
Civic-Recreational-Industrial Authority



SPECIAL Meeting Agenda
January 15, 2025

9:00 a.m.

Chairman Eric Benavidez
V. Chairman Ronald Whittimore
Board Member Sean Lee
Board Member Bob Lindsey
Board Member Ronald McPeak

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

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

Public Comments (Non-Agenda Items Public Comments (Agenda Items Only): During public comments, if you wish to address the Authority during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Authority concerning any item that has been described in the notice for the Special Meeting. In order to conduct a timely meeting, there will

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

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

Meeting ID: 281 115 593 93

Passcode: tx99dT2N

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

Or call in (audio only)

[+1 657-204-3264](tel:+16572043264),

Phone Conference ID: 907 662 99#

Americans with Disabilities Act:

< In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

Agendas and other writings:

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

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

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Civic-Recreational-Industrial Authority (CRIA) Board request specific items be removed from the Consent Calendar for separate action.

- 6.1 Consideration of the Register of Demands submitted by the Finance Department for January 8, 2025

RECOMMENDED ACTION: Ratify the Register of Demands for January 8, 2025.

- 6.2 Consideration of the Register of Demands submitted by CNC Equestrian Management Services for the Industry Hills Expo Center for November 2024

RECOMMENDED ACTION: Receive and file.

7. **ACTION ITEMS**

- 7.1 Presentation and discussion regarding the Civic-Recreational-Industrial Authority's Financial Report for November 30, 2024

RECOMMENDED ACTION: Receive and file the report.

- 7.2 Update on the Expo Center

RECOMMENDED ACTION: Receive and file.

8. **PUBLIC HEARING-NONE**

9. **CLOSED SESSION-NONE**

10. **EXECUTIVE DIRECTOR COMMUNICATIONS**
11. **AB 1234 REPORTS**
12. **BOARD MEMBER COMMUNICATIONS**
13. Adjournment. Next regular meeting: Wednesday, February 12, 2025, at 9:00 a.m.

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY


ITEM NO. 6.1

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY
AUTHORIZATION FOR PAYMENT OF BILLS
Board Meeting January 8, 2025

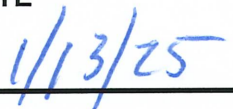
<u>FUND</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
121	CRIA - CAPITAL IMPROVEMENT	50,765.15
360	INDUSTRY HILLS EXPO OPERATING ACCOUNT	274,034.14
TOTAL ALL FUNDS		324,799.29

<u>BANK</u>	<u>DESCRIPTION</u>	DISBURSEMENTS
WFCK	WELLS FARGO CHECKING	324,799.29
TOTAL ALL BANKS		324,799.29

APPROVED PER EXECUTIVE DIRECTOR



DATE



Civic-Recreational-Industrial Authority
Board Meeting
January 8, 2025

Check	Date	Payee Name		Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
12098	12/18/2024	VALLEY VISTA SERVICES, INC		\$2,694.22
	Invoice	Date	Description	Amount
	001643577	12/01/2024	IH RODEO STORAGE BOXES DEC 2024	\$472.50
	1643830	12/01/2024	ORGANIC BINS LANDSCAPE MAINT- CRIA	\$2,221.72
12099	01/08/2025	AL'S MECHANICAL INC.		\$1,836.72
	Invoice	Date	Description	Amount
	4331	12/09/2024	MECHANICAL MAINT SVC-CRIA	\$1,165.45
	4358	12/13/2024	MECHANICAL MAINT SVC-CRIA	\$671.27
12100	01/08/2025	ANNEALTA GROUP		\$166.00
	Invoice	Date	Description	Amount
	3447	12/16/2024	16200 TEMPLE AVE	\$166.00
12101	01/08/2025	CASC ENGINEERING AND CONSULTIN		\$5,397.00
	Invoice	Date	Description	Amount
	0052448	11/30/2024	MND FOR EXPO CNTR BANQUET FACILITY	\$5,397.00
12102	01/08/2025	CINTAS CORPORATION LOC 693		\$136.40
	Invoice	Date	Description	Amount
	9302668228	12/31/2024	LEASE FEE FOR AED MACHINE-EXPO CENTER DEC 20	\$136.40
12103	01/08/2025	CITY OF INDUSTRY		\$1,005.81
	Invoice	Date	Description	Amount
	2025-00001013	11/30/2024	NOVEMBER 2024 FUEL COSTS	\$653.69
	2025-00000032	12/31/2024	DECEMBER 2024-FUEL COSTS	\$352.12

Civic-Recreational-Industrial Authority
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January 8, 2025

Check	Date			Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking					
12104	01/08/2025			CNC ENGINEERING	\$20,995.00
	Invoice	Date	Description	Amount	
	511682	12/26/2024	Expo Center - Standards of Facilities Maintenance	\$10,032.50	
	511652	12/26/2024	Pavilion Upgrades	\$6,390.00	
	511653	12/26/2024	Expo Center Alarm System Upgrades	\$2,137.50	
	511654	12/26/2024	Expo Center Audio/Video Upgrades	\$1,765.00	
	511655	12/26/2024	Expo Center Electrical Loading Master Plan	\$670.00	
12105	01/08/2025			CRIA-EQUESTRIAN CENTER	\$20,000.00
	Invoice	Date	Description	Amount	
	NOV-24	01/02/2025	REIMBURSEMENT FOR NOVEMBER 2024 OPERATING C	\$20,000.00	
12106	01/08/2025			CRIA-PAYROLL ACCOUNT	\$5,000.00
	Invoice	Date	Description	Amount	
	DEC-24	12/11/2024	REPLENISH PAYROLL ACCT FOR DECEMBER 2024	\$5,000.00	
12107	01/08/2025			ESPY'S ELECTRICAL SERVICES INC.	\$3,750.00
	Invoice	Date	Description	Amount	
	1540	12/12/2024	ELECTRIC MAINT SVC-ELECTRIC WATER HEATER@A	\$750.00	
	1532	12/12/2024	REPLACE GFCI RECEPTACLES-GRAND ARENA COWB	\$3,000.00	
12108	01/08/2025			FRAZER, LLP	\$3,535.00
	Invoice	Date	Description	Amount	
	191553	11/30/2024	PROFESSIONAL SVC-NOV 2024	\$3,535.00	
12109	01/08/2025			GARCIA'S FENCE CORP	\$2,325.00
	Invoice	Date	Description	Amount	

Civic-Recreational-Industrial Authority
Board Meeting
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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	112414	11/15/2024	EMERGENCY FENCE REPAIRS-WATER TANKS @EXPC	\$2,325.00
12110	01/08/2025		IDS GROUP, INC.	\$19,956.35
	Invoice	Date	Description	Amount
	20X47.00-23	11/30/2024	DESIGN FIRE ALARM SYSTEM-EXPO CNTR	\$5,920.00
	24X0870.00-2	08/27/2024	MASTER PLAN@EXPO/PRELIM DESIGN TO RELOCATE	\$11,089.00
	24X080.00-3	12/23/2024	ELECTRICAL ENG SVC-EXPO GRAND ARENA/PAVILLIO	\$2,947.35
12111	01/08/2025		INDUSTRY SECURITY SERVICES	\$51,643.20
	Invoice	Date	Description	Amount
	SG-ECGP-2015	12/06/2024	11/29-12/5/24 SECURITY SVC-EXPO CNTR	\$12,465.60
	SG-ECGP-2014	11/29/2024	11/22-11/28/24 SECURITY SVC-EXPO CNTR	\$13,356.00
	SG-ECGP-2018	12/27/2024	12/20-12/26/24 SECURITY SVC-EXPO CNTR	\$13,356.00
	SG-ECGP-2017	12/20/2024	12/13-12/19/24 SECURITY SVC-EXPO CNTR	\$12,465.60
12112	01/08/2025		KDM MERIDIAN	\$19,620.00
	Invoice	Date	Description	Amount
	9131	12/06/2024	PROVIDE RECORD OF SURVEY-EXPO CNTR	\$19,620.00
12113	01/08/2025		KLINE'S PLUMBING, INC.	\$2,638.75
	Invoice	Date	Description	Amount
	13579	07/09/2024	SVC BACKFLOW DEVICE NEAR GRAND ARENA RV STP	\$2,418.75
	13907	12/23/2024	PLUMBING MAINT SVC-CRIA AVALON ROOM	\$220.00
12114	01/08/2025		MORTISE & TENON BUILDING CORP	\$12,688.04
	Invoice	Date	Description	Amount
	122	11/24/2024	DRY WALL REPAIRS-MAIN GUARD STN@EXPO CNTR	\$300.00

Civic-Recreational-Industrial Authority
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Check	Date		Payee Name	Check Amount
CRIA.WF.CHK - CRIA Wells Fargo Checking				
	135.2	12/18/2024	MISC BARN REPAIRS-EXPO CNTR FINAL PYMNT	\$6,138.04
	135.1	12/11/2024	MISC BARN REPAIRS-EXPO CNTR- INITIAL PYMNT	\$6,250.00
12115	01/08/2025		PACIFIC UTILITY INSTALLATION	\$6,504.00
	Invoice	Date	Description	Amount
	31122	11/30/2024	ELECTRICAL DISTRIBUTION & STREETLIGHT SYSTEM	\$6,504.00
12116	01/08/2025		PLACEWORKS	\$122.45
	Invoice	Date	Description	Amount
	IND-22.13-1	11/30/2024	TECH SVC-NEW BANQUET @ EXPO	\$122.45
12117	01/08/2025		ROGERS, ANDERSON, MALODY & SCC	\$840.00
	Invoice	Date	Description	Amount
	76382	11/30/2024	CRIA AUDIT SVC-FY 23/24	\$840.00
12118	01/08/2025		VENEKLASSEN ASSOCIATES, INC.	\$14,160.85
	Invoice	Date	Description	Amount
	77313	12/11/2024	DESIGN SVC-EXPO CENTER GRAND ARENA A/V UPGR	\$123.75
	77277	12/10/2024	DESIGN SVC-EXPO CNTR GRAND ARENA A/V UPGRAD	\$13,401.30
	77311	12/11/2024	DESIGN SVC-EXPO CENTER GRAND ARENA A/V UPGR	\$635.80
12119	01/08/2025		WEST COAST ARBORISTS, INC.	\$129,784.50
	Invoice	Date	Description	Amount
	222502	11/15/2024	TREE MAINT SVC-EXPO FY 24/25	\$71,156.00
	223222	11/30/2024	TREE MAINT SVC-EXPO CNTR	\$11,535.00
	223623	12/15/2024	TREE MAINT SVC-EXPO CNTR	\$47,093.50

Civic-Recreational-Industrial Authority
Board Meeting
January 8, 2025

Check	Date	Payee Name	Check Amount
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CRIA.WF.CHK - CRIA Wells Fargo Checking

Checks	Status	Count	Transaction Amount
	Total	22	\$324,799.29

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 6.2

CRIA CHECK REGISTER

2024
NOVEMBER

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
11/01/2024	18788	AR-110224 MARIA G. ROSALES	400.00	SECURITY DEPOSIT REFUND
11/08/2024	18789	BLACK DIAMOND SOLUTIONS	6,118.49	NEW PC'S EXPO OFFICE
11/08/2024	18790	BRADY INDUSTRIES	1,544.29	PAPER, AND CLEANING SUPPLIES EXP.
11/08/2024	18791	CINTAS	962.78	MATS, MOPS AND UNIFORMS
11/08/2024	18792	CNC EQUESTRIAN MANAGEMENT	42,762.30	CONTRACT LABOR EXPO MAINT. SATSUMA OCT.
11/08/2024	18793	FED EX	41.17	POSTAGE EXPENSE
11/08/2024	18794	FRONTIER COMMUNICATIONS	189.47	MONTHLY INTERNET SERVICE EXPENSE
11/08/2024	18795	HARBOR DISTRIBUTING,LLC	348.00	BEVERAGE ORDER/ALC. INVENTORY
11/08/2024	18796	INDUSTRY SECURITY SERVICES, INC.	10,706.82	EVENT SECURITY SERVICES
11/08/2024	18797	JANUS PEST MANAGEMENT, INC.	868.00	PEST CONTROL
11/08/2024	18798	OFFICE DEPOT	74.06	OFFICE SUPPLIES EXPENSE
11/08/2024	18799	OS4 LABOR	2,499.14	CONTRACT LABOR PR W/E 102024
11/08/2024	18800	SATSUMA LANDSCAPE	8,674.00	MONTHLY LANDSCAPE MAINT./OCTOBER
11/08/2024	18801	SOUTHERN CALIFORNIA EDISON	22,856.65	MONTHLY UTILITY EXPENSE
11/08/2024	18802	SPARKLETTS	954.23	BEVERAGE ORDER/ALC. INVENTORY
11/08/2024	18803	TBS CLEANING SERVICE	2,400.00	MONTHLY FAC. CLEANING/OCTOBER
11/08/2024	18804	XEROX FINANCIAL SERVICES	823.40	MONTHLY XEROX COPIER LEASE
11/08/2024	18805	OS4 LABOR	6,617.53	CONTRACT LABOR PR W/E 1027&110324
11/08/2024	18806	SO CAL GAS	14.79	MONTHLY UTILITY EXPENSE
11/08/2024	18807	TBS CLEANING SERVICE	2,751.00	EVENT CLEANING SERV. MA-102524 USA BMX
11/13/2024	18808	THE FLY GUY	1,820.80	MATERIAL REFILL/FLY SYSTEM 220 GALS
11/13/2024	18809	VALLEY VISTA SERVICES	11,970.19	3 YD LOAD,ROLLOFF&DUMP FEES,ORGANICS/OCT.
11/13/2024	18810	ALARMCO	210.00	SERVICE CALL FOR PANEL IN AVALON ROOM
11/13/2024	18811	AT&T	876.14	MONTHLY WIRELESS PHONE CHARGES
11/13/2024	18812	INDUSTRY SECURITY SERVICES, INC.	1,476.76	EVENT SECURITY SERVICES
11/13/2024	18813	JANUS PEST MANAGEMENT, INC.	1,400.00	PEST CONTROL
11/13/2024	18814	JUAN LOPEZ	2,975.00	MONTHLY IT SUPPORT & CONSUL EXP.OCTOBER
11/13/2024	18815	ROGERS,CLEM & CO.	2,200.00	MONTHLY ACCT'G & CONSULTING EXP.
11/13/2024	18816	PAV-110624 RUSSELL TAO	700.00	SECURITY DEPOSIT REFUND
11/13/2024	18817	AR-111024 BRENDA RAMOS	400.00	SECURITY DEPOSIT REFUND
11/15/2024	18818	CINTAS	2,006.56	MATS, MOPS AND UNIFORMS
11/15/2024	18819	INDUSTRY SECURITY SERVICES, INC.	515.84	EVENT SECURITY SERVICES
11/15/2024	18820	JAM GOLF CARS	1,150.90	VEHICLE MAINT.& REPAIRS GOLF CARTS
11/15/2024	18821	JANUS PEST MANAGEMENT, INC.	145.00	PEST CONTROL

CRIA CHECK REGISTER

2024
NOVEMBER

Industry Hills Expo Center - Check Register

DATE	CHECK #	PAYEE	AMOUNT	DETAILS
11/15/2024	18822	SOUTHERN GLAZER'S OF CA SOUTH	586.20	BEVERAGE ORDER/ALC. INVENTORY
11/19/2024	18824	CNC EQUESTRIAN MANAGEMENT	15,000.00	MONTHLY MNGMT FEE-DEC.
11/19/2024	18825	JANUS PEST MANAGEMENT, INC.	808.00	PEST CONTROL
11/19/2024	18826	OS4 LABOR	2,600.54	CONTRACT LABOR PR W/E 111024
11/19/2024	18827	SOCAL INDUSTRIES	366.83	PORTABLE RR/VY-110924 IABCA
11/19/2024	18828	CNC EQUESTRIAN MANAGEMENT	33,600.00	CONTRACT LABOR- EXPO STAFF DEC.
11/19/2024	18829	CNC EQUESTRIAN MANAGEMENT	1,022.52	REIMBURSE FOR CC CHARGES-OCT/NOV.BILL
11/19/2024	18830	SOUTHERN CALIFORNIA EDISON	17,038.59	MONTHLY UTILITY EXPENSE
11/19/2024	18831	PAV-111624R VALENTIN REYES	700.00	SECURITY DEPOSIT REFUND
11/19/2024	18832	PAV-111524 MARIE CASILLAS	700.00	SECURITY DEPOSIT REFUND
11/19/2024	18833	PAV-111424 REMAX TOP PROD.	700.00	SECURITY DEPOSIT REFUND
11/22/2024	18834	CNC EQUESTRIAN MANAGEMENT	33,600.00	CONTRACT LABOR- EXPO STAFF (NOV.skipped inv.)
11/22/2024	18835	CNC EQUESTRIAN MANAGEMENT	15,000.00	MONTHLY MNGMT FEE-(NOV. skipped inv)
11/22/2024	18836	BRADY INDUSTRIES	1,821.36	PAPER, AND CLEANING SUPPLIES EXP.
11/22/2024	18837	FRONTIER COMMUNICATIONS	755.43	MONTHLY PHONE CHARGES-OFFICE
11/22/2024	18838	INDUSTRY SECURITY SERVICES, INC.	2,122.88	EVENT SECURITY SERVICES
11/22/2024	18839	JAM GOLF CARS	312.50	VEHICLE MAINT.& REPAIRS GOLF CARTS
11/22/2024	18840	OFFICE DEPOT	35.07	OFFICE SUPPLIES EXPENSE
11/22/2024	18841	THE FLY GUY	446.58	MATERIAL REFILL/FLY SYSTEM 55 GALS.
11/24/2024	18842	California Dept. of Tax and Fee Admin.	6,993.00	SALES TAX PMT.
11/24/2024	18843	CINTAS	962.78	MATS, MOPS AND UNIFORMS
11/24/2024	18844	HARBOR DISTRIBUTING,LLC	655.50	BEVERAGE ORDER/ALC. INVENTORY
11/24/2024	18845	HOME DEPOT	899.79	PROPERTY MAINT. EXP
11/24/2024	18846	OFFICE DEPOT	89.60	OFFICE SUPPLIES EXPENSE
11/24/2024	18847	OS4 LABOR	2,630.05	CONTRACT LABOR PR W/E 111724
11/24/2024	18848	SYSCO	447.50	BEVERAGE ORDER/ALC. INVENTORY
11/30/2024	18852	PAV-112324 WALEED HASSABELRASOUL	700.00	SECURITY DEPOSIT REFUND
11/30/2024	18853	AR-113024 MARISSA JAMES	400.00	SECURITY DEPOSIT REFUND
11/30/2024	18854	PAV-112924 DENISE SALCEDO PORTILLO (700.00	SECURITY DEPOSIT REFUND
11/30/2024	18855	PAV-112224 LAURA PEREZ	700.00	SECURITY DEPOSIT REFUND
TOTAL			281,848.03	

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 7.1



CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

MEMORANDUM

TO: Honorable Chairman and Board Members

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

DATE: January 15, 2025

SUBJECT: Civic-Recreational-Industrial Authority November 30, 2024 Financial Report

Executive Summary:

Management is continuing to book and hold events depending upon availability of the venue. Prime dates are always in demand. We are beginning to book events for calendar year 2025.

Expo Center:

For the month ended November 30, 2024, the Expo Center generated revenues of \$139,710 and expenses of \$191,551 resulting in a net operating loss of \$51,841.

Year to date revenues amounted to \$925,587, which represents approximately 53% of the budgeted revenues of \$1,754,400 for the year ended June 30, 2025.

Year to date operating expenses through November 30, 2024 amounted to \$1,175,309, which represents approximately 48% of the budgeted expenses of \$2,428,800 for the year ended June 30, 2025.

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

The Expo Center received year to date net transfers of \$361,000 from the Capital Project fund through November 30, 2024.

Capital Projects Fund:

This fund is accounting for the general operating activities of CRIA. Total budgeted expenditures for the year ended June 30, 2025 amount to \$2,442,000. The Fund has incurred \$729,062 of year to date expenditures through November 30, 2024 which represents approximately 30% of budgeted expenditures. Year to date transfers from the City of Industry amounted to \$1,584,924 of which \$361,000 was transferred to the Expo Center resulting in net transfers of \$1,223,924 retained in the fund.

Capital Improvement Fund:

This fund is accounting for the capital improvement projects that are budgeted for the year ending June 30, 2025. The budget is \$4,750,000. For the month ended November 30, 2024, expenditures for capital improvements amounted to \$59,677 with year to date expenditures of \$159,680. This represents 3% of total budgeted expenditures for the year ended June 30, 2025.

Description of Reports:

The monthly financial statements, as shown in Exhibit A, are a comprehensive document reflecting the financial position and the result of operations of the Authority at November 30, 2024.

Fiscal Impact:

There is no fiscal impact as result of this action.

Recommendation:

Receive and file.

EXHIBIT A

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL REPORT

November 30, 2024

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

FINANCIAL STATEMENTS

November 30, 2024

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

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
November 30, 2024

Expo Center Operations

During the month ended November 30, 2024 total revenues for the Facilities and Grand Arena revenues amounted to \$139,710. There were nine events held in the Pavilion and six events in the Avalon Room, generating \$62,315 in Facilities revenues. Six events were held in the Grand Arena, generating \$77,395 in Grand Arena revenues.

At November 30, 2024, our financial statements reflect the following activity:

<u>Expo Center Operations</u>	Month Ended 11/30/2024	Year To Date 11/30/2024	Budget 2024-2025	% of Budget	Month Ended 11/30/2023	Year To Date 11/30/2023
Total revenues	\$ 139,710	\$ 925,587	\$ 1,754,400	53%	\$ 112,249	\$ 873,003
Expenses:						
Direct Expo Center expenses	68,105	519,310	1,077,500	48%	90,373	523,428
General and administrative expenses	123,446	655,999	1,351,300	49%	135,852	602,501
Total direct Expo Center expenses	191,551	1,175,309	2,428,800	48%	226,225	1,125,929
Net loss from operations	(51,841)	(249,722)	(674,400)	37%	(113,976)	(252,926)
Net loss	\$ (51,841)	\$ (249,722)	\$ (674,400)	37%	\$ (113,976)	\$ (252,926)

Summarized financial information by department for the month ending November 30, 2024 and 2023:

<u>Expo Center Operations</u>	Month Ended 11/30/2024	Month Ended 11/30/2024	Month Ended 11/30/2024	Month Ended 11/30/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 62,315	\$ 77,332	\$ 63	\$ 139,710
Expenses:				
Direct Expo Center expenses	44,976	23,129	-	68,105
General and administrative expenses	-	-	123,446	123,446
Total direct Expo Center expenses	44,976	23,129	123,446	191,551
Net (loss) income from operations	17,339	54,203	(123,383)	(51,841)
Net (loss) income for the month ended	\$ 17,339	\$ 54,203	\$ (123,383)	\$ (51,841)

<u>Expo Center Operations</u>	Month Ended 11/30/2023	Month Ended 11/30/2023	Month Ended 11/30/2023	Month Ended 11/30/2023
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 52,557	\$ 59,692	\$ -	\$ 112,249
Expenses:				
Direct Expo Center expenses	57,141	33,232	-	90,373
General and administrative expenses	-	-	135,854	135,854
Total direct Expo Center expenses	57,141	33,232	135,854	226,227
Net (loss) income from operations	(4,584)	26,460	(135,854)	(113,978)
Net (loss) income for the month ended	\$ (4,584)	\$ 26,460	\$ (135,854)	\$ (113,978)

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
November 30, 2024

Summarized financial information by department for the year ending November 30, 2024 and 2023:

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	11/30/2024	11/30/2024	11/30/2024	11/30/2024
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 268,571	\$ 656,896	\$ 120	\$ 925,587
Expenses:				
Direct Expo Center expenses	220,524	298,786	-	519,310
General and administrative expenses	-	-	655,999	655,999
Total direct Expo Center expenses	220,524	298,786	655,999	1,175,309
Net (loss) income from operations	48,047	358,110	(655,879)	(249,722)
Net (loss) income year to date	\$ 48,047	\$ 358,110	\$ (655,879)	\$ (249,722)

<u>Expo Center Operations</u>	Year To Date	Year To Date	Year To Date	Year To Date
	11/30/2023	11/30/2023	11/30/2023	11/30/2023
	Facilities	Grand Arena	General and Admin.	Totals
Total revenues	\$ 201,225	\$ 671,719	\$ 59	\$ 873,003
Expenses:				
Direct Expo Center expenses	211,206	312,222	-	523,428
General and administrative expenses	-	-	602,501	602,501
Total direct Expo Center expenses	211,206	312,222	602,501	1,125,929
Net (loss) income from operations	(9,981)	359,497	(602,442)	(252,926)
Net (loss) income year to date	\$ (9,981)	\$ 359,497	\$ (602,442)	\$ (252,926)

CRIA Capital Assets

In accordance with GASB 34, the Civic-Recreational-Industrial-Authority (referred to as "CRIA") is required to capitalize and depreciate their capital assets. The capital assets net of accumulated depreciation at November 30, 2024 amounted to \$16,010,565 with \$2,173,674 representing construction in progress. This amount represents the cost of capital assets purchased or constructed over the years at the Industry Hills Expo Center and surrounding areas. No depreciation expense has been recorded in the statement of operations for the period ended November 30, 2024. It is the accounting policy of CRIA to record annual depreciation expense subsequent to the completion of the June 30, 2025 annual audit.

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
FINANCIAL STATEMENTS
November 30, 2024

Capital Projects

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

At November 30, 2024, our financial statements reflect the following activity:

<u>Capital Projects Fund</u>	<u>Month Ended</u> <u>11/30/2024</u>	<u>Year To Date</u> <u>11/30/2024</u>	<u>Budget</u> <u>2024-2025</u>	<u>% of</u> <u>Budget</u>
Total revenues	\$ 4	\$ 2,065	\$ 4,000	52%
Expenditures:				
General and administrative expenses	242,666	729,062	2,442,000	30%
Total expenses	242,666	729,062	2,442,000	30%
Excess of expenditures over revenues	\$ (242,662)	\$ (726,997)	\$ (2,438,000)	30%

Capital Improvements Fund

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

Capital Improvement Program (CRIA)

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

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

EXECUTIVE SUMMARY
 FINANCIAL STATEMENTS
November 30, 2024

At November 30, 2024, our financial statements reflect the following activity:

<u>Capital Improvements Fund</u>	<u>Month Ended 11/30/2024</u>	<u>Year To Date 11/30/2024</u>	<u>Budget 2024-2025</u>	<u>% of Budget</u>
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 14,610	\$ 60,697	\$ 1,070,000	6%
Construction Costs	27,964	27,964	3,640,000	1%
Small Equipment & Supplies	17,103	71,019	40,000	178%
Total expenditures	<u>59,677</u>	<u>159,680</u>	<u>4,750,000</u>	3%
Excess of expenditures over revenues	\$ <u>59,677</u>	\$ <u>159,680</u>	\$ <u>4,750,000</u>	3%

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

BALANCE SHEET
AS OF NOVEMBER 30, 2024

	<u>Capital Projects</u>	<u>Expo Center</u>	<u>Capital Improvements</u>
ASSETS			
CURRENT ASSETS:			
Cash and cash equivalents	\$ 204,970	\$ 243,781	\$ -
Investments	91,593	-	-
Accounts receivable, net	-	81,777	-
Prepaid insurance	-	3,373	-
Prepaid expenses	-	48,600	-
Inventories	-	37,868	-
Deposits	-	3,000	-
Total current assets	<u>296,563</u>	<u>418,399</u>	<u>-</u>
CAPITAL ASSETS, net	<u>-</u>	<u>16,010,565</u>	<u>-</u>
Total assets	<u>\$ 296,563</u>	<u>\$ 16,428,964</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCE			
CURRENT LIABILITIES:			
Accounts payable	\$ -	\$ 29,412	\$ -
Sales tax payable	-	2,701	-
Advance rental payments	-	115,026	-
Security deposits	-	41,750	-
Total current liabilities	<u>-</u>	<u>188,889</u>	<u>-</u>
FUND BALANCE:			
Fund balance	<u>296,563</u>	<u>16,240,075</u>	<u>-</u>
Total liabilities and fund balance	<u>\$ 296,563</u>	<u>\$ 16,428,964</u>	<u>\$ -</u>

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

STATEMENT OF OPERATIONS
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2024

	Capital Projects				Expo Center				Capital Improvements			
	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024	2024-2025 BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024	2024-2025 BUDGET	% OF ANNUAL BUDGET	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024	2024-2025 BUDGET	% OF ANNUAL BUDGET
REVENUES:												
Expo center revenues	\$ -	\$ -	\$ -	0%	\$ 139,710	\$ 925,587	\$ 1,754,400	53%	\$ -	\$ -	\$ -	0%
Other revenues	4	2,065	4,000	52%	-	-	-	0%	-	-	-	0%
Total revenues	<u>4</u>	<u>2,065</u>	<u>4,000</u>	52%	<u>139,710</u>	<u>925,587</u>	<u>1,754,400</u>	53%	<u>-</u>	<u>-</u>	<u>-</u>	0%
EXPENDITURES:												
Operating expenses	-	-	-	0%	68,105	519,310	1,077,500	48%	59,677	159,680	4,750,000	3%
General and administrative expenses	242,666	729,062	2,442,000	30%	123,446	655,999	1,351,300	49%	-	-	-	0%
Total expenses	<u>242,666</u>	<u>729,062</u>	<u>2,442,000</u>	30%	<u>191,551</u>	<u>1,175,309</u>	<u>2,428,800</u>	48%	<u>59,677</u>	<u>159,680</u>	<u>4,750,000</u>	3%
EXCESS OF EXPENDITURES OVER REVENUES	(242,662)	(726,997)	(2,438,000)	30%	(51,841)	(249,722)	(674,400)	37%	(59,677)	(159,680)	(4,750,000)	3%
OTHER FINANCING SOURCES, NET	214,925	1,223,924	1,233,400	99%	70,000	361,000	173,300	208%	59,677	329,279	4,750,000	7%
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES	(27,737)	496,927	<u>\$ (1,204,600)</u>	-41%	18,159	111,278	<u>\$ (501,100)</u>	-22%	-	169,599	<u>\$ -</u>	0%
Fund balance, beginning	324,300	(200,364)			16,221,916	16,128,797			-	(169,599)		
Fund balance, ending	<u>\$ 296,563</u>	<u>\$ 296,563</u>			<u>\$ 16,240,075</u>	<u>\$ 16,240,075</u>			<u>-</u>	<u>\$ -</u>		

CIVIC-RECREATIONAL-INDUSTRIAL-AUTHORITY

INDUSTRY HILL EXPO CENTER
 STATEMENT OF CASH FLOWS
FOR THE YEAR TO DATE ENDED NOVEMBER 30, 2024

	<u>AMOUNT</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net loss before transfers and other credits	\$ (249,722)
Adjustments to reconcile net loss to net cash used in operating activities:	
Change in operating assets and liabilities:	
Accounts receivable, net	17,713
Prepaid insurance	5,623
Prepaid expenses	(48,600)
Inventories	14,527
Accounts payable	12,504
Sales tax payable	(2,952)
Advance rental payments	(15,515)
Security deposits	550
Net cash used in operating activities	<u>(265,872)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES	
Other financing sources	<u>361,000</u>
NET CHANGE IN CASH	95,128
Cash at July 1, 2024	148,653
Cash at November 30, 2024	<u>\$ 243,781</u>

**INDUSTRY HILLS EXPO CENTER
SCHEDULE OF REVENUES AND EXPENSES
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2024**

<u>Expo Center Operations</u>	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024	BUDGET 2024-2025	% OF BUDGET 2024-2025	MONTH ENDED 11/30/2023	YEAR TO DATE 11/30/2023
Expo revenues						
Facilities rentals	\$ 27,036	\$ 138,130	\$ 214,100	65%	\$ 25,495	\$ 93,328
Facilities rentals - bar sales	26,908	98,975	181,900	54%	20,379	84,701
Facilities - security	6,638	25,062	43,000	58%	5,510	19,567
Facilities - food	-	-	1,300	0%	73	329
Facilities - insurance	1,400	4,800	7,300	66%	1,100	3,300
Facilities - other	-	650	400	163%	-	-
Facilities - concessions	333	954	-	0%	-	-
Grand Arena - special events rentals	25,000	104,500	182,600	57%	17,000	83,923
Grand Arena - outdoor arena rentals	3,500	5,900	4,200	140%	4,000	4,000
Grand Arena - show barn stall rentals	875	28,490	79,100	36%	1,050	34,995
Grand Arena - shaving sales	-	4,123	5,400	76%	-	2,970
Grand Arena - security	1,580	43,838	77,900	56%	-	40,328
Grand Arena - trailer parking	8,050	37,400	57,600	65%	7,425	35,200
Grand Arena - bar sales	749	218,574	502,600	43%	169	251,366
Grand Arena - food	-	-	200	0%	-	-
Grand Arena - parking	27,280	131,658	261,200	50%	23,225	141,210
Grand Arena - other	10,298	82,413	134,400	61%	6,823	77,727
Total revenues	<u>139,647</u>	<u>925,467</u>	<u>1,753,200</u>	53%	<u>112,249</u>	<u>872,944</u>
Direct general and administrative revenues						
G&A- Other	63	120	1,200	10%	-	59
Expo expenses						
Cost of sales	8,274	93,185	172,300	54%	7,377	92,384
Bar supplies	308	4,454	5,800	77%	-	4,380
Promotional banquet	-	-	700	0%	-	-
Feed	-	-	400	0%	-	367
Contract labor/wages	45,071	273,246	613,300	45%	71,751	302,434
Furniture/fixtures & equipment	-	21,821	36,100	60%	-	4,264
Facilities - insurance	-	-	1,100	0%	-	1,000
Miscellaneous	-	274	4,300	6%	567	1,167
Promotional	-	-	18,900	0%	-	17,626
Property maintenance	-	10,639	11,600	92%	-	2,799
Repairs and maintenance	-	-	600	0%	-	546
Racer purse payout	1,477	49,812	-	0%	-	34,308
Sales tax	-	627	-	0%	-	4,327
Security - Grand Arena	-	-	97,500	0%	-	2,800
Security - Facilities	6,696	25,514	52,800	48%	7,907	24,356
Shavings	-	2,964	4,400	67%	6	2,188
Supplies	5,912	25,004	39,600	63%	2,765	16,936
Equipment rental	367	11,770	18,100	65%	-	11,546
Total Expo expenses	<u>68,105</u>	<u>519,310</u>	<u>1,077,500</u>	48%	<u>90,373</u>	<u>523,428</u>
Operating net income before direct G & A and CRIA indirect expenses	<u>71,605</u>	<u>406,277</u>	<u>676,900</u>	60%	<u>21,876</u>	<u>349,575</u>
Direct general and administrative expenses						
Office supplies	-	14,927	5,300	282%	3,893	3,893
Travel and meetings	-	100	1,200	8%	-	78
Dues, subscriptions, books, etc.	1,023	7,622	25,400	30%	-	10,733
Equipment rental/lease	218	3,948	12,200	32%	1,240	5,605
Furniture/fixtures & equipment	1,430	3,950	8,400	47%	-	957
Telephone	1,823	7,861	18,100	43%	1,476	7,068
Postage	-	469	1,000	47%	139	422
Miscellaneous	2,145	14,751	24,200	61%	1,779	17,110
Professional services	26,099	159,912	357,400	45%	22,533	133,465
Repairs and equipment	-	219	4,400	5%	-	1,668
Vehicle expenses	1,464	14,328	47,100	30%	5,301	24,309
Insurance and bonds	1,124	5,880	14,000	42%	1,124	5,621
Supplies	3,173	18,886	43,700	43%	2,930	16,341
Contract labor/administrative wages	41,635	204,203	401,900	51%	67,298	178,751
Property maintenance	26,259	65,435	151,700	43%	9,375	62,605
Utilities	17,053	133,508	235,300	57%	18,764	133,875
Total direct general and administrative expenses	<u>123,446</u>	<u>655,999</u>	<u>1,351,300</u>	49%	<u>135,852</u>	<u>602,501</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (51,841)</u>	<u>\$ (249,722)</u>	<u>\$ (674,400)</u>	37%	<u>\$ (113,976)</u>	<u>\$ (252,926)</u>

CAPITAL PROJECTS FUND
 SCHEDULE OF REVENUES AND EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2024

REVENUES:	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024	BUDGET 2024-2025	% OF BUDGET
Other revenues	\$ 4	\$ 2,065	\$ 4,000	52%
GENERAL AND ADMINISTRATIVE EXPENDITURES:				
Salaries - board	3,834	19,171	45,000	43%
Payroll taxes	-	-	4,000	0%
Life insurance, state comp, and LTC	-	-	1,000	0%
Medicare/disability	56	278	1,000	28%
PARS - ARS	144	719	2,000	36%
Landscaping	58,739	80,574	950,000	8%
Taxes and assessments	287	287	-	0%
Legal	-	-	16,000	0%
Professional services	38,480	130,786	235,000	56%
Accounting	123	685	2,000	34%
Small equipment and supplies	137	546	2,000	27%
Vehicle expenses	641	2,351	10,000	24%
General engineering	20,807	55,460	200,000	28%
Printing/photography	-	398	-	0%
Security	74,785	225,940	626,000	36%
Property maintenance	39,172	183,579	300,000	61%
Furniture, equipment & fixtures	-	-	5,000	0%
Utilities	5,461	11,435	28,000	41%
Reclaimed water	-	-	15,000	0%
Other	-	16,853	-	0%
Total general and administrative expenditures	<u>242,666</u>	<u>729,062</u>	<u>2,442,000</u>	30%
Total general and administrative expenses	<u>242,666</u>	<u>729,062</u>	<u>2,442,000</u>	30%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ (242,662)</u>	<u>\$ (726,997)</u>	<u>\$ (2,438,000)</u>	30%

CAPITAL IMPROVEMENT FUND
 SCHEDULE OF EXPENDITURES
FOR THE MONTH AND YEAR TO DATE ENDED NOVEMBER 30, 2024

EXPENDITURES	MONTH ENDED 11/30/2024	YEAR TO DATE 11/30/2024	BUDGET 2024-2025	% OF BUDGET
Equestrian Center Capital Improvements:				
Planning, Survey and Design	\$ 14,610	\$ 60,697	\$ 1,070,000	6%
Construction Costs	27,964	27,964	3,640,000	1%
Small Equipment & Supplies	17,103	71,019	40,000	178%
Total expenditures	<u>59,677</u>	<u>159,680</u>	<u>4,750,000</u>	3%
EXCESS OF EXPENDITURES OVER REVENUES	<u>\$ 59,677</u>	<u>\$ 159,680</u>	<u>\$ 4,750,000</u>	3%

CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY

ITEM NO. 7.2
Verbal Presentation