45.2 million. The increase is mainly due to the proceeds from sale of properties of \$5.3 million and a decrease in expenses due to payout of the pension obligation through the issuance of POB in FY 19/20. Approximately \$40.1 million of the \$59.4 million general fund balance is unassigned and is available for spending at the government's discretion.
- In the General Fund, revenues exceeded expenditures by \$8.5 million, before other financing sources/uses. The excess was due to lower expenditures reported during the year.

## **USING THIS ANNUAL REPORT**

The financial statements presented herein include all of the activities of the City as prescribed by Governmental Accounting Standards Board (GASB) statement No. 34. The three components of the basic financial statements are as follows:

### **1) Government-wide Financial Statements**

The Government-wide Financial Statements present the financial picture of the City from the economic resources measurement focus using the accrual basis of accounting in a manner similar to a private-sector business. These statements include all assets of the City (including infrastructure) as well as all liabilities (including long-term debt).

## 2) Fund Financial Statements

The fund financial statements include statements for each of the two categories of activities: governmental and fiduciary. For governmental activities, these fund statements tell how these services were financed in the short term, as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds and other funds.

## 3) Notes to the Basic Financial Statements

The notes provide additional information necessary to enable the user to fully understand the various financial statements.

In addition to the basic financial statements and notes, this report contains other supplementary information.

## REPORTING THE CITY AS A WHOLE – GOVERNMENT-WIDE FINANCIAL STATEMENTS

### The Statement of Net Position and the Statement of Activities

The Statement of Net Position and the Statement of Activities report information about the City as a whole. These statements include all assets and liabilities of the City using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are considered, regardless of when cash is received or paid.

The *Statement of Net Position* reports all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information relating to how the City's net position changed during the fiscal year. All activities resulting in changes in net position are reported when earned or incurred, regardless of the receipt or disbursement of the related transactions cash flows. Some of the revenues and expenses reported in this statement will result in future fiscal period cash flows, such as the receipt of uncollected taxes, payment of interest expense or compensated absences.

In the Statement of Net Position and the Statement of Activities, we separate the City's activities as follows:

**Governmental Activities** – Most of the City's basic services are reported in this category, including public services, public works, community development (planning and engineering), parks, recreation and community services. These activities are distinguished due to the use of property taxes, sales tax, transient occupancy tax, user fees, interest income, franchise fees, state and federal grants, contributions from other agencies and other revenues to finance these activities.

**Component Unit Activities** – The City of Carson is the primary government unit, with three component units that are legally separate entities. The Carson Joint Powers Financing Authority is reported as part of the City, as the City Council also serves as the governing board of the Finance Authority. Separate financial statements are not issued for the Financing Authority.

The activity of the Carson Housing Authority is reported in a major special revenue fund. Separate financial statements are not issued for the Housing Authority.

The Carson Reclamation Joint Powers Authority (CRA) is reported as a discretely presented component unit. Separate financial statements are not issued for the CRA.

### **Fund Financial Statements**

A fund is a grouping of related accounts used to account for and accumulate financial information related to a specific activity or objective. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The City's two types of funds are governmental, and fiduciary funds.

**Governmental Funds** - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financial requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements are provided to explain the differences created by this integrated approach.

The City maintains several individual governmental funds. The General Fund, Carson Housing Authority Special Revenue Fund, and Measure M & R Local Street Projects Capital Projects Fund are presented separately as major funds in the governmental fund balance sheet and in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance. Financial data for the remaining non-major governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* in the *non-major governmental funds supplementary information* section of this report.

**Fiduciary Fund** - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. These funds are custodial in nature and the measurement of operations is not appropriate. The fiduciary funds include the Successor Agency to the Dissolved Carson Redevelopment Agency and the Agency Fund.

### **Notes to the Basic Financial Statements**

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

### **Other Information**

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the comparison of budgeted to actual results for the major governmental funds, other post-employment benefits schedule of funding progress, schedule of changes in

the City's net pension liability and related ratios, and a schedule of the City's pension contributions. This section is located after the Notes to the Financial Statements.

The combining statements referred to earlier in connection with the other governmental fund, internal service funds and fiduciary funds are presented immediately following the required supplementary information described in the previous paragraph in the supplementary information section.

### Government-Wide Financial Analysis

The analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental activities.

**Net Position** - The City's net position may be analyzed and used as an indicator of the City's overall financial condition. The City's net position increased by \$31.1 million, from \$319.9 million in the prior period to \$351.0 million in the current fiscal year.

**Table 1**  
**City of Carson's Net Position**  
**June 30, 2021 and 2020**

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
<b>ASSETS</b>		
Cash and other assets	\$ 151,084,622	\$ 126,528,883
Capital assets net of accumulated depreciation	<u>402,303,357</u>	<u>389,440,101</u>
<b>Total assets</b>	<u><b>553,387,979</b></u>	<u>515,968,984</u>
Deferred outflows of resources	<u>13,842,420</u>	<u>123,386,485</u>
<b>Total deferred outflows of resources</b>	<u><b>13,842,420</b></u>	<u>123,386,485</u>
<b>LIABILITIES</b>		
Current and other liabilities	18,099,966	19,110,664
Long-term liabilities	<u>191,464,554</u>	<u>290,691,843</u>
<b>Total liabilities</b>	<u><b>209,564,520</b></u>	<u>309,802,507</u>
Deferred inflows of resources	<u>6,667,070</u>	<u>9,695,811</u>
<b>Total deferred outflows of resources</b>	<u><b>6,667,070</b></u>	<u>9,695,811</u>
<b>NET POSITION</b>		
Net investment in capital assets	402,303,357	386,769,892
Restricted	68,566,588	65,158,840
Unrestricted	<u>(119,871,136)</u>	<u>(132,071,581)</u>
<b>Total net position</b>	<u><b>\$ 350,998,809</b></u>	<u>\$ 319,857,151</u>

The City's net position is made up of three components: Net Investment in Capital Assets, Restricted Net Position, and Unrestricted Net Position.

The largest component of the City's net position is represented by its \$402.3 million net investment in capital assets (e.g., infrastructure, land, buildings and improvements, equipment, and construction in progress) less accumulated depreciation and any outstanding debt used to acquire the capital assets. These

capital assets are used to provide services to the citizens, and therefore are not available to finance future operations. In addition, resources necessary to repay the related debt must be provided by sources other than the capital assets, as the assets themselves cannot be used to satisfy these liabilities.

**Governmental Activities**

The City’s governmental activities generated revenues of \$131.4 million and total expenses of \$100.3 million resulting in a \$31.1 million increase to the net position. Revenues from governmental activities increased by \$18.8 million, or 16.7%. Expenses decreased by \$12.0 million, or 10.7%, over the prior year.

**Table 2**  
**City of Carson's Changes in Net Position**  
**June 30, 2021 and 2020**

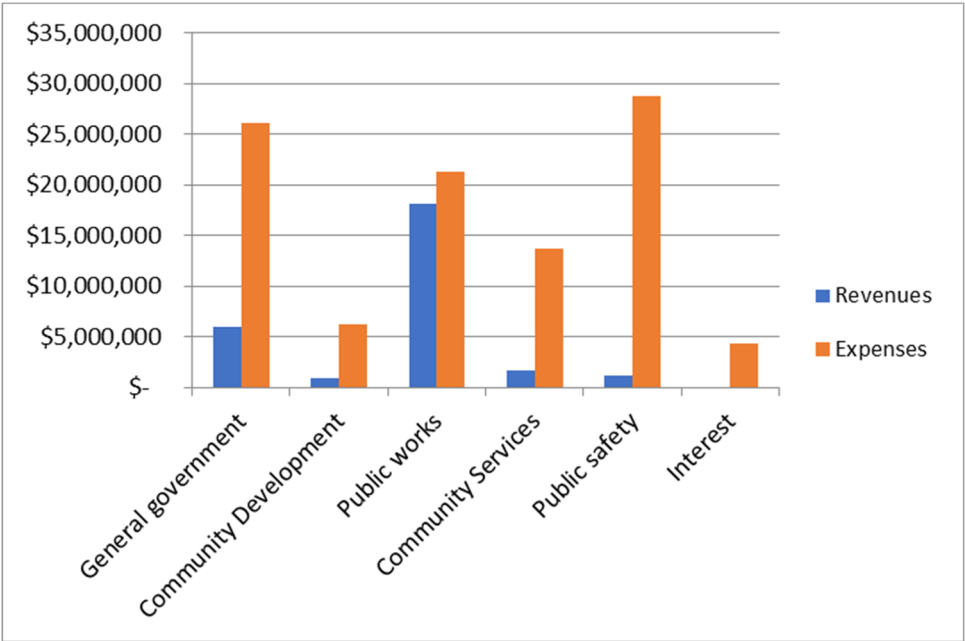
	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
<b>Program revenues:</b>		
Charges for services	\$ 11,603,061	\$ 14,529,229
Operating grants and contributions	11,409,044	11,324,884
Capital grants and contributions	4,811,802	8,860,450
<b>General revenues:</b>		
<b>Taxes:</b>		
Sales taxes	30,133,399	28,473,022
Property taxes	20,559,180	17,759,759
Utility user taxes	8,670,112	7,458,906
Transient occupancy taxes	1,648,497	1,788,645
Franchise taxes	11,355,476	9,314,519
Oil industry business tax	3,013,731	3,490,671
Motor vehicle license fee, unrestricted	68,289	74,083
Investment income	933,031	2,368,837
Other revenue	3,394,228	7,085,251
Gain on exchange of land and building	23,767,689	-
Transfers in from Successor Agency	8,720	-
<b>Total revenues</b>	<b>131,376,259</b>	<b>112,528,256</b>
<b>Expenses:</b>		
<b>Governmental Activities</b>		
General government	26,066,129	40,303,918
Community development	6,239,238	10,054,259
Public works	21,232,635	19,134,477
Community services	13,644,261	17,925,723
Public safety	28,697,914	24,381,967
Interest	4,354,424	449,073
<b>Total expenses</b>	<b>100,234,601</b>	<b>112,249,417</b>
<b>Change in net position</b>	31,141,658	278,839
<b>Net position, beginning, as restated</b>	<b>319,857,151</b>	<b>319,578,312</b>
<b>Net position, ending</b>	<b>\$ 350,998,809</b>	<b>\$ 319,857,151</b>

Key elements of both increases and decreases in fiscal year 2020-21 are as follows:

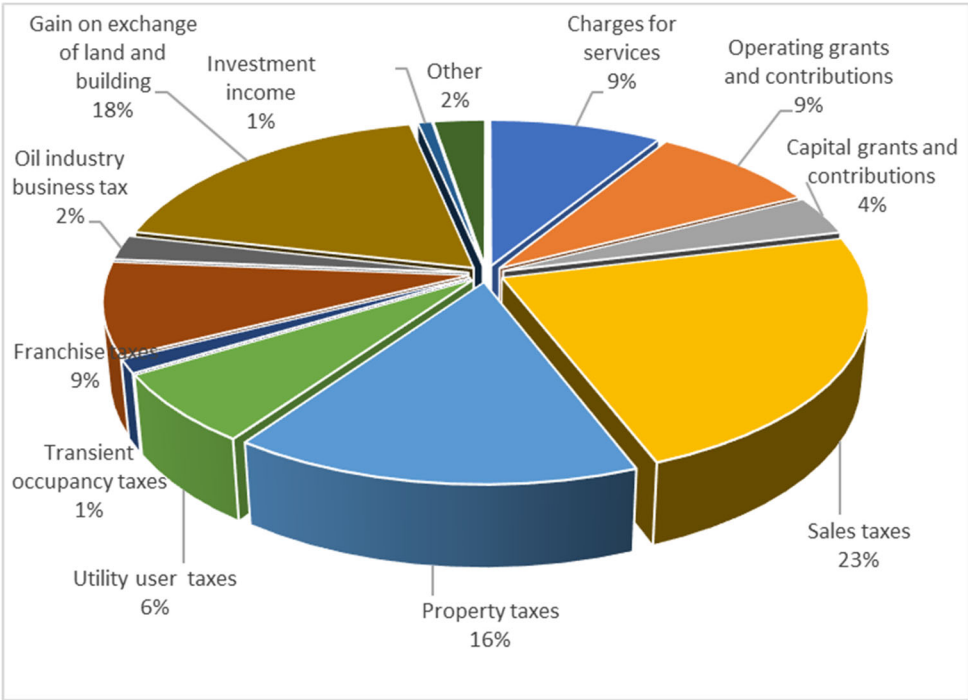
- Charges for services decreased primarily due to less activity during the year because of the COVID-19 pandemic.
- Operating contributions and grants stayed at the same level during the year.
- The decrease in the capital contributions and grants was because of the decrease in state grants that funded the storm drain capital projects of the City.
- Property taxes continue to increase during the year because of the spike in the housing market resulting in higher property assessments.
- Sales taxes and franchise taxes increased resulting from the economic recovery due to lifting of the state and county COVID-19 restrictions.
- The decrease in investment income was due to a lower interest rate on investment funds.
- The City recognized a gain of \$23.8 million from the sale and exchange of real estate property during the year.
- The decrease in general government expenses was because of the payout of the unfunded pension obligation from the proceeds of pension obligation bonds the City issued in the Fiscal Year 2019/20.
- The slight increase in public works was mainly due to more capital improvement projects during the fiscal year.
- Community services and community development expenses decreased due to less activity during the year because of the pandemic.
- Public safety, the largest category of governmental activities expenses, increased due to the higher cost of providing police services to the City. This is based on the increasing cost of contract with the Los Angeles County Sheriff's Department
- The increase in interest and fiscal charges was due to the interest payments made for the Pension obligation bonds (POB).



**Expenses and Program Revenues – Governmental Activities**



**Revenues by Source – Governmental Activities**



## Governmental Funds Financial Analysis

The governmental funds reported a combined fund balance at the end of the current fiscal year of \$132.8 million, an increase of \$27.2 million over the prior year. Approximately \$94.0 million is non-spendable in form (e.g. inventory), restricted, committed and assigned for specific purposes.

The total governmental fund balance includes the General Fund balance of \$59.4 million, an increase of \$14.2 million over the prior period. The General Fund is the primary operating fund of the City. The increase is mainly due to the proceeds from sale of properties of \$5.3 million and the decrease in general fund expenditures during the year. Approximately \$40.1 million of the \$59.4 million general fund balance is unassigned and available for spending at the City’s discretion. More detailed information about the City’s classification of fund balances are presented in Note 10 to the financial statements.

### Other Major Fund Balance Changes

**Carson Housing Authority Special Revenue Fund** – The Carson Housing Authority fund balance increased by \$315,506 from the prior year.

**Measure M&R Local Street Projects Capital Projects Fund** – The Measure M&R Local Street Projects Capital Projects fund balance decreased by \$1,197 from the prior year.

### Capital Asset and Debt Administration

**Capital Assets** - The City’s investment in capital assets for its governmental activities totals \$402.3 million (net of accumulated depreciation of \$268.4 million) as of June 30, 2021. This investment in capital assets includes land, buildings, improvements other than building, infrastructure (roads, sidewalks, streetlights, etc.), and machinery and equipment.

#### Capital Assets (Net of Accumulated Depreciation) June 30, 2021 and 2020

	<b>Governmental Activities</b>	
	<b>2021</b>	<b>2020</b>
Land, land rights, land improvements	\$ 98,816,582	\$ 90,629,552
Infrastructure - street trees	18,727,106	18,578,207
Buildings and improvements	67,717,122	59,525,901
Machinery and equipment	2,155,169	2,515,729
Infrastructure	193,686,885	199,256,177
Construction in progress	21,200,493	18,934,535
	<b>\$ 402,303,357</b>	<b>\$ 389,440,101</b>

Additional information on the City’s capital assets can be found in Note 4 to the basic financial statements of this report.

**Debt Administration.** In October 2019, the City issued \$18.8 million of Carson Public Financing Authority Revenue Bonds, Series 2019 (Measure M & R Local Street Project) (the “Bonds”). The Bonds were issued to finance the design, acquisition, and construction of certain local roadway and street improvement projects in the City, purchase a debt service reserve policy to satisfy the reserve requirement for the Bonds and, pay the costs of issuing the Bonds.

## Capital Asset and Debt Administration (Continued)

### Debt Administration (Continued)

In Fiscal Year 19/20, the City issued \$108 million POB. The POB were issued to pay the City's unamortized, unfunded accrued actuarial liability to CalPERS for the benefit of City employees and pay the cost of issuing the Bonds. Additional information on the City's long-term liabilities can be found on Note 6.

The City entered into a lease financing contract for its HVAC project for the City Hall during the fiscal year 2020/21.

#### Outstanding Debt and Obligations June 30, 2021 and 2020

	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Governmental activities:		
Bonded indebtedness:		
Measure M&R bonds	\$ 17,420,000	\$ 18,190,000
Bond premium	3,759,423	3,856,324
Pension obligation bonds	108,020,000	108,020,000
Direct borrowings:		
SCE loan	558,551	545,982
Lease-purchase obligation	6,000,000	-
Other long-term liabilities		
Compensated absences	4,713,410	4,522,696
Self-insurance claims payable	3,651,708	3,558,224
Total	<u>\$ 144,123,092</u>	<u>\$ 138,693,226</u>

Additional information on the City's OPEB obligation can be found in Note 9 to the basic financial statements of this report. Additional information on the City's net pension liability can be found in Note 8 to the basic financial statements of this report.

### Economic Factors and Next Year's Budget

Even though the City's revenues continue to be stable overall, the City's costs are increasing faster than its revenues. Employee retirement costs, payroll costs, the City's contract with the Los Angeles County Sheriff's Department, and litigation costs are the primary drivers of this trend. In the future, either the City will have to decrease its service level to the community, or the City will have to secure new revenue sources. Most new revenue sources require voter approval. The City Council is committed to maintaining and improving service levels to the community.

FY 2021/22 General Fund revenues are projected to be \$92.9 million, which is \$3.1 million more than the FY 2020/2021 year-end actual revenues of \$88.9 million.

FY 2021/22 General Fund expenditures are projected to be \$92.5 million, which is \$13.3 million more than the FY 2020/21 actual expenditures.

Despite these challenges, the City is expected to continue to recover from the COVID-19 pandemic.

## **Request for Information**

This financial report is designed to provide a general overview of the City's finances for its readers of the financial statements. Questions concerning any of the information in this report or request for additional financial information should be addressed to the Finance Department at, 701 E Carson St. Carson, CA 90745.

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# **BASIC FINANCIAL STATEMENTS**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



CITY OF CARSON  
STATEMENT OF NET POSITION

June 30, 2021

	Primary Governmental Activities	Component Unit Reclamation Authority
<b>ASSETS</b>		
Cash and investments	\$ 98,676,504	\$ 5,684,373
Restricted cash and investments	2,262,501	13,840,466
Cash and investments with fiscal agents	28,035,697	-
Receivables:		
Taxes	8,954,309	-
Accounts	4,148,437	-
Accrued interest	34,929	14,003
Loans, net of allowance for uncollectible accounts	4,321,051	-
Due from Successor Agency	1,126,696	-
Due from component unit	67,527	-
Due from government agencies	2,207,310	11,530
Due from primary government		
Inventory	124,991	12,896,159
Prepaid and other assets	552,732	4,092,617
Land held for resale	571,938	-
Capital assets not being depreciated	138,744,181	92,401,051
Capital assets, net of accumulated depreciation	263,559,176	-
TOTAL ASSETS	<u>553,387,979</u>	<u>128,940,199</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>		
Deferred amounts from pension	10,098,342	-
Deferred amounts from OPEB	3,744,078	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>13,842,420</u>	<u>-</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities	10,672,736	528,147
Accrued payroll	1,893,093	1,955
Interest payable	1,584,292	-
Due to other governmental agencies	472,551	-
Due to primary government	-	67,527
Retention payable	736,501	-
Refundable deposits	2,740,793	12,800,000
Unearned revenues	-	1,452,780
Long-term liabilities:		
Due within one year	3,855,412	-
Due in more than one year	140,267,680	-
Net pension liability - due in more than one year	749,597	-
Net OPEB liability - due in more than one year	46,591,865	-
Landfill remediation liability - due in more than one year	-	97,728,433
TOTAL LIABILITIES	<u>209,564,520</u>	<u>112,578,842</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>		
Deferred amounts from pension	721,254	-
Deferred amounts from OPEB	5,945,816	-
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>6,667,070</u>	<u>-</u>
<b>NET POSITION:</b>		
Net investment in capital assets	402,303,357	92,401,051
Restricted for:		
Economic development	333,772	-
Public works	47,289,886	-
Housing projects	12,224,891	-
Community services	8,718,039	-
Unrestricted	(119,871,136)	(76,039,694)
TOTAL NET POSITION	<u>\$ 350,998,809</u>	<u>\$ 16,361,357</u>

CITY OF CARSON  
STATEMENT OF ACTIVITIES  
For the year ended June 30, 2021

Functions/programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Governmental Activities</b>				
General government	\$ 26,066,129	\$ 5,891,898	\$ 33,993	\$ -
Public safety	28,697,914	941,763	221,910	-
Community development	6,239,238	535,212	51,646	331,591
Public works	21,232,635	3,757,652	10,716,557	3,669,767
Community services	13,644,261	476,536	384,938	810,444
Interest	4,354,424	-	-	-
Total governmental activities	<u>100,234,601</u>	<u>11,603,061</u>	<u>11,409,044</u>	<u>4,811,802</u>
Component unit:				
Reclamation authority	<u>46,285,165</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total primary government</b>	<u>\$ 146,519,766</u>	<u>\$ 11,603,061</u>	<u>\$ 11,409,044</u>	<u>\$ 4,811,802</u>

General revenues:

Taxes:

- Property taxes
- Sales taxes
- Transient occupancy taxes
- Franchise taxes
- Utility users tax
- Oil industry business tax
- Motor vehicle license fee, unrestricted
- Investment income
- Other revenues
- Gain on exchange of land and building
- Transfers in from Successor Agency

Total general revenues

Change in net position

Net position at beginning of year

Net position at end of year



Net (Expenses) Revenues and Changes in Net Position	
Primary Government Governmental Activities	Component unit Reclamation Authority
\$ (20,140,238)	\$ -
(27,534,241)	-
(5,320,789)	-
(3,088,659)	-
(11,972,343)	-
(4,354,424)	-
<u>(72,410,694)</u>	<u>-</u>
-	(46,285,165)
<u>(72,410,694)</u>	<u>(46,285,165)</u>
20,559,180	-
30,133,399	-
1,648,497	-
11,355,476	-
8,670,112	-
3,013,731	-
68,289	-
933,031	15,335
3,394,228	-
23,767,689	-
8,720	-
-	-
<u>103,552,352</u>	<u>15,335</u>
31,141,658	(46,269,830)
319,857,151	62,631,187
<u>\$ 350,998,809</u>	<u>\$ 16,361,357</u>

CITY OF CARSON  
GOVERNMENTAL FUNDS  
BALANCE SHEET

June 30, 2021

	General Fund	Carson Housing Authority Special Revenue Fund	Measure M&R Local Street Projects Capital Projects Fund
ASSETS	<u>          </u>	<u>          </u>	<u>          </u>
Cash and investments	\$ 54,567,428	\$ 4,055,664	\$ -
Cash and investments with fiscal agent	1,655,482	3,774,187	22,606,028
Restricted cash	2,262,501	-	-
Receivables:			
Taxes	8,954,309	-	-
Accounts	3,153,000	17,562	-
Accrued interest	34,929	-	-
Due from government agencies	-	-	-
Loans, net of allowance	17,596	3,830,904	-
Due from other funds	2,623,640	50,897	-
Due from Carson Reclamataion Agency	67,527	-	-
Due from Successor Agency	904,000	222,696	-
Prepaid expenses	552,732	-	-
Inventory	124,991	-	-
Land held for resale	-	571,938	-
TOTAL ASSETS	<u>\$ 74,918,135</u>	<u>\$ 12,523,848</u>	<u>\$ 22,606,028</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES:			
Accounts payable and accrued liabilities	\$ 9,325,273	\$ -	\$ -
Accrued payroll	1,851,807	3,227	-
Due to other funds	-	295,730	-
Due to government agencies	-	-	-
Retentions payable	139,598	-	-
Unearned revenue	-	-	-
Refundable deposits	2,740,793	-	-
TOTAL LIABILITIES	<u>14,057,471</u>	<u>298,957</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES:			
Unavailable revenues	<u>1,461,590</u>	<u>-</u>	<u>-</u>
FUND BALANCES:			
Nonspendable	677,723	-	-
Restricted	2,262,501	12,224,891	22,606,028
Committed	15,324,165	-	-
Assigned	1,000,000	-	-
Unassigned	<u>40,134,685</u>	<u>-</u>	<u>-</u>
TOTAL FUND BALANCES	<u>59,399,074</u>	<u>12,224,891</u>	<u>22,606,028</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	<u>\$ 74,918,135</u>	<u>\$ 12,523,848</u>	<u>\$ 22,606,028</u>

CITY OF CARSON  
GOVERNMENTAL FUNDS  
BALANCE SHEET

June 30, 2021

	Nonmajor Governmental Funds		Total Governmental Funds
\$	40,053,412	\$	98,676,504
	-		28,035,697
	-		2,262,501
	-		8,954,309
	977,875		4,148,437
	-		34,929
	2,207,310		2,207,310
	472,551		4,321,051
	-		2,674,537
	-		67,527
	-		1,126,696
	-		552,732
	-		124,991
	-		571,938
\$	<u>43,711,148</u>	\$	<u>153,759,159</u>

\$	1,347,463	\$	10,672,736
	38,059		1,893,093
	2,378,807		2,674,537
	472,551		472,551
	596,903		736,501
	-		-
	-		2,740,793
	<u>4,833,783</u>		<u>19,190,211</u>

307,833	1,769,423
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-	677,723
39,946,041	77,039,461
-	15,324,165
-	1,000,000
(1,376,509)	38,758,176
38,569,532	132,799,525

\$	<u>43,711,148</u>	\$	<u>153,759,159</u>
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CITY OF CARSON

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

June 30, 2021

Fund balances - total governmental funds	\$	132,799,525
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	\$	670,749,668
Accumulated depreciation	<u>(268,446,311)</u>	402,303,357
Long-term liabilities are not due and payable in the current period and therefore, are not reported in the governmental funds.		
Self-insurance claims	(3,651,708)	
Compensated absences	(4,713,410)	
Loan payable	(6,558,551)	
Bonds payable	(125,440,000)	
Bond premium	<u>(3,759,423)</u>	(144,123,092)
Accrued interest payable on long-term debt is not due and payable in the current period and is not reported in the governmental funds.		(1,584,292)
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.		1,769,423
Pension-related debt applicable to the City's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. Deferred outflows of resources and deferred inflows of resources related to pensions are only reported in the Statement of Net Position, as the changes in these amounts affect only the government-wide statements for governmental activities.		
Deferred outflows of resources	10,098,342	
Deferred inflows of resources	(721,254)	
Net pension liability	<u>(749,597)</u>	8,627,491
OPEB-related debt applicable to the City's governmental activities is not due and payable in the current period and accordingly is not reported as fund liabilities. Deferred outflows of resources related to OPEB are only reported in the Statement of Net Position, as the changes in these amounts affect only the government-wide statements for governmental activities.		
Deferred outflows of resources	3,744,078	
Deferred inflows of resources	(5,945,816)	
Net OPEB liability	<u>(46,591,865)</u>	(48,793,603)
Net position of governmental activities	\$	<u><u>350,998,809</u></u>

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

For the year ended June 30, 2021

	<u>General Fund</u>	<u>Carson Housing Authority Special Revenue Fund</u>	<u>Measure M&amp;R Local Street Projects Capital Projects Fund</u>
REVENUES:			
Taxes	\$ 75,309,481	\$ -	\$ -
Licenses and permits	7,064,940	-	-
Fines and forfeitures	1,315,833	-	-
Intergovernmental	68,289	331,591	-
Charges for services	857,153	-	-
Investment income	694,672	203,688	1,197
Developer impact fee	-	-	-
Miscellaneous	3,676,355	289,250	-
<b>TOTAL REVENUES</b>	<u>88,986,723</u>	<u>824,529</u>	<u>1,197</u>
EXPENDITURES:			
Current:			
General government	22,468,789	-	-
Public safety	25,224,443	-	-
Community development	3,703,270	509,023	-
Public works	17,208,718	-	-
Community services	9,636,790	-	-
Capital improvement programs	-	-	-
Debt service:			
Principal payments	115,248	-	770,000
Interest	1,903,804	-	832,000
Cost of issuance	199,800	-	-
<b>TOTAL EXPENDITURES:</b>	<u>80,460,862</u>	<u>509,023</u>	<u>1,602,000</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>8,525,861</u>	<u>315,506</u>	<u>(1,600,803)</u>
OTHER FINANCING SOURCES (USES):			
Sale of land	5,305,473	-	-
Bond and loan proceeds	127,817	-	-
Bond premium	-	-	-
Transfers in	290,357	-	1,602,000
Transfers out	(34,830)	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>5,688,817</u>	<u>-</u>	<u>1,602,000</u>
<b>NET CHANGE IN FUND BALANCES</b>	14,214,678	315,506	1,197
FUND BALANCES (DEFICITS) - BEGINNING OF YEAR	45,184,396	11,909,385	22,604,831
<b>FUND BALANCES (DEFICITS) - END OF YEAR</b>	<u>\$ 59,399,074</u>	<u>\$ 12,224,891</u>	<u>\$ 22,606,028</u>

Nonmajor Governmental Funds	Total Governmental Funds
\$ 8,044,417	\$ 83,353,898
36,535	7,101,475
-	1,315,833
7,809,963	8,209,843
44,872	902,025
97,209	996,766
1,642,001	1,642,001
196,320	4,161,925
<u>17,871,317</u>	<u>107,683,766</u>
59,577	22,528,366
-	25,224,443
1,065,344	5,277,637
44,044	17,252,762
1,274,524	10,911,314
6,944,328	6,944,328
-	885,248
-	2,735,804
-	199,800
<u>9,387,817</u>	<u>91,959,702</u>
<u>8,483,500</u>	<u>15,724,064</u>
-	5,305,473
6,000,000	6,127,817
-	-
34,830	1,927,187
(1,883,637)	(1,918,467)
<u>4,151,193</u>	<u>11,442,010</u>
12,634,693	27,166,074
25,934,839	105,633,451
<u>\$ 38,569,532</u>	<u>\$ 132,799,525</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, 2021

Net change in fund balances - total governmental funds		\$ 27,166,074
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
<p>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:</p>		
	\$	
Capital outlay	4,277,262	
Gain on exchange of land and building	23,767,689	
Proceeds on Sale of Land	(5,305,473)	
Depreciation expense	<u>(9,876,222)</u>	12,863,256
<p>The issuance of long-term debt provides current financial resources to governmental funds while repayment of principal and issuance costs consumes current financial resources of the governmental funds. In the Statement of Activities, the issuance of long-term debt increases long-term liabilities and the repayment of debt reduces long-term liabilities. The amounts are the net effect of these differences in the treatment of long-term debt:</p>		
Proceeds from long-term debt	(6,127,817)	
Repayment of principal payments	<u>885,248</u>	(5,242,569)
<p>Governmental funds report interest in the fiscal year it is paid; however, in the Statement of Activities, interest is recorded in the fiscal year it is incurred. This is the net change in accrued interest for the current period.</p>		
		(1,515,721)
<p>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</p>		
Compensated absences	(190,714)	
Claims and judgments	(93,484)	
Bond premium amortization expense	<u>96,901</u>	(187,297)
<p>Pension expense reported in the governmental funds includes the annual required contributions. In the Statement of Activities, pension expense includes the change in the net pension liability and related change in pension amounts for deferred outflows of resources and deferred inflows of resources.</p>		
	(5,569,085)	(5,569,085)
<p>OPEB expense reported in the governmental funds includes the actuarial determined contributions. In the Statement of Activities, OPEB expense includes the change in the net OPEB liability and related change in OPEB amounts for deferred outflows of resources.</p>		
		3,710,916
<p>Revenues that are measurable but not available are recorded as unavailable revenue under the modified accrual basis of accounting.</p>		
		<u>(83,916)</u>
Change in net position of governmental activities		<u>\$ 31,141,658</u>



CITY OF CARSON  
 FIDUCIARY FUNDS  
 STATEMENT OF FIDUCIARY NET POSITION

June 30, 2021

	Successor Agency to the Dissolved Redevelopment Agency Private-purpose Trust Fund	Agency Funds
<b>ASSETS:</b>		
Cash and investments	\$ 23,197,332	\$ 5,421,016
Cash and investments with fiscal agents	4,270,952	3,154,475
Receivables		
Interest	22,865	-
Loan	-	-
Prepaid Expenses	5,036	-
Land held for resale	370,000	-
TOTAL ASSETS	27,866,185	\$ 8,575,491
<b>DEFERRED OUTFLOWS OF RESOURCES:</b>		
Deferred amounts on refundings	3,294,298	
<b>LIABILITIES:</b>		
Accounts payable and accrued liabilities	44,830	\$ 858
Accrued interest payable	2,037,724	-
Retention and refundable deposits	236,172	3,230,767
Due to City of Carson	1,126,697	-
Due to assessed parties	-	792,350
Due to bondholders	-	4,551,516
Noncurrent liabilities		
Due within one year	12,330,000	-
Due in more than one year	145,627,474	-
TOTAL LIABILITIES	161,402,897	\$ 8,575,491
<b>NET POSITION:</b>		
Held in trust for private purpose	\$ (130,242,414)	\$ -

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

For the year ended June 30, 2021

		Successor Agency to the Dissolved Redevelopment Agency Private-purpose Trust Fund
ADDITIONS:		
Property taxes	\$	20,777,792
Investment income		63,352
Other income		10,577
TOTAL ADDITIONS		20,851,721
DEDUCTIONS:		
General government		653,251
Property tax administration costs		891,635
Rent Subsidy to Housing Authority		331,591
Interest and fiscal charges		7,879,265
TOTAL DEDUCTIONS		9,755,742
CHANGE IN NET POSITION		11,095,979
NET POSITION - BEGINNING OF YEAR		(141,338,393)
NET POSITION - END OF YEAR	\$	(130,242,414)

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**NOTES TO THE BASIC  
FINANCIAL STATEMENTS**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 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**  
**June 30, 2021**

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***NOTE 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, 2021, 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 cleanup 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**  
**June 30, 2021**

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***NOTE 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. 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**  
**June 30, 2021**

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***NOTE 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.

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.



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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.

Measure M & R Local Street Projects Capital Project Fund - The Measure M & R Local Street Projects Capital Project Fund accounts for all bond proceeds issued for the purpose of financing the design, acquisition, and construction of certain local roadway and street improvement projects in the City.

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.

Capital Projects Fund is used to account for the construction, rehabilitation and acquisition of capital assets.

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**  
**June 30, 2021**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

D. New Accounting Pronouncements

**Current Year Standards**

GASB 84, “*Fiduciary Activities*”, effective for periods beginning after December 15, 2019. This statement improves guidance and establishes criteria for identifying fiduciary activities of all state and local governments.

GASB 90, “*Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*”, effective for periods beginning after December 15, 2019. This statement defines a majority equity interest and improves its reporting as an investment if a government’s holding of the equity interest meets the definition of an investment.

GASB 98, “*The Annual Comprehensive Financial Report*”, was issued on October 2021 and effective for fiscal years ending after December 15, 2021. This statement establishes the term *annual comprehensive financial report* and its acronym *ACFR*.

**Pending Accounting Standards**

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

GASB 87, “*Leases*”, effective for periods beginning after June 15, 2021.

GASB 89, “*Accounting for Interest Cost Incurred before the End of a Construction Period*”, effective for periods beginning after December 15, 2020.

GASB 91, “*Conduit Debt Obligations*”, effective for periods beginning after December 15, 2021. GASB 93, “*Replacement of Interbank Offered Rates*”, effective for fiscal years beginning after June 15, 2022.

GASB 94, “*Public-Private and Public-Public Partnerships and Availability Payment Arrangements*”, effective for fiscal years beginning after June 15, 2022.

GASB 96, “*Subscription-Based Information Technology Arrangements*”, effective for fiscal years beginning after June 15, 2022.

GASB 97, “*Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*”, effective for periods beginning after June 15, 2021.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 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 \$8,306,518 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 <sup>st</sup>
Levy Date:	July 1 <sup>st</sup> to June 30 <sup>th</sup>
Due Date:	First Installment - November 1 <sup>st</sup> Second Installment - March 1 <sup>st</sup>
Delinquent Date:	First Installment - December 10 <sup>th</sup> Second Installment - April 10 <sup>th</sup>

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 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. The City uses the consumption method which means that inventory is expensed as the items are used. Inventory in the General Fund consists principally of fuel, office supplies, recreational activity supplies and other miscellaneous materials and supplies. Inventory in the Component Unit Reclamation Authority 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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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 \$10,000 are capitalized if they have an expected useful life of one year or more.

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 Carson Housing Authority Fund represents housing properties transferred to the Carson 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**  
**June 30, 2021**

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***NOTE 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 reports 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) until that time. The City has the following items that qualify for reporting in this category:

- Deferred outflows related to OPEB and pension plans equal to employer contributions made after the measurement date of the net OPEB liability and the net pension liability, respectively.
- Deferred outflows related to OPEB and pensions plans 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 retiree healthcare benefits or pensions through the plans.
- Deferred outflows from pension plans resulting from changes in assumptions. These amounts are amortized over a closed period equal to the average expected remaining service lives of all employees that are provided with pensions through the plans.

In addition to liabilities, the statement of net position and governmental funds balance sheet report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position or fund balance 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:

- Deferred inflows from unavailable revenues, which is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: taxes and grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

M. Deferred Outflows/Inflows of Resources (Continued)

- Deferred inflows related to pension plans 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 plans.
- Deferred inflows from OPEB and pension plans resulting from changes in assumptions. These amounts are amortized over a closed period equal to the average expected remaining service lives of all employees that are provided with retiree healthcare benefits or pensions through the plans.
- Deferred inflows related to OPEB and pension plans resulting from the net differences between projected and actual earnings on plan investments of the OPEB and pension plan's fiduciary net position. These amounts are amortized over five 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. Postemployment Benefits Other Than Pensions (OPEB)

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

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

P. 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 prepaid expenses and inventory.

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.

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.



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)***

**P. Fund Balances and Flow Assumptions (Continued)**

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.

**Q. 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 capital assets and capital-related payables.

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.

**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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 2 - CASH AND INVESTMENTS**

**Cash and Investments**

Cash and investments as of June 30, 2021, are classified in the accompanying financial statements as follows:

	Government- Wide Statement of Net Assets	Fiduciary Fund Statement of Net Assets		Total
		Private-purpose Trust Fund	Agency Funds	
Unrestricted assets:				
Cash and investments	\$ 104,360,877	\$ 23,197,332	\$ 5,421,016	\$ 132,979,225
Restricted assets:				
Cash and investments	16,102,967	-	-	16,102,967
Cash and investments with fiscal agents	28,035,697	4,270,952	3,154,475	35,461,124
Total cash and investments	<u>\$ 148,499,541</u>	<u>\$ 27,468,284</u>	<u>\$ 8,575,491</u>	<u>\$ 184,543,316</u>

Cash and investments at June 30, 2021, consist of the following:

Cash on hand	\$ 4,050
Deposits with financial institutions	54,702,964
Investments	129,836,302
Total cash and investments	<u>\$ 184,543,316</u>

**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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 2 - CASH AND INVESTMENTS (CONTINUED)**

Authorized Investment Type	Authorized by Investment Policy	Maximum Maturity*	Maximum Percentage of Portfolio*	Maximum Investment In One Issuer
United States Treasury Bills	Yes	5 Years	None	None
Federal Government Obligations	Yes	5 Years	None	40%
Collateralized Time Deposits	Yes	5 Years	50%	None
Banker's Acceptance	Yes	7 Days	10%	None
Commercial Paper	Yes	270 Days	15%	10%
Negotiable Certificates of Deposit	Yes	5 Years	30%	None
Certificates of Deposit - Private Placement	Yes	5 Years	30%	None
Local Agency Investment Fund (LAIF)	Yes	N/A	\$65 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
Supranational Obligations	Yes	5 Years	30%	5%
Bond Revenue	Yes	5 Years	None	None
Maximum Maturities	Yes	3 Years	None	None
Common Stocks	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

**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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 2 - CASH AND INVESTMENTS (CONTINUED)**

**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.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment In One Issuer
Local Agency Bonds	None	None	None
U.S. Treasury Obligations	None	None	None
U.S. Agency Securities	None	None	None
Banker's Acceptance	1 Year	None	None
Commercial Paper	270 Days	None	None
Negotiable Certificates of Deposit	None	None	None
Repurchase Agreement	30 Days	None	None
Money Market Mutual Funds	N/A	None	None
LAIF	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**  
**June 30, 2021**

**NOTE 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 to 24 Months	25-60 Months	
LAIF	\$ 48,096,684	\$ -	\$ -	\$ 48,096,684
Money Market Mutual Funds	39,490,406	265,443	-	39,755,849
U.S. Agency Securities		316,140	2,993,020	3,309,160
Medium-Term Corporate Notes	779,047	1,584,293	850,234	3,213,574
Held by Fiscal Agent:				
Money market funds	35,461,035	-	-	35,461,035
	<u>\$ 123,827,172</u>	<u>\$ 2,165,876</u>	<u>\$ 3,843,254</u>	<u>\$ 129,836,302</u>

**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, 2021	Minimum Legal Rating	Standard & Poor's Rating		
			AAA	Other	Not Rated
LAIF	\$ 48,096,684	N/A	\$ -	\$ -	\$ 48,096,684
Money Market Mutual Funds	39,755,849	AAA	39,755,849	-	-
U.S. Agency Securities	3,309,160	N/A	-	3,309,160	-
Medium-Term Corporate Notes	3,213,574	A	504,785	2,708,789	-
Held by Fiscal Agent:					
Money market funds	35,461,035	N/A	35,461,035	-	-
Total	<u>\$ 129,836,302</u>		<u>\$ 75,721,669</u>	<u>\$ 6,017,949</u>	<u>\$ 48,096,684</u>

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 2 - CASH AND INVESTMENTS (CONTINUED)**

**Disclosures Relating to Credit Risk (Continued)**

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

Investment Type	AA+	AA-	A	Total
U.S. Agency Securities	\$ 3,309,160	\$ -	\$ -	\$ 3,309,160
Medium-Term Corporate Notes	-	1,028,185	1,680,604	2,708,789
Total	\$ 3,309,160	\$ 1,028,185	\$ 1,680,604	\$ 6,017,949

**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. There are no investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments.

**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.

**Investment in State Investment Pool**

The City is a voluntary participant in 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 is 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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 2 - CASH AND INVESTMENTS (CONTINUED)**

**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 quoted prices of similar assets in active markets, and Level 3 inputs are significant unobservable inputs.

Investment Type	Quoted Prices Level 1	Observable Inputs Level 2	Unobservable Inputs Level 3	Totals
U.S. Agency Securities	\$ -	\$ 3,309,160	\$ -	\$ 3,309,160
Medium-Term Corporate Notes	-	3,213,574	-	3,213,574
Total	\$ -	\$ 6,522,734	\$ -	\$ 6,522,734
Local Agency Investment Fund (LAIF)				48,096,684
Money Market Mutual Funds				39,755,849
Held by Fiscal Agent:				
Money market funds				35,461,035
Total Investment Portfolio				\$ 129,836,302

**NOTE 3 - LOANS RECEIVABLE**

Details of the City’s loans receivable as of June 30, 2021 are as follows:

Loans relative to development projects under various disposition and development agreements	\$ 66,601,334
First Time Homebuyer Loan Program	3,830,904
Computer Loan Program	17,596
HOME Loan Program	307,551
Neighborhood Stabilization Program Loans	165,000
Total loans receivable	70,922,385
Less: Allowance for uncollectible accounts	(66,601,334)
Loans receivable, net	\$ 4,321,051

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 collectability against such loans. The City reports such loans as program costs.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 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, 2021:

	Balance at July 1, 2020	Additions	Deletions/ Transfers	Balance at June 30, 2021
Capital assets not being depreciated:				
Land	\$ 15,344,218	\$ 8,922,593	\$ (735,563)	\$ 23,531,248
Land rights	75,285,334	-	-	75,285,334
Infrastructure-street trees	18,578,207	148,899	-	18,727,106
Construction-in-progress	18,934,535	3,949,760	(1,683,802)	21,200,493
Total capital assets, not being depreciated	<u>128,142,294</u>	<u>13,021,252</u>	<u>(2,419,365)</u>	<u>138,744,181</u>
Capital assets, being depreciated:				
Buildings and improvements	102,396,947	11,595,934	(3,670,992)	110,321,889
Machinery and equipment	14,908,151	327,502	(978,642)	14,257,011
Infrastructure				
Roadways	372,668,216	1,534,903	-	374,203,119
Sewer	20,500,503	-	-	20,500,503
Storm drain	12,722,965	-	-	12,722,965
Total capital assets, being depreciated	<u>523,196,782</u>	<u>13,458,339</u>	<u>(4,649,634)</u>	<u>532,005,487</u>
Less accumulated depreciation for:				
Buildings and improvements	(42,871,046)	(2,129,853)	2,396,132	(42,604,767)
Machinery and equipment	(12,392,422)	(688,062)	978,642	(12,101,842)
Infrastructure				
Roadways	(184,810,838)	(6,674,132)	-	(191,484,970)
Sewer	(17,659,389)	(236,043)	-	(17,895,432)
Storm drain	(4,165,280)	(194,020)	-	(4,359,300)
Total accumulated depreciation	<u>(261,898,975)</u>	<u>(9,922,110)</u>	<u>3,374,774</u>	<u>(268,446,311)</u>
Total capital assets, being depreciated, net	<u>261,297,807</u>	<u>3,536,229</u>	<u>(1,274,860)</u>	<u>263,559,176</u>
Total governmental activities capital assets, net	<u>\$ 389,440,101</u>	<u>\$ 16,557,481</u>	<u>\$ (3,694,225)</u>	<u>\$ 402,303,357</u>



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 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, 2021:

General government	\$	1,973,472
Community services		3,878,395
Public works		1,748,323
Community development		2,321,920
Total depreciation expense	\$	<u>9,922,110</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, 2021:

	Balance at July 1, 2020	Additions	Deletions/ Transfers	Balance at June 30, 2021
Capital assets, not being depreciated:				
Land	\$ 21,977,052	\$ -	\$ -	\$ 21,977,052
Construction-in-progress	70,162,698	261,301	-	70,423,999
Total	<u>\$ 92,139,750</u>	<u>\$ 261,301</u>	<u>\$ -</u>	<u>\$ 92,401,051</u>

**NOTE 5 – INTERFUND TRANSACTIONS**

**Due From/To Other Funds**

Due from/due to other funds as of June 30, 2021, are as follows:

Due from Other Funds	Due to Other Funds		Total
	Carson Housing Authority Special Revenue Fund	Nonmajor Governmental Funds	
General Fund	\$ 295,730	\$ 2,327,910	\$ 2,623,640
Carson Housing Authority Special Revenue Fund	-	50,897	50,897
	<u>\$ 295,730</u>	<u>\$ 2,378,807</u>	<u>\$ 2,674,537</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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 5 – INTERFUND TRANSACTIONS (CONTINUED)**

**Interfund Transfers**

Transfers in and out for the year ended June 30, 2021, were as follows:

Transfers Out	Transfers In			Total
	General Fund	Measure M & R Local Street Projects Capital Projects Fund	Nonmajor Governmental Funds	
Nonmajor Governmental Funds	\$ 281,637	\$ 1,602,000	\$ -	\$ 1,883,637
General Fund	-	-	34,830	34,830
Subtotals	281,637	1,602,000	34,830	1,918,467
Successor Agency Private Purpose Trust Fund	8,720	-	-	8,720
Totals	\$ 290,357	\$ 1,602,000	\$ 34,830	\$ 1,927,187

Interfund transfers were principally used to transfer monies to cover costs accounted for in other funds.

**NOTE 6 - LONG-TERM LIABILITIES**

The following is a summary of changes in long-term liabilities for the year ended June 30, 2021:

	Balance at July 1, 2020	Additions	Deletions	Balance at June 30, 2021	Due Within One Year	Due in More Than One Year
Governmental activities:						
Bonded indebtedness:						
Measure M&R bonds	\$ 18,190,000	\$ -	\$ (770,000)	\$ 17,420,000	\$ 800,000	\$ 16,620,000
Bond premium	3,856,324	-	(96,901)	3,759,423	198,736	3,560,687
Pension obligation bonds	108,020,000	-	-	108,020,000	-	108,020,000
Direct borrowings:						
SCE loan	545,982	127,817	(115,248)	558,551	149,255	409,296
Lease-purchase obligation	-	6,000,000	-	6,000,000	557,421	5,442,579
Other long-term liabilities:						
Compensated absences	4,522,696	190,714	-	4,713,410	650,000	4,063,410
Self-insurance claims payable	3,558,224	1,955,937	(1,862,453)	3,651,708	1,500,000	2,151,708
Total	\$ 138,693,226	\$ 8,274,468	\$ (2,844,602)	\$ 144,123,092	\$ 3,855,412	\$ 140,267,680

**Carson Public Financing Authority Revenue Bonds, Series 2019**

In October 2019, the City of Carson issued \$18,830,000 of Carson Public Financing Authority Revenue Bonds, Series 2019 (Measure M & R Local Street Project) (the “Bonds”). The Bonds were issued to finance the design, acquisition, and construction of certain local roadway and street improvement projects in the City, purchase a debt service reserve policy to satisfy the reserve requirement for the Bonds and, to pay the costs of issuing the Bonds. The proceeds of the bonds are to fund only projects that constitute Measure M Project or a Measure R Project. Principal installments are due annually ranging in amounts from \$640,000 to \$1,410,000 plus interest at 3.00% to 5.00% through June 1, 2039. The outstanding balance at June 30, 2021 is \$17,420,000.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 6 - LONG-TERM LIABILITIES (CONTINUED)**

***Carson Public Financing Authority Revenue Bonds, Series 2019 (Continued)***

The Bonds are payable from the revenues, pledged under the indenture, consisting primarily of installment payments to be made by the City to the Carson Public Financing Authority from Measure M and Measure R nonmajor special revenue funds receipts. For the fiscal year ended June 30, 2021, principal and interest payments were \$770,000 and \$832,000, respectively. Measure R and Measure M Special Revenue Funds taxes collected that are pledged for this debt total \$1,173,235 and \$1,329,319, respectively, which, in total, represent 156% of the current year required debt service payments.

The following schedule summarizes the debt service to maturity requirement for the Carson Public Financing Authority Revenue Bonds, Series 2019 as of June 30, 2021:

Year Ending June 30	Principal	Interest	Total
2022	\$ 800,000	\$ 801,200	\$ 1,601,200
2023	830,000	769,200	1,599,200
2024	875,000	727,700	1,602,700
2025	915,000	683,950	1,598,950
2026	960,000	638,200	1,598,200
2027 - 2031	5,575,000	2,420,500	7,995,500
2032 - 2036	5,330,000	1,000,250	6,330,250
2037 - 2039	2,135,000	173,000	2,308,000
Totals	<u>\$ 17,420,000</u>	<u>\$ 7,214,000</u>	<u>\$ 24,634,000</u>

***2020 Taxable Pension Obligation Bonds***

In June 2020, the City of Carson issued \$108,020,000 in 2020 Taxable Pension Obligation Bonds. The Bonds were issued to pay the City’s currently unamortized, unfunded accrued actuarial liability to CalPERS for the benefit of City employees and pay the cost of issuing the Bonds. The City is not required to maintain a reserve fund for the bonds. Principal installments are due annually ranging in amounts from \$3,775,000 to \$5,885,000 plus interest at 1.503% to 3.696% through January 15, 2044.

The Bonds maturing on or after January 15, 2031, may be redeemed at the option of the City from any source of funds on any date on or after January 15, 2030 in whole or in part from such maturities. The Bonds maturing on January 15, 2038 and January 15, 2044 are subject to mandatory sinking fund redemption at a redemption price equal to the principal amount thereof, plus accrued interest to the redemption date, without premium.

This liability is primarily liquidated from the General Fund.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 6 - LONG-TERM LIABILITIES (CONTINUED)**

**2020 Taxable Pension Obligation Bonds (Continued)**

The following schedule summarizes the debt service to maturity requirement for the 2020 Taxable Pension Obligation Bonds as of June 30, 2020:

Year Ending June 30	2020 Pension Obligation Bonds		
	Principal	Interest	Total
2022	\$ -	\$ 3,310,964	\$ 3,310,964
2023	4,085,000	3,310,964	7,395,964
2024	4,145,000	3,249,567	7,394,567
2025	4,215,000	3,180,221	7,395,221
2026	4,295,000	3,103,381	7,398,381
2027 - 2031	23,080,000	13,908,243	36,988,243
2032 - 2036	26,590,000	10,389,441	36,979,441
2037 - 2041	28,285,000	5,516,676	33,801,676
2042 - 2044	13,325,000	952,644	14,277,644
Totals	\$ 108,020,000	\$ 46,922,102	\$ 154,942,102

**SCE Loan**

In June 2020, the City of Carson entered into a zero percent interest on-bill financing agreement with Southern California Edison Company (SCE) for the installation of certain energy efficient equipment. The loan will be repaid in monthly principal installments in the amount of \$12,438 through July 2026.

The following schedule summarizes the debt service to maturity requirement for the SCE loan as of June 30, 2021:

Year Ending June 30	SCE Loan		
	Principal	Interest	Total
2022	\$ 149,255	\$ -	\$ 149,255
2023	149,255	-	149,255
2024	126,953	-	126,953
2025	114,982	-	114,982
Thereafter	18,105	-	18,105
Totals	\$ 558,551	\$ -	\$ 558,551

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

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 6 - LONG-TERM LIABILITIES (CONTINUED)**

**Capital Lease Financing Agreement**

On January 29, 2021, the City entered into a master lease-purchase agreement to finance the development and implementation of air quality and heating, ventilation, and air conditioning (HVAC) improvement at the City Hall and Juanita Millender-McDonald Community Center. No lease payment is due until the lessee accepts the equipment under the lease agreement or the parties execute an escrow agreement. The escrow agreement was executed and the proceeds of the loan of \$6,000,000 were transferred in an escrow account under the name of the City in February 2021. The lease bears an interest rate of 1.625% payable annually starting on January 29, 2022 through January 2031.

The following schedule summarizes the debt service to maturity requirement for the lease as of June 30, 2021

Year Ending June 30	SCE Loan		
	Principal	Interest	Total
2022	\$ 557,421	\$ 97,500	\$ 654,921
2023	566,479	88,442	654,921
2024	575,684	79,237	654,921
2025	585,039	69,882	654,921
2026	594,546	60,375	654,921
2027-2031	3,120,831	153,774	3,274,605
Totals	\$ <u>6,000,000</u>	\$ <u>549,210</u>	\$ <u>6,549,210</u>

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

**NOTE 7 - SELF-INSURANCE PROGRAMS**

The City is self-insured for general 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 Syndicates. The City is self-insured for the first \$750,000 per workers’ compensation claim. The workers’ compensation excess insurance carrier is Great American 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, 2021, \$3,651,708 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. The 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, 2021, 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**  
**June 30, 2021**

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**NOTE 7 - SELF-INSURANCE PROGRAMS (CONTINUED)**

A summary of the City’s claims activity for the two years through June 30, 2021, is as follows:

	Workers' Compensation Claims	General Liability Claims	Totals
Balance at June 30, 2019	\$ 1,909,439	\$ 555,386	\$ 2,464,825
Additions	55,286	1,729,991	1,785,277
Payments	<u>(141,311)</u>	<u>(550,567)</u>	<u>(691,878)</u>
Balance at June 30, 2020	1,823,414	1,734,810	3,558,224
Additions	1,638,360	317,577	1,955,937
Payments	<u>(1,387,618)</u>	<u>(474,835)</u>	<u>(1,862,453)</u>
Balance at June 30, 2021	<u>\$ 2,074,156</u>	<u>\$ 1,577,552</u>	<u>\$ 3,651,708</u>

**NOTE 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.

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**  
**June 30, 2021**

**NOTE 8 - DEFINED BENEFIT PENSION PLAN (CONTINUED)**

A. General Information about the Pension Plan (Continued)

The Plan’s provisions and benefits in effect at the fiscal year ended June 30, 2021, are summarized as follows:

	Prior to November 21, 2010	Prior to January 1, 2013	On or After January 1, 2013
Hire date			
Benefit formula	3%@60	2%@55	2%@62
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 - 67 & up	50 - 67 & up	52 - 67 & up
Monthly benefits, as a % of eligible compensation	2.000% to 3.000%	1.426% to 2.418%	1.000% to 2.500%
Required employee contribution rates	8%	7%	7%
Required employer contribution rates:			
Normal cost rate	11.740%	11.740%	7.00%
Payment of unfunded liability		\$ 7,800,942	

**Employees Covered**

At the measurement date ended June 30, 2020, the following employees were covered by the benefit terms of the Plan:

	Miscellaneous
Inactive employees or beneficiaries currently receiving benefits	451
Inactive employees entitled to but not yet receiving benefits	224
Active employees	403
Total	<u>1,078</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 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.

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, 2020, using an annual actuarial valuation as of June 30, 2019, rolled forward to June 30, 2020, using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 8 - DEFINED BENEFIT PENSION PLAN (CONTINUED)**

B. Net Pension Liability (Continued)

**Actuarial Assumptions**

The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	<u>Miscellaneous</u>
Measurement Date	June 30, 2019
Actuarial Cost Method	June 30, 2020
	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Projected Salary Increase	(1)
Mortality Rate Table	(2)
Post Retirement Benefit Increase	(3)

(1) Various by entry age and service

(2) The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and Post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.

(3) The less of contract COLA or 2.50% until Purchasing Power Protection Allowance Floor on purchasing power applies, 2.50% thereafter.

**Long-term Expected Rate of Return**

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

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded 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 equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 8 - DEFINED BENEFIT PENSION PLAN (CONTINUED)**

B. Net Pension Liability (Continued)

**Long-term Expected Rate of Return (Continued)**

The expected real rates of return by asset class are as follows:

Asset Class (a)	Assumed Asset Allocation	Real Return Years 1 - 10 (b)	Real Return Years 11+ (c)
Global Equity	50.00%	4.80%	5.98%
Fixed Income	28.00%	1.00%	2.62%
Inflation Assets	0.00%	0.77%	1.81%
Private Equity	8.00%	6.30%	7.23%
Real Assets	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%
Total	100.00%		

- (a) In the CalPERS CAFR, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities
- (b) An expected inflation of 2.0% used for this period
- (c) An expected inflation of 2.92% used for this period

**Discount Rate**

The discount rate used to measure the total pension liability was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Subsequent Events**

There were no subsequent events that would materially affect the results in this disclosure.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 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, 2020 are as follows:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability (Asset)
<b>Balance at June 30, 2019</b>	\$ 302,811,949	\$ 200,513,126	\$ 102,298,823
<b>Changes in the Year:</b>			
Service cost	4,522,067	-	4,522,067
Interest on the total pension liability	21,302,839	-	21,302,839
Differences between expected and actual experience	1,032,485	-	1,032,485
Contribution - employer	-	116,735,668	(116,735,668)
Contribution - employee	-	2,025,219	(2,025,219)
Net investment income	-	9,928,404	(9,928,404)
Benefit payments, including refunds of employee contributions	(16,327,319)	(16,327,319)	-
Administrative expenses	-	(282,674)	282,674
<b>Net Changes</b>	<u>10,530,072</u>	<u>112,079,298</u>	<u>(101,549,226)</u>
<b>Balance at June 30, 2020 (Measurement Date)</b>	\$ <u>313,342,021</u>	\$ <u>312,592,424</u>	\$ <u>749,597</u>

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 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 DiscountRate**

The following presents the net pension liability of the City for the Plan, calculated using the discount rate for the Plan, 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 or 1-percentage point higher than the current rate:

	<u>Miscellaneous</u>
1% Decrease	6.15%
Net pension liability	40,245,181
Current discount rate	7.15%
Net Pension liability	749,597
1% Increase	8.15%
Net pension liability	(32,118,382)

**Pension Plan Fiduciary Net Position**

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

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

For the year ended June 30, 2021, the City recognized pension expense of \$10,359,081. At June 30, 2021, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Contributions made subsequent to the measurement date	\$ 4,684,518	\$
Differences between actual and expected experience	866,109	(368,209)
Change of assumptions	-	(353,045)
Net differences between projected and actual earnings on plan investments	4,547,715	
Total	<u>\$ 10,098,342</u>	<u>\$ (721,254)</u>

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 8 - DEFINED BENEFIT PENSION PLAN (CONTINUED)**

D. Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

\$4,684,518 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, 2022. 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
2021	\$ (460,730)
2022	1,585,536
2023	1,970,656
2024	1,597,108
2025	-
Thereafter	-

E. Payable to the Pension Plan

At June 30, 2021, the City had no outstanding amount of contributions to the pension plan required for the fiscal year ended June 30, 2021.

**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN**

A. General Information about the OPEB Plan

**Plan Description**

The City offers a defined benefit OPEB plan, which provides medical insurance benefits to eligible retirees and qualified family members through an agent multiple employer trust administered by CalPERS.

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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)**

A. General Information about the OPEB Plan (Continued)

**City's Funding Policy**

Contributions

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) to pre-fund its OPEB liability. No contributions were made to CERBT during the current year. However, the City did directly pay retiree insurance premiums of \$2,505,567 during the current year, and the implicit rate subsidy for the OPEB Plan was \$605,745, resulting in total payments of \$3,111,312.

Plan Membership

As of the June 30, 2020, the measurement date, the following current and former employees were covered by the benefit terms under the plan:

Inactive plan members or beneficiaries currently receiving benefits	267
Inactive plan members entitled to but not yet receiving benefits	-
Active plan members	403
Total	<u>670</u>

B. Net OPEB Liability

The City's net OPEB liability was measured as of June 30, 2020 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2019. A summary of the principal assumptions and methods used to determine the total OPEB liability is shown below.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)**

B. Net OPEB Liability (Continued)

Actuarial Assumptions

The total OPEB liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	July 1, 2019
Measurement Date	June 30, 2020
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	5.75%
Inflation	2.75%
Projected Salary Increase	2.75% per year + CalPERS merit scale
Expected Long Term Investment Rate of Return	7.00% assuming CERBT asset allocation (Strategy 1)
Healthcare Cost Trend Rates	6.25% in 2021, decreasing 0.25% annually to 4.5% for 2028 and thereafter
Pre-retirement Turnover	CalPERS 2017 experience study
Mortality	Society of Actuaries (SOA) Pub-2010

The actuarial assumptions used in the June 30, 2019 valuation were based on a standard set of assumptions the actuary has used for similar valuations, modified as appropriate for the City.

The long-term expected rate of return was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)**

B. Net OPEB Liability (Continued)

Best estimates of arithmetic real rates of return for each major asset class included in the OPEB plan’s target asset allocation as of June 30, 2020, the measurement date, are summarized in the following table:

Asset Class	New Strategic Allocation	Long-Term Expected Real Rate of Return
CERBT (Strategy 1):		
Global Equity	59.00%	5.50%
Global Debt Securities	25.00%	2.35%
REITs	8.00%	3.65%
Commodities	3.00%	1.75%
Inflation Assets	5.00%	1.50%
Total	100.00%	4.25%

Discount Rate

The rate used for a funded plan is the real rate of return expected for plan assets plus long-term inflation assumption. For an unfunded plan, the discount rate is based on an index of 20-year general obligation municipal bonds. For partially funded plans, the discount rate is a blend of the funded and unfunded rates.

The discount rate used to measure the total OPEB liability was 5.75%. The discount rate is a blended rate between the rate of return at 7% and the 2.21%, the Bond Buyer 20-Bond GO Index. The City does not currently have a pre-funding policy or practice for additional prefunding but does not reimburse for its current retiree payments from the Trust. The projection of cash flows used to determine the discount rate assumed that no future contributions are made to the Trust. Based on these assumptions, the OPEB’s fiduciary net position was not projected to be available to make all projected OPEB payments for current active and inactive employees and beneficiaries and, therefore, a blended rate was utilized.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)**

C. Changes in the Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net OPEB Liability (Asset)
<b>Balance at June 30, 2019</b>	\$ 68,858,549	\$ 19,158,755	\$ 49,699,794
<b>Changes in the Year:</b>			
Service cost	1,810,290	-	1,810,290
Interest on the total OPEB liability	3,808,169	-	3,808,169
Differences between expected net actual experience	(3,019,237)	-	(3,019,237)
Changes in assumptions	(2,141,914)	-	(2,141,914)
Contribution- employer	-	2,897,579	(2,897,579)
Net investment income	-	677,019	(677,019)
Administrative expenses	-	(9,361)	9,361
Benefit payments	(2,897,579)	(2,897,579)	-
<b>Net Changes</b>	<b>(2,440,271)</b>	<b>667,658</b>	<b>(3,107,929)</b>
<b>Balance at June 30, 2020 (Measurement Date)</b>	<b>\$ 66,418,278</b>	<b>\$ 19,826,413</b>	<b>\$ 46,591,865</b>

Change of Assumptions:

The discount rate utilized for the measurement periods ended June 30, 2019 and 2020 were 5.50% and 5.75%, respectively. The discount rate was changed due to capital market assumptions.

Change of Benefit Terms

There were no changes of benefit terms.

Subsequent Events

There were no subsequent events that would materially affect the results presented in this disclosure.



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)**

C. Changes in the Net OPEB Liability (Continued)

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

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current discount rate:

	1% Decrease (4.75%)	Discount Rate 5.75	1% Increase (6.75%)
Net OPEB Liability	\$ 55,862,115	\$ 46,591,865	\$ 39,012,630

Sensitivity of the Net OPEB Liability to Changes in Health-Care Cost Trend Rates

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rates:

	1% Decrease 5.25% decreasing to 3.50%	Current Healthcare Cost Trend Rate 6.25% decreasing to 4.50%	1% Increase 7.25% decreasing to 5.50%
Net OPEB Liability	\$ 37,806,542	\$ 46,591,865	\$ 57,530,299

D. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2021, the City recognized OPEB expense of \$(1,044,703). At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to measurement date	\$ 3,111,312	\$ -
Differences between expected and actual experience	302,856	(2,587,917)
Changes in assumptions	-	(3,357,899)
Differences between projected and actual earnings on plan investments	329,910	-
Total	\$ 3,744,078	\$ (5,945,816)

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 9 - OTHER POSTEMPLOYMENT BENEFITS (OPEB) PLAN (CONTINUED)**

D. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB (Continued)

\$3,111,312 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the year ending June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Year ending June 30	Amount
2022	\$ (2,045,816)
2023	(613,357)
2024	(574,714)
2025	(604,552)
2026	(737,308)
Thereafter	(737,303)

E. Payable to the OPEB Plan

At June 30, 2021, the City had no outstanding amount of contributions to the OPEB plan required for the year ended June 30, 2021.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 10 - GOVERNMENTAL FUND BALANCE CLASSIFICATIONS**

The various fund balance classifications established as of June 30, 2021, were as follows:

	General Fund	Special Revenue Fund Carson Housing Authority	Capital Projects Fund Measure M&R Local Street Projects Fund	Nonmajor Governmental Funds
Nonspendable:				
Prepaid expenses	\$ 552,732	\$ -	\$ -	\$ -
Inventory	124,991	-	-	-
Total nonspendable	<u>677,723</u>	<u>-</u>	<u>-</u>	<u>-</u>
Restricted for:				
Housing projects	-	12,224,891	-	-
Special revenue funds	-	-	-	39,946,041
Capital projects	2,262,501	-	22,606,028	-
Total restricted	<u>2,262,501</u>	<u>12,224,891</u>	<u>22,606,028</u>	<u>39,946,041</u>
Committed:				
Economic uncertainties	15,274,165	-	-	-
Reward funds	50,000	-	-	-
Total committed	<u>15,324,165</u>	<u>-</u>	<u>-</u>	<u>-</u>
Assigned:				
Self-insurance	1,000,000	-	-	-
Unassigned	40,134,685	-	-	(1,376,509)
Total fund balances	<u>\$ 59,399,074</u>	<u>\$ 12,224,891</u>	<u>\$ 22,606,028</u>	<u>\$ 38,569,532</u>

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 11 - OTHER REQUIRED INDIVIDUAL FUND DISCLOSURES**

**Deficit Fund Balances**

The following funds reported an accumulated deficit in fund balance as of June 30, 2021:

	<u>Accumulated Deficit</u>
Nonmajor Special Revenue Funds:	
City Special Events Fund	\$ (43)
Los Angeles County Park District Fund	(256,444)
Proposition 1B Fund	(3,574)
Family Support Grant Fund	(4,925)
HOME Grant Fund	(158,198)
Community Development Block Grant Fund	(137,458)
Federal Highway Planning Grant Fund	(397,893)
Building Plan Retention Fund	(381,767)
Measure R Highway Program Fund	(36,207)

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 Expenditures over Appropriations**

For the year ended June 30, 2021, 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			
Debt service:			
Interest	\$ -	\$ 1,903,804	\$ (1,903,804)
Principal payment		115,248	(115,248)
Cost of Issuance	-	199,800	(199,800)
Capital Projects Fund:			
Measure M&R Local Street Projects Capital Projects Fund			
Debt service:			
Principal payments	-	770,000	(770,000)
Interest	-	832,000	(832,000)
Nonmajor special revenue funds			
Beverage Container Recycling Special Revenue Fund			
Public works	-	36,599	(36,599)
Carson Stormwater Special Revenue Fund			
Public works	-	1,170,564	(1,170,564)

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 12 - DEBT ISSUED WITHOUT GOVERNMENT COMMITMENT***

**Reassessment Revenue Bonds, Series A and Subordinate Series B**

In November 2006, the Carson Public Financing Authority issued \$25,000,000 and \$7,955,000 of Reassessment Revenue Bonds, Series A and Subordinate Series B, respectively, (collectively, the 2006 Bonds). The 2006 Bonds were issued to finance certain public capital improvements within the Reassessment District No. 2001-1 (Dominguez Technology Center), purchase the \$29,645,000 City of Carson Reassessment District No. 2001-1 Limited Obligation Refunding Improvement Bonds, Series 2006 (Local Obligation Bonds) (concurrently issued), establish Reserve Funds, and pay the cost of issuing the 2006 Bonds and Local Obligation Bonds.

The City and Public Financing Authority are not liable for repayment of this debt but are only acting as agents for the property owners in collecting the assessments for the Reassessment District No. 2001-1, 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. During the year ended June 30, 2020, these bonds were currently refunded with proceeds from the concurrently-issued Carson Public Financing Authority Reassessment Revenue Refunding Bonds, Series 2019 and City of Carson Reassessment District No. 2001-1 Limited Obligation Refunding Improvement Bonds, Series 2019.

**Limited Obligation Improvement Bonds, Assessment District No. 92-1, Series 1992**

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, signalizing, 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, 2021 is \$345,000.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 12 - DEBT ISSUED WITHOUT GOVERNMENT COMMITMENT (CONTINUED)***

**Reassessment Revenue Refunding Bonds, Series 2019**

In July 2019, the Carson Public Financing Authority (Authority) issued \$18,975,000 of Reassessment Revenue Refunding Bonds, Series 2019 (the Authority Bonds). The Bonds were issued to fund a reserve fund for the Bonds, pay costs of issuance and to purchase the concurrently-issued City of Carson Reassessment District No. 2001-1 (Dominguez Technology Center West) Limited Obligation Refunding Improvement Bonds, Series 2019 (the "Reassessment Bonds"), the proceeds of which were, in turn, used to refund a series of reassessment bonds (the "2006 City Bonds") previously issued by the City of Carson, California (the "City"), and thereby provide funds to refund two series of bonds issued by the Authority proceeds of which were used by the Authority to acquire the 2006 City Bonds and to finance certain public capital improvements. The Reassessment Bonds are payable from Reassessments levied by the City on property in the City's Reassessment District No. 2001-1 (Dominguez Technology Center West).

The City's and Public Financing Authority'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 and Public Financing Authority are in no way liable for repayment but are 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, 2021 is \$17,770,000.

As of June 30, 2021, the City's General Fund is reporting \$2,262,501 of restricted cash and investments related to the unspent portion of the Authority Bonds proceeds that were contributed to the City for the purpose of financing certain public capital improvements within Reassessment District No. 2001-1 (Dominguez Technology Center West).

***NOTE 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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 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, 2021, the balance on the Note is \$7,808,034.

**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, 2021, the balance on the Note is \$4,827,966.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 14 - HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS  
(CONTINUED)***

**Affirmed Housing Group, Inc.**

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 (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, 2021, the balance on the Note is \$4,200,000.

**Thomas Safran & Associates**

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, 2021, 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).

**Carson Terrace, L.P.**

In June 1999, the Agency entered into an Owner Participation Agreement (OPA) with Carson Terrace, L.P. (Original Developer) for development and operation of an affordable senior citizen housing project (Project). Carson Terrace, L.P. includes Los Angeles Housing Partnership, Inc. a California non-profit public benefit corporation ("LAHP") as general partner, and LAHP Holdings III, LLC as the limited partner. 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 Original Developer executed a promissory note (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 Original Developer loan repayments are equal to 50% of the positive cash flow generated by the Project. On June 30, 2021, the balance on the Note is \$2,296,988. Pursuant to the OPA, the Agency is also required to provide the Original 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).



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 14 - HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS  
(CONTINUED)***

**Carson Terrace, L.P. (Continued)**

In late 2017, LAHP, the limited partner with Original 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. Specifically, LAHP and The Richman Group of California Development Company, a California limited liability company (“TRG”) executed a Joint Development Agreement to serve as the New Developer. On May 7, 2019, a new OPA was entered into with the New Developer. As of December 12, 2019, the New Developer also executed a new promissory note (Note) amounting to \$4,115,366, which is recorded on January 8, 2020. The promissory note is a residual receipts loan that accrues simple interest at three percent (3%) per annum, payable in fifty-five (55) years following the recordation of the Release of Construction Covenants (or until December 31, 2077). Repayment of the Loan is made in annual payments from fifty percent 50% of the Net Cash Flow. At June 30, 2021, the balance on the Note remains at \$4,033,454.

**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 was completed in 2021.

**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. At June 30, 2021, the balance on the note is \$2,765,000. Work started on the project in December 2016 and the project was complete and open in September 2018.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 14 - HOUSING AUTHORITY COMMITMENTS UNDER DEVELOPMENT AGREEMENTS (CONTINUED)***

**21205 Carson Arts LP**

This Agreement is for the development of 45 units of affordable housing with 21205 Carson Arts LP (Developer). 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 provide an additional \$2,800,000 in the form of a grant to the Developer's non-profit partner. The loan is evidenced by a promissory note (Note) and is secured by a Deed of Trust on the property. 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 commenced construction in April 2018. The project was completed on December 24, 2019. At June 30, 2021, the balance on the Note remains at \$4,200,000.

**Carson Figueroa Affordable Housing, LP**

On January 24, 2017, the Carson Housing Authority approved an agreement with Carson Figueroa Affordable Housing, LP to provide financial assistance to develop a 51-unit affordable housing community at 600 West Carson Street with a leasing preference to veterans of the United States Armed Forces. The project will be developed at "market rate quality" and will include amenities such as a community room, open outdoor courtyard with grilling and seating areas, a fitness center, a computer room and classes/social services for the residents.

The Housing Authority's assistance consisted of providing land valued at \$2.93M for the project and providing \$5.5M in financial assistance towards development costs. The developer also received a 9% Low Income Housing Tax Credit award from the California Tax Credit Allocation Committee (TCAC) to finance the project. On March 31, 2017, the Housing Authority closed escrow on the property. Following the close of escrow, the Housing Authority and the developer executed the Cal ReUSE Regulatory Agreement and the document was recorded on April 25, 2017.

The official groundbreaking was held on March 1, 2018. Construction on the project was complete in February 2020. The Certificate of Occupancy was issued earlier this year. At June 30, 2021, the balance on the note is \$6,128,000.

***NOTE 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. Whereby 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. On January 10, 2012, the City became the Successor Agency of the former redevelopment agency by operation of law in accordance with the Bill.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 15 - RECENT CHANGES IN LEGISLATION AFFECTING CALIFORNIA REDEVELOPMENT AGENCIES (CONTINUED)**

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. 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.

**NOTE 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, 2021, are as follows:

Loans relative to development projects under various disposition and development agreements	\$ 12,497,100
Less: Allowance for uncollectible accounts	<u>(12,497,100)</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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**NOTE 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, 2021:

	Balance July 1, 2020	Additions	Deletions	Balance June 30, 2021	Due Within One Year	Due in More Than One Year
Other Long-term Liabilities:						
Redevelopment Project Area 1:						
2003B Tax Allocation Bonds	\$ 13,231,114	\$ 746,064	\$ -	\$ 13,977,178	\$ -	\$ 13,977,178
2014A Tax Allocation Refunding Bonds	16,630,000	-	(3,245,000)	13,385,000	3,405,000	9,980,000
2016A Tax Allocation Refunding Bonds	18,305,000	-	(865,000)	17,440,000	895,000	16,545,000
2017A Tax Allocation Refunding Bonds	10,705,000	-	(515,000)	10,190,000	525,000	9,665,000
Less: Bond Discounts	(387,506)	-	23,808	(363,698)	-	(363,698)
Redevelopment Project Area 2:						
2007A Tax Allocation Refunding Bonds	15,550,000	-	(15,550,000)	-	-	-
2014A Tax Allocation Refunding Bonds	8,595,000	-	(1,550,000)	7,045,000	1,625,000	5,420,000
2020B Subordinate Tax Allocation Refunding Bonds	-	11,900,000	(175,000)	11,725,000	170,000	11,555,000
Add: Bond Premium	-	2,579,009	(71,639)	2,507,370	-	2,507,370
Low and Moderate Income Housing:						
2010A-T Tax Allocation Housing Bonds	2,395,000	-	(2,395,000)	-	-	-
2010A Tax Allocation Housing Bonds	25,620,000	-	(25,620,000)	-	-	-
2020A Tax Allocation Refunding Bonds	-	23,220,000	-	23,220,000	1,625,000	21,595,000
Successor Agency:						
2015B Subordinate Tax Allocation Refunding Bonds	40,890,000	-	(3,335,000)	37,555,000	3,470,000	34,085,000
2018 Tax Allocation Bonds	21,005,000	-	(595,000)	20,410,000	615,000	19,795,000
Add: Bond Premium	909,416	-	(42,792)	866,624	-	866,624
Total	<u>\$ 173,448,024</u>	<u>\$ 38,445,073</u>	<u>\$ (53,935,623)</u>	<u>\$ 157,957,474</u>	<u>\$ 12,330,000</u>	<u>\$ 145,627,474</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**  
**June 30, 2021**

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**NOTE 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 \$8,566,316 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, 2021:

Year ending June 30	Principal	Interest	Total
2022	\$ -	\$ -	\$ -
2023	-	-	-
2024	765,610	1,444,390	2,210,000
2025	715,465	1,494,535	2,210,000
2026	671,951	1,538,049	2,210,000
2027 - 2031	2,296,614	6,983,386	9,280,000
2032-2033	961,222	3,678,778	4,640,000
Subtotals	\$ 5,410,862	\$ 15,139,138	\$ 20,550,000
Accreted Interest	8,566,316	-	8,566,316
Totals	\$ 13,977,178	\$ 15,139,138	\$ 29,116,316

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)**

**Long-term Liabilities - Redevelopment Project Area 1 (Continued)**

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 \$3,600,000 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.

As a result of the refunding, the entire 2003 Tax Allocation Refunding Bonds and \$26,850,000 of the 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, 2021:

Year ending June 30	Principal	Interest	Total
2022	\$ 3,405,000	\$ 551,463	\$ 3,956,463
2023	3,600,000	376,338	3,976,338
2024	-	286,338	286,338
2025	-	286,338	286,338
2026	-	286,338	286,338
2027 - 2031	2,025,000	976,063	3,001,063
2032 - 2035	4,355,000	557,281	4,912,281
Total	\$ 13,385,000	\$ 3,320,156	\$ 16,705,156

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**  
**June 30, 2021**

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**NOTE 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. This defeased debt was fully redeemed on October 1, 2019.

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, 2021, is \$2,209,239.

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, 2021:

Year ending June 30	Principal	Interest	Total
2022	\$ 895,000	\$ 674,116	\$ 1,569,116
2023	915,000	649,504	1,564,504
2024	2,885,000	622,054	3,507,054
2025	2,980,000	524,685	3,504,685
2026	295,000	424,110	719,110
2027 - 2031	1,690,000	1,926,423	3,616,423
2032 - 2036	4,640,000	1,525,755	6,165,755
2037	3,140,000	137,375	3,277,375
Total	\$ <u>17,440,000</u>	\$ <u>6,484,020</u>	\$ <u>23,924,020</u>

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 Carson Public Financing Authority Lease Revenue Bonds (Redemption Project Series 2009), 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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)**

**Long-term Liabilities - Redevelopment Project Area 1 (Continued)**

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. This defeased debt was fully redeemed on October 1, 2019.

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, 2021, is \$1,016,257.

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, 2021:

Year ending June 30	Principal	Interest	Total
2022	\$ 525,000	\$ 385,714	\$ 910,714
2023	540,000	370,006	910,006
2024	560,000	353,806	913,806
2025	580,000	336,306	916,306
2026	595,000	317,456	912,456
2027 - 2031	3,340,000	1,238,556	4,578,556
2032 - 2036	4,050,000	513,869	4,563,869
Total	\$ <u>10,190,000</u>	\$ <u>3,515,713</u>	\$ <u>13,705,713</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. In September 2020, this debt was defeased when the Successor Agency of the former Carson Redevelopment Agency issued the Subordinate Tax Allocation Refunding Bonds, 2020 Series B.

As a result of the refunding, the entire 2007A Tax Allocation Refunding 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**  
**June 30, 2021**

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**NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)**

**Long-term Liabilities - Redevelopment Project Area 2 (Continued)**

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. 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.

As a result of the refunding, the 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, 2021:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 1,625,000	\$ 311,625	\$ 1,936,625
2023	1,705,000	228,375	1,933,375
2024	1,790,000	141,000	1,931,000
2025	1,925,000	48,125	1,973,125
Total	\$ <u>7,045,000</u>	\$ <u>729,125</u>	\$ <u>7,774,125</u>

2020B Subordinate Tax Allocation Refunding Bonds

In September 2020, the Successor Agency of the former Carson Redevelopment Agency issued \$11,900,000 Subordinate Tax Allocation Refunding Bonds, 2020 Series B, for Redevelopment Project Area No.2 to refund the outstanding Merged and Amended Project Area Subordinate Lien Tax Allocation Refunding Bonds, Series 2007A and to pay the cost of issuing the bonds. Principal installments are due annually ranging amounts from \$170,000 to \$1,210,000 plus interest at 3% to 4% through February 1, 2036. The interest and principal of the bonds are payable from pledged tax revenues on a parity with the pledge of Pledged Tax Revenues to the 2015B Bonds.

As a result of the refunding, the entire 2007A 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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)**

**Long-term Liabilities - Redevelopment Project Area 2 (Continued)**

2020B Subordinate Tax Allocation Refunding Bonds (Continued)

The following schedule summarizes the debt service to maturity requirement for the Redevelopment Project Area 2 - 2020B Subordinate Tax Allocation Refunding Bonds as of June 30, 2021:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 170,000	\$ 467,300	\$ 637,300
2023	170,000	462,200	632,200
2024	180,000	455,400	635,400
2025	185,000	448,200	633,200
2026	820,000	440,800	1,260,800
2027 - 2031	4,600,000	1,686,600	6,286,600
2032 - 2036	5,600,000	689,400	6,289,400
Total	<u>\$ 11,725,000</u>	<u>\$ 4,649,900</u>	<u>\$ 16,374,900</u>

**Long-term Liabilities - Redevelopment Project Area 4**

Tax Allocation Refunding Bonds, Series 2018

On February 27, 2018, the Successor Agency issued \$21,715,000 Successor Agency Tax Allocation Refunding Bonds, Series 2018 to advance refund the 2006 Tax Allocation Bonds. Principal installments are due annually in amounts ranging from \$595,000 to \$1,365,000 plus interest semiannually ranging from 2.00% to 3.5% through October 1, 2041. The principal and interest of the bonds are payable from pledged tax increment revenues of the Redevelopment Obligation Retirement Fund.

The 2006 Tax Allocation Bonds are now 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 defeasance resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$80,446. This difference, reported in the accompanying financial statements as a deferred outflow of resources, is being charged to interest expense through 2041. The remaining balance at June 30, 2021, is \$68,802.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)**

**Long-term Liabilities - Redevelopment Project Area 4 (Continued)**

Tax Allocation Refunding Bonds, Series 2018 (Continued)

The following schedule summarizes the debt service to maturity requirement for the Successor Agency Tax Allocation Refunding Bonds, Series 2018 as of June 30, 2021:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 615,000	\$ 787,694	\$ 1,402,694
2023	635,000	759,519	1,394,519
2024	665,000	727,019	1,392,019
2025	705,000	692,769	1,397,769
2026	735,000	656,769	1,391,769
2027 - 2031	4,275,000	2,678,094	6,953,094
2032 - 2036	5,255,000	1,725,672	6,980,672
2037 - 2041	6,160,000	785,606	6,945,606
2042	1,365,000	23,888	1,388,888
Total	\$ <u>20,410,000</u>	\$ <u>8,837,028</u>	\$ <u>29,247,028</u>

**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. In September 2020, this debt was defeased when the Successor Agency of the former Carson Redevelopment Agency issued the Tax Allocation Housing Refunding Bonds, 2020 Series A.

As a result of the refunding, the entire 2010A-T Tax Allocation Refunding 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**  
**June 30, 2021**

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**NOTE 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. In September 2020, this debt was defeased when the Successor Agency of the former Carson Redevelopment Agency issued the Tax Allocation Housing Refunding Bonds, 2020 Series A.

As a result of the refunding, the entire 2010A Tax Allocation Refunding 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.

2020A Tax Allocation Housing Refunding Bonds

In September 2020, the Successor Agency of the former Carson Redevelopment Agency issued \$23,220,000 Tax Allocation Housing Refunding Bonds, 2020 Series A, for Low and Moderate Income Housing to refund the outstanding Taxable Tax Allocation Housing Bonds 2010 Series A-T and Tax Allocation Housing Bonds 2010 Series A and to pay the cost of issuing the bonds. Principal installments are due annually ranging amounts from \$1,110,000 to \$2,075,000 plus interest at 0.809% to 2.775% through August 1, 2036. The interest and principal of the bonds are payable from pledged tax revenues on a parity with the pledge of all Housing Tax Revenues that were eligible for allocation to the former redevelopment agency with respect to the Project Area and are allocated to the Successor Agency.

As a result of the refunding, the entire 2010A-T Tax Allocation Hosing Bonds and 2010A Tax Allocation Housing 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 Low and Moderate Income Housing – 2020A Tax Allocation Housing Refunding Bonds as of June 30, 2021:

<u>Year ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 1,625,000	\$ 411,402	\$ 2,036,402
2023	2,035,000	395,580	2,430,580
2024	2,055,000	376,251	2,431,251
2025	2,075,000	353,846	2,428,846
2026	1,610,000	331,152	1,941,152
2027 - 2031	6,195,000	1,308,507	7,503,507
2032 - 2036	6,315,000	619,238	6,934,238
20137	1,310,000	18,176	1,328,176
Total	\$ <u>23,220,000</u>	\$ <u>3,814,151</u>	\$ <u>27,034,151</u>

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)**

**Long-term Liabilities – Successor Agency**

2015B Subordinate Tax Allocation Refunding Bonds

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, 2021:

Year ending June 30	Principal	Interest	Total
2022	\$ 3,470,000	\$ 1,872,134	\$ 5,342,134
2023	3,590,000	1,723,583	5,313,583
2024	3,390,000	1,562,787	4,952,787
2025	3,495,000	1,404,169	4,899,169
2026	5,290,000	1,233,648	6,523,648
2027 - 2031	9,960,000	3,452,766	13,412,766
2032 - 2036	8,360,000	1,408,813	9,768,813
Total	<u>\$ 37,555,000</u>	<u>\$ 12,657,899</u>	<u>\$ 50,212,899</u>

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.

**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, 2021, the balance of the loan from this developer is \$3,625,951.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)***

**Commitments Under Development Agreements (Continued)**

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, 2021, the balance on the Note is \$1,236,405.

Thomas Safran (Developer) - 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 (this note was transferred to the Carson Housing Authority as part of the Agency's dissolution). 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.

As of June 30, 2021, there are two notes totaling \$1,667,702 associated with the commercial component of this project. The two notes are secured by deeds of trust and accrue interest at 3%. The notes and any accrued interest are due in full on January 1, 2039.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 16 - SUCCESSOR AGENCY DISCLOSURES (CONTINUED)***

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, 2021, WIN Chevrolet has a loan balance of \$3,850,000.

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 \$3,000,000 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. 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. The Note has now been assigned to Lithia Motors. As of June 30, 2021, the loan balance is \$1,360,772.

***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS***

CAM-CARSON, LLC

CAM-CARSON, LLC, a Delaware limited liability company (Developer), a joint venture of The Macerich Company of Santa Monica, California, and SI-Carson, an affiliate of Simon Property Group proposed developing a "Project" on a portion of the 157 Acre Site currently owned by the Reclamation Authority and which was to be conveyed to the Developer through the agreements described below, which was to be 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), on a part of the Site called the Cell 2 Subsurface Lot.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

CAM-CARSON, LLC (CONTINUED)

City Role in the Project

The City has no real property interest in the 157 Acre Site, which is wholly owned by the 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”).

Project Agreements

In September, 2018 (1) the Reclamation Authority separately entered into a “Conveyancing Agreement” with Developer whereby Reclamation Authority would convey and Developer would acquire the Developer Property through a ground lease; and (2) the City entered into a Cooperation Agreement with Reclamation Authority (Cooperation Agreement) whereby Reclamation Authority agreed to construct certain public infrastructure on behalf of City and City agreed 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 provided 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 was projected to 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 would be financially infeasible without substantial financial participation by the Reclamation Authority. However, the City and Reclamation Authority believed the environmental benefits of legally closing the landfill and the benefits of economic development justify such investment.

The division of responsibility on the Site was driven in part by the environmental liability, as well as developing a manageable and equitable business deal for both sides. The Reclamation Authority agreed to (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 would limit Developer’s exposure to environmental liability in the undertaking of the Project.



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

CAM-CARSON, LLC (CONTINUED)

Project Agreements (Continued)

The Reclamation Authority 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 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 up to the regulatory sign-off by the Department of Toxic Substances Control (DTSC), the Reclamation Authority retains site control over all of Cell 2.

Working under the Conveyancing Agreement approved in September 2018 and through its Horizontal Master Developer, the Reclamation Authority began undertaking all the work on the site that involved environmental liability in October 2018. Some non-remediation work performed in the regulated layer, such as installing the piles or the structural slab, was to be reimbursed to the Reclamation Authority by the Developer. Work falls on a spectrum from clearly environmental (installing the remedial systems) to purely vertical (the vertical construction of the core and shell of the mall). Some work undertaken by the Reclamation Authority, as described above, would be at the Developer's cost.

Later in 2019, when work on the Project stopped, it was the Horizontal Master Developer and the CRA that needed to work through payment issues with the civil general contractor and its subcontractors. That workout and settlement is described in the next section.

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 agreed 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 air or groundwater or endanger human health. This work includes excavation and grading necessary to install such systems. Reclamation Authority was to cause the construction and operation of (i) the Remedial Systems other than the BPS at its sole cost, and (ii) the BPS, which was to be funded by Reclamation Authority up to an agreed-upon dollar cap.
2. Infrastructure. Under the terms of the Conveyancing Agreement, the Reclamation Authority would construct required public offsite infrastructure and other improvements (the "Offsite Improvements"). Due to the Reclamation Authority's shortage of resources to complete all of its necessary work, Developer was to advance Ten Million Dollars (\$10,000,000) to the Reclamation Authority for this purpose.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

CAM-CARSON, LLC (CONTINUED)

Project Agreements (Continued)

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 was to 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 consolidation of waste layers (Site Preparation Work) on the 157 Acre site; (ii) installation of structural piles and pile caps, grade beams, vaults, and under-slab utilities (Sub-Foundation Work); (iii) establishing underground utility runs from the property lines to the building (Utility Work); (iv) constructing the structural slab for the foundation of the buildings.

Construction Issues

A significant amount of work was completed by the Reclamation Authority under this section in 2019, but certain unknown site conditions manifested as major issues for the schedule and the project budget, including “pile refusal” and excessive amounts of waste consolidation. Both the project delays and the rapid cost escalation were due in large part to these unknown site conditions, which are generally inherent in brownfield projects. The tight project schedule meant that the Reclamation Authority was often identifying problems too late to pause, reassess, and redesign the project to potentially do the same activity more cost effectively given the financial consequences of trying to pause construction work (standby changes, lost productivity, and demobilization/remobilization costs).

Major delays occurred in the first quarter 2019 in grading and waste consolidation activity due to weather. TRC, the environmental general contractor, was trying to get “ahead” of the pile driving schedule by having the south end of the Site graded and waste consolidated before pile driving commenced in April, but an unanticipated amount of waste consolidation and significant rain during Q1 2019 meant the grading and pile driving schedules ended up closer together, with grading occurring just ahead of pile installation.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

CAM-CARSON, LLC (CONTINUED)

Construction Issues (Continued)

The problem with waste consolidation originated with an inaccurate and incomplete “top of trash” map produced by the prior environmental contractor, Tetra Tech; based on the information in the map, it was anticipated that about 19,000 cubic yards of waste would need to be relocated – consolidated – from one part of Cell 2 to another to produce the flat site necessary for the mall. By the time grading was completed, however, crews had moved more than 202,000 cubic yards, a task that pulled grading resources away from other tasks for several critical months during pile driving, when TRC could have made up lost time on the schedule. The additional waste consolidation also cost the Reclamation Authority an unanticipated \$14 million more than the anticipated project budget. The remedy, however, would have been to flag the problem in April 2019, when the waste consolidation quantities first went over the estimate, and request (again) from DTSC to pothole the entire cell, at extra time and expense, and stop work on the project just when pile drilling was commencing. This is because the solution would have been to raise the elevation of the slab by several feet by importing several hundred thousand yards of dirt to lift it above the additional waste, but that would have required a redesign of the building, all the structural systems including the piles, the civil engineering, and the landfill liner. It was estimated such a delay would have been 6-9 months and resulted in millions of dollars in wasted design costs and other construction delay costs.

The other major delay was encountering “refusal” during pile installation, the delay in obtaining DTSC approval for a pile driving work plan, and ultimately the resulting loss of productivity in installing piles. The 2018 indicator pile program showed the pile driving rigs encountering “refusal” in several locations: compacted sand in certain undefined areas of the site was too hard for the piles to be driven into without destroying the structural integrity of the pile. This required a modification of the pile driving work plan, allowing pre-drilling of the piles into the soil below the trash. The possibility of drilling too far and opening up a pathway for landfill leachate (liquid waste) to flow into the groundwater below the landfill was of paramount concern to DTSC, and a number of iterations of plans were necessary to finally receive their approval. Pile installation did commence in April and fortunately only a handful of piles (3) encountered refusal requiring their abandonment of the 2,238 piles installed.

All the pile installation was completed in early October 2019. However, the anticipated design and contracted rate of pile installation in 2018 was 9 piles per pile rig per day; mostly, because of the double drilling (the pre-drilling into the soil below the waste was with a smaller diameter auger than the drilling through the waste, requiring the use of two drills on each hole) most rigs only achieved 6-7 piles per day, stretching the duration of pile drilling and complicating the grading/trenching/waste consolidation activity as well. One proposed solution considered at the same time the Reclamation Authority was redrafting the pile driving work plan would have been to redesign the pile grid to install more, shorter piles with less embedment in the formation (soil) below the waste. An earlier iteration of the CAM plan featured about 2,900 shorter piles, while the final number ended up being about 2,200 deeper piles. Part of the decision by CAM to go to fewer piles in the first place, however, was in part to save time and money on pile installation but also partly driven by the complexity of designing the landfill liner with utility trenches and 35% more piles. Similar to the waste consolidation issue above, such a redesign would have caused a work stoppage of at least six months while the pile grid and structural systems as well as the liner and other remedial systems were redesigned, which would have needed to be redesigned and rebid on behalf of the Reclamation Authority.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

CAM-CARSON, LLC (CONTINUED)

Construction Issues (Continued)

Based on several of these extraordinary cost increases, the Reclamation Authority notified CAM in October, 2019 of its inability to fund the completion of its remedial system work. CAM ceased making reimbursement payments at that time, leaving more than \$10 million in unpaid bills for the Reclamation Authority to cover. Work on the horizontal and civil construction (Snyder Langston) ceased on November 26, 2019 and environmental construction work (TRC) funded by the Reclamation Authority stopped about January 30, 2020. O&M work as required by DTSC remains ongoing. Information about the settlement of the Snyder Langston claims is included below.

Litigation Issues

Further, on April 30, 2020 CAM filed suit in Los Angeles Superior Court against the Reclamation Authority, its contractor RES, the City of Carson and the Successor Agency to the former Redevelopment Agency, seeking damages of \$80 million.

As of the date of this report, the Reclamation Authority remains in litigation with CAM and is still in the discovery and pre-trial motion phase. On March 15, 2021, the Los Angeles Superior Court granted a demurrer to the City of Carson and the Carson Successor Agency, removing them from the action (and awarded the City attorney's fees), and approved the removal of the negligence and negligent supervision claims against the Reclamation Authority, making the legal action largely contractual (notwithstanding the appeal rights of CAM-Carson).

With a separate agreement with Faring Capital for Cells 3, 4, and 5 done, the financing-related factors necessary for CAM to return to the project are in place. Mediation with CAM occurred on July 16, 2021. CAM indicated some willingness to consider a modified project at the site, but as of the date of this writing the Reclamation Authority has not received a formal proposal with a new site plan for Cell 2. Under the terms of the Conveyancing Agreement, CAM's remedies are limited to marketing the property to another developer and recovering its investment from the proceeds; there is clearly market interest in the Site so that remedy remains available. Trial remains a possibility.

The disruption in retail and in the development of in-person gathering places due to the COVID-19 pandemic may have been a factor in CAM's decision to pursue litigation in 2020, but positive developments in the pandemic may be good news for the project as well. The reopening in California has unlocked pent-up demand in brick-and-mortar retail, and retail rent collections by landlords have returned to near pre-pandemic levels. If CAM opts not to pursue the project, the Reclamation Authority will move as quickly as possible to negotiate with another developer for Cell 2. The question then would be whether the existing improvements would be usable for a different project, meaning the already-installed piles, liner, BPS, and slab. That process of finding a new developer, negotiating a new agreement, and determining how a new project would fit on top of the already-installed improvements would take several months.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

**Snyder Langston Claims, Litigation, and Settlement Arising from CAM Work Stoppage**

When CAM Carson, LLC stopped work in November 2019, they stopped reimbursements to the Reclamation Authority for the performance of CAM Work under the Conveyancing Agreement. This included \$3,271,676 the Reclamation Authority had already paid to its contractor, RES, which then made payment to its subcontractor, SL CARSON BUILDERS, LLC, a Delaware limited liability company (“SLCB”), and SNYDER LANGSTON, LLC, a Delaware limited liability company (“SL”). In addition, there was \$7,794,767 under Work Order No. 2 and \$150,529 under Work Order No. 3 performed by SLCB that had not yet been billed to RES, but which became due in November 2019. CAM’s refusal to reimburse the Reclamation Authority and its eventual filing of the lawsuit strained the Reclamation Authority’s ability to cover its obligations to its contractors, but the Parties entered a Settlement Agreement and Release in December 2020 where all contractors and subcontractors were paid in full, including accrued interest.

In the latter part of 2020, the Reclamation Authority, RES, and SLCB renegotiated a Settlement Agreement and Release where SLCB and its subcontractors would receive full payment for all amounts due in return for the release of all claims against the Reclamation Authority. That Settlement Agreement was approved in December 2020.

**Faring Capital, LLC Agreements for Cell 3, 4, and 5**

Project Agreements

In September 2019, the CRA once again issued an RFQ seeking a developer for Cells 3, 4, and 5 (the “Remainder Cells”), which required the developers to bear the responsibility for all vertical and horizontal (including remediation) project costs based on the CRA’s experience on the Cell 2 Project and demonstrate that their project pro forma reflected that. As a result, most of the proposals received were for industrial/warehouse uses, given the strong real estate economics of such uses, as opposed to retail, entertainment or other commercial, which have weakened over the past several years. The 2019 RFQ included much more detailed information learned from Cell 2 to inform proposers of the developer’s responsibilities, rather than deferring these discussions to the negotiation of the definitive agreements.

Following the RFQ, in March 2020, the CRA Board selected Faring Capital, LLC (“Faring”) to proceed with negotiations for its proposed project on the Remainder Cells, to include a 12-acre signature community park with restaurants, park and playground space, retail, and entertainment uses along with an industrial/fulfillment/logistics center along the back of the Remainder Cells (“Project”).

On December 16, 2020, the CRA approved an agreement with Faring Capital, LLC (its entity for the project is Carson Goose Owner, LLC) for the Remainder Cells, who have agreed to (i) construct all of the remedial systems on their cells at their own cost without a contribution or subsidy from the CRA or from the Enterprise Fund, and (ii) pay a “residual value” of \$45,000,000 for the site in two payments, generally upfront. It was estimated in early 2020 that such an amount would be enough to complete the Cell 2 work, though such work will need to be rebid prior to resumption.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

**Faring Capital, LLC Agreements for Cell 3, 4, and 5 (Continued)**

Project Agreements (Continued)

The first deposit for CEQA processing and other entitlement was received the next day. The Option Agreement contained a 30-day due diligence period, after which the first deposit of \$12,500,000 (plus accrued carrying costs and other costs) were paid to the CRA on January 19, 2021; the second \$32,500,000 is due upon the earlier of (i) receiving the entitlement for the Faring project from the City, or (ii) CAM Carson, LLC, the Cell 2 developer (CAM), is prepared to recommence its work on Cell 2 and has paid the CRA its outstanding obligations under the original Conveyancing Agreement.

The Faring Business Deal

The Option Agreement describes the obligation to comply with the Remedial Action Plan (“RAP”) approved by DTSC in 1995, and requires that Faring complete all remediation work, provide any financial assurances associated with the construction of the Project, and complete the remedy as required under the Compliance Framework Agreement (“CFA”), the RAP, the Management Approach to Phased Occupancy (“MAPO”) and all other applicable regulatory documents and agreements.

Unlike the Cell 2 transaction, Faring will fund and perform all remediation work on the Remainder Cells at its sole cost and expense, including the investigation of the environmental conditions, testing, and the development of the remediation plan on these Cells. From a regulatory perspective, however, the CRA will remain the responsible party for closure of the landfill and will oversee and approve the remedial design and construction activities conducted by Faring on the Remainder Cells. The CRA will also remain responsible for the performance of all O&M activities at the Site, during the construction period and, through a Community Facilities District, after the completion of the Project.

Faring’s acquisition of the Remainder Cells pursuant to the Option Agreement shall include (i) all permits, licenses, authorizations, consents, approvals and certificates relating to the Remainder Cells, to the extent assignable from CRA; and (ii) all rights, privileges, easements, rights-of-way and appurtenances used or connected with the beneficial use or enjoyment of the “Surface Lot” of the Remainder Cells, including without limitation, development rights and air rights.

Fortunately, the Faring transaction provides the CRA with a substantial infusion of cash that is available to allow CRA to resume the Cell 2 work upon either settlement with CAM or the acquisition of the Cell 2 Project by another developer. Just as significant is the agreement by Faring to bear all of the financial obligation, as well as the design and contracting responsibility, for the installation of the Remedial Systems on the Remainder Cells. This is a major departure from the Cell 2 deal structure and a much simpler and more conventional brownfield development transaction. In short, it is a significant benefit to the CRA in completing the closure and full redevelopment of the landfill.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

FARING CAPITAL, LLC (CONTINUED)

Project Agreements (Continued)

Carrying Cost Reimbursement

Faring will also reimburse 100% of the CRA's monthly carrying costs attributable to the Remainder Cells on a pro rata basis (60%), based on the acreage of the Remainder Cells in relation to the overall net Site acreage. Such carrying costs include: O&M for the installed Remedial Systems; general Site maintenance; utilities; security; DTSC oversight costs; and similar expenses, up to a negotiated monthly cap amount. Faring is also responsible for reimbursement of the City of Carson's costs for entitlement and legal work attributable to the Remainder Cells development.

Insurance Program

Faring will participate in the CRA's pollution insurance programs, including the PLL and CPL/PLI on a pro-rata or risk allocation basis based on acreage or construction values (depending on the policy) and based on which policies Faring elects to be insured under. The CRA and Faring are developing a new Builder's Risk, General Liability and OCIP program to support the development of the Remainder Cells separate from the Cell 2 CAM-Carson programs.

Construction of Remedial Systems, Building Protection Systems ("BPS"), and Landfill Operations Center ("LOC")

Unlike the Cell 2 project, Faring will construct and install the Remedial Systems (to the extent not already completed) on CRA's behalf and install BPS on, under and within the Remainder Cells at its sole cost in accordance with applicable governmental requirements, including all requirements under the RAP and CFA approved by the DTSC. This is a significant change in how the project is funded, of course, but it also requires coordination between the environmental designer and general contractor (both of whom are retained by Faring) and the CRA (as the property owner and responsible party), and with DTSC as the lead regulatory authority.

The "Remedial Systems" consist of the following: (i) a groundwater extraction and treatment system ("GETS") that serves the entire 157 Acre Site, (ii) the landfill gas collection and control system ("GCCS") on the Remainder Cells and required buffer areas, and (iii) the landfill cap and liner on the Remainder Cells and required buffer areas. Faring's obligations include rough grading (cut and fill) and waste consolidation/reconsolidation of the "Subsurface Lot" of the Remainder Cells, and placement and compaction of imported fill on the Subsurface Lot of the Remainder Cells as needed to enable vertical development. All of these were tasks undertaken by the CRA on Cell 2.

1. GETS. The GETS construction has been completed and was approved by DTSC in 2014. The Project is not expected to conflict with the existing GETS, so no work associated with the GETS is anticipated as part of Faring's responsibilities to complete the Remedial Systems or perform the site development improvements, except to the extent necessary to relocate specific existing GETS components if conflicts with the Project are identified in the future. The operation of the GETS is included in the monthly carrying costs, which Faring pays on the pro rata basis described above.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

FARING CAPITAL, LLC (CONTINUED)

Project Agreements (Continued)

Construction of Remedial Systems, Building Protection Systems (“BPS”), and Landfill Operations Center (“LOC”) (Continued)

2. GCCS. Part of the GCCS has already been built on Cells 3, 4 and 5, and Faring will finish construction of the GCCS on the Remainder Cells. They have indicated that, to the extent practicable, they intend to use and not replace the installed GCCS on the Remainder Cells. There will be considerable review and investigation of the installed system under the new Faring Project, which is considerably different in footprint than the previous Carson Marketplace site plan (i.e. more building footprint, less parking lot).

GCCS horizontal collectors, vertical wells, lateral piping, and vaults have been installed or will be installed on the Remainder Cells within the footprint of buried landfill waste (most areas except former haul roads). Header piping and sumps on the Remainder Cells have generally been installed within the former haul road footprints (Stamps and Lenardo). The remaining GCCS infrastructure, except perimeter probes, is located within the LOC.

Completion of the GCCS work for the Remainder Cells consists of: installation of remaining horizontal collectors and vertical wells; lateral piping for new and existing inactive vertical wells; possible relocation of existing GCCS components if in conflict with the Project; startup of the existing installed but inactive horizontal collectors and vertical wells; startup of the newly installed GCCS components; documentation of the GCCS completion on the Remainder Cells via submittal of a Remedial Action Completion Report (“RACR”) to DTSC; and approval of the Remainder Cells RACR by DTSC.

3. Landfill Cap. Part of the landfill cap and liner has already been installed on portions of the Remainder Cells as part of the installation of the GCCS in these areas, and Faring will finish construction of the landfill cap and liner on the Remainder Cells, including replacement of any installed liner where in conflict with the Project. The liner design will not change from the approved design, as follows: the first layer of the landfill cap will be a minimum 24-inch soil foundation layer placed immediately above the waste material within the Remainder Cells; a 60 mil LLDPE geomembrane will serve as the primary impermeable barrier of the landfill cap system and be placed on top of the foundation layer and will contain drainage strips that will direct surface water off of the landfill cap to help avoid accumulation or infiltration; the drainage strips will be covered by a geotextile fabric layer to help avoid the accumulation of silt and clogging of the drainage system; the geotextile layer will then be covered with aggregate fill as may be required as part of the BPS below the structural slab, or with a minimum of 12 inches of select cover soil topped with an orange snow fence or similar colored witness barrier to demarcate the boundary between the Subsurface Lot and the Surface Lot; and, finally, an additional two (2) feet of cover soil and/or paving base will be placed above the orange snow fence to achieve final grade in areas outside of the structural slab.



**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)**

FARING CAPITAL, LLC (CONTINUED)

Project Agreements (Continued)

Construction of Remedial Systems, Building Protection Systems (“BPS”), and Landfill Operations Center (“LOC”) (Continued)

3. Landfill Cap (Continued). Portions of the landfill cap were installed by Tetra Tech between 2008 and 2012 in portions of the Remainder Cells that were planned for parking under the outdated “The Boulevards at South Bay” development plan. In addition, clay caps were installed along perimeter slopes along the Torrance Lateral and the I-405 San Diego Freeway. Completion of the landfill cap on these Cells was documented in Addendum #1 to Landfill Cap Completion Report #4, Geosynthetic Cap Areas in Cells 3 and 4, prepared by Tetra Tech.
4. Landfill Operations Center. Faring is also responsible for finishing out the construction of the Landfill Operations Center (“LOC”), including the operations building and office and other related improvements.
5. Building Protection System. While Building Protection Systems (“BPS”) are a mitigation measure required by the County of Los Angeles, Faring is responsible for completing and installing BPS in all buildings and structures on the Remainder Cells that are part of the Project. BPS design and installation includes both below-ground and related above-ground improvements including venting systems and gas monitoring systems, as well as any necessary methane monitoring and venting equipment within buildings constructed on the Remainder Cells. DTSC reviews the BPS design because of its integration with the liner and the other Remedial Systems.

Offsite Improvements

While Faring is solely responsible for performing the environmental remediation of the Remainder Cells and completion of the Remedial Systems in the Subsurface Lot of the Remainder Cells, as noted above, except as otherwise provided in the Option Agreement, the Reclamation Authority remains obligated to: (i) develop on behalf of the City, the offsite public infrastructure required to serve and support the Project, including streets, sidewalks, parkways, sewer, water, drainage, lighting, and other utilities; and (ii) prior to the transfer of the Remainder Cells to Faring, perform the Stormwater Work and the measures under the Standard Urban Stormwater Mitigation Plan (SUSMP) for Los Angeles County. The Reclamation Authority remains obligated to perform all of the operations and maintenance activities for the Remedial Systems at the Site in perpetuity, subject to proportional reimbursement for such costs by Faring and other developers and Site users. All such work by Faring or the Reclamation Authority, as applicable, will be performed in strict compliance with all Environmental Laws, including without limitation, the RAP, CFA, MAPO, and the technical requirements of the 1995 Consent Decree to the extent pertaining specifically to such work.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

FARING CAPITAL, LLC

Project Agreements (Continued)

Environmental Responsibility

Notwithstanding their agreement to fund and construct the Remedial Systems, Faring is not directly assuming any payment obligation under any of the Consent Decrees applicable to the Site and is not assuming any liability from the Reclamation Authority with respect to the presence or existence of Hazardous Materials at the Site prior to the effective date of the Option Agreement, EIR (and any supplement or amendment thereto), and the Mitigation Monitoring and Reporting Program under the EIR. To facilitate Faring's construction and/or maintenance of the Remedial Systems on the Remainder Cells, BPS, and other site development improvements, the Reclamation Authority will allow access to the Subsurface Lot of the Remainder Cells pursuant to a License Agreement.

Until the closing with Faring, the Reclamation Authority shall retain ultimate Site control on the Remainder Cells. After the closing, Faring will own and control the Surface Lot of the Remainder Cells, and the Reclamation Authority will continue to own the Subsurface Lot and shall continue to perform all responsibilities and liabilities related to the performance of O&M of the Remedial Systems after DTSC's approval of RACRs for all the Remainder Cells.

**Disposition of Cell 1 of the 157 Acre Site**

The Reclamation Authority has offered Cell 1 for sale/transfer numerous times since its acquisition of the Property in 2015, including pursuant to a Master Developer Request for Qualifications in 2016, an Invitation to Propose in 2017/18 and another Invitation to Propose in 2019. Following those unsuccessful efforts, the Reclamation Authority is again proposing to put up the Property for sale and enter negotiations with potential private developers for the disposition of Cell 1. However, in 2019, Governor Newsom signed into law AB 1486, which significantly expanded the procedural requirements which a local agency must adhere to prior to selling or leasing properties it owns to a private party (the Surplus Land Act or "Act"). The Act now governs the disposition of land owned by a city or local agency (including the Reclamation Authority), which is sought to be sold or leased when it is no longer necessary for the city's/agency's use. The Act went into effect on January 1, 2020, and its penalty provisions for failures by any city/agency to comply with the new terms and procedural requirements under the Act took effect until January 1, 2021.

The Act requires that prior to any sale or lease of property owned by a local agency (or even entering negotiations with a prospective transferee), the agency must formally declare land as either "surplus land" or "exempt surplus land" as supported by written findings in a Resolution approved by the local agency (i.e., the Reclamation Authority Board) at a regular public meeting of the agency. The Reclamation Authority Board adopted a Resolution declaring Cell 1 "surplus land" under the recent changes to the Act, and Cells 3, 4, and 5 constitute "exempt surplus land."

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

CELL 1 DISPOSITION

Surplus Land Act

Since Cell 1 constitutes a 15-acre portion of the overall 157 Acre Site, any potential developer (including any Responding Entities to the Reclamation Authority's Notice of Availability) shall be required to comply with the Site's regulatory requirements (and any others imposed by the State and/or DTSC with respect to such development) and pay for all costs associated with its proposed development.

Additionally, Cell 1 currently does not currently constitute a legally developable parcel, since it forms a part of the overall 157 Acre Site, and therefore, any proposed developer/purchaser of it will be required to parcelize the Cell (the "Parcelization Requirement") prior to acquisition in accordance with the requirements under the Subdivision Map Act. However, the 157 Acre Site has been vertically subdivided into a surface lot (the "Surface Lot") and a subsurface lot (the "Subsurface Lot"), and thus, the purchaser/developer of Cell 1 shall only be required to acquire the Surface Lot following the Parcelization Requirement; the Reclamation Authority shall retain the Subsurface Lot of the Property. Any Responding Entity or proposed developer of the Property shall be required to obtain access from the Reclamation Authority to the Subsurface Lot to implement and comply with the above-referenced Development Requirements.

**Closure and Post-Closure Landfill Remediation**

In January 2017, the Reclamation Authority, to prepare for the commencement of the development of the 157 Acre Site, entered into a series of agreements that ultimately transferred the responsibility for landfill closure and post-closure 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.

Pursuant to an Enterprise Fund Administration Agreement with 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 post-closure 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 (post-closure activity). The Reclamation Authority must submit payment requests and detailed supporting documentation to the DTSC 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.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)***

**Closure and Post-Closure Landfill Remediation (Continued)**

Pursuant to a release and commutation agreement with AIG, the holder of a previous Environmental Protection Program insurance policy, the Reclamation Authority also received contributions of \$7,180,811 for the purpose of landfill closure and post-closure activities from the commutation of an insurance policy that the previous owner of the property had established. These funds were used toward the closure activity on Cell 2.

The landfill closure and post-closure 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.
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 reevaluated the estimated total current costs of remaining landfill closure and post-closure activities as of fiscal year-end as follows:

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**NOTE 17 - DISCRETELY PRESENTED RECLAMATION AUTHORITY COMMITMENTS (CONTINUED)**

**Closure and Post-Closure Landfill Remediation (Continued)**

Landfill Closure (1)

Cell 1	\$	15,000,000 <sup>3</sup>
Cell 2		42,200,000 <sup>4</sup>
Cell 3, 4, 5		<u>18,700,000<sup>5</sup></u>
Subtotal		75,900,000
Operation and Maintenance of Landfill Systems (2)		15,000,000
Other Soft Costs		<u>7,000,000</u>
Total Estimated Costs	\$	<u>97,900,000</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 five years. Once properties have been developed, the existing Community Facilities Districts will be assessing the Surface Lot owners to cover subsequent operating and maintenance costs of the landfill systems.
- 3) Cell 1 anticipates a “button up” cost, meaning there is no vertical development but rather the installation of the GGCS and liner without vertical development.
- 4) Cell 2 anticipates the completion of the remedial system work associated with the partially-finished improvements on Cell 2. All of the GGCS wells are already installed but the system is not connected to the Landfill Operations Center, and about 1/3 of the liner is installed. If the decision were made to “button up” Cell 2 and not complete the vertical development, the closure cost would be closer to \$20,000,000.
- 5) This was the estimated “button up” cost of Cells 3, 4, and 5 developed in 2017. It also assumes no development and is somewhat lower because about half the site has installed landfill gas well and liner. The completion of the remedial system associated with vertical development will be five or six times higher than this, but will be the Developer’s responsibility, not the Reclamation Authority’s.

**CITY OF CARSON**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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***NOTE 18 – COVID-19 PANDEMIC***

In January 30, 2020, the World Health Organization (“WHO”) announced a global health emergency because of an outbreak of a new strain of coronavirus (“COVID-19 outbreak”) and the risks that is posed to the international community as the virus spread globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic based on the rapid increase in exposure globally.

The City’s operations are primarily dependent on the ability to collect property taxes, transient occupancy taxes, franchise taxes, utility user taxes and sales taxes. Additionally, access to grants and contracts from federal, state, and local governments may decrease or may not be available depending on appropriations. The COVID-19 outbreak may have a continued adverse impact on economic and market conditions, triggering a period of global economic slowdown. This situation is expected to depress the tax bases and other areas in which the City receives revenue during fiscal year 2021. The COVID-19 outbreak could also have other potential impacts, including disruptions or restrictions on employees’ ability to work. As such, this may hinder the ability for the City to meet the needs of its constituents. The City cannot estimate the length or gravity of the impact of the COVID-19 outbreak at this time; however, if the pandemic continues, it may have an effect on the City’s results of future operations and financial position in fiscal year 2021.

***NOTE 19 – SUBSEQUENT EVENT***

The City has evaluated events subsequent to June 30, 2021 to assess the need for potential recognition or disclosure in the financial statements. Such events were evaluated through February 22, 2022, the date the financial statements were available to be issued. Based upon this evaluation, it was determined that no subsequent events occurred that require recognition or additional disclosure in the financial statements.

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**REQUIRED SUPPLEMENTARY  
INFORMATION**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT





CITY OF CARSON

SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS  
CA PUBLIC EMPLOYEES RETIREMENT SYSTEM- MISCELLANEOUS PLAN

Last Ten Fiscal Years\*

Fiscal Year ended	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Measurement period	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014
<b>Total Pension Liability:</b>							
Service cost	\$ 4,522,067	\$ 4,524,317	\$ 4,901,075	\$ 4,806,568	\$ 4,558,044	\$ 4,326,829	\$ 4,634,164
Interest on total pension liability	21,302,839	20,562,599	19,821,114	19,276,794	18,605,765	17,550,999	16,199,814
Changes in assumptions	-	-	(1,676,966)	15,778,040	-	(4,237,527)	-
Differences between expected and actual experience	1,032,485	245,232	(1,748,992)	(923,400)	2,148,324	6,597,837	-
Benefit payments, including refunds of employee contributions	(16,327,319)	(15,203,216)	(13,614,042)	(12,569,527)	(10,930,075)	(9,777,863)	(9,448,777)
<b>Net Change in Total Pension Liability</b>	<b>10,530,072</b>	<b>10,128,932</b>	<b>7,682,189</b>	<b>26,368,475</b>	<b>14,382,058</b>	<b>14,460,275</b>	<b>11,385,201</b>
<b>Total Pension Liability - Beginning of Year</b>	<b>302,811,949</b>	<b>292,683,017</b>	<b>285,000,828</b>	<b>258,632,353</b>	<b>244,250,295</b>	<b>229,790,020</b>	<b>218,404,819</b>
<b>Total Pension Liability - End of Year (a)</b>	<b>\$ 313,342,021</b>	<b>\$ 302,811,949</b>	<b>\$ 292,683,017</b>	<b>\$ 285,000,828</b>	<b>\$ 258,632,353</b>	<b>\$ 244,250,295</b>	<b>\$ 229,790,020</b>
<b>Plan Fiduciary Net Position:</b>							
Plan to plan resource movement	\$ -	\$ -	\$ (447)	\$ -	\$ -	\$ (228,538)	\$ -
Contributions - employer	116,735,668	8,358,878	7,293,749	6,899,003	6,254,187	5,746,641	6,276,475
Contributions - employee	2,025,219	1,875,759	1,930,908	2,015,333	2,155,129	2,169,417	2,460,111
Net investment income	9,928,404	12,642,645	15,376,239	18,521,130	1,013,852	3,717,143	25,449,700
Benefit payments	(16,327,319)	(15,203,216)	(13,614,042)	(12,569,527)	(10,930,075)	(9,777,863)	(9,448,777)
Administrative expense	(282,674)	(137,712)	(284,877)	(248,333)	(103,489)	(191,232)	-
Other miscellaneous income/(expense)	-	447	(540,987)	-	-	-	-
<b>Net Change in Plan Fiduciary Net Position</b>	<b>\$ 112,079,298</b>	<b>\$ 7,536,801</b>	<b>\$ 10,160,543</b>	<b>\$ 14,617,606</b>	<b>\$ (1,610,396)</b>	<b>\$ 1,435,568</b>	<b>\$ 24,737,509</b>
<b>Plan Fiduciary Net Position - Beginning of Year</b>	<b>200,513,126</b>	<b>192,976,325</b>	<b>182,815,782</b>	<b>168,198,176</b>	<b>169,808,572</b>	<b>168,373,004</b>	<b>143,635,495</b>
<b>Plan Fiduciary Net Position - End of Year (b)</b>	<b>\$ 312,592,424</b>	<b>\$ 200,513,126</b>	<b>\$ 192,976,325</b>	<b>\$ 182,815,782</b>	<b>\$ 168,198,176</b>	<b>\$ 169,808,572</b>	<b>\$ 168,373,004</b>
<b>Net Pension Liability - Ending (a)-(b)</b>	<b>\$ 749,597</b>	<b>\$ 102,298,823</b>	<b>\$ 99,706,692</b>	<b>\$ 102,185,046</b>	<b>\$ 90,434,177</b>	<b>\$ 74,441,723</b>	<b>\$ 61,417,016</b>
<b>Plan Fiduciary net position as a percentage of the total pension liability</b>	<b>99.76%</b>	<b>66.22%</b>	<b>65.93%</b>	<b>64.15%</b>	<b>65.03%</b>	<b>69.52%</b>	<b>73.27%</b>
<b>Covered - employee payroll</b>	<b>\$ 23,745,257</b>	<b>\$ 23,237,828</b>	<b>\$ 25,068,155</b>	<b>\$ 24,225,433</b>	<b>\$ 25,529,537</b>	<b>\$ 23,784,241</b>	<b>\$ 23,683,572</b>
<b>Net pension liability as percentage of covered - employee payroll</b>	<b>3.16%</b>	<b>440.23%</b>	<b>397.74%</b>	<b>421.81%</b>	<b>354.23%</b>	<b>312.99%</b>	<b>259.32%</b>

Notes to Schedule:

Benefit Changes:

The figures above do not include any liability impact that may have resulted from plan changes which occurred after June 30, 2018 valuation date. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in Assumptions:

From fiscal year June 30, 2015 to June 30, 2016:

GASB 68, paragraph 68 states that the long-term expected rate of return should be determined net of pension plan investment expense but without reduction for pension plan administrative expense. The discount rate of 7.50% used for the June 30, 2014 measurement date was net of administrative expenses. The discount rate of 7.65% used for the June 30, 2015 measurement date is without reduction of pension plan administrative expense.

From fiscal year June 30, 2016 to June 30, 2017:

There were no changes in assumptions.

From fiscal year June 30, 2017 to June 30, 2018:

The discount rate was reduced from 7.65% to 7.15%.

From fiscal year June 30, 2018 to June 30, 2019:

Demographic assumptions and inflation rate were changed in accordance to CalPERS Experience Study and Review of Actuarial Assumptions December 2017

There were no changes in the discount rate.

From fiscal year June 30, 2019 to June 30, 2020:

There were no changes in assumptions.

From fiscal year June 30, 2020 to June 30, 2021:

There were no changes in assumptions.

\* - Fiscal year 2015 was the 1st year of implementation, therefore only seven years are shown

CITY OF CARSON

SCHEDULE OF CONTRIBUTIONS  
CA PUBLIC EMPLOYEES RETIREMENT SYSTEM- MISCELLANEOUS PLAN

Last Ten Fiscal Years\*

Fiscal year ended	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016	June 30, 2015
Contractually required contribution (actuarially determined)	\$ 4,684,518	\$ 9,737,198	\$ 8,358,878	\$ 7,293,749	\$ 6,899,003	\$ 6,254,187	\$ 5,746,641
Contributions in relation to the actuarially determined contributions	(4,684,518)	(116,629,470)	(8,358,878)	(7,293,749)	(6,899,003)	(6,254,187)	(5,746,641)
Contribution deficiency (excess)	\$ -	\$ (106,892,272)	\$ -	\$ -	\$ -	\$ -	\$ -
Covered - employee payroll	\$ 24,156,342	\$ 23,745,257	\$ 23,237,828	\$ 25,068,155	\$ 24,225,433	\$ 25,529,537	\$ 23,784,241
Contributions as a percentage of covered-employee payroll	19.39%	491.17%	35.97%	29.10%	28.48%	24.50%	24.16%

Notes to Schedule:

Valuation Date	June 30, 2019	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014	June 30, 2013	June 30, 2012
Methods and Assumptions Used to Determine Contribution Rates:							
Actuarial cost method	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age	Entry Age
Amortization method	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Asset valuation method	Fair Value	Fair Value	Fair Value	Fair Value	Fair Value	Fair Value	Fair Value
Inflation	2.625%	2.625%	2.75%	2.75%	2.75%	2.75%	2.75%
Salary increases	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Investment rate of return	7.25% (3)	7.25% (3)	7.375% (3)	7.50% (3)	7.50% (3)	7.50% (3)	7.50% (3)
Retirement age	(4)	(4)	(4)	(4)	(4)	(4)	(4)
Mortality	(5)	(5)	(5)	(5)	(5)	(5)	(5)

- (1) Level percentage of payroll, closed
- (2) Depending on age, service, and type of employment
- (3) Net of pension plan investment expense, including inflation
- (4) 50 with the exception of 52 for Miscellaneous PEPRA 2% @62
- (5) Mortality assumptions are based on mortality rates resulting from the most recent CalPERS Experience Study adopted by the CalPERS Board

\* - Fiscal year 2015 was the 1st year of implementation, therefore only seven years are shown

CITY OF CARSON

SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY AND RELATED RATIOS

Last Ten Fiscal Years\*

Fiscal year end	<u>6/30/2021</u>	<u>6/30/2020</u>	<u>6/30/2019</u>	<u>6/30/2018</u>
Measurement date	<u>6/30/2020</u>	<u>6/30/2019</u>	<u>6/30/2018</u>	<u>6/30/2017</u>
<b>Total OPEB Liability:</b>				
Service cost	\$ 1,810,290	\$ 1,971,400	\$ 2,393,726	\$ 2,296,140
Interest on total OPEB Liability	3,808,169	3,614,491	3,287,464	3,150,579
Changes of assumptions	(2,141,914)	(4,565,917)	(9,857,740)	-
Difference between expected and actual experience	(3,019,237)	908,566	-	-
Benefit payments, including refunds and the implied subsidy benefit payments	(2,897,579)	(2,565,759)	(2,572,106)	(2,074,858)
Net Change in Total OPEB Liability	(2,440,271)	(637,219)	(6,748,656)	3,371,861
Total OPEB Liability - Beginning of Year	68,858,549	69,495,768	76,244,424	72,872,563
Total OPEB Liability - End of Year (a)	66,418,278	68,858,549	69,495,768	76,244,424
<b>Plan Fiduciary Net Position:</b>				
Contributions - employer	2,897,579	2,565,759	1,572,106	1,409,106
Net investment income	677,019	1,114,064	1,395,100	1,757,999
Administrative expenses	(9,361)	(3,868)	(9,260)	(8,868)
Other income/(expenses)	-	-	(23,399)	-
Benefit payments, including refunds and the implied subsidy benefit payments	(2,897,579)	(2,565,759)	(2,572,106)	(2,074,858)
Net Change in Plan Fiduciary Net Position	667,658	1,110,196	362,441	1,083,379
Plan Fiduciary Net Position - Beginning of Year	19,158,755	18,048,559	17,686,118	16,602,739
Plan Fiduciary Net Position - End of Year (b)	19,826,413	19,158,755	18,048,559	17,686,118
Net OPEB Liability - Ending (a)-(b)	\$ 46,591,865	\$ 49,699,794	\$ 51,447,209	\$ 58,558,306
Plan fiduciary net position as a percentage of the total OPEB liability	29.85%	27.82%	25.97%	23.20%
Covered - employee payroll	\$ 29,684,243	\$ 28,889,774	\$ 22,542,046	\$ 22,542,046
Net OPEB liability as a percentage of covered - employee payroll	156.96%	172.03%	228.23%	259.77%

Notes to Schedule:

Benefit Changes:

There were no changes in benefits.

Changes in assumptions:

For the fiscal years ended June 30, 2018, 2019, 2020, and 2021 the discount rates were 4.25%, 5.15%, 5.50%, and 5.75%, respectively.

\* Fiscal year 2018 was the first year of implementation; therefore, only four years are shown.

CITY OF CARSON

SCHEDULE OF CONTRIBUTIONS – OPEB PLAN

Last Ten Fiscal Years\*

	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018
Actuarially determined contribution	\$ 5,150,253	\$ 5,150,253	\$ 4,612,779	\$ 4,572,804
Contributions in relation to the actuarially determined contribution	3,111,312	3,342,678	2,565,759	1,572,106
Contribution deficiency (excess)	\$ 2,038,941	\$ 1,807,575	\$ 2,047,020	\$ 3,000,698
Covered-employee payroll	\$ 29,684,243	\$ 28,891,585	\$ 28,889,774	\$ 28,341,664
Contributions as a percentage of covered-employee payroll	10.48%	11.57%	8.88%	5.55%

Notes to Schedule:

Valuation Date	June 30, 2020	June 30, 2019	June 30, 2017	June 30, 2017
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Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal			
Amortization method	Level percentage of payroll			
Asset valuation method	Investment gains and losses spread over 5-year rolling period			
Discount Rate	5.50%	5.15%	4.25%	
Inflation	2.75%			
Project Salary Increase	3.00% per annum, in aggregate			
Expected long-term Investment Rate of Return	7.00%			
Medical Trend	(2)	(1)	(1)	
Pre-Retirement Turnover, Retirement	(4)	(3)	(3)	
Mortality	(5)	(3)	(3)	

- (1) 6.0% HMO/6.5% PPO, decreasing to half a percent per year to 5%.
- (2) 6.5% decreasing a half percent per year to 4.5% in fiscal year 2028
- (3) 2014 CalPERS experience study
- (4) 2017 CalPERS experience study
- (5) Society of Actuaries (SOA) Pub-2010

\*Fiscal year 2018 was the first year of implementation; therefore, only four years are shown.

**CITY OF CARSON**  
**Major Governmental Funds**

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**GENERAL FUND**

The General Fund accounts for all financial resources that are not restricted as to their use or required to be accounted for in another fund. These resources include sales and use tax, property taxes, utility users tax, franchise taxes, business license fees, building permits, interest on investments, fines and forfeitures, charges for services, and other miscellaneous revenues.

General Fund resources are used to finance the general governmental operations of the City of Carson. The city departments that are listed below are supported by the General Fund. The list likewise shows the services that each department provides.

<p><b>City Council</b> Local legislative policy</p> <p><b>City Attorney</b> Legal advisor to City Council and departments Preparations of resolutions and ordinances Contract review Litigation</p> <p><b>City Clerk</b> Records management Preparation of minutes Codification of municipal code Elections</p> <p><b>City Treasurer</b> Investments Cash management Cashiering</p> <p><b>Community Development</b> Employment development Business development Successor Agency Housing Authority Housing and neighborhood Planning Building and safety</p>	<p><b>Administrative Services</b> Revenue collection Business license Budget preparation</p> <p>Financial reporting Grants accounting Accounts payable Payroll Purchasing Reproduction and mail services Warehouse operations Information technology</p> <p><b>Community Services</b> Parks and recreation Special events Sherriff's contract Code enforcement and compliance Security services Youth services Safety and emergency services Pedestrian safety Senior services Fine Arts Transportation Community center</p>	<p><b>City Manager</b> Implementation of City Council policies Intergovernmental relations Public information</p> <p>Preparation of agendas Human resources Recruitment/training Worker's compensation Risk assessment and management Benefits administration</p> <p><b>Public Works</b> General engineering Contract administration Construction engineering Public Works Street and parkway maintenance Vehicle and equipment maintenance Median and tree maintenance Waste management Environmental Building and landscape maintenance</p> <p><b>Non-Departmental</b> Retiree health insurance Program support</p>
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**CARSON HOUSING AUTHORITY SPECIAL REVENUE FUND**

The Carson Housing Authority Special Revenue Fund accounts for assets used for low/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.

**MEASURE M & R LOCAL STREET PROJECTS CAPITAL PROJECT FUND**

The Measure M & R Local Street Projects Capital Project Fund accounts for all bond proceeds issued for the purpose of financing the design, acquisition, and construction of certain local roadway and street improvement projects in the City.

CITY OF CARSON

BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes:				
Sales and use tax	\$ 23,203,365	\$ 23,203,365	\$ 30,133,399	\$ 6,930,034
Franchise tax	9,366,800	9,366,800	11,333,349	1,966,549
Property tax allocation from state	15,274,890	15,274,890	19,928,373	4,653,483
Transient occupancy tax	1,935,000 #	1,935,000	1,647,103	(287,897)
Utility Users tax	7,000,000	7,000,000	8,670,112	1,670,112
Real property transfer tax	288,000	288,000	583,414	295,414
Oil industry business tax	4,230,000	4,230,000	3,013,731	(1,216,269)
Total taxes	<u>61,298,055</u>	<u>61,298,055</u>	<u>75,309,481</u>	<u>14,011,426</u>
Licenses and permits:				
Business licenses	2,450,533	2,450,533	2,786,271	335,738
Building permits	4,000,000	4,000,000	2,708,920	(1,291,080)
Other licenses and permits	2,032,006	2,032,006	1,569,749	(462,257)
Total licenses and permits	<u>8,482,539</u>	<u>8,482,539</u>	<u>7,064,940</u>	<u>(1,417,599)</u>
Fines and forfeitures:				
Traffic and parking fines	1,300,000	1,300,000	1,059,896	(240,104)
Other fines, forfeitures and penalties	283,500	283,500	255,937	(27,563)
Total fines and forfeitures	<u>1,583,500</u>	<u>1,583,500</u>	<u>1,315,833</u>	<u>(267,667)</u>
Intergovernmental:				
Motor vehicle licenses	65,000	65,000	68,289	3,289
Other intergovernmental	50,000	50,000	-	(50,000)
Total intergovernmental	<u>115,000</u>	<u>115,000</u>	<u>68,289</u>	<u>(46,711)</u>
Charges for services:				
Planning and public works	150,000	150,000	40,839	(109,161)
Recreation	950,710	950,710	277,758	(672,952)
Other service charges	1,919,550	1,919,550	538,556	(1,380,994)
Total charges for services	<u>3,020,260</u>	<u>3,020,260</u>	<u>857,153</u>	<u>(2,163,107)</u>
Investment income				
Interest on investments	550,000	550,000	280,571	(269,429)
Rents and commissions	536,000	536,000	383,640	(152,360)
Community Center revenue	675,000	675,000	30,461	(644,539)
Total investment income	<u>1,761,000</u>	<u>1,761,000</u>	<u>694,672</u>	<u>(1,066,328)</u>
Contributions from property owners	-	-	-	-
Miscellaneous	2,350,000	2,350,000	3,676,355	1,326,355
<b>Total revenues</b>	<u>\$ 78,610,354</u>	<u>\$ 78,610,354</u>	<u>\$ 88,986,723</u>	<u>\$ 10,376,369</u>

See note to required supplementary information.

CITY OF CARSON

BUDGETARY COMPARISON SCHEDULE (CONTINUED)  
GENERAL FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Expenditures</b>				
<b>Current:</b>				
General Government				
City Council	\$ 1,220,842	\$ 1,278,433	\$ 949,225	\$ 329,208
City Attorney	2,920,000	2,970,871	2,854,441	116,430
Human Resources	2,999,197	3,275,380	2,566,992	708,388
Non-departmental	6,874,984	7,898,543	6,504,712	1,393,831
City Clerk	1,022,797	1,111,997	888,225	223,772
City Treasurer	745,714	747,262	640,671	106,591
City Manager	4,879,237	5,366,623	4,288,602	1,078,021
Administrative Services	4,354,082	4,652,728	3,775,921	876,807
Total general government	25,016,853	27,301,837	22,468,789	4,833,048
Public Safety	25,604,358	30,964,581	25,224,443	5,740,138
Community Development	6,180,943	8,379,952	3,703,270	4,676,682
Public Works	16,735,824	22,742,985	17,208,718	5,534,267
Community Services	13,532,690	14,380,246	9,636,790	4,743,456
Capital Improvement Program	1,168,285	1,190,607	-	1,190,607
Debt Service				
Interest	-	-	1,903,804	(1,903,804)
Principal Payments	-	-	115,248	(115,248)
Cost of Issuance	-	-	199,800	(199,800)
Total expenditures	88,238,953	104,960,208	80,460,862	24,499,346
Excess of revenues over (under) expenditures	(9,628,599)	(26,349,854)	8,525,861	34,875,715
<b>Other financing sources (uses)</b>				
Sale of properties	5,706,044	5,706,044	5,305,473	(400,571)
Loan proceeds	-	-	127,817	127,817
Bond proceeds	3,000,000	3,000,000	-	(3,000,000)
Transfers in	-	-	290,357	290,357
Transfers out	-	-	(34,830)	(34,830)
Total other financing sources (uses)	8,706,044	8,706,044	5,688,817	(3,017,227)
Change in fund balance	(922,555)	(17,643,810)	14,214,678	31,858,488
Fund balance - beginning of year	45,184,396	45,184,396	45,184,396	-
Fund balance - end of year	\$ 44,261,841	\$ 27,540,586	\$ 59,399,074	\$ 31,858,488

See note to required supplementary information.

CITY OF CARSON

BUDGETARY COMPARISON SCHEDULE  
 CARSON HOUSING AUTHORITY SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ -	\$ -	\$ 331,591	\$ 331,591
Investment income	367,755	367,755	203,688	(164,067)
Miscellaneous	1,411,969	1,411,969	289,250	(1,122,719)
<b>Total revenues</b>	<u>1,779,724</u>	<u>1,779,724</u>	<u>824,529</u>	<u>(955,195)</u>
<b>Expenditures</b>				
Current:				
Community development	659,406	766,192	509,023	257,169
<b>Total expenditures</b>	<u>659,406</u>	<u>766,192</u>	<u>509,023</u>	<u>257,169</u>
<b>Excess of revenues over (under) expenditures</b>	<u>1,120,318</u>	<u>1,013,532</u>	<u>315,506</u>	<u>(698,026)</u>
<b>Other financing sources (uses)</b>				
Bond proceeds	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Change in fund balance</b>	659,406	766,192	315,506	(450,686)
<b>Fund balance - beginning of year</b>	11,909,385	11,909,385	11,909,385	-
<b>Fund balance - end of year</b>	<u>\$ 12,568,791</u>	<u>\$ 12,675,577</u>	<u>\$ 12,224,891</u>	<u>\$ (450,686)</u>

See note to required supplementary information.



CITY OF CARSON

BUDGETARY COMPARISON SCHEDULE  
 MEASURE M & R LOCAL STREET PROJECTS CAPITAL PROJECTS FUND  
 For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Investment income	\$ -	\$ -	\$ 1,197	\$ 1,197
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>1,197</u>	<u>1,197</u>
<b>Expenditures</b>				
Debt service:				
Principal payments	-	-	770,000	(770,000)
Interest	-	-	832,000	(832,000)
<b>Total expenditures</b>	<u>-</u>	<u>-</u>	<u>1,602,000</u>	<u>(1,602,000)</u>
<b>Excess of revenues over (under) expenditures</b>	<u>-</u>	<u>-</u>	<u>(1,600,803)</u>	<u>(1,600,803)</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	1,602,000	1,602,000
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>1,602,000</u>	<u>1,602,000</u>
<b>Change in fund balance</b>	<u>-</u>	<u>-</u>	<u>1,197</u>	<u>1,197</u>
<b>Fund balance - beginning of year</b>	<u>22,604,831</u>	<u>22,604,831</u>	<u>22,604,831</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 22,604,831</u>	<u>\$ 22,604,831</u>	<u>\$ 22,606,028</u>	<u>\$ 1,197</u>

See note to required supplementary information.

## **CITY OF CARSON**

### **Note to Required Supplementary Information**

**June 30, 2021**

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#### ***NOTE 1 – BUDGETARY CONTROL AND ACCOUNTING***

The following procedures are utilized by the City in formulating its annual budget:

- Early in the calendar year, the Directors prepare estimates of required appropriations for the following fiscal year. These estimates are compiled into a proposed operating budget.
- The City Manager submits the proposed budget to the City Council for the subsequent fiscal year. The operating budget includes both the sources and types of funds for the proposed expenditures. The City Council and staff meet in budget workshops in order to relate requests with available resources.
- Public hearings are conducted to obtain taxpayer comments on the proposed budget being adopted. Pursuant to provisions of the Carson Municipal Code, the General Fund budget must be adopted no later than July 20 of the new fiscal year. The budget is legally enacted through passage of a resolution.
- The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revision that alters the total expenditures of any fund must be approved by the City Council. The budget is generally amended during the fiscal year to reflect adjustments, as authorized by the City Council. Expenditures may not legally exceed appropriations at the fund level.
- Formal budgetary integration is employed as a management control device during the year.
- Commitments for materials and services, such as purchase orders and contracts are recorded during the year as encumbrances in order to reserve that portion of the applicable appropriation. Encumbrances outstanding at year-end are treated as a reservation of fund balance since they do not constitute expenditures or liabilities.
- It is the practice of the City to give Finance staff some discretion with respect to budget amounts for year-end purposes.

Budgeted amounts are reported on the same basis of accounting as the fund types they relate to (modified-accrual) and adopted on a basis consistent with accounting principles generally accepted in the United States of America. All unexpended appropriations expire at year-end and if warranted are reappropriated in the next budget cycle. Annual budgets are prepared for all governmental fund types expected to have activity during the fiscal year. No budgets were adopted for the Asset Forfeiture Special Revenue Fund, the Proposition 1B Special Revenue Fund, the Development Impact Fees Special Revenue Fund, and the Measure M & R Local Street Project Special Revenue Fund.

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# **SUPPLEMENTARY INFORMATION**

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CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



## **CITY OF CARSON**

### **Nonmajor Governmental Funds**

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Special Revenue funds are used to account for specific revenues that are legally restricted to expenditure for a particular purpose. All the Special Revenue funds of the City are nonmajor governmental funds.

The **Asset Forfeiture Fund** accounts for funds accumulated through seizure and forfeiture of properties, which are then used to supplement funds for public safety services.

The **State Gas Tax Fund** accounts for revenues apportioned under the Streets and Highway Code of the State of California. These funds can be expended for any street-related purpose.

The **TDA Article 3 Fund** accounts for Transportation Development Act grant monies received for building or improving bicycle paths and handicapped accesses.

The **Proposition A Local Return Fund** is used to account for the City's share of an additional one-half cent sales tax, which was approved by the electorate in November 1980. These funds must be used for local transportation programs.

The **Proposition C Local Return Fund** is used to account for the City's share of an additional one-half cent sales tax, which was approved by the electorate in November 1990. These funds must be used for local transportation programs.

The **Air Quality Improvement Fund** accounts for revenues and expenditures for clean air measures authorized by AB2766, which increased motor vehicle registration fees.

The **Capital Asset Replacement Fund** is used to account for and finance the on-going replacement of the City's stock of vehicles, heavy equipment, specialized equipment, and office furniture and equipment. It is also used to renovate and construct City building and park facilities.

The **Measure R Fund** is used to account for the City's share of an additional half-cent sales tax that became effective on July 1, 2009. The fund is used for transportation and highway projects.

The **Restricted Administrative Tow Fee Fund** represents the \$56 out of the \$175 collected for administering the City's towing program, which is being exclusively used to address the public safety and code enforcement issues in the City.

The **Youth Services Program Fund** accounts for funds related to the implementation of the following youth services program: (a) Parent Project (b) Positive Choices (c) Anger Management (d) Youth and the Law and (e) Community Services.

The **City Special Events Fund** accounts for restricted donations received from the Community for various annual City events, as well as contributions from the General Fund.

The **MTA Call for Projects Fund** accounts for the Los Angeles County Metropolitan Transportation Authority (MT A) Call-for-Project programs. The fund is used to improve all modes of surface transportation.

## **CITY OF CARSON**

### **Nonmajor Governmental Funds**

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The **Parks and Recreation Funds** represent two funds used to account for capital improvements at City parks and recreation facilities. Included in this category is the Park Development Fund, which accounts for monies used to implement capital improvements to various parks and the Los Angeles County Park District Grant Fund.

The **State Grant Funds** represent four funds used for specific community programs. The Beverage Container Recycling Fund is used for the effective disposal of recyclable containers while preserving the environment. The State COPS Grant Fund is used to provide a Community Oriented Policing program. The Used Oil State Grant Fund is used to increase public awareness of the benefits of recycling oil. The Proposition 1 B passed in 2006, is also dedicated to the reduction of traffic congestion and increase in traffic safety.

The **Federal Grant Funds** account for six types of federal grant monies. The Family Support Grant Fund provides funds for a Youth Enrichment Scholarship Program available to children ages 17 and under, who are local area residents and are in financial need. The HOME and Community Development Block Grant Funds account for funds used for a variety of projects, and programs primarily benefiting low-income residents. These funds were originally authorized under the Housing and Community Development Act of 1974 and their expenditure is approved by the Department of Housing and Urban Development (HUD). The Federal Highway Planning Grant Fund accounts for federal monies passed through the State of California Department of Transportation to local cities for the construction and repair of inter-connected Interstate highways and other public roads important to interstate commerce and travel. The Workforce Investment Act (WIA) Grant Fund provides assistance for youth employment, training efforts, and dislocated worker support services. The Neighborhood Stabilization Program Grant Fund accounts for monies received for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. This grant was authorized under the American Recovery and Reinvestment Act (ARRA).

The **Building Plan Retention Fund** accounts for building plan maintenance and retention fees imposed by the County. The fees must be used to maintain an official copy of plans for every building in the City, during the life of the building.

The **Facility Maintenance Fund** accounts for the 10% surcharge on the Community Center and Park Facility rental fees.

The **Load Shed Program Fund** accounts for revenues received by the City from Southern California Edison for participating on the Load Shed Program. As part of the Load Shed Program Southern California Edison will notify the City of peak usage times and the City will turn off lights for 1 hour during peak usage.

The **Public Education and Government Access (PEG) Fund** accounts for fees that are restricted to broadcasting.

The **Raised Median In-Lieu Fund** accounts for fees collected from development in-lieu and is restricted for construction of raised medians.

## **CITY OF CARSON**

### **Nonmajor Governmental Funds**

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The **Development Impact Fees Fund** accounts for the revenues collected from the various development impact fees. Fees are levied against new development within the City in order to pay for construction or improvement of public facilities as a result of City growth.

The **Utility Underground In-Lieu Fund** accounts for undergrounding of utility lines funded by a development in-lieu fee.

The **SBI Fund** accounts for revenues and expenditures of the Road Maintenance and Rehabilitation Account under the SBI Road Repair and accountability Act of 2017.

The **Measure M Fund** accounts for the half-cent sales tax and continued half-cent relief tax partially distributed to cities approved by the Los Angeles County voters in November 2017 to fund transportation needs.

The **Measure R Highway Program Grant** accounts for revenues and expenditures under the Measure R Highway Program grant received through the LACMTA.

The **Community Facilities District Fund** accounts for fees and moneys received related to the activities within the operation of the Communities Facilities District.

The **Carson Stormwater Fund** accounts for grant moneys received for the City's Stormwater projects.

The **Cooperation Agreement Bond Proceeds Special Revenue 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.

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

NONMAJOR GOVERNMENTAL FUNDS  
COMBINING BALANCE SHEET

June 30, 2021

	Asset Forfeiture Fund	State Gas Tax Fund	TDA Article 3 Fund	Proposition A Local Return Fund
<b>ASSETS</b>				
Cash and investments	\$ 78	\$ 1,926,690	\$ 116,609	\$ 2,460,045
Receivables:				
Accounts	-	931,584	-	-
Due from government agencies	-	-	-	455
Loans, net of allowance	-	-	-	-
<b>Total assets</b>	<b>\$ 78</b>	<b>\$ 2,858,274</b>	<b>\$ 116,609</b>	<b>\$ 2,460,500</b>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ -	\$ 269,966	\$ 61,717	\$ 51,671
Accrued payroll	-	2,799	-	10,423
Due to other funds	-	-	-	-
Due to government agencies	-	-	-	-
Retentions payable	-	-	-	-
<b>Total liabilities</b>	<b>-</b>	<b>272,765</b>	<b>61,717</b>	<b>62,094</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	-	-	-	-
<b>FUND BALANCES (DEFICIT)</b>				
Restricted	78	2,585,509	54,892	2,398,406
Unrestricted	-	-	-	-
<b>Total fund balances</b>	<b>78</b>	<b>2,585,509</b>	<b>54,892</b>	<b>2,398,406</b>
<b>Total liabilities and fund balances</b>	<b>\$ 78</b>	<b>\$ 2,858,274</b>	<b>\$ 116,609</b>	<b>\$ 2,460,500</b>



Proposition C Local Return Fund	Air Quality Improvement Fund	Capital Asset Replacement Fund	Measure R Fund	Restricted Administrative Tow Fee Fund	Youth Services Program Fund
\$ 2,982,406	\$ 508,183	\$ 518,205	\$ 2,634,202	\$ 134,267	\$ 51,232
-	-	-	-	-	-
-	30,914	-	-	-	-
-	-	-	-	-	-
<u>\$ 2,982,406</u>	<u>\$ 539,097</u>	<u>\$ 518,205</u>	<u>\$ 2,634,202</u>	<u>\$ 134,267</u>	<u>\$ 51,232</u>
\$ 159,252	\$ 2,407	\$ -	\$ 255,699	\$ 3,102	\$ -
3,315	-	-	1,076	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	22,516	-	-
<u>162,567</u>	<u>2,407</u>	<u>-</u>	<u>279,291</u>	<u>3,102</u>	<u>-</u>
-	-	-	-	-	-
2,819,839	536,690	518,205	2,354,911	131,165	51,232
-	-	-	-	-	-
<u>2,819,839</u>	<u>536,690</u>	<u>518,205</u>	<u>2,354,911</u>	<u>131,165</u>	<u>51,232</u>
<u>\$ 2,982,406</u>	<u>\$ 539,097</u>	<u>\$ 518,205</u>	<u>\$ 2,634,202</u>	<u>\$ 134,267</u>	<u>\$ 51,232</u>

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
COMBINING BALANCE SHEET (CONTINUED)

June 30, 2021

	City Special Events Fund	MTA Call for Projects Fund	Park Development Fund	Los Angeles County Park District Grant Fund
<b>ASSETS</b>				
Cash and investments	\$ 1,906	\$ -	\$ 4,019,529	\$ 219,353
Receivables:				
Accounts	-	-	-	-
Due from government agencies	-	599,388	-	295,365
Loans, net of allowance	-	-	-	-
<b>Total assets</b>	<u>1,906</u>	<u>599,388</u>	<u>\$ 4,019,529</u>	<u>\$ 514,718</u>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ 1,906	\$ 2,306	\$ -	\$ -
Accrued payroll	44	-	-	-
Due to other funds	-	19,426	-	475,797
Due to government agencies	-	-	-	-
Retentions payable	-	17,066	-	-
<b>Total liabilities</b>	<u>1,950</u>	<u>38,798</u>	<u>-</u>	<u>475,797</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	-	-	-	295,365
<b>FUND BALANCES (DEFICIT)</b>				
Restricted	-	560,590	4,019,529	-
Unrestricted	(43)	-	-	(256,444)
<b>Total fund balances</b>	<u>(43)</u>	<u>560,590</u>	<u>4,019,529</u>	<u>(256,444)</u>
<b>Total liabilities and fund balances</b>	<u>\$ 1,907</u>	<u>\$ 599,388</u>	<u>\$ 4,019,529</u>	<u>\$ 514,718</u>

Beverage Container Recycling Fund	State COPS Grant Fund	Used Oil State Grant Fund	Proposition 1B Fund	Family Support Grant Fund	HOME Grant Fund
\$ 10,035	\$ 342,896	\$ 44,748	\$ -	\$ 10,838	\$ -
-	-	-	-	-	-
-	-	-	-	16,873	-
-	-	-	-	-	307,551
<u>\$ 10,035</u>	<u>\$ 342,896</u>	<u>\$ 44,748</u>	<u>\$ -</u>	<u>\$ 27,711</u>	<u>\$ 307,551</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	952	-
-	-	-	3,574	19,216	158,198
-	-	-	-	-	307,551
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>3,574</u>	<u>20,168</u>	<u>465,749</u>
-	-	-	-	12,468	-
10,035	342,896	44,748	-	-	-
-	-	-	(3,574)	(4,925)	(158,198)
<u>10,035</u>	<u>342,896</u>	<u>44,748</u>	<u>(3,574)</u>	<u>(4,925)</u>	<u>(158,198)</u>
<u>\$ 10,035</u>	<u>\$ 342,896</u>	<u>\$ 44,748</u>	<u>\$ -</u>	<u>\$ 27,711</u>	<u>\$ 307,551</u>

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
COMBINING BALANCE SHEET (CONTINUED)

June 30, 2021

	Community Development Block Grant Fund	Federal Highway Planning Grant Fund	Workforce Investment Act (WIA) Grant Fund	Neighborhood Stabilization Program Grant Fund
<b>ASSETS</b>				
Cash and investments	\$ 8,340	\$ -	\$ 100	\$ 333,772
Receivables:				
Accounts	-	1,040	-	-
Due from government agencies	810,444	5,002	-	-
Loans, net of allowance	-	-	-	165,000
<b>Total assets</b>	<u>818,784</u>	<u>6,042</u>	<u>100</u>	<u>498,772</u>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ 204,273	\$ -	\$ -	\$ -
Accrued payroll	-	18,274	-	-
Due to other funds	749,469	385,661	-	-
Due to government agencies	-	-	-	165,000
Retentions payable	2,500	-	-	-
<b>Total liabilities</b>	<u>956,242</u>	<u>403,935</u>	<u>-</u>	<u>165,000</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	-	-	-	-
<b>FUND BALANCES (DEFICIT)</b>				
Restricted	-	-	100	333,772
Unrestricted	(137,458)	(397,893)	-	-
<b>Total fund balances</b>	<u>(137,458)</u>	<u>(397,893)</u>	<u>100</u>	<u>333,772</u>
<b>Total liabilities and fund balances</b>	<u>\$ 818,784</u>	<u>\$ 6,042</u>	<u>\$ 100</u>	<u>\$ 498,772</u>

Building Plan Retention Fund	Facility Maintenance Fund	Load Shed Program Fund	Public Education and Government Access (PEG) Fund	Raised Median In-Lieu Fund	Development Impact Fees Fund
\$ -	\$ 133,256	\$ 6,509,254	\$ 346,642	\$ 375,214	\$ 6,072,307
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ -</u>	<u>\$ 133,256</u>	<u>\$ 6,509,254</u>	<u>\$ 346,642</u>	<u>\$ 375,214</u>	<u>\$ 6,072,307</u>
\$ -	\$ -	\$ 8,613	\$ 9	\$ -	\$ -
-	-	-	-	-	-
381,767	-	-	-	-	-
-	-	-	-	-	-
-	-	7,133	-	-	-
<u>381,767</u>	<u>-</u>	<u>15,746</u>	<u>9</u>	<u>-</u>	<u>-</u>
-	-	-	-	-	-
-	133,256	6,493,508	346,633	375,214	6,072,307
<u>(381,767)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>(381,767)</u>	<u>133,256</u>	<u>6,493,508</u>	<u>346,633</u>	<u>375,214</u>	<u>6,072,307</u>
<u>\$ -</u>	<u>\$ 133,256</u>	<u>\$ 6,509,254</u>	<u>\$ 346,642</u>	<u>\$ 375,214</u>	<u>\$ 6,072,307</u>

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
COMBINING BALANCE SHEET (CONTINUED)

June 30, 2021

	Utility Underground In-Lieu Fund	SBI Fund	Measure M Fund	Measure R Highway Program Fund
<b>ASSETS</b>				
Cash and investments	\$ 713,793	\$ 3,073,383	\$ 2,205,074	\$ -
Receivables:				
Accounts	-	-	-	-
Due from government agencies	-	314,543	-	-
Loans, net of allowance	-	-	-	-
<b>Total assets</b>	<u>713,793</u>	<u>3,387,926</u>	<u>2,205,074</u>	<u>-</u>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ -	\$ -	\$ 206,689	\$ -
Accrued payroll	-	-	591	-
Due to other funds	-	-	-	36,207
Due to government agencies	-	-	-	-
Retentions payable	-	3,641	11,050	-
<b>Total liabilities</b>	<u>-</u>	<u>3,641</u>	<u>218,330</u>	<u>36,207</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	-	-	-	-
<b>FUND BALANCES (DEFICIT)</b>				
Restricted	713,793	3,384,285	1,986,744	-
Unrestricted	-	-	-	(36,207)
<b>Total fund balances</b>	<u>713,793</u>	<u>3,384,285</u>	<u>1,986,744</u>	<u>(36,207)</u>
<b>Total liabilities and fund balances</b>	<u>\$ 713,793</u>	<u>\$ 3,387,926</u>	<u>\$ 2,205,074</u>	<u>\$ -</u>

Community Facilities District Fund	Carson Stormwater Fund	Cooperation Agreement Bond Proceeds Special Revenue Fund	State CIP Grants Special Revenue Fund	Total Nonmajor Governmental Funds
\$ 123,874	\$ 1,268,012	\$ 2,437,313	\$ 471,856	\$ 40,053,412
2,558	-	42,693	-	977,875
-	-	-	134,326	2,207,310
-	-	-	-	472,551
<u>\$ 126,432</u>	<u>\$ 1,268,012</u>	<u>\$ 2,480,006</u>	<u>\$ 606,182</u>	<u>\$ 43,711,148</u>
\$ 45,658	\$ -	\$ 1,040	\$ 73,155	\$ 1,347,463
-	-	586	-	38,059
-	-	149,492	-	2,378,807
-	-	-	-	472,551
-	-	-	532,997	596,903
<u>45,658</u>	<u>-</u>	<u>151,118</u>	<u>606,152</u>	<u>4,833,783</u>
-	-	-	-	307,833
80,774	1,268,012	2,328,888	30	39,946,041
-	-	-	-	(1,376,509)
<u>80,774</u>	<u>1,268,012</u>	<u>2,328,888</u>	<u>30</u>	<u>38,569,532</u>
<u>\$ 126,432</u>	<u>\$ 1,268,012</u>	<u>\$ 2,480,006</u>	<u>\$ 606,182</u>	<u>\$ 43,711,148</u>

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the year ended June 30, 2021

	Asset Forfeiture Fund	State Gas Tax Fund	TDA Article 3 Fund	Proposition A Local Return Fund
<b>Revenues</b>				
Taxes	\$ -	\$ 2,015,629	\$ -	\$ 1,883,323
Licenses and permits	-	-	-	-
Intergovernmental	-	-	139,331	384,938
Charges for services	-	-	-	34,226
Investment income	-	8,965	-	11,983
Developer impact fee	-	-	-	-
Miscellaneous	-	91,652	-	-
<b>Total revenues</b>	<u>-</u>	<u>2,116,246</u>	<u>139,331</u>	<u>2,314,470</u>
<b>Expenditures</b>				
Current:				
General government	-	-	-	-
Community development	-	-	-	-
Public works	-	-	-	-
Community services	-	-	-	703,846
Capital improvement programs	-	1,811,006	63,491	-
<b>Total expenditures</b>	<u>-</u>	<u>1,811,006</u>	<u>63,491</u>	<u>703,846</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>305,240</u>	<u>75,840</u>	<u>1,610,624</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Loan proceeds	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	-	305,240	75,840	1,610,624
<b>Fund balances (deficit), beginning of year</b>	<u>78</u>	<u>2,280,269</u>	<u>(20,948)</u>	<u>787,782</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ 78</u>	<u>\$ 2,585,509</u>	<u>\$ 54,892</u>	<u>\$ 2,398,406</u>



Proposition C Local Return Fund	Air Quality Improvement Fund	Capital Asset Replacement Fund	Measure R Fund	Restricted Administrative Tow Fee Fund	Youth Services Program Fund
\$ 1,562,149	\$ -	\$ -	\$ 1,173,235	\$ -	\$ -
-	-	-	-	36,535	-
-	121,579	-	-	-	-
2,646	-	-	-	-	-
14,278	2,284	-	12,537	642	-
-	-	-	-	-	-
-	-	70,186	-	-	-
<u>1,579,073</u>	<u>123,863</u>	<u>70,186</u>	<u>1,185,772</u>	<u>37,177</u>	<u>-</u>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	3,571	-	-
276,142	67,152	-	-	20,314	-
-	34,264	80,479	941,162	-	-
<u>276,142</u>	<u>101,416</u>	<u>80,479</u>	<u>944,733</u>	<u>20,314</u>	<u>-</u>
<u>1,302,931</u>	<u>22,447</u>	<u>(10,293)</u>	<u>241,039</u>	<u>16,863</u>	<u>-</u>
-	-	-	-	-	-
-	-	-	(801,000)	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>(801,000)</u>	<u>-</u>	<u>-</u>
1,302,931	22,447	(10,293)	(559,961)	16,863	-
1,516,908	514,243	528,498	2,914,872	114,302	51,232
<u>\$ 2,819,839</u>	<u>\$ 536,690</u>	<u>\$ 518,205</u>	<u>\$ 2,354,911</u>	<u>\$ 131,165</u>	<u>\$ 51,232</u>

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 (CONTINUED)

For the year ended June 30, 2021

	City Special Events Fund	MTA Call for Projects Fund	Park Development Fund	Los Angeles County Park District Grant Fund
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	606,274	-	215,287
Charges for services	7,000	-	-	-
Investment income	-	-	19,211	-
Developer impact fee	-	-	-	-
Miscellaneous	-	-	-	-
<b>Total revenues</b>	<u>7,000</u>	<u>606,274</u>	<u>19,211</u>	<u>215,287</u>
<b>Expenditures</b>				
Current:				
General government	41,874	-	-	-
Community development	-	-	-	-
Public works	-	-	-	-
Community services	-	-	-	-
Capital improvement programs	-	510,281	-	(4,067)
<b>Total expenditures</b>	<u>41,874</u>	<u>510,281</u>	<u>-</u>	<u>(4,067)</u>
Excess (deficiency) of revenues over expenditures	<u>(34,874)</u>	<u>95,993</u>	<u>19,211</u>	<u>219,354</u>
<b>Other financing sources (uses)</b>				
Transfers in	34,830	-	-	-
Transfers out	(223,736)	(10,828)	-	-
Loan proceeds	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>(188,906)</u>	<u>(10,828)</u>	<u>-</u>	<u>-</u>
Net change in fund balance	(223,780)	85,165	19,211	219,354
<b>Fund balances (deficit), beginning of year</b>	<u>223,737</u>	<u>475,425</u>	<u>4,000,318</u>	<u>(475,798)</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ (43)</u>	<u>\$ 560,590</u>	<u>\$ 4,019,529</u>	<u>\$ (256,444)</u>

Beverage Container Recycling Fund	State COPS Grant Fund	Used Oil State Grant Fund	Proposition 1B Funds	Family Support Grant Fund	HOME Grant Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	221,910	(5,929)	-	51,646	-
-	-	-	-	-	-
48	1,498	355	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>48</u>	<u>223,408</u>	<u>(5,574)</u>	<u>-</u>	<u>51,646</u>	<u>-</u>
-	-	-	-	-	-
-	-	-	-	-	208,074
36,599	-	-	-	-	-
-	145,000	-	-	62,070	-
-	-	-	-	-	-
<u>36,599</u>	<u>145,000</u>	<u>-</u>	<u>-</u>	<u>62,070</u>	<u>208,074</u>
<u>(36,551)</u>	<u>78,408</u>	<u>(5,574)</u>	<u>-</u>	<u>(10,424)</u>	<u>(208,074)</u>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
(36,551)	78,408	(5,574)	-	(10,424)	(208,074)
46,586	264,488	50,322	(3,574)	5,499	49,876
<u>\$ 10,035</u>	<u>\$ 342,896</u>	<u>\$ 44,748</u>	<u>\$ (3,574)</u>	<u>\$ (4,925)</u>	<u>\$ (158,198)</u>

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 (CONTINUED)

For the year ended June 30, 2021

	Community Development Block Grant Fund	Federal Highway Planning Grant Fund	Workforce Investment Act (WIA) Grant Fund	Neighborhood Stabilization Grant Fund
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-
Intergovernmental	810,444	7,741	-	-
Charges for services	-	-	-	-
Investment income	-	-	-	1,595
Developer impact fee	-	-	-	-
Miscellaneous	-	-	-	-
<b>Total revenues</b>	<u>810,444</u>	<u>7,741</u>	<u>-</u>	<u>1,595</u>
<b>Expenditures</b>				
Current:				
General government	-	-	-	-
Community development	821,063	-	-	-
Public works	-	-	-	-
Community services	-	-	-	-
Capital improvement programs	-	321,969	-	-
<b>Total expenditures</b>	<u>821,063</u>	<u>321,969</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>(10,619)</u>	<u>(314,228)</u>	<u>-</u>	<u>1,595</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Loan proceeds	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	(10,619)	(314,228)	-	1,595
<b>Fund balances (deficit), beginning of year</b>	<u>(126,839)</u>	<u>(83,665)</u>	<u>100</u>	<u>332,177</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ (137,458)</u>	<u>\$ (397,893)</u>	<u>\$ 100</u>	<u>\$ 333,772</u>

Building Plan Retention Fund	Facility Maintenance Fund	Load Shed Program Fund	Public Education and Government Access (PEG) Fund	Raised Median In-Lieu Fund	Development Impact Fees Fund
\$ -	\$ -	\$ -	\$ 33,369	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	1,000	-	-	-	-
-	-	-	-	-	-
-	-	-	-	91,980	1,550,021
-	-	1,101	-	-	-
-	1,000	1,101	33,369	91,980	1,550,021
-	-	-	17,703	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	153,155	-	-	-
-	-	153,155	17,703	-	-
-	1,000	(152,054)	15,666	91,980	1,550,021
-	-	-	-	-	-
-	-	-	-	-	-
-	-	6,000,000	-	-	-
-	-	6,000,000	-	-	-
-	1,000	5,847,946	15,666	91,980	1,550,021
(381,767)	132,256	645,562	330,967	283,234	4,522,286
\$ (381,767)	\$ 133,256	\$ 6,493,508	\$ 346,633	\$ 375,214	\$ 6,072,307

CITY OF CARSON

NONMAJOR GOVERNMENTAL FUNDS  
 COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
 (CONTINUED)

For the year ended June 30, 2021

	Utility Underground In-Lieu Fund	SB1 Fund	Measure M Fund	Measure R Highway Program Fund
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ 1,329,319	\$ -
Licenses and permits	-	-	-	-
Intergovernmental	-	1,726,087	-	-
Charges for services	-	-	-	-
Investment income	-	14,689	9,124	-
Developer impact fee	-	-	-	-
Miscellaneous	-	-	-	-
<b>Total revenues</b>	<u>-</u>	<u>1,740,776</u>	<u>1,338,443</u>	<u>-</u>
<b>Expenditures</b>				
Current:				
General government	-	-	-	-
Community development	-	-	-	36,207
Public works	-	-	3,874	-
Community services	-	-	-	-
Capital improvement programs	-	1,622	787,549	-
<b>Total expenditures</b>	<u>-</u>	<u>1,622</u>	<u>791,423</u>	<u>36,207</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>1,739,154</u>	<u>547,020</u>	<u>(36,207)</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	-	-
Transfers out	-	-	(801,000)	-
Loan proceeds	-	-	-	-
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>(801,000)</u>	<u>-</u>
Net change in fund balance	-	1,739,154	(253,980)	(36,207)
<b>Fund balances (deficit), beginning of year</b>	<u>713,793</u>	<u>1,645,131</u>	<u>2,240,724</u>	<u>-</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ 713,793</u>	<u>\$ 3,384,285</u>	<u>\$ 1,986,744</u>	<u>\$ (36,207)</u>

Community Facilities District Fund	Carson Stormwater Fund	Cooperation Agreement Bond Proceeds Special Revenue Fund	State CIP Grants Special Revenue Fund	Total Nonmajor Governmental Funds
\$ 47,393	\$ -	\$ -	\$ -	\$ 8,044,417
-	-	-	-	36,535
-	2,438,576	-	1,092,079	7,809,963
-	-	-	-	44,872
-	-	-	-	97,209
-	-	-	-	1,642,001
33,381	-	-	-	196,320
<u>80,774</u>	<u>2,438,576</u>	<u>-</u>	<u>1,092,079</u>	<u>17,871,317</u>
-	-	-	-	59,577
-	-	-	-	1,065,344
-	-	-	-	44,044
-	-	-	-	1,274,524
-	1,170,564	115,582	957,271	6,944,328
<u>-</u>	<u>1,170,564</u>	<u>115,582</u>	<u>957,271</u>	<u>9,387,817</u>
<u>80,774</u>	<u>1,268,012</u>	<u>(115,582)</u>	<u>134,808</u>	<u>8,483,500</u>
-	-	-	-	34,830
-	-	-	(47,073)	(1,883,637)
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,000,000</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>(47,073)</u>	<u>4,151,193</u>
80,774	1,268,012	(115,582)	87,735	12,634,693
-	-	2,444,470	(87,705)	25,934,839
<u>\$ 80,774</u>	<u>\$ 1,268,012</u>	<u>\$ 2,328,888</u>	<u>\$ 30</u>	<u>\$ 38,569,532</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
STATE GAS TAX SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 2,481,091	\$ 2,481,091	\$ 2,015,629	\$ (465,462)
Investment income	-	-	8,965	8,965
Miscellaneous	191,344	191,344	91,652	(99,692)
<b>Total revenues</b>	<u>2,672,435</u>	<u>2,672,435</u>	<u>2,116,246</u>	<u>(465,462)</u>
<b>Expenditures</b>				
Capital improvement programs	1,337,279	3,397,095	1,811,006	1,586,089
<b>Total expenditures</b>	<u>1,337,279</u>	<u>3,397,095</u>	<u>1,811,006</u>	<u>1,586,089</u>
<b>Excess of revenues over (under) expenditures</b>	1,335,156	(724,660)	305,240	1,029,900
<b>Fund balance - beginning of year</b>	<u>2,280,269</u>	<u>2,280,269</u>	<u>2,280,269</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 3,615,425</u>	<u>\$ 1,555,609</u>	<u>\$ 2,585,509</u>	<u>\$ 1,029,900</u>



CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
TDA ARTICLE 3 SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ -	\$ -	\$ 139,331	\$ 139,331
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>139,331</u>	<u>139,331</u>
<b>Expenditures</b>				
Capital improvement programs	1,000	285,073	63,491	221,582
<b>Total expenditures</b>	<u>1,000</u>	<u>285,073</u>	<u>63,491</u>	<u>221,582</u>
<b>Excess of revenues over (under) expenditures</b>	(1,000)	(285,073)	75,840	360,913
<b>Fund balance - beginning of year</b>	(20,948)	(20,948)	(20,948)	-
<b>Fund balance - end of year</b>	<u>\$ (21,948)</u>	<u>\$ (306,021)</u>	<u>\$ 54,892</u>	<u>\$ 360,913</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
PROPOSITION A LOCAL RETURN SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 1,685,850	\$ 1,685,850	\$ 1,883,323	\$ 197,473
Intergovernmental	250,140	250,140	384,938	134,798
Charges for services	55,599	55,599	34,226	(21,373)
Investment income	-	-	11,983	11,983
<b>Total revenues</b>	<u>1,991,589</u>	<u>1,991,589</u>	<u>2,314,470</u>	<u>322,881</u>
<b>Expenditures</b>				
Current:				
Community services	1,380,517	2,069,051	703,846	1,365,205
<b>Total expenditures</b>	<u>1,380,517</u>	<u>2,069,051</u>	<u>703,846</u>	<u>1,365,205</u>
<b>Excess of revenues over (under) expenditures</b>	611,072	(77,462)	1,610,624	1,688,086
<b>Fund balance - beginning of year</b>	<u>787,782</u>	<u>787,782</u>	<u>787,782</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 1,398,854</u>	<u>\$ 710,320</u>	<u>\$ 2,398,406</u>	<u>\$ 1,688,086</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
PROPOSITION C LOCAL RETURN SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 1,398,420	\$ 1,398,420	\$ 1,562,149	\$ 163,729
Charges for services	-	-	2,646	2,646
Investment income	-	-	14,278	14,278
<b>Total revenues</b>	<u>1,398,420</u>	<u>1,398,420</u>	<u>1,579,073</u>	<u>180,653</u>
<b>Expenditures</b>				
Current:				
Community services	908,737	1,972,309	276,142	1,696,167
<b>Total expenditures</b>	<u>908,737</u>	<u>1,972,309</u>	<u>276,142</u>	<u>1,696,167</u>
<b>Excess of revenues over (under) expenditures</b>	489,683	(573,889)	1,302,931	1,876,820
<b>Fund balance - beginning of year</b>	<u>1,516,908</u>	<u>1,516,908</u>	<u>1,516,908</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 2,006,591</u>	<u>\$ 943,019</u>	<u>\$ 2,819,839</u>	<u>\$ 1,876,820</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
AIR QUALITY IMPROVEMENT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 58,404	\$ 58,404	\$ 121,579	\$ 63,175
Investment income	-	-	2,284	2,284
<b>Total revenues</b>	<u>58,404</u>	<u>58,404</u>	<u>123,863</u>	<u>65,459</u>
<b>Expenditures</b>				
Current:				
Community services	18,075	190,272	67,152	123,120
Capital improvement programs	140,000	480,650	34,264	446,386
<b>Total expenditures</b>	<u>158,075</u>	<u>670,922</u>	<u>101,416</u>	<u>569,506</u>
<b>Excess of revenues over (under) expenditures</b>	(99,671)	(612,518)	22,447	634,965
<b>Fund balance - beginning of year</b>	514,243	514,243	514,243	-
<b>Fund balance - end of year</b>	<u>\$ 414,572</u>	<u>\$ (98,275)</u>	<u>\$ 536,690</u>	<u>\$ 634,965</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
CAPITAL ASSET REPLACEMENT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Miscellaneous	\$ 560	\$ 560	\$ 70,186	\$ 69,626
<b>Total revenues</b>	<u>560</u>	<u>560</u>	<u>70,186</u>	<u>69,626</u>
<b>Expenditures</b>				
Capital improvement programs	-	505,149	80,479	424,670
<b>Total expenditures</b>	<u>-</u>	<u>505,149</u>	<u>80,479</u>	<u>424,670</u>
<b>Excess of revenues over (under) expenditures</b>	560	(504,589)	(10,293)	494,296
<b>Fund balance - beginning of year</b>	528,498	528,498	528,498	-
<b>Fund balance - end of year</b>	<u>\$ 529,058</u>	<u>\$ 23,909</u>	<u>\$ 518,205</u>	<u>\$ 494,296</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
MEASURE R SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 1,047,674	\$ 2,047,674	\$ 1,173,235	\$ (874,439)
Investment income	-	-	12,537	12,537
<b>Total revenues</b>	<u>1,047,674</u>	<u>2,047,674</u>	<u>1,185,772</u>	<u>(861,902)</u>
<b>Expenditures</b>				
Current:				
Public works	100,356	100,356	3,571	96,785
Capital improvement programs	451,580	4,353,919	941,162	3,412,757
<b>Total expenditures</b>	<u>551,936</u>	<u>4,454,275</u>	<u>944,733</u>	<u>3,509,542</u>
<b>Excess of revenues over (under) expenditures</b>	<u>495,738</u>	<u>(2,406,601)</u>	<u>241,039</u>	<u>(4,371,444)</u>
<b>Other financing sources (uses)</b>				
Transfers out	-	-	(801,000)	(801,000)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>(801,000)</u>	<u>(801,000)</u>
<b>Net change in fund balance</b>	495,738	(2,406,601)	(559,961)	1,846,640
<b>Fund balance - beginning of year</b>	<u>2,914,872</u>	<u>2,914,872</u>	<u>2,914,872</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 3,410,610</u>	<u>\$ 508,271</u>	<u>\$ 2,354,911</u>	<u>\$ 1,846,640</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
RESTRICTED ADMINISTRATIVE TOW FEE SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Licenses and permits	\$ 45,064	\$ 45,064	\$ 36,535	\$ (8,529)
Investment income	-	-	642	642
<b>Total revenues</b>	<u>45,064</u>	<u>45,064</u>	<u>37,177</u>	<u>(7,887)</u>
<b>Expenditures</b>				
Current:				
Public Works	702	702	-	702
Community services	35,578	48,147	20,314	27,833
<b>Total expenditures</b>	<u>36,280</u>	<u>48,849</u>	<u>20,314</u>	<u>28,535</u>
<b>Excess of revenues over (under) expenditures</b>	8,784	(3,785)	16,863	20,648
<b>Fund balance - beginning of year</b>	<u>114,302</u>	<u>114,302</u>	<u>114,302</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 123,086</u>	<u>\$ 110,517</u>	<u>\$ 131,165</u>	<u>\$ 20,648</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
YOUTH SERVICES PROGRAM SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Use of money and property	\$ -	\$ -	\$ -	\$ -
<b>Net change in fund balance</b>	-	-	-	-
<b>Fund balance - beginning of year</b>	51,232	51,232	51,232	-
<b>Fund balance - end of year</b>	<u>\$ 51,232</u>	<u>\$ 51,232</u>	<u>\$ 51,232</u>	<u>\$ -</u>



CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
CITY SPECIAL EVENTS SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Charges for services	\$ 29,133	\$ 29,133	\$ 7,000	\$ (22,133)
Miscellaneous	753	753	-	(753)
<b>Total revenues</b>	<u>29,886</u>	<u>29,886</u>	<u>7,000</u>	<u>(22,886)</u>
<b>Expenditures</b>				
Current:				
General government	119,999	166,019	41,874	124,145
<b>Total expenditures</b>	<u>119,999</u>	<u>166,019</u>	<u>41,874</u>	<u>124,145</u>
<b>Excess of revenues over (under) expenditures</b>	<u>(90,113)</u>	<u>(136,133)</u>	<u>(34,874)</u>	<u>101,259</u>
<b>Other financing sources (uses)</b>				
Transfers in	-	-	34,830	34,830
Transfers out	-	-	(223,736)	(223,736)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>(188,906)</u>	<u>(188,906)</u>
Net change in fund balance	(90,113)	(136,133)	(223,780)	(87,647)
<b>Fund balances (deficit), beginning of year</b>	<u>223,737</u>	<u>223,737</u>	<u>223,737</u>	<u>-</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ 133,624</u>	<u>\$ 87,604</u>	<u>\$ (43)</u>	<u>\$ (87,647)</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
MTA CALL FOR PROJECTS SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 29,260	\$ 29,260	\$ 606,274	\$ 577,014
<b>Total revenues</b>	<u>29,260</u>	<u>29,260</u>	<u>606,274</u>	<u>577,014</u>
<b>Expenditures</b>				
Current:				
Public works	51	51	-	51
Capital improvement programs	2,117	1,841,540	510,281	1,331,259
<b>Total expenditures</b>	<u>2,168</u>	<u>1,841,591</u>	<u>510,281</u>	<u>1,331,310</u>
<b>Excess of revenues over (under) expenditures</b>	<u>27,092</u>	<u>(1,812,331)</u>	<u>95,993</u>	<u>1,908,324</u>
<b>Other financing sources (uses)</b>				
Transfers out	-	-	(10,828)	(10,828)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>(10,828)</u>	<u>(10,828)</u>
Net change in fund balance	27,092	(1,812,331)	85,165	1,897,496
<b>Fund balance - beginning of year</b>	<u>475,425</u>	<u>475,425</u>	<u>475,425</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 502,517</u>	<u>\$ (1,336,906)</u>	<u>\$ 560,590</u>	<u>\$ 1,897,496</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
PARK DEVELOPMENT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Investment income	\$ -	\$ -	\$ 19,211	\$ 19,211
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>19,211</u>	<u>19,211</u>
<b>Expenditures</b>				
Current:				
Capital improvement programs	1,000	1,304,149	-	1,304,149
<b>Total expenditures</b>	<u>1,000</u>	<u>1,304,149</u>	<u>-</u>	<u>1,304,149</u>
<b>Excess of revenues over (under) expenditures</b>	(1,000)	(1,304,149)	19,211	1,323,360
<b>Fund balance - beginning of year</b>	4,000,318	4,000,318	4,000,318	-
<b>Fund balance - end of year</b>	<u>\$ 3,999,318</u>	<u>\$ 2,696,169</u>	<u>\$ 4,019,529</u>	<u>\$ 1,323,360</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 LOS ANGELES COUNTY PARK DISTRICT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ -	\$ -	\$ 215,287	\$ 215,287
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>215,287</u>	<u>215,287</u>
<b>Expenditures</b>				
Current:				
Capital improvement programs	-	420,000	(4,067)	424,067
<b>Total expenditures</b>	<u>-</u>	<u>420,000</u>	<u>(4,067)</u>	<u>424,067</u>
<b>Excess of revenues over (under) expenditures</b>	-	(420,000)	219,354	639,354
<b>Fund balance - beginning of year</b>	(475,798)	(475,798)	(475,798)	-
<b>Fund balance - end of year</b>	<u>\$ (475,798)</u>	<u>\$ (895,798)</u>	<u>\$ (256,444)</u>	<u>\$ 639,354</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
BEVERAGE CONTAINER RECYCLING SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Investment income	\$ -	\$ -	\$ 48	\$ 48
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>48</u>	<u>48</u>
<b>Expenditures</b>				
Current:				
Public works	-	-	36,599	(36,599)
<b>Total expenditures</b>	<u>-</u>	<u>-</u>	<u>36,599</u>	<u>(36,599)</u>
<b>Excess of revenues over (under) expenditures</b>	<u>-</u>	<u>-</u>	<u>(36,551)</u>	<u>(36,551)</u>
<b>Other financing sources (uses)</b>				
Transfers out	(9,600)	(9,600)	-	(9,600)
<b>Total other financing sources (uses)</b>	<u>(9,600)</u>	<u>(9,600)</u>	<u>-</u>	<u>(9,600)</u>
Net change in fund balance	(9,600)	(9,600)	(36,551)	(26,951)
<b>Fund balances (deficit), beginning of year</b>	46,586	46,586	46,586	-
<b>Fund balances (deficit), end of year</b>	<u>\$ 36,986</u>	<u>\$ 36,986</u>	<u>\$ 10,035</u>	<u>\$ (26,951)</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
STATE COPS GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 161,799	\$ 161,799	\$ 221,910	\$ 60,111
Investment income	-	-	1,498	1,498
<b>Total revenues</b>	<u>161,799</u>	<u>161,799</u>	<u>223,408</u>	<u>61,609</u>
<b>Expenditures</b>				
Current:				
Community services	145,000	145,000	145,000	-
<b>Total expenditures</b>	<u>145,000</u>	<u>145,000</u>	<u>145,000</u>	<u>-</u>
<b>Excess of revenues over (under) expenditures</b>	16,799	16,799	78,408	61,609
<b>Fund balance - beginning of year</b>	264,488	264,488	264,488	-
<b>Fund balance - end of year</b>	<u>\$ 281,287</u>	<u>\$ 281,287</u>	<u>\$ 342,896</u>	<u>\$ 61,609</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
USED OIL STATE GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 27,614	\$ 27,614	\$ (5,929)	\$ (33,543)
Investment income	-	-	355	355
<b>Total revenues</b>	<u>27,614</u>	<u>27,614</u>	<u>(5,574)</u>	<u>(33,188)</u>
<b>Expenditures</b>				
Current:				
Public works	9,704	9,704	-	9,704
<b>Total expenditures</b>	<u>9,704</u>	<u>9,704</u>	<u>-</u>	<u>9,704</u>
<b>Excess of revenues over (under) expenditures</b>	<u>17,910</u>	<u>17,910</u>	<u>(5,574)</u>	<u>(23,484)</u>
<b>Other financing sources (uses)</b>				
Transfers out	(4,712)	(4,712)	-	4,712
<b>Total other financing sources (uses)</b>	<u>(4,712)</u>	<u>(4,712)</u>	<u>-</u>	<u>4,712</u>
Net change in fund balance	13,198	13,198	(5,574)	(18,772)
<b>Fund balances (deficit), beginning of year</b>	<u>50,322</u>	<u>50,322</u>	<u>50,322</u>	<u>-</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ 63,520</u>	<u>\$ 63,520</u>	<u>\$ 44,748</u>	<u>\$ (18,772)</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
FAMILY SUPPORT GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 45,509	\$ 35,509	\$ 51,646	\$ 16,137
<b>Total revenues</b>	<u>45,509</u>	<u>35,509</u>	<u>51,646</u>	<u>16,137</u>
<b>Expenditures</b>				
Current:				
Community services	57,546	69,354	62,070	7,284
<b>Total expenditures</b>	<u>57,546</u>	<u>69,354</u>	<u>62,070</u>	<u>7,284</u>
<b>Excess of revenues over (under) expenditures</b>	(12,037)	(33,845)	(10,424)	23,421
<b>Fund balance - beginning of year</b>	5,499	5,499	5,499	-
<b>Fund balance - end of year</b>	<u>\$ (6,538)</u>	<u>\$ (28,346)</u>	<u>\$ (4,925)</u>	<u>\$ 23,421</u>



CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
HOME GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Investment income	\$ 72,116	\$ 72,116	\$ -	\$ (72,116)
<b>Total revenues</b>	<u>72,116</u>	<u>72,116</u>	<u>-</u>	<u>(72,116)</u>
<b>Expenditures</b>				
Current:				
Community development	5,705	484,880	208,074	276,806
<b>Total expenditures</b>	<u>5,705</u>	<u>484,880</u>	<u>208,074</u>	<u>276,806</u>
<b>Excess of revenues over (under) expenditures</b>	66,411	(412,764)	(208,074)	204,690
<b>Fund balance - beginning of year</b>	49,876	49,876	49,876	-
<b>Fund balance - end of year</b>	<u>\$ 116,287</u>	<u>\$ (362,888)</u>	<u>\$ (158,198)</u>	<u>\$ 204,690</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
COMMUNITY DEVELOPMENT BLOCK GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 443,801	\$ 443,801	\$ 810,444	\$ 366,643
Miscellaneous	106,637	106,637	-	(106,637)
<b>Total revenues</b>	<u>550,438</u>	<u>550,438</u>	<u>810,444</u>	<u>260,006</u>
<b>Expenditures</b>				
Current:				
Community development	804,895	2,198,981	821,063	1,377,918
<b>Total expenditures</b>	<u>804,895</u>	<u>2,198,981</u>	<u>821,063</u>	<u>1,377,918</u>
<b>Excess of revenues over (under) expenditures</b>	(254,457)	(1,648,543)	(10,619)	1,637,924
<b>Fund balance - beginning of year</b>	<u>(126,839)</u>	<u>(126,839)</u>	<u>(126,839)</u>	-
<b>Fund balance - end of year</b>	<u>\$ (381,296)</u>	<u>\$ (1,775,382)</u>	<u>\$ (137,458)</u>	<u>\$ 1,637,924</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
FEDERAL HIGHWAY PLANNING GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ -	\$ -	\$ 7,741	\$ 7,741
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>7,741</u>	<u>7,741</u>
<b>Expenditures</b>				
Capital improvement programs				
<b>Total expenditures</b>	<u>-</u>	<u>3,470,662</u>	<u>321,969</u>	<u>3,148,693</u>
<b>Excess of revenues over (under) expenditures</b>	<u>-</u>	<u>(3,470,662)</u>	<u>(314,228)</u>	<u>3,156,434</u>
<b>Fund balance - beginning of year</b>	<u>(83,665)</u>	<u>(83,665)</u>	<u>(83,665)</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u><u>\$(83,665)</u></u>	<u><u>\$(3,554,327)</u></u>	<u><u>\$(397,893)</u></u>	<u><u>3,156,434</u></u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 WORKFORCE INVESTMENT ACT (WIA) GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Use of money and property	\$ -	\$ -	\$ -	\$ -
<b>Net change in fund balance</b>	-	-	-	-
<b>Fund balance - beginning of year</b>	100	100	100	-
<b>Fund balance - end of year</b>	\$ <u>100</u>	\$ <u>100</u>	\$ <u>100</u>	\$ <u>-</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 NEIGHBORHOOD STABILIZATION PROGRAM GRANT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Investment income	\$ -	\$ -	\$ 1,595	\$ 1,595
<b>Net change in fund balance</b>	-	-	1,595	1,595
<b>Fund balance - beginning of year</b>	332,177	332,177	332,177	-
<b>Fund balance - end of year</b>	\$ 332,177	\$ 332,177	\$ 333,772	\$ 1,595

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
BUILDING PLAN RETENTION SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Expenditures</b>				
Capital improvement programs	\$ 117,171	\$ 117,171	\$ -	\$ 117,171
<b>Total expenditures</b>	<u>117,171</u>	<u>117,171</u>	<u>-</u>	<u>117,171</u>
<b>Excess of revenues over (under) expenditures</b>	(117,171)	(117,171)	-	117,171
<b>Fund balance - beginning of year</b>	(381,767)	(381,767)	(381,767)	-
<b>Fund balance - end of year</b>	<u>\$ (498,938)</u>	<u>\$ (498,938)</u>	<u>\$ (381,767)</u>	<u>\$ 117,171</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
FACILITIES MAINTENANCE SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Charges for services	\$ 48,679	\$ 48,679	\$ 1,000	\$ (47,679)
<b>Total revenues</b>	<u>48,679</u>	<u>48,679</u>	<u>1,000</u>	<u>(47,679)</u>
<b>Expenditures</b>				
Capital improvement programs	-	15,000	-	15,000
<b>Total expenditures</b>	<u>-</u>	<u>15,000</u>	<u>-</u>	<u>15,000</u>
<b>Excess of revenues over (under) expenditures</b>	48,679	33,679	1,000	(32,679)
<b>Fund balance - beginning of year</b>	132,256	132,256	132,256	-
<b>Fund balance - end of year</b>	<u>\$ 180,935</u>	<u>\$ 165,935</u>	<u>\$ 133,256</u>	<u>\$ (32,679)</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
LOAD SHED PROGRAM SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Miscellaneous	\$ 208,687	\$ 208,687	\$ 1,101	\$ (207,586)
<b>Total revenues</b>	<u>208,687</u>	<u>208,687</u>	<u>1,101</u>	<u>(207,586)</u>
<b>Expenditures</b>				
Capital improvement programs	10,486	6,745,607	153,155	6,592,452
<b>Total expenditures</b>	<u>10,486</u>	<u>6,745,607</u>	<u>153,155</u>	<u>6,592,452</u>
<b>Excess of revenues over (under) expenditures</b>	<u>198,201</u>	<u>(6,536,920)</u>	<u>(152,054)</u>	<u>6,384,866</u>
<b>Other financing sources (uses)</b>				
Loan proceeds	-	6,000,000	6,000,000	-
Net change in fund balance	198,201	(536,920)	5,847,946	6,384,866
<b>Fund balance - beginning of year</b>	394,748	333,380	645,562	312,182
<b>Fund balance - end of year</b>	<u>\$ 592,949</u>	<u>\$ (203,540)</u>	<u>\$ 6,493,508</u>	<u>\$ 6,697,048</u>



CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 PUBLIC EDUCATION AND GOVERNMENT ACCESS (PEG) SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ 33,369	\$ 33,369
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>33,369</u>	<u>33,369</u>
<b>Expenditures</b>				
General government	25,500	20,000	17,703	2,297
Capital improvement programs	100,000	350,000	-	350,000
<b>Total expenditures</b>	<u>125,500</u>	<u>370,000</u>	<u>17,703</u>	<u>352,297</u>
<b>Excess of revenues over (under) expenditures</b>	(125,500)	(370,000)	15,666	385,666
<b>Fund balance - beginning of year</b>	330,967	330,967	330,967	-
<b>Fund balance - end of year</b>	<u>\$ 205,467</u>	<u>\$ (39,033)</u>	<u>\$ 346,633</u>	<u>\$ 385,666</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
RAISED MEDIAN IN-LIEU SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Developer impact fee	\$ 50,120	\$ 50,120	\$ 91,980	\$ 41,860
<b>Total revenues</b>	<u>50,120</u>	<u>50,120</u>	<u>91,980</u>	<u>41,860</u>
<b>Net change in fund balance</b>	50,120	50,120	91,980	41,860
<b>Fund balance - beginning of year</b>	<u>283,234</u>	<u>283,234</u>	<u>283,234</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 333,354</u>	<u>\$ 333,354</u>	<u>\$ 375,214</u>	<u>\$ 41,860</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
DEVELOPMENT IMPACT FEES SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Developer impact fee	\$ 420,000	\$ 420,000	\$ 1,550,021	\$ 1,130,021
<b>Total revenues</b>	<u>420,000</u>	<u>420,000</u>	<u>1,550,021</u>	<u>1,130,021</u>
<b>Expenditures</b>				
Public fees	-	27,000	-	27,000
<b>Total expenditures</b>	<u>-</u>	<u>27,000</u>	<u>-</u>	<u>27,000</u>
<b>Excess of revenues over (under) expenditures</b>	420,000	393,000	1,550,021	1,157,021
<b>Fund balances (deficit), beginning of year</b>	4,522,286	4,522,286	4,522,286	-
<b>Fund balance - end of year</b>	<u>\$ 4,942,286</u>	<u>\$ 4,915,286</u>	<u>\$ 6,072,307</u>	<u>\$ 1,157,021</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 UTILITY UNDERGROUND IN-LIEU SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Miscellaneous	\$ 24,020	\$ 24,020	\$ -	\$ (24,020)
<b>Total revenues</b>	<u>24,020</u>	<u>24,020</u>	<u>-</u>	<u>(24,020)</u>
<b>Net change in fund balance</b>	24,020	24,020	-	(24,020)
<b>Fund balance - beginning of year</b>	<u>713,793</u>	<u>713,793</u>	<u>713,793</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 737,813</u>	<u>\$ 737,813</u>	<u>\$ 713,793</u>	<u>\$ (24,020)</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
SBI SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 1,350,000	\$ 1,350,000	\$ 1,726,087	\$ 376,087
Investment income	-	-	14,689	14,689
<b>Total revenues</b>	<u>1,350,000</u>	<u>1,350,000</u>	<u>1,740,776</u>	<u>390,776</u>
<b>Expenditures</b>				
Capital improvement programs	1,445,191	3,039,873	1,622	3,038,251
<b>Total expenditures</b>	<u>1,445,191</u>	<u>3,039,873</u>	<u>1,622</u>	<u>3,038,251</u>
<b>Excess of revenues over (under) expenditures</b>	(95,191)	(1,689,873)	1,739,154	3,429,027
<b>Fund balance - beginning of year</b>	1,645,131	1,645,131	1,645,131	-
<b>Fund balance - end of year</b>	<u>\$ 1,549,940</u>	<u>\$ (44,742)</u>	<u>\$ 3,384,285</u>	<u>\$ 3,429,027</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
MEASURE M SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 1,284,822	\$ 1,284,822	\$ 1,329,319	\$ 44,497
Investment income	-	-	9,124	9,124
<b>Total revenues</b>	<u>1,284,822</u>	<u>1,284,822</u>	<u>1,338,443</u>	<u>53,621</u>
<b>Expenditures</b>				
Current:				
Public works	53,584	812,870	3,874	808,996
Capital improvement programs	-	2,020,327	787,549	1,232,778
<b>Total expenditures</b>	<u>53,584</u>	<u>2,833,197</u>	<u>791,423</u>	<u>2,041,774</u>
<b>Excess of revenues over (under) expenditures</b>	<u>1,231,238</u>	<u>(1,548,375)</u>	<u>547,020</u>	<u>2,095,395</u>
<b>Other financing sources (uses)</b>				
Transfers out	-	-	(801,000)	(801,000)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>(801,000)</u>	<u>(801,000)</u>
Net change in fund balance	1,231,238	(1,548,375)	(253,980)	1,294,395
<b>Fund balances (deficit), beginning of year</b>	<u>2,240,724</u>	<u>2,240,724</u>	<u>2,240,724</u>	<u>-</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ 3,471,962</u>	<u>\$ 692,349</u>	<u>\$ 1,986,744</u>	<u>\$ 1,294,395</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
MEASURE R SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Expenditures</b>				
Current:				
Community development	\$ -	\$ 1,000,000	\$ 36,207	\$ 963,793
<b>Total expenditures</b>	<u>-</u>	<u>1,000,000</u>	<u>36,207</u>	<u>963,793</u>
<b>Net change in fund balance</b>	-	(1,000,000)	(36,207)	963,793
<b>Fund balances (deficit), beginning of year</b>	-	-	-	-
<b>Fund balances (deficit), end of year</b>	<u>\$ -</u>	<u>\$ (1,000,000)</u>	<u>\$ (36,207)</u>	<u>\$ 963,793</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 COMMUNITY FACILITIES DISTRICT SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Taxes	\$ -	\$ -	\$ 47,393	\$ 47,393
Miscellaneous	-	-	33,381	33,381
<b>Total expenditures</b>	<u>-</u>	<u>-</u>	<u>80,774</u>	<u>80,774</u>
<b>Net change in fund balance</b>	-	-	80,774	80,774
<b>Fund balances (deficit), beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 80,774</u>	<u>\$ 80,774</u>



CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
CARSON STORMWATER SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental revenue	\$ -	\$ -	\$ 2,438,576	\$ 2,438,576
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>2,438,576</u>	<u>2,438,576</u>
<b>Expenditures</b>				
Capital improvement programs	-	-	1,170,564	(1,170,564)
<b>Total expenditures</b>	<u>-</u>	<u>-</u>	<u>1,170,564</u>	<u>(1,170,564)</u>
over expenditures	-	-	1,268,012	1,268,012
<b>Fund balances (deficit), beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund balances (deficit), end of year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,268,012</u>	<u>\$ 1,268,012</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
 COOPERATION AGREEMENT BOND PROCEEDS SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Expenditures</b>				
Capital improvement programs	\$ 123,309	\$ 1,139,884	\$ 115,582	\$ 1,024,302
<b>Total expenditures</b>	<u>123,309</u>	<u>1,139,884</u>	<u>115,582</u>	<u>1,024,302</u>
<b>Net change in fund balance</b>	(123,309)	(1,139,884)	(115,582)	1,024,302
<b>Fund balance - beginning of year</b>	<u>2,444,470</u>	<u>2,444,470</u>	<u>2,444,470</u>	-
<b>Fund balance - end of year</b>	<u>\$ 2,321,161</u>	<u>\$ 1,304,586</u>	<u>\$ 2,328,888</u>	<u>\$ 1,024,302</u>

CITY OF CARSON

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE – BUDGET AND ACTUAL  
STATE CIP GRANTS SPECIAL REVENUE FUND

For the year ended June 30, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 8,819,090	\$ 8,819,090	\$ 1,092,079	\$ (7,727,011)
<b>Total revenues</b>	<u>8,819,090</u>	<u>8,819,090</u>	<u>1,092,079</u>	<u>(7,727,011)</u>
<b>Expenditures</b>				
Capital improvement programs	4,605,170	3,239,706	957,271	2,282,435
<b>Total expenditures</b>	<u>4,605,170</u>	<u>3,239,706</u>	<u>957,271</u>	<u>2,282,435</u>
<b>Excess of revenues over (under) expenditures</b>	<u>4,213,920</u>	<u>5,579,384</u>	<u>134,808</u>	<u>(5,444,576)</u>
<b>Other financing sources (uses)</b>				
Transfers in				
Transfer out	-	-	(47,073)	(47,073)
<b>Total other financing sources (uses)</b>	<u>-</u>	<u>-</u>	<u>(47,073)</u>	<u>(47,073)</u>
<b>Net change in fund balance</b>	4,213,920	5,579,384	87,735	(5,491,649)
<b>Fund balance - beginning of year</b>	<u>(87,705)</u>	<u>(87,705)</u>	<u>(87,705)</u>	<u>-</u>
<b>Fund balance - end of year</b>	<u>\$ 4,126,215</u>	<u>\$ 5,491,679</u>	<u>\$ 30</u>	<u>\$ (5,491,649)</u>

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## CITY OF CARSON

### Agency Funds

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

An Agency fund is accounted for in essentially the same manner as governmental funds; however, its purpose is custodial in nature (assets equal liabilities); therefore, the measurement of results is not appropriate. The following Agency Funds are funds deposited with the City by various individuals and private organizations:

The **Trust and Agency Fund** is used to account for assets that are held in a custodial relationship for various individuals and private organizations.

The **Wilmington Assessment District Fund** is used to account for the \$2.2 million Assessment District Limited Obligation Refunding Improvement Bonds, Series 1995. The bonds were used to finance the installations and construction of certain public improvements within the boundaries of the District. The City is in no way liable for the repayment of the bonds 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.

The **Sepulveda Boulevard Assessment District Fund** is used to account for the \$13.1 million Limited Obligation Improvement Bonds, Series 1992. The bonds were used to finance the cost of certain street improvements. The City is in no way liable for repayment of the bonds 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.

The **Dominquez Technology Center West Assessment District Fund** is used to account for the \$18.9 million Reassessment Revenue Refunding Bonds, Series 2019A. The bonds were used to finance the acquisition costs for improvements within the Assessment District, to establish the Reserve Fund and to pay the cost of issuing the bonds. The City is in no way liable for repayment of the bonds 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.

CITY OF CARSON  
 FIDUCIARY FUNDS  
 COMBINING STATEMENT OF ASSETS AND LIABILITIES

June 30, 2021

	Trust and Agency	Wilmington Avenue Assessment District	Sepulveda Boulevard Assessment District	Dominquez Tech Center Assessment District	Total Agency Funds
<b>ASSETS:</b>					
Cash and investments	\$ 3,230,767	\$ 792,350	\$ 556,995	\$ 840,904	\$ 5,421,016
Cash and investments with fiscal agents	-	-	-	3,154,475	3,154,475
<b>Total assets</b>	<b>\$ <u>3,230,767</u></b>	<b>\$ <u>792,350</u></b>	<b>\$ <u>556,995</u></b>	<b>\$ <u>3,995,379</u></b>	<b>\$ <u>8,575,491</u></b>
<b>LIABILITIES:</b>					
Accounts payable and accrued liabilities	\$ -	\$ -	\$ 429	\$ 429	\$ 858
Refundable deposits	3,230,767	-	-	-	3,230,767
Due to assessed parties	-	792,350	-	-	792,350
Due to bondholders	-	-	556,566	3,994,950	4,551,516
<b>Total liabilities</b>	<b>\$ <u>3,230,767</u></b>	<b>\$ <u>792,350</u></b>	<b>\$ <u>556,995</u></b>	<b>\$ <u>3,995,379</u></b>	<b>\$ <u>8,575,491</u></b>

CITY OF CARSON  
 FIDUCIARY FUNDS  
 STATEMENT OF CHANGES IN ASSETS AND LIABILITIES  
 For the year ended June 30, 2021

	Balance July 1, 2020	Additions	Deletions	Balance June 30, 2021
<b>TRUST AND AGENCY</b>				
ASSETS:				
Cash and investments	\$ 3,230,767	\$ -	\$ -	\$ 3,230,767
TOTAL ASSETS	\$ 3,230,767	\$ -	\$ -	\$ 3,230,767
LIABILITIES:				
Refundable deposits	\$ 3,230,767	\$ -	\$ -	\$ 3,230,767
TOTAL LIABILITIES	\$ 3,230,767	\$ -	\$ -	\$ 3,230,767
<b>WILMINGTON AVENUE ASSESSMENT DISTRICT</b>				
ASSETS:				
Cash and investments	\$ 788,563	\$ 3,787	\$ -	\$ 792,350
TOTAL ASSETS	\$ 788,563	\$ 3,787	\$ -	\$ 792,350
LIABILITIES:				
Due to assessed parties	\$ 788,563	\$ 3,787	\$ -	\$ 792,350
TOTAL LIABILITIES	\$ 788,563	\$ 3,787	\$ -	\$ 792,350
<b>SEPULVEDA BOULEVARD ASSESSMENT DISTRICT</b>				
ASSETS:				
Cash and investments	\$ 697,616	\$ 57,232	\$ (197,853)	\$ 556,995
TOTAL ASSETS	\$ 697,616	\$ 57,232	\$ (197,853)	\$ 556,995
LIABILITIES:				
Accounts payable and accrued liabilities	\$ -	\$ (6,579)	\$ 7,008	\$ 429
Due to bondholders	697,616	(198,282)	57,232	556,566
TOTAL LIABILITIES	\$ 697,616	\$ (204,861)	\$ 64,240	\$ 556,995
<b>DOMINGUEZ TECH CENTER ASSESSMENT DISTRICT</b>				
ASSETS:				
Cash and investments	\$ 1,572,755	\$ 2,231,125	\$ (2,962,975)	\$ 840,905
Cash and investments with fiscal agent	2,403,726	4,537,475	(3,786,726)	3,154,475
TOTAL ASSETS	\$ 3,976,481	\$ 6,768,600	\$ (6,749,702)	\$ 3,995,379
LIABILITIES:				
Accounts payable and accrued liabilities	\$ -	\$ (4,132)	\$ 4,561	\$ 429
Due to bondholders	3,976,481	(5,081,006)	5,099,475	3,994,950
TOTAL LIABILITIES	\$ 3,976,481	\$ (5,085,138)	\$ 5,104,036	\$ 3,995,379

CITY OF CARSON

FIDUCIARY FUNDS  
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES (CONTINUED)

For the year ended June 30, 2021

	Balance July 1, 2020	Additions	Deletions	Balance June 30, 2021
<b>TOTAL ALL FIDUCIARY FUNDS</b>				
<b>ASSETS:</b>				
Cash and investments	\$ 6,289,701	\$ 2,292,144	\$ (3,160,828)	\$ 5,421,017
Cash and investments with fiscal agent	<u>2,403,726</u>	<u>4,537,475</u>	<u>(3,786,726)</u>	<u>3,154,475</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 8,693,427</u></b>	<b><u>\$ 6,829,619</u></b>	<b><u>\$ (6,947,555)</u></b>	<b><u>\$ 8,575,491</u></b>
<b>LIABILITIES:</b>				
Accounts payable and accrued liabilities	\$ -	\$ (10,711)	\$ 11,569	\$ 858
Refundable deposits	3,230,767	-	-	3,230,767
Due to assessed parties	788,563	3,787	-	792,350
Due to bondholders	<u>4,674,097</u>	<u>(5,279,289)</u>	<u>5,156,707</u>	<u>4,551,516</u>
<b>TOTAL LIABILITIES</b>	<b><u>\$ 8,693,427</u></b>	<b><u>\$ (5,286,213)</u></b>	<b><u>\$ 5,168,276</u></b>	<b><u>\$ 8,575,491</u></b>



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# **STATISTICAL SECTION**

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(Not covered by Independent Auditor's Report)

CITY OF CARSON, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT



## **CITY OF CARSON**

### **Description of Statistical Section**

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

#### **Contents**

##### **Financial Trends**

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

##### **Revenue Capacity**

These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

##### **Debt Capacity**

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

##### **Demographic and Economic Information**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

##### **Operating Information**

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

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TABLE 1

**CITY OF CARSON, CALIFORNIA**  
**Net Assets By Component**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Governmental activities</b>										
Net investment in capital assets	\$ 302,392,752	\$ 296,900,646	\$ 293,712,678	\$ 295,848,031	\$ 369,068,436	\$ 380,935,329	\$ 385,341,066	\$ 386,414,281	\$ 386,769,892	\$ 402,303,357
Restricted for:										
Economic development	207,323	-	-	-	-	758,063	460,782	353,012	382,053	333,772
Public works	4,606,521	3,379,453	4,396,352	2,021,219	2,397,487	7,273,415	11,822,412	21,399,782	47,409,608	47,289,886
Low and moderate income housing	47,104,277	56,811,390	52,696,178	51,058,195	33,115,931	23,595,980	10,646,958	11,162,327	11,909,385	12,224,891
Community services	6,228,534	1,874,973	3,259,542	42,495,631	28,535,274	11,096,410	3,698,916	4,664,319	6,080,992	8,718,039
Unrestricted	<u>2,571,341</u>	<u>12,357,782</u>	<u>10,281,994</u>	<u>(64,190,834)</u>	<u>(75,486,338)</u>	<u>(82,118,193)</u>	<u>(111,097,624)</u>	<u>(106,831,996)</u>	<u>(132,694,779)</u>	<u>(119,871,136)</u>
<b>Total governmental activities net position</b>	<u>\$ 363,110,748</u>	<u>\$ 371,324,244</u>	<u>\$ 364,346,744</u>	<u>\$ 327,232,242</u>	<u>\$ 357,630,790</u>	<u>\$ 341,541,004</u>	<u>\$ 300,872,510</u>	<u>\$ 317,161,725</u>	<u>\$ 319,857,151</u>	<u>\$ 350,998,809</u>

Source: City of Carson

N/A - Not Available. The city implemented GASB 34 reporting for the fiscal year ended June 30, 2003.

TABLE 2

**CITY OF CARSON, CALIFORNIA**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Expenses</b>										
Governmental activities:										
General government	\$ 22,940,199	\$ 22,049,082	\$ 23,721,702	\$ 21,573,509	\$ 35,319,096	\$ 49,415,055	\$ 37,566,169	\$ 34,064,482	\$ 40,303,918	\$ 26,066,129
Public safety							21,265,535	22,635,739	24,381,967	28,697,914
Public works	41,684,670	35,247,843	37,689,223	38,696,281	42,477,759	19,633,718	23,131,014	10,254,671	10,054,259	21,232,635
Community services	14,060,876	15,799,718	18,736,498	22,492,218	19,819,103	20,204,915	19,520,884	18,843,054	19,134,477	13,644,261
Community development	14,469,115	32,878,975	19,125,990	11,951,040	12,330,080	21,436,486	17,823,301	17,524,467	17,925,723	6,239,238
Interest and other charges	5,350,108	-	-	-	-	-	-	-	449,073	4,354,424
Capital maintenance programs	-	2,031,237	-	301,315	-	-	-	-	-	-
Interfund reimbursement	-	-	-	-	-	-	-	-	-	-
Total governmental activities expenses	\$ 98,504,968	\$ 108,006,855	\$ 99,273,413	\$ 95,014,363	\$ 109,946,038	\$ 110,690,174	\$ 119,306,903	\$ 103,322,413	\$ 112,249,417	\$ 100,234,601
Business-type activity:										
Reclamation Authority	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total business-type activity expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total primary government expenses	\$ 98,504,968	\$ 108,006,855	\$ 99,273,413	\$ 95,014,363	\$ 109,946,038	\$ 110,690,174	\$ 119,306,903	\$ 103,322,413	\$ 112,249,417	\$ 100,234,601
<b>Program Revenues:</b>										
Governmental activities:										
Charges for services	\$ 14,690,950	\$ 12,137,769	\$ 13,040,956	\$ 13,876,288	\$ 13,725,032	\$ 14,425,776	\$ 19,617,597	\$ 21,244,520	14,529,229	11,603,061
Operating contributions and grants	13,483,809	12,895,134	13,096,789	13,457,894	11,159,230	13,900,254	12,939,593	11,115,977	11,324,884	11,409,044
Capital contributions and grants	3,148,874	489,800	1,871,566	2,733,035	1,335,164	255,576	1,199,345	8,632,654	8,860,450	4,811,802
Total governmental activities program revenues	\$ 31,323,633	\$ 25,522,703	\$ 28,009,311	\$ 30,067,217	\$ 26,219,426	\$ 28,581,606	\$ 33,756,535	\$ 40,993,151	\$ 34,714,563	\$ 27,823,907
Business-type activity:										
Operating contributions and grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total business-type activity revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total primary government program revenues	\$ 31,323,633	\$ 25,522,703	\$ 28,009,311	\$ 30,067,217	\$ 26,219,426	\$ 28,581,606	\$ 33,756,535	\$ 40,993,151	\$ 34,714,563	\$ 27,823,907
<b>Net (Expenses) Revenues</b>										
Governmental activities	\$ (67,181,335)	\$ (82,484,152)	\$ (71,264,102)	\$ (64,947,146)	\$ (83,726,612)	\$ (82,108,568)	\$ (85,550,368)	\$ (62,329,262)	\$ (77,534,854)	\$ (72,410,694)
Business-type activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total primary government net (expense) revenues	\$ (67,181,335)	\$ (82,484,152)	\$ (71,264,102)	\$ (64,947,146)	\$ (83,726,612)	\$ (82,108,568)	\$ (85,550,368)	\$ (62,329,262)	\$ (77,534,854)	\$ (72,410,694)

(Continued)

TABLE 2

**CITY OF CARSON, CALIFORNIA**  
**Changes in Net Position (Continued)**  
**Last Ten Fiscal Years**  
**(Accrual Basis of Accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>General Revenues and Other Changes in Net Assets</b>										
Governmental activities:										
Taxes	\$ -									
Property taxes	28,206,102	\$ 19,247,084	\$ 17,381,673	\$ 14,720,272	\$ 15,128,210	\$ 15,026,130	\$ 15,702,099	\$ 16,385,673	\$ 17,759,759	\$ 20,559,180
Sales taxes	20,688,872	25,187,734	23,668,795	21,820,128	25,364,057	24,721,304	24,439,171	28,554,425	28,473,022	30,133,399
Transient occupancy taxes	1,307,732	1,462,174	1,598,037	1,812,310	2,138,378	2,225,416	2,242,192	2,245,815	1,788,645	1,648,497
Franchise taxes	7,746,907	7,090,887	7,933,064	8,274,908	8,587,698	8,094,969	9,094,861	9,817,355	9,314,519	11,355,476
Admissions Tax	390,600	463,116	315,511	458,117	256,343	-	-	-	-	-
Utility users tax	8,016,141	7,495,997	9,284,071	8,135,144	6,754,075	7,030,672	8,129,186	7,892,486	7,458,906	8,670,112
Motor vehicle in lieu	-	-	-	-	-	-	-	-	-	-
Oil industry business tax	-	-	-	-	-	-	2,331,338	3,256,127	3,490,671	3,013,731
Motor vehicle license fee, unrestricted	256,016	50,405	41,716	40,296	37,584	42,108	49,309	45,024	74,083	68,289
Other tax	-	-	-	-	-	-	-	-	-	-
Licenses and permits	-	-	-	-	-	-	-	-	-	-
Fines, forfeitures and penalties	-	-	-	-	-	-	-	-	-	-
Investment income	1,763,424	2,568,878	3,295,319	748,051	1,199,856	1,326,385	1,102,793	1,614,696	2,368,837	933,031
Developer constructed infrastructure	-	-	-	-	-	-	-	-	-	-
Gain on sale of land and building	-	-	-	-	-	-	-	-	-	23,767,689
Transfer from Successor Agency	-	-	-	40,271,017	-	-	-	-	-	8,720
Other revenue	195,425	938,422	768,416	2,161,737	3,699,275	7,551,798	15,217,121	7,895,876	7,085,251	3,394,228
Total governmental activities	\$ 68,571,219	\$ 64,504,697	\$ 64,286,602	\$ 98,441,980	\$ 63,165,476	\$ 66,018,782	\$ 78,308,070	\$ 77,707,477	\$ 77,813,693	\$ 103,552,352
Business-type activity:										
Investment income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total business-type activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total primary government	\$ 68,571,219	\$ 64,504,697	\$ 64,286,602	\$ 98,441,980	\$ 63,165,476	\$ 66,018,782	\$ 78,308,070	\$ 77,707,477	\$ 77,813,693	\$ 103,552,352
<b>Change in Net Position</b>										
Governmental activities	\$ 1,389,884	\$ (17,979,455)	\$ (6,977,500)	\$ 33,494,834	\$ (20,561,136)	\$ (16,089,786)	\$ (7,242,298)	\$ 15,378,215	\$ 278,839	\$ 31,141,658
Business-type activity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total primary government	\$ 1,389,884	\$ (17,979,455)	\$ (6,977,500)	\$ 33,494,834	\$ (20,561,136)	\$ (16,089,786)	\$ (7,242,298)	\$ 15,378,215	\$ 278,839	\$ 31,141,658

Source: City of Carson

TABLE 3

**CITY OF CARSON, CALIFORNIA**  
**Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>General fund</b>										
Nonspendable	\$ 739,877	\$ 1,632,266	\$ 2,507,687	\$ 375,759	\$ 342,432	\$ 267,772	\$ 240,436	\$ 313,734	\$ 262,227	\$ 677,723
Restricted	2,410,033	2,484,398	1,760,551	1,760,710	1,431,403	250,000	250,000	683,361	2,262,501	2,262,501
Committed	6,705,685	20,409,123	20,957,808	18,583,716	16,710,504	15,324,165	15,324,165	15,324,165	15,324,165	15,324,165
Assigned	3,792,000	5,102,225	5,276,764	5,071,211	226,096	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Unassigned	15,971,310	6,739,998	5,875,509	1,775,796	-	2,121,065	18,405,368	27,850,152	26,335,503	40,134,685
	<u>29,618,905</u>	<u>36,368,010</u>	<u>36,378,319</u>	<u>27,567,192</u>	<u>18,710,435</u>	<u>18,963,002</u>	<u>35,219,969</u>	<u>45,171,412</u>	<u>45,184,396</u>	<u>59,399,074</u>
<b>Housing Authority</b>										
Nonspendable	16,218,201	8,146,939	6,640,174	8,046,694	-	-	-	-	-	-
Restricted	8,832,728	28,598,803	25,928,500	22,665,356	33,115,931	23,595,980	5,146,958	11,162,327	11,909,385	12,224,891
	<u>25,050,929</u>	<u>36,745,742</u>	<u>32,568,674</u>	<u>30,712,050</u>	<u>33,115,931</u>	<u>23,595,980</u>	<u>5,146,958</u>	<u>11,162,327</u>	<u>11,909,385</u>	<u>12,224,891</u>
<b>Cooperation Agreement Bond Proceeds Fund</b>										
Restricted				40,092,461	24,870,947	9,400,111	2,279,182	2,587,758	2,444,470	-
<b>Measure M &amp; R Street Projects Fund</b>										
Nonspendable	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	22,606,028
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>22,606,028</u>
<b>Proposition C Local Return Fund</b>										
Restricted	134,090	-	-	-	-	-	-	-	-	-
<b>Federal Highway Planning Grant Fund</b>										
Unassigned	(549,702)	-	-	-	-	-	-	-	-	-
<b>State CIP Grants Special Revenue Fund</b>										
Unassigned	-	-	-	-	-	(2,067,793)	(1,491,505)	(1,495,784)	(87,705)	-
<b>Measure M &amp; R Local Street Projects Capital Projects Fund</b>										
Restricted	-	-	-	-	-	-	-	-	22,604,831	-
<b>Nonmajor government funds</b>										
Nonspendable	-	-	-	-	-	-	-	-	-	-
Restricted	6,221,890	5,206,026	7,655,894	4,424,361	6,403,356	9,048,634	12,081,312	21,992,402	24,670,665	39,946,041
Assigned	608,662	1,015,107	693,941	494,123	-	-	-	-	-	-
Unassigned	(540,012)	(81,767)	(343,282)	(204,620)	(611,104)	(987,537)	(1,126,734)	(820,437)	(1,092,591)	(1,376,509)
	<u>6,290,540</u>	<u>6,139,366</u>	<u>8,006,553</u>	<u>4,713,864</u>	<u>5,792,252</u>	<u>8,061,097</u>	<u>10,954,578</u>	<u>21,171,965</u>	<u>23,578,074</u>	<u>38,569,532</u>
<b>Total government funds</b>	<u>\$ 60,544,762</u>	<u>\$ 79,253,118</u>	<u>\$ 76,953,546</u>	<u>\$ 103,085,567</u>	<u>\$ 82,489,565</u>	<u>\$ 57,952,397</u>	<u>\$ 52,109,182</u>	<u>\$ 78,597,678</u>	<u>\$ 105,633,451</u>	<u>\$ 132,799,525</u>

\* Beginning Fiscal Year 2002/03, Debt Service Fund Balances are reported as part of the Special Revenue Funds

Source: City of Carson



TABLE 4

**CITY OF CARSON, CALIFORNIA**  
**Changes in Fund Balances of Governmental Funds**  
**Last Ten Fiscal Years**  
**(Modified Accrual Basis of Accounting)**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Revenues</b>										
Taxes	\$ 68,978,607	\$ 63,743,453	\$ 63,049,509	\$ 58,206,650	\$ 63,052,429	\$ 62,101,246	\$ 69,045,441	\$ 76,782,091	\$ 76,273,100	\$ 83,353,898
Licenses and permits	6,240,419	5,733,199	6,157,526	6,306,253	7,273,620	7,295,475	11,321,941	9,517,560	7,847,382	7,101,475
Fines, forfeitures and penalties	2,789,268	2,013,571	1,976,961	1,987,718	1,588,678	1,821,718	1,710,330	1,542,202	1,502,207	1,315,833
Use of money and property	1,763,424	2,259,942	2,950,912	3,043,620	7,397,268	5,649,775	7,140,768	12,002,740	3,194,882	996,766
Intergovernmental	8,361,928	7,794,867	10,688,245	11,729,825	3,461,862	3,839,798	3,451,997	6,595,654	11,467,713	8,209,843
Charges for services	8,967,821	2,907,197	3,070,807	3,338,706	2,285,175	2,523,923	2,182,063	2,454,790	2,671,376	902,025
Charges to other funds	-	567,509	646,647	6,600	-	-	-	-	-	-
Developer impact fees	-	-	-	-	-	-	1,688,872	2,661,162	222,372	1,642,001
Contributions from property owners	-	-	-	-	-	-	-	-	2,262,501	-
Miscellaneous	2,729,580	4,698,626	3,755,306	3,618,808	4,341,491	7,749,126	15,845,145	8,662,499	5,070,474	4,161,925
<b>Total revenues</b>	<b>\$ 99,831,047</b>	<b>\$ 89,718,364</b>	<b>\$ 92,295,913</b>	<b>\$ 88,238,180</b>	<b>\$ 89,400,523</b>	<b>\$ 90,981,061</b>	<b>\$ 112,386,557</b>	<b>\$ 120,218,698</b>	<b>\$ 110,512,007</b>	<b>\$ 107,683,766</b>
<b>Expenditures</b>										
General government	20,690,955	20,120,174	22,042,126	21,922,895	29,956,664	40,590,297	24,702,999	27,882,251	140,644,643	22,528,366
Public Safety							21,265,535	22,635,739	24,381,967	25,224,443
Community development	36,366,232	33,994,074	35,461,405	37,126,200	37,723,099	17,632,443	24,794,115	5,932,648	7,797,334	5,277,637
Public works	16,711,058	14,294,060	16,701,191	21,126,233	15,626,079	15,435,447	14,957,321	16,623,965	17,782,870	17,252,762
Community services	27,466,234	23,606,994	15,139,783	8,472,904	25,284,113	17,508,039	15,621,462	15,313,325	14,155,892	10,911,314
Debt Service										
Bond principal	5,735,000	-	-	-	-	-	-	-	640,000	885,248
Bond interest	5,096,767	-	-	-	-	-	-	-	498,898	2,735,804
Other bond financing costs	-	-	-	-	-	-	-	-	1,251,282	199,800
Capital improvement programs	17,402,989	5,187,757	5,250,980	11,612,457	6,698,272	24,352,003	16,888,340	11,245,012	12,322,414	6,944,328
Interfund reimbursement	(5,198,738)	-	-	-	-	-	-	-	-	-
<b>Total expenditures</b>	<b>\$ 124,270,497</b>	<b>\$ 97,203,059</b>	<b>\$ 94,595,485</b>	<b>\$ 100,260,689</b>	<b>\$ 115,288,227</b>	<b>\$ 115,518,229</b>	<b>\$ 118,229,772</b>	<b>\$ 99,632,940</b>	<b>\$ 219,475,300</b>	<b>\$ 91,959,702</b>
<b>Excess (deficiency) of revenues over (under) expenditures</b>	<b>\$ (24,439,450)</b>	<b>\$ (7,484,695)</b>	<b>\$ (2,299,572)</b>	<b>\$ (12,022,509)</b>	<b>\$ (25,887,704)</b>	<b>\$ (24,537,168)</b>	<b>\$ (5,843,215)</b>	<b>\$ 20,585,758</b>	<b>\$ (108,963,293)</b>	<b>\$ 15,724,064</b>
<b>Other financing sources (uses)</b>										
Transfers in	25,766,146	1,566,581	1,063,673	43,249,253	145,757	3,554,443	896,866	985,871	1,289,342	1,927,187
Transfers out	(25,766,146)	(1,566,581)	(1,063,673)	(2,978,236)	(145,757)	(3,554,443)	(896,866)	(985,871)	(1,289,342)	(1,918,467)
Loan Proceeds	-	-	-	-	-	-	-	-	545,982	6,000,000
Bond Proceeds	-	-	-	-	-	-	-	-	126,850,000	127,817
Payment to escrow agent	-	-	-	-	-	-	-	-	3,974,720	-
Sale of land	-	-	-	-	-	-	-	402,738	2,211,777	5,305,473
<b>Total other financing sources (uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 40,271,017</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 402,738</b>	<b>\$ 133,582,479</b>	<b>\$ 11,442,010</b>
<b>Net change in fund balances</b>	<b>\$ (24,439,450)</b>	<b>\$ (7,484,695)</b>	<b>\$ (2,299,572)</b>	<b>\$ 28,248,508</b>	<b>\$ (25,887,704)</b>	<b>\$ (24,537,168)</b>	<b>\$ (5,843,215)</b>	<b>\$ 20,988,496</b>	<b>\$ 24,619,186</b>	<b>\$ 27,166,074</b>
<b>Debt service as a percentage of noncapital expenditures</b>	10.70%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.17%	4.71%

Source: City of Carson

TABLE 5

**CITY OF CARSON, CALIFORNIA**  
 General Governmental Revenues by Source  
 Last Ten Fiscal Years

Year Ended 30-Jun	Property Tax	Sales Tax	Franchise Tax	Interest Income on Investments	Building Construction Permits	Business License Fees	Federal Grants	Motor Vehicle License Fees	Utility Users Tax
2012	\$ 19,355,360 #	\$ 20,688,872 **	\$ 7,746,907	\$ 937,338	\$ 2,789,592	\$ 2,649,097	\$ 2,056,551	\$ 256,016	\$ 7,980,683
2013	\$ 15,611,394	\$ 25,187,734 **	\$ 7,090,887	\$ 341,557	\$ 2,379,027	\$ 2,628,905	\$ 3,043,040	\$ 50,405	\$ 7,495,997
2014	\$ 14,182,112	\$ 23,668,796	\$ 7,933,064	\$ 716,643	\$ 2,899,460	\$ 2,546,608	\$ 3,269,370	\$ 41,716	\$ 9,284,071
2015	\$ 14,720,272	\$ 21,820,128	\$ 8,274,908	\$ 748,051	\$ 2,903,621	\$ 2,698,782	\$ 3,944,432	\$ 40,296	\$ 8,135,144
2016	\$ 15,128,210	\$ 25,364,057	\$ 8,587,699	\$ 1,199,856	\$ 3,835,990	\$ 2,791,431	\$ 2,773,613	\$ 37,584	\$ 6,754,075
2017	\$ 15,026,130	\$ 24,721,304	\$ 8,094,969	\$ 1,326,385	\$ 3,399,219	\$ 2,765,967	\$ 1,651,906	\$ 42,108	\$ 7,030,672
2018	\$ 15,702,099	\$ 24,439,717	\$ 9,094,861	\$ 1,102,793	\$ 6,926,822	\$ 2,915,618	\$ 1,270,698	\$ 49,309	\$ 8,129,186
2019	\$ 16,385,673	\$ 28,554,425	\$ 9,817,355	\$ 1,614,696	\$ 4,568,945	\$ 2,922,141	\$ 1,506,499	\$ 45,024	\$ 7,892,468
2020	\$ 17,759,759	\$ 28,473,022	\$ 9,314,519	\$ 2,368,837	\$ 3,608,186	\$ 2,861,020	\$ 669,802	\$ 74,024	\$ 7,458,906
2021	\$ 17,701,929	\$ 30,133,399	\$ 11,378,892	\$ 597,060	\$ 2,710,801	\$ 2,784,442	\$ 862,091	\$ 68,289	\$ 8,670,113

\*\* - Includes property taxes received in lieu of sales taxes.

# Redevelopment Agency was dissolved on 2/1/2012 due to ABx1 26. Property Tax allocation to the dissolved agency is limited to the State's approved Redevelopment Property Tax Trust Fund (RPTTF) money.

Source: City of Carson

TABLE 6

**CITY OF CARSON, CALIFORNIA**  
 Assessed Value and Estimated Actual Value of Taxable Property  
 Last Ten Fiscal Years  
 (in thousands of dollars)

Fiscal Year Ended June 30	Entire City				Redevelopment Agency				Total Direct Tax Rate
	Secured	Unsecured	Less: Exemptions	Taxable Assessed Value	Secured	Unsecured	Less: Exemptions	Taxable Assessed Value	
2012	\$ 11,857,196	\$ 1,327,723	\$ (93,911)	\$ 13,091,009	\$ 3,451,606	\$ 562,904	\$ (16,037)	\$ 3,998,473	1.000%
2013	11,959,163	1,211,622	(92,535)	13,078,250	3,496,537	578,477	(16,017)	4,058,997	1.000%
2014	11,973,053	1,210,090	(91,719)	13,091,424	3,655,473	565,268	(15,913)	4,204,829	1.000%
2015	12,197,821	1,287,142	(90,395)	13,394,567	3,729,983	589,858	(15,825)	4,304,015	1.000%
2016	12,797,251	1,214,303	(89,369)	13,922,185	3,871,550	590,427	(15,651)	4,446,327	1.000%
2017	12,891,308	1,235,484	(87,813)	14,038,978	4,065,057	578,066	(15,351)	4,627,772	1.000%
2018	13,222,623	1,277,667	(86,807)	14,413,483	4,301,309	573,759	(15,254)	4,859,813	1.000%
2019	13,925,710	1,305,672	(85,831)	15,145,551	4,545,311	610,678	(15,276)	5,140,713	1.000%
2020	14,488,929	1,319,598	(84,931)	15,723,597	4,883,774	630,401	(15,211)	5,498,964	1.000%
2021	15,328,326	1,325,095	(83,206)	16,570,216	5,257,734	644,176	(14,949)	5,886,960	1.000%

## Note:

In 1978, the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With a few exceptions, property is only re-assessed at the time that it is sold to a new owner. At that point, the new assessed value is re-assessed at the purchase price of the property sold. The valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitation described above.

Source: Los Angeles County Assessor's Office

TABLE 7

**CITY OF CARSON, CALIFORNIA**  
 Direct and Overlapping Property Tax Rates  
 (Rate per \$100 of assessed value)  
 Last Ten Fiscal Years

	Fiscal Year										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
City Direct Rates:											
City basic rate	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>	<u>\$ 1.0000</u>
Total City Direct Rate	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000	\$ 1.0000
Overlapping Rates:											
County of Los Angeles	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Community College	\$ 0.0353	\$ 0.0488	\$ 0.0445	\$ 0.0402	\$ 0.0358	\$ 0.0279	\$ 0.0460	\$ 0.0462	\$ 0.0272	\$ 0.0402	\$ 0.0402
Unified Schools	\$ 0.1682	\$ 0.1756	\$ 0.1464	\$ 0.1469	\$ 0.1297	\$ 0.1310	\$ 0.1222	\$ 0.1232	\$ 0.1255	\$ 0.1399	\$ 0.1399
Flood Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metropolitan Water District	<u>\$ 0.0037</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>	<u>\$ 0.0035</u>
Total Direct Rate	<u>\$ 1.2072</u>	<u>\$ 1.2279</u>	<u>\$ 1.1944</u>	<u>\$ 1.1906</u>	<u>\$ 1.1690</u>	<u>\$ 1.1624</u>	<u>\$ 1.1717</u>	<u>\$ 1.1729</u>	<u>\$ 1.1562</u>	<u>\$ 1.1836</u>	<u>\$ 1.1836</u>

## Note:

In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1% fixed amount. This 1% is shared by all taxing agencies for which the subject property resides within. In addition to the 1% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of various inter-governmental overlapping debt.

Source: Los Angeles County Assessor's Office

TABLE 8

**CITY OF CARSON, CALIFORNIA**  
Principal Property Tax Payers  
Current Year and Ten Years Ago

Taxpayer	2021		2012	
	Taxable Assessed Value*	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Percent of Total City Taxable Assessed Value
Tesoro Refining and Marketing Co.	\$ 1,557,733,039	9.25%	\$ -	0.00%
Watson Land Co	617,468,234	3.67%	466,581,711	3.54%
Gatx Tank Storage Terminals Corp.	294,917,485	1.75%	238,829,700	1.81%
Phillips 66	276,718,882	1.64%	-	0.00%
Prologis USLV NEWCA LLC	263,306,774	1.56%	-	0.00%
Watson Cogeneration Co.	247,842,659	1.47%	424,573,753	3.22%
Equilon Enterprises LLC	152,054,114	0.90%	-	0.00%
Ineos Polypropylene LLC	152,054,114	0.90%	104,322,582	0.79%
Anschutz So. Cal. Sports Complex	148,266,048	0.88%	122,175,714	0.93%
Carson Dominguez Properties LP	131,189,045	0.78%	107,618,527	0.82%
Rexford Industrial Realty LP	-	0.00%	-	
BP West Coast Products	-	0.00%	2,169,383,252	16.45%
ConocoPhillips Co	-	0.00%	522,795,905	3.96%
General Mills Operations Inc.	-	0.00%	115,693,040	0.88%
AMB Property LP	-	0.00%	186,185,688	1.41%
Air Products and Chemicals Inc	-	0.00%	-	0.00%
	<u>\$ 3,841,550,394</u>	<u>22.82%</u>	<u>\$ 4,458,159,872</u>	<u>33.81%</u>
Total City Taxable Assessed Value	<u>\$ 16,834,087,181</u>		<u>\$ 13,187,740,134</u>	

\*The amounts shown include assessed value data for both the City and the Redevelopment Agency.

Source: HdL Property Data Report

N/A - Not Available

TABLE 9

**CITY OF CARSON, CALIFORNIA**  
Property Tax Levies and Collections  
Last Ten Fiscal Years

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2012	\$ 33,313,250	\$ 31,337,722	94.07%	\$ 1,975,528	\$ 33,313,250	100.00%
2013	33,825,963	32,062,885	94.79%	1,763,078	33,825,963	100.00%
2014	35,269,741	33,567,707	95.17%	1,702,032	35,269,740	100.00%
2015	36,104,610	35,622,156	98.66%	482,454	36,104,610	100.00%
2016	28,869,646	28,368,269	98.26%	501,377	28,869,646	100.00%
2017	41,886,952	41,297,617	98.59%	589,335	41,886,952	100.00%
2018	42,672,136	41,977,300	98.37%	694,836	42,672,136	100.00%
2019	46,915,395	46,483,736	99.08%	431,659	46,915,395	100.00%
2020	49,228,078	48,320,458	98.16%	907,620	49,228,078	100.00%
2021	42,710,869	41,996,685	98.33%	714,183	42,710,869	100.00%

Note: The amounts presented include city property taxes and Redevelopment Agency tax increment.

This schedule also includes amounts collected by the City and Redevelopment Agency that were passed-through to other agencies.

Source: Los Angeles County Auditor Controller

N/A - Not Available

TABLE 10

**CITY OF CARSON, CALIFORNIA**  
Direct and Overlapping Government Activities Debt  
June 30, 2021

	Gross Bonded Debt	Exclusions	Net Bonded Debt City Share
Direct Debt			
City of Carson - 1915 Act Bonds	\$ 18,125,000	\$ 18,125,000	\$ -
Carson Redevelopment Agency	198,589,930	198,589,930	-
Total Direct Debt	<u>\$ 216,714,930</u>	<u>\$ 216,714,930</u>	<u>\$ -</u>
Overlapping Debt-Repaid with Property Taxes			
Tax and Assessment Debt			\$ 305,219,677
General Fund Debt (Net)			<u>30,171,786</u>
Total Overlapping Debt-Repaid with Property Taxes			<u>335,391,463</u>
Total Direct and Overlapping Debt			<u><u>\$ 335,391,463</u></u>

## Notes:

- (1) Direct debt exclusions represent bonds which are not general obligation bonds of the city and do not represent a claim against the General Fund revenues of the city.
- (2) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. The net bonded debt estimates the portion of the outstanding debt of the overlapping governments that is borne by the residents and businesses of the city.

Source: California Municipal Statistics, Inc. and the City of Carson, Finance Division.

TABLE 11

**CITY OF CARSON, CALIFORNIA**  
**Legal Debt Margin Information**  
**Last Ten Fiscal Years**

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Debt limit - 15% of Total Assessed Value	\$ 1,994,163,608	\$ 1,993,415,963	\$ 1,997,340,573	\$ 2,041,875,290	\$ 2,120,679,259	\$ 2,136,224,221	\$ 2,195,617,201	\$ 2,308,062,352	\$ 2,395,334,829	\$ 2,517,092,293
Amount of debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 1,994,163,608	\$ 1,993,415,963	\$ 1,997,340,573	\$ 2,041,875,290	\$ 2,120,679,259	\$ 2,136,224,221	\$ 2,195,617,201	\$ 2,308,062,352	\$ 2,395,334,829	\$ 2,517,092,293
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Legal Debt Margin Calculation</b>										
Assessed value	13,091,008,795	13,078,249,995	13,091,423,898	13,394,567,248	13,922,184,669	14,038,978,338	14,413,482,816	15,145,550,687	15,723,596,570	16,570,216,153
Add back: exempt real property	203,415,257	211,189,755	224,179,924	217,934,686	215,677,060	202,516,469	223,965,192	241,531,658	245,302,293	210,399,132
Total assessed value	\$ 13,294,424,052	\$ 13,289,439,750	\$ 13,315,603,822	\$ 13,612,501,934	\$ 14,137,861,729	\$ 14,241,494,807	\$ 14,637,448,008	\$ 15,387,082,345	\$ 15,968,898,863	\$ 16,780,615,285
Debt limit (15% of total assessed value)	\$ 1,994,163,608	\$ 1,993,415,963	\$ 1,997,340,573	\$ 2,041,875,290	\$ 2,120,679,259	\$ 2,136,224,221	\$ 2,195,617,201	\$ 2,308,062,352	\$ 2,395,334,829	\$ 2,517,092,293
Debt applicable to limit:										
General obligation bonds	-	-	-	-	-	-	-	-	-	-
Less: Amount set aside for repayment of general obligation debt	-	-	-	-	-	-	-	-	-	-
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 1,994,163,608	\$ 1,993,415,963	\$ 1,997,340,573	\$ 2,041,875,290	\$ 2,120,679,259	\$ 2,136,224,221	\$ 2,195,617,201	\$ 2,308,062,352	\$ 2,395,334,829	\$ 2,517,092,293

Note:

The City of Carson has no bonded debt.

The Carson Redevelopment Agency

has bonded debt (Tax Allocation)   \$ 186,605,863   \$ 180,870,863   \$ 172,352,100   \$ 165,799,234   \$ 211,804,234   \$ 204,552,229   \$ 193,647,229   \$ 183,839,972   \$ 172,760,124   \$ 198,589,930

Source: County of Los Angeles, Auditor-Controller/Disbursements/Tax Division and City of Carson, Finance Department.



TABLE 12

**CITY OF CARSON, CALIFORNIA**  
Pledged-Revenue Coverage  
Last Ten Fiscal Years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Gross tax increment	<u>\$ 24,310,311</u>	<u>\$ 31,286,630</u>	<u>\$ 32,204,166</u>	<u>\$ 31,827,881</u>	<u>\$ 33,543,626</u>	<u>\$ 37,287,260</u>	<u>\$ 36,644,470</u>	<u>\$ 45,406,959</u>	<u>\$ 43,471,213</u>	<u>\$ 49,847,252</u>
Less Mandatory Costs:										
Admin & Pass-Thru	6,023,672	10,961,661	14,721,942	21,699,942	10,897,192	9,966,670	16,626,144	25,443,062	23,777,224	29,961,095
20% Housing Set aside	-	-	-	-	-	-	-	-	-	-
Total	<u>6,023,672</u>	<u>10,961,661</u>	<u>14,721,942</u>	<u>21,699,942</u>	<u>10,897,192</u>	<u>9,966,670</u>	<u>16,626,144</u>	<u>25,443,062</u>	<u>23,777,224</u>	<u>29,961,095</u>
Net tax increment	<u>18,286,639</u>	<u>20,324,969</u>	<u>17,482,224</u>	<u>10,127,939</u>	<u>22,646,434</u>	<u>27,320,590</u>	<u>20,018,326</u>	<u>19,963,897</u>	<u>19,693,989</u>	<u>19,886,157</u>
Debt service										
Principal	\$ 5,735,000	\$ 5,735,000	\$ 6,405,000	\$ 7,090,000	\$ 6,915,000	\$ 10,500,000	\$ 10,905,000	\$ 10,575,000	\$ 11,730,000	\$ 10,280,000
Interest	<u>\$ 9,320,356</u>	<u>\$ 9,083,631</u>	<u>\$ 8,813,997</u>	<u>\$ 8,119,584</u>	<u>\$ 7,909,443</u>	<u>\$ 8,900,444</u>	<u>\$ 8,077,198</u>	<u>\$ 8,119,276</u>	<u>\$ 7,620,266</u>	<u>\$ 6,368,280</u>
	<u>\$ 15,055,356</u>	<u>\$ 14,818,631</u>	<u>\$ 15,218,997</u>	<u>\$ 15,209,584</u>	<u>\$ 14,824,443</u>	<u>\$ 19,400,444</u>	<u>\$ 18,982,198</u>	<u>\$ 18,694,276</u>	<u>\$ 19,350,266</u>	<u>\$ 16,648,280</u>
Coverage	<u>1.61</u>	<u>2.11</u>	<u>2.12</u>	<u>2.09</u>	<u>2.26</u>	<u>1.92</u>	<u>1.93</u>	<u>2.43</u>	<u>2.25</u>	<u>2.99</u>

Note: The pledged tax increment revenues and the debt service payments refer to the City of Carson Redevelopment Agency.

Source: City of Carson

TABLE 13

**CITY OF CARSON, CALIFORNIA**  
Demographic and Economic Statistics  
Last Ten Calendar Years

Calendar Year	Population (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (2)	Unemployment Rate (3)
2012	91,828	\$ 486,733,508	\$ 48,818	9.4%
2013	92,196	483,578,594	48,140	7.7%
2014	92,636	512,846,779	50,730	10.6%
2015	93,148	544,324,900	53,521	8.6%
2016	93,993	563,907,868	55,624	6.8%
2017	93,455	593,741,110	58,419	5.8%
2018	93,453	628,808,732	62,224	4.9%
2019	93,604	653,482,910	65,094	4.8%
2020	93,108	N/A	68,272	N/A
2021	91,668	N/A	N/A	N/A

Sources: (1) State Department of Finance  
(2) U.S. Bureau of Economic Analysis (data shown is for Los Angeles, CA)  
(3) State of California Employment Development Department

N/A - Not Available

TABLE 14

**CITY OF CARSON, CALIFORNIA**  
Principal Employers  
Current Year and Ten Years Ago

Employer	Number of Employees (1)	Rank	Percent of Total City Employment	Number of Employees (1)	Rank	Percent of Total City Employment
Marathon Refining Logistics Services	1,530	1	3.03%			
See's Candy Shops Inc.	876	2	1.73%	407	4	0.88%
Select Staffing	585	3	1.16%			
Lakeshore Learning	505	4	1.00%	306	10	0.66%
Mag Aerospace Industries	450	5	0.89%	382	5	0.83%
Natural History Museum of LA County	350	6	0.69%			
Defense Contract Management Agency	345	7	0.68%			
The Pepsi Bottling Group	329	8	0.65%	309	9	0.67%
Prime Wheel Corporation	271	9	0.54%			
Huck International Inc.	203	10	0.40%	315	7	0.68%
B P West Coast				1,203	1	2.61%
Lakeshore Equipment Co. Inc.						
Northrup Grumman				801	2	1.74%
Golden Wheel Corp.				470	3	1.02%
Leiner Health Products				378	6	0.82%
General Mills						
Pacific Bell				313	8	0.68%
Total	<u>2,453</u>		<u>10.77%</u>	<u>4,477</u>		<u>9.71%</u>
Total City Employment <sup>(1)</sup>	50,567			46,091		

Sources: (1) City of Carson

TABLE 15

**CITY OF CARSON, CALIFORNIA**  
 Full-Time-Equivalent City Government Employees  
 By Function/Workgroup  
 Last Ten Fiscal years

Function/Workgroup	Full-time-Equivalent Employees as of June 30									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General government										
City Council	4.00	3.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
City Attorney	-	-	-	-	-	-	-	-	-	-
City Clerk	6.00	4.00	4.00	4.00	4.00	4.00	4.00	6.00	6.00	6.00
City Treasurer	4.94	5.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00
City Manager	45.65	20.00	20.00	21.00	26.00	26.00	38.00	41.00	41.00	42.00
Human Resources					11.00	11.00	11.00	11.00	11.00	11.00
Administrative services	50.24	46.00	44.00	44.00	34.00	33.00	31.00	32.00	32.00	32.00
Public Works	71.15	136.00	131.00	133.00	130.00	131.00	114.00	130.00	130.00	130.00
Community Development	12.03	32.00	31.00	30.00	31.00	29.00	27.00	22.00	22.00	23.00
Community Services	<u>154.00</u>	<u>84.00</u>	<u>88.00</u>	<u>88.00</u>	<u>88.00</u>	<u>82.00</u>	<u>63.00</u>	<u>65.00</u>	<u>65.00</u>	<u>67.00</u>
Total	<u><u>348.01</u></u>	<u><u>330.00</u></u>	<u><u>328.00</u></u>	<u><u>330.00</u></u>	<u><u>334.00</u></u>	<u><u>326.00</u></u>	<u><u>297.00</u></u>	<u><u>316.00</u></u>	<u><u>316.00</u></u>	<u><u>320.00</u></u>

Source: City of Carson

Prior to 2016 Human Resources was listed with Administrative Services

TABLE 16

**CITY OF CARSON, CALIFORNIA**  
 Operating Indicators  
 By Workgroup  
 Last Ten Fiscal years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b><u>Economic Development</u></b>										
Housing and Block Grant Division:										
Mobile home rehab grant applications received	21	35	23	30	29	24	30	25	15	8
Mobile home rehab grants (qualified)	18	23	20	21	20	11	9	11	9	8
Mobile home rehab grants (dollar value)	\$85,000	\$172,500	\$125,065	\$166,710	\$157,595	\$ 102,434	\$ 127,710	\$ 123,370	\$ 107,050	\$ 44,870
Single family rehab loan applications received	36	30	35	15	32	31	45	42	17	21
Single family rehab loans granted	13	20	23	8	24	18	37	11	9	12
Single family rehab loans granted (dollar value)	\$17,500	\$230,000	\$89,550	\$139,275	\$336,549	\$ 261,024	\$ 645,231	\$ 168,659	\$ 181,295	\$101,315
Mobile home rent control increases processed	9	11	7	6	7	-	12	12	10	14
Employment Development Division:										
Job applicants processed	18,442	25,232	35,035	35,261	5,883	N/A	N/A	N/A	N/A	N/A
Summer youth employees hired	11	13	125	120	95	N/A	N/A	N/A	N/A	N/A
Business Development Division:										
Business visitations conducted	140	12	30	25	12	N/A	N/A	N/A	N/A	N/A
Redevelopment Division:										
Development agreements negotiated	0	0	2	0	3	2	-	-	N/A	N/A
<b><u>Public Services</u></b>										
Graffiti Abatement Division:										
Service request completed	1,412	817	932	869	937	823	740	805	685	715
Square feet of graffiti removed by waterblast	14,343	26,156	23,243	19,862	21,256	18,599	17,540	19,079	50,000	35,435
Square feet of graffiti removed by painting over	85,768	153,734	178,017	179,445	206,895	181,723	163,396	204,145	390,000	345,000
Building and Landscape Maintenance Division:										
Service request completed	1,672	N/A	1,520	602	498	450	540	1101	910	975
Vouchers issued	1	N/A	N/A	1	2	0	0	0	0	0

Source: City of Carson

N/A - Not Available

TABLE 17

**CITY OF CARSON, CALIFORNIA**  
 Capital Asset Statistics  
 By Function  
 Last Ten Fiscal years

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<b>Public Services:</b>										
City square miles	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2	19.2
Parks acreage	147.8	147.8	147.8	147.8	147.8	147.8	147.8	147.8	147.8	147.8
Facilities square footage	320,004	320,004	320,004	320,004	320,004	320,004	320,004	320,004	320,004	320,004
Parks	12	12	12	12	12	12	12	12	12	12
Parks - mini	3	3	3	3	3	4	4	4	4	4
Sports Complex	1	1	1	1	1	1	1	1	1	1
Swimming pools	4	4	4	4	4	4	4	4	4	4
City Hall	1	1	1	1	1	1	1	1	1	1
Corporate yard	1	1	1	1	1	1	1	1	1	1
Public Safety Services Center	1	1	1	1	1	1	1	1	1	1
Gymnasiums	3	3	3	3	3	4	4	4	4	4
Tennis courts	18	18	18	18	18	18	18	18	18	18
Basketball courts	28	28	28	28	28	28	28	28	28	28
Racquetball courts	8	8	8	8	8	8	8	8	8	8
Volleyball courts	4	4	4	4	4	4	4	4	4	4
Snack bars	10	10	10	10	10	10	10	10	10	10
Ornamental fountains	3	3	3	3	3	3	3	3	3	3
Flagpoles	17	17	17	17	17	17	17	17	17	17
Wading pools	4	4	4	4	4	0	0	0	0	0
Splash pads						1	1	1	1	1
Parking lots	23	23	23	23	23	23	23	23	23	23

Source: City of Carson

N/A - Not Available.