

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

**INDEPENDENT AUDITORS' REPORT  
AND FINANCIAL STATEMENTS**

**FOR THE FISCAL YEAR ENDED  
JUNE 30, 2020**



**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
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**For the Year Ended June 30, 2020**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
of the Civic-Recreational-Industrial Authority  
Industry, California

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of the Civic-Recreational-Industrial Authority (the CRIA), a component unit of the City of Industry, California (the "City") as of and for the year ended June 30, 2020, and the related notes to the basic financial statements, which collectively comprise the CRIA'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.

### **Auditors' 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 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 business-type activities and each major fund information of the CRIA, as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Report on Required Supplementary Information*

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who consider it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the financial statements are not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the Budgetary Comparison Schedule - General 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 Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 20, 2021, on our consideration of the CRIA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CRIA'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 CRIA's internal control over financial reporting and compliance.



**CliftonLarsonAllen LLP**

Irvine, California  
January 20, 2021

## **FINANCIAL STATEMENTS**

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## **Government-Wide Financial Statements**

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**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Statement of Net Position**  
**June 30, 2020**

	Governmental Activities	Business-Type Activities	Total
<b>ASSETS</b>			
Current assets:			
Cash and investments	\$ 60,193	\$ 34,668	\$ 94,861
Investments	82,894	-	82,894
Accounts receivable, net	222,000	237,821	459,821
Accrued interest	280	-	280
Inventory of materials and supplies	-	38,414	38,414
Prepaid items	-	8,694	8,694
Deposits	-	3,000	3,000
Total current assets	<u>365,367</u>	<u>322,597</u>	<u>687,964</u>
Non-current assets:			
Capital assets:			
Capital assets being depreciated, net	<u>-</u>	<u>5,115,834</u>	<u>5,115,834</u>
Total capital assets, net accumulated depreciation)	<u>-</u>	<u>5,115,834</u>	<u>5,115,834</u>
Total non-current assets	<u>-</u>	<u>5,115,834</u>	<u>5,115,834</u>
Total assets	<u>365,367</u>	<u>5,438,431</u>	<u>5,803,798</u>
<b>LIABILITIES</b>			
Current liabilities:			
Accounts payable	303,648	24,545	328,193
Accrued liabilities	-	1,609	1,609
Deposits	-	43,700	43,700
Unearned revenue from reclaimed water sales	<u>-</u>	<u>97,024</u>	<u>97,024</u>
Total current liabilities	<u>303,648</u>	<u>166,878</u>	<u>470,526</u>
<b>NET POSITION</b>			
Net investment in capital assets	-	5,115,834	5,115,834
Unrestricted	<u>61,719</u>	<u>155,719</u>	<u>217,438</u>
Total net position	<u>\$ 61,719</u>	<u>\$ 5,271,553</u>	<u>\$ 5,333,272</u>

See accompanying notes to financial statements.

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Statement of Activities**  
**For the Year Ended June 30, 2020**

		Program Revenues	
		Charges for	Operating
	Expenses	Services	Grants and
			Contributions
<b>Governmental activities:</b>			
General administration	\$ 82,025	\$ -	\$ -
Public works	703,380	-	1,847,239
Total governmental activities	785,405	-	1,847,239
<b>Business-type activities:</b>			
General administration	1,152,085	-	-
Expo center operations	1,118,334	1,271,833	-
Depreciation	718,376	-	-
Total business-type activities	2,988,795	1,271,833	-
<b>Total</b>	<b>\$ 3,774,200</b>	<b>\$ 1,271,833</b>	<b>\$ 1,847,239</b>

**General revenues and transfers:**

Investment income  
Miscellaneous revenue  
Transfers

**Total General revenues and transfers:**

**Change in net position**

**Net position:**

Beginning of year

End of year

See accompanying notes to financial statements.

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Net (Expense) Revenue and  
Changes in Net Position

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Governmental Activities	Business-Type Activities	Total
\$ (82,025)	\$ -	\$ (82,025)
1,143,859	-	1,143,859
<u>1,061,834</u>	<u>-</u>	<u>1,061,834</u>
-	(1,152,085)	(1,152,085)
-	153,499	153,499
-	(718,376)	(718,376)
<u>-</u>	<u>(1,716,962)</u>	<u>(1,716,962)</u>
<u>1,061,834</u>	<u>(1,716,962)</u>	<u>(655,128)</u>
1,667	-	1,667
-	867	867
<u>(1,029,500)</u>	<u>1,029,500</u>	<u>-</u>
<u>(1,027,833)</u>	<u>1,030,367</u>	<u>2,534</u>
34,001	(686,595)	(652,594)
<u>27,718</u>	<u>5,958,148</u>	<u>5,985,866</u>
<u>\$ 61,719</u>	<u>\$ 5,271,553</u>	<u>\$ 5,333,272</u>

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## **Fund Financial Statements**

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Balance Sheet**  
**Governmental Fund**  
**June 30, 2020**

	General Fund
<hr/>	
<b>ASSETS</b>	
Cash and investments	\$ 60,193
Investments	82,894
Accounts receivable, net	222,000
Accrued interest	280
	<hr/>
Total assets	\$ 365,367
	<hr/> <hr/>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 303,648
 <b>Fund balance:</b>	
Assigned for capital projects	61,719
	<hr/>
Total liabilities and fund balance	\$ 365,367
	<hr/> <hr/>

See accompanying notes to financial statements.



**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Reconciliation of the Governmental Fund Balance Sheet**  
**to the Government-Wide Statement of Net Position**  
**June 30, 2020**

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Total fund balance of governmental funds	<u>\$ 61,719</u>
Net position of governmental activities	<u>\$ 61,719</u>

See accompanying notes to financial statements.

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For the Year Ended June 30, 2020**

	General Fund
<b>REVENUES:</b>	
Intergovernmental revenue	\$ 1,847,239
Interest and other income	1,667
Total revenues	<u>1,848,906</u>
<b>EXPENDITURES:</b>	
General administration:	
Administrative Costs	82,025
Professional services	580,475
Operation of property	122,905
Total expenditures	<u>785,405</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	1,063,501
<b>OTHER FINANCING USES:</b>	
Transfers out	<u>(1,029,500)</u>
<b>NET CHANGE IN FUND BALANCE</b>	34,001
<b>FUND BALANCE</b>	
Beginning of year	27,718
End of year	<u><u>\$ 61,719</u></u>

See accompanying notes to financial statements.

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Reconciliation of the Governmental Statement of Revenues, Expenditures,**  
**and Changes in Fund Balance to the Government-Wide Statement of Activities**  
**For the Year Ended June 30, 2020**

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Net change in fund balance of the total governmental Funds	\$ 34,001
	<u><u>34,001</u></u>
Net change in net position of governmental activities	\$ 34,001
	<u><u>34,001</u></u>

See accompanying notes to financial statements.

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Statement of Net Position**  
**June 30, 2020**

	Industry-Hills Expo Center Enterprise Fund
<b>ASSETS</b>	
Current assets:	
Cash and investments	\$ 34,668
Accounts receivable, net	237,821
Inventory of materials and supplies	38,414
Prepaid items	8,694
Deposits	3,000
Total current assets	<u>322,597</u>
Non-current assets:	
Capital assets:	
Capital assets being depreciated, net	<u>5,115,834</u>
Total capital assets, net accumulated depreciation)	<u>5,115,834</u>
Total non-current assets	<u>5,115,834</u>
Total assets	<u>5,438,431</u>
<b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	24,545
Accrued liabilities	1,609
Deposits	43,700
Unearned revenue from reclaimed water sales	97,024
Total current liabilities	<u>166,878</u>
<b>NET POSITION</b>	
Net investment in capital assets	5,115,834
Unrestricted	155,719
Total net position	<u>\$ 5,271,553</u>

See accompanying notes to financial statements.

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Statement of Revenues, Expenditures, and Changes in Net Position**  
**For the Year Ended June 30, 2020**

	Industry-Hills Expo Center Enterprise Fund
<b>OPERATING REVENUES:</b>	
Grand Arena	\$ 713,160
Facilities	429,146
Speedway	129,527
Other revenue	867
Total revenues	<u>1,272,700</u>
<b>OPERATING EXPENSES:</b>	
General administration	1,152,085
Expo Center operations	1,118,334
Depreciation	718,376
Total operating expenditures	<u>2,988,795</u>
<b>OPERATING LOSS</b>	(1,716,095)
<b>TRANSFERS:</b>	
Transfers in	<u>1,029,500</u>
<b>NET CHANGE IN FUND BALANCE</b>	(686,595)
<b>NET POSITION:</b>	
Beginning of year	<u>5,958,148</u>
End of year	<u><u>\$ 5,271,553</u></u>

See accompanying notes to financial statements.

**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Statement of Cash Flows**  
**For the Year Ended June 30, 2020**

	Industry Hills Expo Center Fund
Cash flows from operating activities:	
Cash received from customers and users	\$ 1,136,855
Cash payments for services and supplies	(2,386,691)
Net cash used for operating activities	<u>(1,249,836)</u>
Cash flows from non-capital financing activities:	
Cash received from other funds	1,029,500
Net cash provided by non-capital financing activities	<u>1,029,500</u>
Net change in cash and cash equivalents	(220,336)
Cash and cash equivalents, beginning of year	255,003
Cash and cash equivalents, end of year	<u><u>\$ 34,667</u></u>
Cash and cash equivalents	
Cash	\$ 34,668
Investment in LAIF	-
Total cash and cash equivalents	<u><u>\$ 34,668</u></u>
Reconciliation of operating loss to net cash used for operating activities:	
Operating loss	<u>\$ (1,716,095)</u>
Adjustments to reconcile operating loss to net income used for operating activities:	
Depreciation	718,376
Changes in operating assets, deferred outflows of resources, liabilities and deferred inflows of resources:	
(Increase) decrease in accounts receivable	(121,644)
(Increase) decrease in prepaid expense	4,562
(Increase) decrease in inventory	11,144
Increase (decrease) in accounts payable	(73,470)
Increase (decrease) in accrued liabilities	(17,311)
Increase (decrease) in customer deposits	(14,202)
Increase (decrease) in unearned revenues	(41,196)
Total adjustments	<u>466,259</u>
Net cash used for operating activities	<u><u>\$ (1,249,836)</u></u>

See accompanying notes to financial statements.

## **Notes to Financial Statements**

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**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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***NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES***

**A. Description of the Reporting Agency**

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

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

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

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

**B. Basis of Accounting, Measurement Focus, and Financial Statement Presentation**

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

**C. Government-Wide Financial Statements**

The government-wide financial statements include a statement of net position and a statement of activities. These statements present summaries of governmental and business-type activities for the CRIA accompanied by a total column.

These statements are presented on an “economic resources” measurement focus and the accrual basis of accounting. Under the economic resources measurement focus, all economic resources including capital assets, infrastructure assets and long term liabilities, are included in the accompanying statement of net position.

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

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

**C. Government-Wide Financial Statements (Continued)**

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as another financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as expenditure. Eliminations for inter-fund activities, payables, and receivables have been made at June 30, 2020.

**D. Fund Financial Statements**

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

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

**Governmental Fund Financial Statements**

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

In the fund financial statements, governmental funds are presented using the "current financial resources" measurement focus. This means that only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources are generally included on the balance sheets. The statement of revenues, expenditures, and changes in fund balances present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. When both restricted and unrestricted resources are combined in a fund, expenses are considered to be paid first from restricted resources, and then from unrestricted resources and committed, assigned, or unassigned amounts are considered to have been spent when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

**D. Fund Financial Statements (Continued)**

**Governmental Fund Financial Statements (Continued)**

CRIA reports the following governmental fund:

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

**Proprietary Fund Financial Statements**

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

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

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of CRIA generally come from the leasing of its facilities to various parties.

All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

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

The CRIA reports the following proprietary fund:

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

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

**E. Cash, Cash Equivalent, and Investments**

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

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

**F. Accounts Receivable**

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

**G. Inventories**

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

**H. Prepaid Items**

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

**I. Capital Assets and Depreciation**

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

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

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

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

Building and improvement	45 years
Equipment	3 - 10 years
Infrastructure	20 - 50 years
Vehicles	7 years

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

**J. Net Position**

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

Investment in capital assets includes buildings and improvements, equipment, furniture and fixtures, and vehicles, net of accumulated depreciation.

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

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

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

**K. Fund Balances**

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

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

Restricted - restricted fund balances are amounts with constraints placed on their use that are either (a) externally imposed by creditors, granters, contributors, or laws or regulations of other governments; (b) imposed by law by constitutional provisions or enabling legislation. The CRIA has no restricted fund balances at June 30, 2020.

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

Assigned - assigned fund balances are amounts that are constrained by the CRIA's intent to be used for specific purposes. The intent can be established at either the highest level of decision making, or by a body or an official designated for that purpose. The Board of Directors is authorized for this purpose.

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

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

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

L Estimates

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

**NOTE 2 - CASH AND INVESTMENTS**

Cash and investments at June 30, 2020, are classified in the accompanying financial statements as follows:

	Governmental Activities	Business-Type Activities	Total
Cash	\$ 60,193	\$ 34,668	\$ 94,861
Investments	82,894	-	82,894
Total cash and investments	<u>\$ 143,087</u>	<u>\$ 34,668</u>	<u>\$ 177,755</u>

Cash and investments at June 30, 2020, in more detail:

Cash:	
Cash on hand	\$ 17,121
Demand deposits	<u>77,740</u>
	94,861
Investments:	
Local Agency Investment Fund ("LAIF")	<u>82,894</u>
Total cash investments	<u>\$ 177,755</u>

A. Demand Deposits

The carrying amount of the CRIA's cash deposits were \$17,547 at June 30, 2020. Bank balances before reconciling items were \$90,163 at that date, the total amount of which was insured or collateralized with securities held by the pledging financial institutions in the CRIA's name as discussed below.

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

The market value of pledged securities must equal at least 110% of the CRIA's cash deposits. California law also allows institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the CRIA's total cash deposits. The CRIA may waive collateral requirements for cash deposits, which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC). The CRIA, however, has not waived the collateralization requirements. At June 30, 2020, the CRIA's deposits were fully insured by the FDIC.

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

**B. Investments**

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

<u>Authorized Investment Type</u>	<u>Maximum Maturity</u>	<u>Maximum Percentage Allowed</u>	<u>Maximum Investment in One Issuer</u>
U.S. Treasury obligations	5 years	None	None
U.S. government sponsored enterprise securities	5 years	None	None
Money market funds	N/A	20%	None
Banker's acceptances	180 days	40%	30%
Commercial paper	270 days	40%	None
Local Agency Investment Fund ("LAIF")	N/A	None	None
Repurchase agreements	1 year	None	None
Los Angeles County Investment Pool	N/A	None	None
U.S. corporate bonds/notes	5 years	30%	None

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

**C. State of California Local Agency Investment Fund**

The CRIA is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the CRIA's investment in this pool is reported in the accompanying financial statements at amounts based upon the CRIA's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF.

**D. Risk Disclosures**

**Interest Rate Risk**

Interest rate risk is the risk of changes in market interest rates that will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in the market interest rates. One of the ways that CRIA manages its exposure to interest rate risk is by purchasing short investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations. At June 30, 2020, the CRIA's investment in LAIF have maturity less than one year.

**Credit Risk**

Credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical organization. LAIF does not have a rating provided by a nationally recognized statistical organization.

**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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

D. Risk Disclosures (Continued)

**Concentration of Credit Risk**

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

**Custodial Credit Risk**

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. With respect to investments, custodial credit risk generally applies only to direct investments in marketable securities. Custodial credit risk does not apply to a local government's indirect investment in securities through the use of mutual funds or government investment pools such as LAIF.

**NOTE 3 - INTERFUND TRANSACTIONS**

**Transfers In/Out**

For the year ended June 30, 2020, the CRIA had the following transfers in and out:

	Transfers In Industry-Hills Expo Center Enterprise Fund	Total
Transfers Out		
General Fund	\$ 1,029,500	\$ 1,029,500

The purpose of the transfers was to provide needed operating fund to operate the Industry Hills Expo Center.

**NOTE 4 - INTERGOVERNMENTAL REVENUE**

During the year ended June 30, 2020, the CRIA received \$1,847,239 from the City of Industry to provide funding for the General Fund's operation.

**NOTE 5 - CAPITAL ASSETS**

A. Governmental Activities

Governmental activities did not have any capital assets or changes for the year ended June 30, 2020.



**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Notes to Financial Statements**  
**For the Year Ended June 30, 2020**

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**NOTE 5 - CAPITAL ASSETS**

**B. Business-Type Activities**

The summary of changes in the business-type activities capital assets for the year ended June 30, 2020, is as follows:

	Business-Type Activities				
	Beginning Balance			Transfer and	Ending Balance
	July 1, 2019	Additions	Deletions	Reclassification	June 30, 2020
Capital assets, being depreciated:					
Buildings and improvements	\$ 23,469,304	\$ -	\$ -	\$ -	\$ 23,469,304
Furniture and fixtures	992,857	-	-	-	992,857
Vehicles	100,459	-	-	-	100,459
Total capital assets, being depreciated	<u>24,562,620</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,562,620</u>
Less accumulated depreciation:					
Buildings and improvements	(17,685,411)	(699,225)	-	-	(18,384,636)
Furniture and fixtures	(945,022)	(16,670)	-	-	(961,692)
Vehicles	(97,977)	(2,481)	-	-	(100,458)
Total accumulated depreciation	<u>(18,728,410)</u>	<u>(718,376)</u>	<u>-</u>	<u>-</u>	<u>(19,446,786)</u>
Total capital assets, being depreciated, net	<u>5,834,210</u>	<u>(718,376)</u>	<u>-</u>	<u>-</u>	<u>5,115,834</u>
Total business-type activities capital assets, net	<u>\$ 5,834,210</u>	<u>\$ (718,376)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,115,834</u>

Depreciation expense for the year ended June 30, 2020, amounted to \$718,376.

**NOTE 6 - SELF-INSURANCE PLANS**

The City established a Self-Insurance Plan (the Plan) to pay for liability claims against the City and the CRIA. The Plan is administered by an insurance committee which is responsible for approving all claims of \$25,000 or less and for making provision for having sufficient funds available to pay approved claims and legal and investigative expenses. The insurance committee has given this authority to the City Manager. Potential liability of claims in excess of \$250,000, up to \$10,000,000, is covered by excess liability insurance policies. As of June 30, 2020, there are no pending liability claims outstanding against the CRIA.

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## **REQUIRED SUPPLEMENTARY INFORMATION**

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**Civic-Recreational-Industrial Authority**  
**(A Component Unit of City of Industry)**  
**Required Supplementary Information (Unaudited)**  
**Budgetary Comparison Schedule - General Fund**  
**For the Year Ended June 30, 2020**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget -</u>
				<u>Positive</u>
				<u>(Negative)</u>
<b>REVENUES</b>				
Intergovernmental revenue	\$ 677,900	\$ 1,340,100	\$ 1,847,239	\$ 507,139
Interest and other income	3,010	3,010	1,667	(1,343)
Total revenues	680,910	1,343,110	1,848,906	505,796
<b>EXPENDITURES</b>				
General administration:				
Administrative Costs	71,000	71,000	82,025	(11,025)
Professional services	382,000	414,000	580,475	(166,475)
Operation of property	74,400	311,400	122,905	188,495
Total expenditures	74,400	796,400	785,405	10,995
Excess (deficiency) of revenues over (under) expenditures	606,510	546,710	1,063,501	516,791
<b>OTHER FINANCING SOURCES</b>				
Transfers out	(150,500)	(693,700)	(1,029,500)	(335,800)
Total other financing sources	(150,500)	(693,700)	(1,029,500)	(335,800)
Net change in fund balance	456,010	(146,990)	34,001	180,991
Fund balance, beginning of year	27,718	27,718	27,718	-
Fund balance, end of year	\$ 483,728	\$ (119,272)	\$ 61,719	\$ 180,991

See accompanying note to required supplementary information.

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**CIVIC-RECREATIONAL-INDUSTRIAL AUTHORITY**  
**(A Component Unit of City of Industry)**  
**Note to Required Supplementary Information**  
**For the Year Ended June 30, 2020**

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

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

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

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