



BREA CIVIC & CULTURAL CENTER | 1 Civic Center Circle | Brea, California 92821 | www.cityofbrea.net

Finance Committee

Tuesday, January 10, 2023

8:30 a.m.

Executive Conference Room
Brea Civic & Cultural Center

MEMBERS: Mayor Marty Simonoff and Mayor Pro Tem Christine Marick
ALTERNATE: Council Member Cecilia Hupp

This Agenda contains a brief general description of each item the Committee will consider. The Administrative Services Department has on file copies of written documentation relating to each item of business on this Agenda available for public inspection. Contact the Administrative Services Department office at (714) 990-7676 or view the Agenda and related materials on the City's website at <https://www.ci.brea.ca.us/509/Meeting-Agendas-Minutes>. Materials related to an item on this agenda submitted to the Committee after distribution of the agenda packet are available for public inspection in the Administrative Services Department's office at 1 Civic Center Circle, Brea, CA during normal business hours. Such documents may also be available on the City's website subject to staff's ability to post documents before the meeting.

Procedures for Addressing the Committee

Members of the public may offer comment or attend the meeting in person. All requests to offer comment must be submitted via phone by calling 714-990-7676 or by emailing arlenem@cityofbrea.net by 12:00 p.m. on Monday, January 9, 2023

PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE THE COMMITTEE IS IN SESSION.

CALL TO ORDER / ROLL CALL

1. **Matters from the Audience**

CONSENT

2. **November 29, 2022 Finance Committee Regular Meeting Minutes - Approve.**

Attachments

Draft Minutes 11-29-2022

DISCUSSION

3. **Approval of the Applications for Participation in the Community Development Block Grant Program (CDBG) for Fiscal Years 2023-24, 2024-25 and 2025-26** - Recommend the City Council approve the Housing Rehabilitation Program and Public Facilities & Improvements applications for participation in the Community Development Block Grant Program (CDBG) through the County of Orange.

Attachments

PF&I Application

Housing Rehab Application

4. **City of Brea Annual Comprehensive Financial Report and Related Audit Reports for the Fiscal Year Ended June 30, 2022** - Receive and file the City's Annual Comprehensive Financial Report (ACFR) and Related Audit Reports for the Fiscal Year ended June 30, 2022.

Attachments

City of Brea Annual Comprehensive Financial Report Fiscal Year Ended June 30, 2022

City of Brea SAS 114 Letter

City of Brea Report on Internal Controls

City of Brea FY 2021-22 Gann Limit Letter

5. **Schedule Next Meeting: Tuesday, January 31, 2023**

cc: Council Member Blair Stewart and Council Member Steven Vargas

Special Accommodations

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administrative Services Department at (714) 990-7676. Notification of at least 48 hours prior to the meeting will enable City staff to make reasonable arrangements to ensure accessibility. (28 CFR 35.102.35.104 ADA Title II)

City of Brea

FINANCE COMMITTEE COMMUNICATION

TO: Finance Committee Members

FROM: Bill Gallardo

DATE: 01/10/2023

SUBJECT: November 29, 2022 Finance Committee Regular Meeting Minutes

RECOMMENDATION

Approve.

RESPECTFULLY SUBMITTED

William Gallardo, City Manager

Prepared by: Alicia Brenner, Senior Fiscal Analyst

Concurrence: Kristin Griffith, Director of Administrative Services

Attachments

Draft Minutes 11-29-2022



DRAFT FINANCE COMMITTEE MINUTES

**Tuesday, November 29, 2022
8:30 AM**

Brea Civic & Cultural Center, 1 Civic Center Circle, Brea, California

CALL TO ORDER / ROLL CALL

ATTENDEES: Council Member Christine Marick, Council Member Marty Simonoff, Kristin Griffith, Michael Ho, Bill Bowlus, Monica Lo, Faith Madrazo, Sean Matlock, Randy Hornsby, Alicia Brenner, Ryan Chapman, Jenn Colacion, Cliff Flaughner, Chris Harvey, Tina Meyer, Phil Rodriguez and Wade Whitman.

1. **Matters from the Audience - None**

CONSENT

2. **October 25, 2022 and November 8, 2022 Finance Committee Regular Meeting Minutes – Approved**

DISCUSSION

3. **Orange County Transportation Authority Annual Measure M2 Expenditure Report – Recommended for City Council approval.**
4. **Annual Development Impact Fee Report and Five Year Findings for Fiscal Year Ended June 30, 2022 – Recommended for City Council to receive and file.**
5. **Approve Purchase and Replacement of Voice Logger System in Police Dispatch – The Committee discussed item and recommended staff include all quotes received from bidders. Recommended for City Council approval.**
6. **City iPad Replacement Purchase – Recommended for City Council approval.**
7. **Budget Adjustments to the City Operating and Capital Improvement Program Budgets for Fiscal Year 2021-22 – Recommended for City Council approval.**
8. **Lease and Maintenance of Digital Printing/Copying Equipment – Recommended for City Council approval.**
9. **Schedule Next Meeting: Tuesday, December 13, 2022**

Meeting adjourned: 8:34 AM

City of Brea

FINANCE COMMITTEE COMMUNICATION

TO: Finance Committee Members

FROM: Bill Gallardo

DATE: 01/10/2023

SUBJECT: Approval of the Applications for Participation in the Community Development Block Grant Program (CDBG) for Fiscal Years 2023-24, 2024-25 and 2025-26

RECOMMENDATION

Staff recommends that the Finance Committee take the following actions:

- Recommend that the City Council approve the Housing Rehabilitation Program and Public Facilities & Improvements applications for participation in the Community Development Block Grant Program (CDBG) through the County of Orange, for Fiscal Years 2023-24, 2024-25 and 2025-26.

BACKGROUND/DISCUSSION

The Federal Housing and Community Development Block Grant Program (CDBG) was established under legislation passed by Congress in 1974 to provide housing and other assistance for low-income persons. It is funded by the Federal Department of Housing and Urban Development (HUD) and administered by the County of Orange for cities under 50,000 in population.

The City has been very successful in receiving CDBG grants to implement:

- Single-Family Residential Rehabilitation Program;
- Alley improvements identified in the Neighborhood Enhancement Plan; and
- Capital improvements to Pioneer Hall and the Senior Center.

Project eligibility is limited as the County only funds what is deemed "high priority projects," including addressing homelessness, housing rehabilitation, alley improvements, senior centers, and Americans with Disabilities Act (ADA) improvements.

The City has received CDBG funding annually for the past 48 years for housing rehabilitation of single-family homes owned by low-income residents. Qualified homeowners must meet federally prescribed requirements to participate in the Program. Many neighborhoods in Brea have been enhanced throughout the years with a goal to improve approximately ten homes annually.

The historic buildings used for the Senior Center and Pioneer Hall have routinely been improved using CDBG Public Facilities & Improvement (PF&I) funding, including updating restrooms, adding a covered patio, making parking lot and sidewalk accessibility enhancements, and in 2020 completing necessary upgrades to the kitchen facility, totaling \$550,000 in improvements.

The County released the Fiscal Years 2023-24, 2024-25 and 2025-26 CDBG application package on November 9, 2022 and required that completed applications be submitted by December 16, 2022. Given the relative short application window, and in an effort for the City to continue to receive CDBG funds, staff has already submitted a completed application to the County of Orange. The County requires a Council resolution in order for Brea's applications to be considered in the competitive process.

The Public Hearing scheduled for January 17, 2023 is being conducted to conform to HUD and County requirements to give the public an opportunity to participate in the application process. At the conclusion of the Public Hearing, the Council will be asked to approve by resolution the City's participation in the CDBG grant programs detailed below:

Housing Rehabilitation Program

The application for Fiscal Years 2023-24 and 2024-25 would be dedicated to single-family rehabilitation in the form of loans used to correct health, safety and building code violations. The majority of the funds received would be utilized for single-family home loans and mobile home grants. The remaining funds would be used for program delivery expenses to perform inspections of the project sites, contract document preparation, and coordinating contractors/construction. The recipients of the loans and grants must be low-income households, which is defined as earning 80% or less of the County median income. The requested grant amount for years one and two is \$180,000. The third year (2025-26) would be dedicated to a potential multi-family rehabilitation project. The requested grant amount for year three is \$200,000.

Public Facilities and Improvements

The previous CDBG grant cycle funded a Senior Center Feasibility Study which is currently in progress. Staff intends for future CDBG applications to be geared towards implementing recommended improvements coming from this document, which is anticipated to be completed sometime in Summer 2023. At this time, the current application for Fiscal Year 2023-24 proposes the following improvements to the Brea Senior Center's central courtyard located between the Senior Center and Pioneer Hall:

- Fencing in the courtyard for safety and improved accessibility throughout the facility;
- Leveling out the lawn area to expand the courtyard's footprint;
- Installing a storage shed for case management items; and
- Repaving the alley for a van to access the case management storage shed.

This area is heavily used for travel between the two buildings, outdoor fitness programs, and special events or programs focused on education or socialization.

Staff is currently working on the CDBG-funded project for the current fiscal year (2022-23) which is to complete a Feasibility Study for the Senior Center campus. This project is expected to be completed in Summer 2023. Should higher priority items be proposed following the completion of the Feasibility Study, staff will work with the County of Orange to adjust the scope for the FY 2023-24 project.

As part of the County's requirements, the resolution proposed for adoption authorizes the Mayor, or his/her designee, to execute for and on behalf of the City of Brea, the necessary agreements and/or any other documents or instruments required for participation in the Urban Counties Program for acceptance of the CDBG funds under Bid No.

SUMMARY/FISCAL IMPACT

The City of Brea applies annually to the County of Orange for Federal Community Development Block Grant (CDBG) funding in order to provide low-income single-family rehabilitation loans and grants to qualified Brea homeowners. Additionally, the City typically applies for funding in the Public Facilities and Improvements component of the Program. Eligible uses of this funding include senior centers, projects addressing homelessness, or projects addressing accessibility in low-income areas.

The CDBG application for the Single-Family Housing Rehabilitation Program is a multi-year application (Fiscal Years 2023-24, 2024-25 and 2025-26). \$180,000 is being requested in years one and two for single-family housing rehabilitation, where no match is required, and \$200,000 for a multi-family housing rehabilitation project in year three. Staff implementing the Program is paid from the Housing Successor Fund. Thus, there is no negative fiscal impact to the General Fund.

The CDBG application for Public Facilities and Improvements is a single-year application (Fiscal Year 2023-24) and is requesting \$150,00, with no match required. There will be no impact to the General Fund.

RESPECTFULLY SUBMITTED

William Gallardo, City Manager

Prepared by: Marie Dao, Community Development Management Analyst and
Jennifer Colacion, Community Services Management Analyst


Concurrence: Jason Killebrew, Community Development Director and
Chris Emeterio, Assistant City Manager/Community Services Director

Attachments

PF&I Application

Housing Rehab Application

Signature Page

<input checked="" type="checkbox"/> I have read and understand and agree to the terms and conditions herewith and I am submitting a response to this solicitation.		
Date: 12/15/2022	Company Name: City of Brea	
* Authorized Signature 	Marty Simonoff	Mayor
	Print Name	Title
	MARTY SIMONOFF	
* Authorized Signature	Print Name	Title

OR

I prefer not to submit a bid in response to this solicitation per the reason(s) given below.		
Reason(s): aaa		
Date:	Company Name:	
* Authorized Signature	Print Name	Title

* If the Contractor is a corporation, signatures of two specific corporate officers are required as further set forth.

The first corporate officer signature must be one of the following: 1) the Chairman of the Board; 2) the President; 3) any Vice President.

The second corporate officer signature must be one of the following: a) Secretary; b) Assistant Secretary; c) Chief Financial Officer or Treasurer.

In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company.

RETURN THIS SHEET WITH YOUR RESPONSE



**OC HOUSING & COMMUNITY
DEVELOPMENT REHABILITATION AND
PUBLIC FACILITIES & IMPROVEMENTS
FY 2023-24
APPLICANT PROPOSAL
Bid # 012-23010523-NC**

SUPPORTING DOCUMENTS CHECKLIST

Applicants must submit complete Housing Rehabilitation and/or Public Facilities and Improvements Applicant Proposal electronically via Periscope S2G (formerly BidSync). Please confirm all Parts with supporting documentation are submitted prior to the RFP deadline. Applicants may submit Proposals for one HR and/or one PF&I services requested in this RFP. A separate Applicant Proposal is required for each service component.

Capitalized terms not otherwise defined in the body of this Attachment A (Applicant Proposal) will have the meanings set forth in the body of the RFP.

Applicants must answer all questions within each section as applicable, as outlined in the following key:

ALL APPLICANTS MUST COMPLETE PART I
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APPLICANTS SUBMITTING APPLICANT PROPOSALS FOR COMPONENT A: HOUSING REHABILITATION MUST COMPLETE APPLICATION FOR PART II
--

APPLICANTS SUBMITTING APPLICANT PROPOSALS FOR COMPONENT B: PUBLIC FACILITIES & IMPROVEMENTS MUST COMPLETE PART III

PART I: MINIMUM REQUIREMENTS &

A: Applicant Information

B: Applicant Profile

C: Project Information

D: Organizational Background

E: Civil Rights Laws Compliance and HUD Standing
--

F: Signature and Assurances

PART II: HOUSING REHABILITATION (COMPONENT A) (HOUSING REHABILITATION APPLICANTS MUST COMPLETE PART I AND PART II)

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

A: Priority Needs, HUD Eligibility Requirements and National Objective
B: Funding Request, Accomplishment Budget, Leveraging and Project Budget
C: Performance Objectives and Outcomes
D: Organizational Project Capacity and Experience
E: Organizational/Project Readiness
F: Environmental Information Form

PART III: PUBLIC FACILITIES & IMPROVEMENTS (COMPONENT B) (PUBLIC FACILITIES & IMPROVEMENTS APPLICANTS MUST COMPLETE PART I AND PART III)
A: Priority Needs, HUD Eligibility Requirements and National Objective
B: Leveraging and Project Budget
C: Performance Objectives and Outcomes
D: Organizational Project Capacity and Experience
E: Organizational/Project Readiness
F: Environmental Information Form

Supplemental Document Instructions: Parts requesting supplemental or narrative information should be formatted per the following:

1. Each response must be typewritten; double-spaced; and in Arial font, size 12-point print.
2. Not to exceed one (1) page per question.
3. Responses should include the question and be concise but detailed enough to address what is being asked.
4. Failure to completely answer all items and/or provide the required documents may result in your application being disqualified from consideration.
5. Hardcopies of Single Audit Reports and/or Audited Final Statements will not be accepted. Electronic copies of these documents must be uploaded via Periscope S2G (formerly BidSync) as a separate attachment from the Applicant Proposal.
6. For your convenience, the Applicant Proposal will be available on Periscope S2G (formerly BidSync) in Word format to allow for responses to be provided directly on the Applicant Proposal.

Refer to Section I.C. of the RFP for Instructions and procedures for submittal.

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

PART I

A. APPLICANT INFORMATION

1. Applicant Name: City of Brea

Address: 1 Civic Center Circle

City/State/Zip: Brea, CA 92821

Phone: 714-671-4452

Fax: 714-671-4484

Applicant Website: www.cityofbrea.net

Email: jenniferc@cityofbrea.net

*UEI Number:

D-U-N-S Number: N/A

W-9(Federal ID Number): 95-6000681

**The County requires a valid UEI number and DUNS number upon application submittal. If needed, your organization may obtain one at no cost at SAM.gov and www.dnb.com.*

- 2. Authorized Person:** For the purposes of this RFP, the "Authorized Person" is the individual within your organization who has the authority to enter into a contract. The authorized person will be copied on all correspondence.

Authorized Person's Name: William Gallardo

Authorized Person's Title: City Manager

(i.e., Executive Director, Organization's Signature Authority)

Phone: 714-990-7711

Fax: 714-990-2258

Email: BillGa@cityofbrea.net

☒ Check here if the address for the Authorized Person is the same as that of the organization.

Address: _____

City/State/Zip: _____

- 3. Contact Person:** For the purpose of this RFP, the "Contact Person" will be the primary recipient for all correspondence related to this RFP. The contact person should be available to respond to any inquiries throughout the RFP process.

Contact Person's Name: Jenn Colacion

Contact Person's Title: Senior Management Analyst

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Phone: 714-671-4452 Fax: 714-671-4484

Email: JenniferC@cityofbrea.net

☒ Check here if the address for the Contact Person is the same as that of the organization.

Address: _____

City/State/Zip: _____

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

B. APPLICANT PROFILE

1. Applicant's Legal Name: **City of Brea**
2. Business Address: 1 Civic Center Circle, Brea, CA 92821
3. Telephone Number: 714-671-4452 Fax: 714-671-4484
4. Website Address: cityofbrea.net Email Address: jenniferc@cityofbrea.net
5. Years in Operation: 105 Length of time in current location: 43
6. Is your firm:

Non-Profit 501(c)(3) ☐ Yes ☒ No

For-Profit ☐ Yes ☒ No

Local Government ☒ Yes ☐ No

Faith-based ☐ Yes ☒ No

Sole Proprietorship ☐ Yes ☒ No

If yes, indicate if doing business under a different name: _____

Incorporated ☐ Yes ☒ No

If yes, State of Incorporation: _____

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PROJECT INFORMATION

1. Project Title: Brea Senior Center Courtyard Improvements

Project Address: 500 S. Sievers Avenue

City/State/Zip: Brea, CA 92821

FY 2023-24 Housing Rehabilitation

Amount Requested \$0

- Maximum funding amount for Housing Rehabilitation projects \$200,000.

FY 2023-24 Public Facilities & Improvements

Amount Requested \$150,000

- Maximum funding amount for Public Facilities and Improvements is \$150,000 with no leveraged funds and \$350,000 with **20%** leveraged funds.

The Orange County Urban County Program is comprised of 12 cities with populations under 50,000 (participating cities). The 12 participating cities include Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, San Juan Capistrano, Seal Beach, Stanton, and Villa Park. Along with 2 participating metro cities with populations over 50,000 – Placentia, and Yorba Linda, which are funded using their own HUD allocation and are exempt from the RFP process.

2. Urban County Program

- a. Is your agency a participating city in the County of Orange Urban County Program that will be submitting a proposal as part of this RFP? ☒ YES ☐ NO
- b. If not, since only one (1) Applicant Proposal per jurisdiction, per year for Housing Rehabilitation and Public Facilities and Improvements will be accepted, please attach written documentation (from an authorized person) from either the participating city or the County of Orange OCCR/HCD advising the County to accept your proposal as part of this RFP.

3. Provide a high-level summary description of your project.

Project will include needed improvements to the outdoor courtyard area, including installation of fencing, leveling out usable program area, and adding access and storage to expand case management services. **Courtyard Improvements to include:**

- Installing wrought iron fencing around existing courtyard to improve safety for participants
- Leveling grass area on the south side of the courtyard area to expand courtyard

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

footprint

- Repaving the back driveway to allow ease of staff access for loading and unloading key program equipment.

- Installing an outdoor storage shed to house needed equipment to support the ever-growing Case Management program

The current courtyard is a high traffic area as senior travel between the two Senior Center buildings for different programs and services offered. Enclosing this area with fencing, which is currently open, would aid in improving safety both from external threats as well as being able to help participants more easily navigate the facility.

Leveling out the grass area would improve the square footage of the outdoor area which is heavily used for wellness programs, educational and social events such as the annual Senior Health Fair and Flu Clinic.

Improvements to the back alley and installation of a storage shed would provide for increased efficiency and capacity of the storage of needed case management items for participants who are in need of emergency aid (i.e. walkers, crutches, wheelchairs, etc.) for items that can be temporarily loaned out.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PROJECT INFORMATION (Continued)

4. Minority-Owned and Women-Owned business (MBE/WBE/DBE)

- a. Will this project provide an opportunity to hire MBE and/or WBE and or DBE business?

☒ Yes

☐ No

- b. Describe all actions your organization has taken in support of HUD's goal to provide Opportunities to MBE/WBE/DBE's.

The City of Brea's established Disadvantaged Business Enterprise (DBE) Program is in accordance with federal regulations. The City policy ensures nondiscrimination by creating a level playing field so all can compete fairly, removing participation barriers. This policy states that the City of Brea will never discriminate against anyone in connection with the award of any contract on the basis of race, color, sex, or national origin. The policy is available upon request.

5. Section 3

Section 3 is a provision of the Housing and Urban Development Act of 1968. (24 CFR Part 75) The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

- a. Will this project report labor hours for Section 3 businesses or employees?

☐ Yes

☐ No **UNKNOWN**

- b. Describe all actions your organization has taken in support of HUD's goal to provide opportunities to Section 3 businesses.

Bidders are required to acknowledge Section 3 status upon submitting project bids.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL BACKGROUND

Answer each question below in approximately one to four paragraphs, not to exceed one (1) page per question. If a specific question is not applicable to your organization, please answer with "Not Applicable". Each response must be typewritten; double-spaced; and in Arial, size 12-font. Your responses should include the question, be concise but detailed enough to address what is being asked. For your convenience, the Applicant Proposal will be provided on Periscope S2G (formerly BidSync) in Word format to allow for responses to be provided directly on the Applicant Proposal.

1. Does your organization expend \$750,000 or more a year in federal funds?

☒ Yes ☐ No

2. Is the applicant a Non-Profit organization? ☐ Yes ☒ No

3. Describe the organization's goals, objectives, and mission.

Maintain a safe Environment for Breans

Public safety is a basic element of Brea's quality of life. The city will continue to use education and prevention approaches as well as enforcement and appropriate maintenance of facilities to enhance people's sense of security.

Ensure Brea Remains a Special Place

Brea's small-town atmosphere, our sense of community, and our physical assets make Brea a special place. The city resolves to protect Brea's hillside and canyon areas and foster family values, quality education, and cultural understanding, a vibrant civic and cultural life, and an involved and caring citizenry.

Protect & Enhance Brea as a Balanced Community

A successful community sustains itself by ensuring a balance in physical, economic, and human development. A balanced community provides residents and businesses with the infrastructure and services which fulfill the diverse expectations of the community. A balanced community will provide a variety of land uses, promote economic health, and create and retain jobs while diversifying the revenue base needed to support services and maintain a sound reserve fund. A balance community will also ensure a diversity of affordable housing opportunities for all elements of Brea, from the young to the old.

Increase Brean's Sense of Civic Ownership

The city commits itself to two-way communication and interaction with the community to facilitate vision building, long-range planning, and organizational excellence. These elements are necessary for the long-term success of the community.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

4. Provide a brief description of your organization's accounting system and controls in place.

The City of Brea uses a standard fund basis accounting system in accordance with the Governmental Accounting Standards Board State and Local Accounting Principles. We have established internal controls as to the segregation of duties related to the various accounting processes such as general ledger, payroll, accounts payable, revenues, journal entries, capital assets, etc. These internal controls are subject to being tested/reviewed annually by our contract CPA firm who prepares our audited financial statements and our federal Single Audit Report. Recommendations for improvement in internal controls are noted in the auditor's letter on internal controls that is prepared at the end of each year's audit engagement. This accounting system incorporates budgetary information as to both revenues and expenditures. During the fiscal year, all departments have access to the accounting system information as to the reporting of both budgetary and actual revenues and expenditures to provide for monitoring of all operations of the city. The accounting system also generates year-end financial reports necessary for the preparation of audited financial statements. Our internal controls are based on General Accepted Accounting Principles and are reviewed annually as part of the audited financial statements by Brea's independent auditor.

5. Describe the organization's fund development method.

The City's process for fund development follows the Governmental Accounting Standards Board guidelines. The city process for fund development is a focus on increasing accountability and control of the financial resources. As to HUD's Community Development Block Grant (CDBG) Program, the City of Brea has always maintained as a condition of participate a separate special revenue fund to account for all assets, revenues (both CDBG grant income and program income) and expenditures.

6. List the person(s) who have legal authority to sign contracts and other legal documents, payment requests, and checks related to this application proposal. Provide a copy of the Board Resolution/Meeting Minutes which grants signing authority to these individuals for all contracts, amendments, extensions, and renewals resulting from this RFP process.

Marty Simonoff, Mayor

William Gallardo, City Manager

Resolution will be adopted at the January 17, 2023, City Council Public Hearing and will be provided upon execution.

7. Audit Requirements as defined in Section I.H. of the RFP:

Audits must be conducted by an independent CPA and must include a description of corrective action taken for any findings identified by the auditor, both of which will be reviewed by the OC Housing & Community Development Accounting Manager or designated

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

staff. Submit required audited documents electronically via Periscope S2G (formerly BidSync) as it relates to your organization:

- a. Applicants who have expended Federal funds in excess of \$750,000 are required to submit two (2) years of Single Audit reports (FY 2019/20 and FY 2020/21). Refer to Section II.D.2. of the RFP document for more details related to Single Audit requirements.

Or

- b. Applicants who are not subject to Single Audit reports requirements are required to submit two (2) years of audited financial statements (FY 2019/20 and FY 2020/21).

Audited Financial Statements will include:

- Balance Sheet (Statement of Financial Position) – Including all supporting schedules (i.e., Detailed Aged Payables, Aged Receivables, Notes Payable, etc.)
- Income Statement (Profit and Loss Statement)
- Statement of Cash Flow
- Retained Earnings
- Any footnotes to the statements.

Submit Single Audit reports and Audited Financial Statements electronically via Periscope S2G (formerly BidSync) as a separate attachment from the Applicant Proposal. Paper copies will not be accepted.

8. In the past ten years, has your organization ever had its non-profit status revoked or withheld by the IRS, the Secretary of State, the State Attorney General, or the Franchise Tax Board? If yes, please provide an explanation. (Proof of Non-Profit Status or Business License.)

Not applicable.

9. Current/Past Litigation or Judgements: Has your organization been sued in the last five (5) years? If yes, provide detailed information regarding litigation (Court and case number), judgements involving your organization(s) or any company your organization holds a controlling interest in, or any company that holds an interest in your organization(s), or any of the principal officers of the organization(s).

No contract-related current/past litigation or judgments.

10. Current/Past Liens or Monetary Judgements: In the last five (5) years, has your organization had any liens or monetary judgements issued against your organization or any company your organization holds a controlling interest in, or any company that holds an interest in your organization, or any of the principal officers of the organization. Include in your response date of lien(s)/judgement(s) issued, date closed, dollar amount(s) and description/explanation. The County, at its discretion, may request additional information or back-up material.

No contract-related current/past liens or monetary judgments.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

11. Are any of your managers or staff with fiscal responsibilities involved in litigation presently that has any bearing on fiduciary trust or employee relations? If yes, please provide an explanation.

No managers or staff with fiscal responsibilities involved in litigation.

12. Have any unfavorable rulings been handed down by any court against your organization or executive director in the past five years? If yes, please provide an explanation.

No contract-related unfavorable ruling by any court against Brea or City Manager.

13. Does your organization currently have any unresolved fiscal, reporting or program issues with any of its funding sources? If yes, please provide an explanation.

No unresolved fiscal, reporting or program issues.

14. Provide an organizational chart of your organization, including key staffing for the project.

Organizational chart provided as exhibit A.

15. Provide a copy of your organization's Board of Director's list.

Brea City Council:
Mayor Marty Simonoff
Mayor Pro Tem Christine Marick
Council Member Cecilia Hupp
Council Member Blair Stewart
Council Member Steven Vargas

16. If your organization is a non-profit, please provide a copy of your organization's 501(c)(3). Also provide an IRS tax-exempt letter dated no later than December 2014, or a Certificate of Status provided by the Secretary of State, Business Programs Division. Online Certificates of Status can be found on the Internet at: http://www.sos.ca.gov/business/pdf/be_ircform.pdf. (Process may take up to 24 calendar days).

Not applicable.

17. Provide a copy of your organization's Articles of Incorporation and By-Laws.

Not applicable.

18. Provide a copy of the minutes of your organization's board meeting where the proposed project was discussed.

Will be provided following the January 17, 2023, City Council Public Hearing.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

19. Provide IRS 990 form "Return of Organization Exempt from Income Tax", if applicable.

Not applicable.

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

E: CIVIL RIGHTS LAWS COMPLIANCE AND HUD STANDING

1. Has your organization been a past recipient of assistance under a HUD McKinney Act program or the HUD Single Family Property Disposition Homeless Program?

☐ Yes

☒ No

2. If you have been a recipient under either of these programs, has your organization experienced any project or construction delay, HUD finding or outstanding audit that HUD deems serious regarding the administration of HUD McKinney Act programs or the HUD Single Family Property Division Homeless Program?

☐ Yes

☒ No

If you answered "Yes," please attach a brief description of the circumstances and outcomes.

3. Applicants must be in compliance with applicable civil rights laws and Executive Orders. Applicant Proposals will be rejected if your agency has any of the following: (1) Any pending civil rights lawsuits instituted by the U.S. Department of Justice; (2) Any non-compliance with civil rights statutes, Executive Orders or regulations as a result of formal administrative proceedings, unless the applicant is operating under a HUD-approved compliance agreement designed to correct the area of non-compliance or is currently negotiating such an agreement; (3) Any unresolved secretarial charge of discrimination issues under Section 810 (g) of the Fair Housing Act, as implemented by 24 CFR 103.400; (4) Any adjudication of a civil rights violation in a civil action brought against the agency by a private individual, unless the applicant is operating in compliance with a court order designed to correct the area of non-compliance or the applicant has discharged any responsibility arising from such litigation; (5) Any deferral of the processing of applications from the sponsor imposed by HUD under Title VI of the Civil Rights Act of 1964, the Attorney General's Guidelines (28 CFR 50.3) or the HUD Title VI regulations 24 CFR 1.8) and procedures, or under Section 504 of the Rehabilitation Act of 1973 and HUD Section 504 regulations (24 CFR 8.57).

If one or more of the above five situations exist within your agency/organization, please attach a brief description.


Authorized Signature

William Gallardo
Print Name


Date

City Manager
Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES

1. **Non-Discrimination:** This agency will, through all possible means, ensure equal opportunity for all persons to receive services, to participate in the volunteer structure, and to be employed regardless of age, handicap, national background, race, religion, or sex. An existing sectarian nature of the agency shall not suffer impairment under this agreement, but participation in religious observances, rituals or services will not be required as a condition of receiving food, services, or shelter paid for by this grant.
2. **Accountability:** We commit this agency, of a grant is received, to provide all reports to the County of Orange as required; to expend monies only on eligible cost' to keep complete documentation (copies of all canceled checks, invoices, receipts, etc.) on all expenditures for a minimum of three years; to spend all funds and close out the program on the required date; to return any unused funds to the County of Orange; to cooperate with monitoring or site visits, and; to provide complete documentation of expenses to the County of Orange, if requested, by the required date.
3. **Non-collusion:** This Applicant Proposal is genuine, and not sham or collusive, nor made in the interest or on behalf of any person not herein named; the Applicant/Proposer has not directly induced or solicited any other Applicant/Proposer to put in a sham Proposal, or any other person, firm or corporation to refrain from submitting a Proposal; the Applicant/Proposer has not in any manner sought by collusion to secure for him/herself an advantage over any other proposer.

We affirm that all information in this Applicant Proposal is true and correct to the best of our knowledge and that the Applicant under our authority will execute its responsibility under the proposed contract and fully adhere to all other applicable rules and regulations possible.



First Authorized Person Signature

Marty Simonoff

Print First Authorized Person's Name

December 15, 2022

Date

Mayor

Title



Second Authorized Person Signature

William Gallardo

Print Second Authorized Person's Name

December 15, 2022

Date

City Manager

Title

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

4. I am authorized by my Board of Directors, Trustees, or other legally qualified officer to submit this proposal on behalf of the "Applicant."
5. Applicant is not currently on any Federal, State of California or local Debarment List.
6. Applicant will provide records to show fiscal solvency, if required.
7. Applicant will meet all applicable Federal, State, and local compliance and regulatory requirements including, but are not limited to the following:
 - a. Ensuring that records accurately reflect actual performance
 - b. Maintaining record confidentiality, as required
 - c. Reporting financial, participant, and performance data, as required
 - d. Meeting requirements of Section 504 of the Rehabilitation Act of 1973
 - e. Meeting all applicable labor laws, including Child Labor Law standards
 - f. Meeting all lobbying certification and disclosure of lobbying activities requirements.

I recognize that I must give assurance for each item above, 'a' through 'f', as applicable. If I cannot, this Applicant Proposal will be automatically rejected.

8. Applicant will not use funds for customers in the construction, operation, or maintenance of any part of a facility to be used for sectarian instruction or religious worship.


Signature Required

William Gallardo
Print Name

December 15, 2022
Date Signed

City Manager
Print Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

9. **Validity of Proposal/Application**

The County requires that all Applicant Proposals be valid for at least three hundred sixty-five (365) days from this RFP's closing date. Applicant Proposals which are not valid for at least three hundred sixty-five (365) days will be considered non-responsive and subject to rejection.

Applicant hereby certifies that Applicant's Applicant Proposal is valid for three hundred sixty-five (365) days from the RFP Closing Date.


Signature Required

December 15, 2022
Date Signed

William Gallardo
Print Name

City Manager
Print Title

10. **Certification of Understanding**

The County assumes no responsibility for any understanding of the Applicant or representation made by any of the County's officers, employees, or agents during or prior to the execution of any Contract resulting from this RFP unless:

- Such understanding or representations are expressly stated in the final executed contract; and
- The final executed contract expressly provides that the County assumes such responsibility.

By signing below, Applicant certifies that such understanding has been considered in this Proposal.


Signature Required

December 15, 2022
Date Signed

William Gallardo
Print Name

City Manager
Print Title

11. **Minimum Qualifications Statement**

Applicant hereby certifies that it meets all minimum qualifications and requirements as set forth in this RFP.


Signature Required

December 15, 2022
Date Signed

William Gallardo
Print Name

City Manager
Print Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

12. Certificate of Insurance

Applicant hereby certifies Applicant's willingness and ability to provide the required insurance coverage and certificates as set forth in the attached Model Contract, by signing below.


Signature Required

December 15, 2022
Date Signed


William Gallardo
Print Name

City Manager
Print Title

13. Conflict of Interest

Applicant hereby certifies that: (I) Applicant has provided the County with the disclosures required in (a) and (b) below as part of its Application, or (II) that no relationships as outlined in (a) and (b) exist.

- a. Disclose any financial, business, or other relationship with the County, any other entity that the County Board of Supervisors governs, or any County Board member, officer, or employee, which may have an impact, effect, or influence on the outcome of the services you propose to provide. Provide a list of current clients, employees, principals, or shareholders (including family members) who may have a financial interest in the outcome of services you propose to provide.
- b. Disclose any financial, business, or other relationship within the last three (3) years with any firm or member of any firm who may have a financial interest in the outcome of the work to be performed under the RFP or Model Contract.


Signature Required

December 15, 2022
Date Signed

William Gallardo
Print Name

City Manager
Print Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

14. Statement of Compliance

A statement of compliance with all parts of this RFP or a listing of exceptions and suggested changes must be submitted in response to this RFP.

Applicant hereby certifies (Applicant must certify either a or b by signing below):

- a. This Applicant Proposal is submitted in strict compliance with the terms and requirements of the RFP and by submitting this Applicant Proposal, Applicant agrees to all terms and requirements of the RFP including, but not limited to, the terms and conditions set forth in the Model Contract and its Attachments and Exhibits that are made part of Section IV of the RFP, and no exceptions are proposed.

Signature required

OR

- b. This Applicant Proposal is submitted in strict compliance with the terms and requirements of the RFP, including the terms and conditions set forth in the Model Contract and its Attachments and Exhibits that are made part of Section IV of the RFP, except for those exceptions expressly listed as required by this RFP and attached hereto.

Signature required

The parts for each proposed exception to this RFP, including, but not limited to Section IV – Model Contract, must include:

1. The complete provision Applicant is taking exception to;
2. The RFP page number and section of the provision Applicant is taking exception to;
3. The suggested rewording by way of track changes (Microsoft Word format);
4. Reason(s) for submitting the proposed exception; and
5. A description of any impact the proposed exception may have on the services to be provided.

15. Exceptions to the RFP Requirements

Exceptions that the Applicant has to any of the RFP requirements must be discussed under this section. Exceptions will be reviewed by OC Community Resources (OCCR) staff to evaluate the qualifications of the Applicant to meet program and service requirements. The OCCR reserves the right to reject a Proposal that is not consistent with the requirements of this RFP.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

PART II

PART II: HOUSING REHABILITATION (COMPONENT A)

A. PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE

1. Refer to *Part II. B: Funding Request, Accomplishment Budget, Leveraging & Project Budget*, enter the total dollar amount of Urban County funds that will be used by this project next to the community development need that best fits your project's scope. Projects may address more than one community development need; however, in order to be considered as addressing a "High Priority" community development need, at least 51% of the Urban County's funds must be applied towards a high priority need.

Priority Needs				
Check Box	Priority Housing Rehabilitation Needs	Priority Needs Level	Urban County Funds	Leveraged Funds
	Owner – Single Family	High		
	Owner – Multi Rehab Renter	High		
	Renter – Single Family Rehab	High		
	Renter - Multi Family Rehab	High		
	Special Populations	High		

- Projects must meet a national objective as identified by HUD Regulations Criteria for National Objectives (24 CFR 570.208).
- Depending on funding source, the proposed activity must be eligible as defined by HUD Regulations under Basic Eligible Activities (24 CFR 570.201)
- The population to be served or to benefit from the project must principally be low to moderate-income as defined by HUD. See HUD Income Limits for Housing Rehabilitation Projects chart below.

HUD Low-Mod Income Limits (Maximum Levels)		Median Income	\$ 97,900
Household	Ext. Low	Very Low	Low
Size	30%	50%	80%
1	\$24,950	\$41,550	\$66,500
2	\$28,500	\$47,500	\$76,000
3	\$32,050	\$53,450	\$85,500
4	\$35,600	\$59,350	\$94,950
5	\$38,450	\$64,100	\$102,550
6	\$41,300	\$68,850	\$110,150
7	\$44,150	\$73,600	\$117,750
8	\$47,000	\$78,350	\$125,130

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

A. PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE (Continued)

2. HUD Demographics:

- a. Does this project help prevent homelessness? Yes ☐ No ☐
- b. Does this project help the homeless? Yes ☐ No ☐
- c. Does this project help those with HIV or AIDS? Yes ☐ No ☐
- d. Does this project primarily help persons with disabilities? Yes ☐ No ☐

3. Answer the following:

- a. Summarize the Scope of Services for your project including the minimum number of units to be assisted by federal funding.
- b. Why is the project needed?
- c. Describe how the project preserves a low and moderate-income neighborhood or provides other community benefits.

4. Answer each question below in approximately one to four paragraphs.

- a. Based upon your description of this project in *Section A: Priority Needs Chart*, state how your organization will address meeting a priority need with your performance and outcomes. In your description, state how your performance objectives and performance outcomes apply to the project's beneficiaries and specifically explain how this project will affect the beneficiaries.
- b. Describe what tools your organization will utilize to measure this project's effect on the intended beneficiaries. In your description include how your organization will measure its success in meeting the needs of the project's beneficiaries.
- c. Describe the specific population that your project will serve (i.e., low to moderate-income).
- d. Describe the intended benefits to the population being served (i.e., preservation of a low to moderate-income neighborhood).
- e. Describe the ramifications if your project is not recommended for funding in this fiscal year.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B: FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET

FY 2023-24 *Funding Request and Accomplishment Budget* is a snapshot of your minimum and maximum requested project budget. Complete the chart by providing the minimum and maximum requested amount for your project, leveraged amount for your project, and accomplishment level for your project.

1. Complete table below.

FY 2023-24 FUNDING REQUEST AND ACCOMPLISHMENT BUDGET		
Minimum Funds Request		
	Example	2023-24 Project
A. Minimum Funds Request	\$ 75,000	
B. Leveraging Subrecipient Funds	\$ 50,000	
C. Total Minimum Funds Request (A+B)	\$ 125,000	
D. Goals/Accomplishments	15 Units	
Maximum Funds Request		
A. Maximum Funds Request	\$ 200,000	
B. Leveraging Subrecipient Funds	\$ 60,000	
C. Total Maximum Funds Request (A+B)	\$ 260,000	
D. Goals/Accomplishments	30 Units	

For FY 2023-24 if new allocation funding does not increase or decrease, the estimated funding amount for (HR) activities would be the same. However, this is also dependent on how many (HR) project applications are submitted in the FY 2023-24 RFP and the amount of unallocated funding availability.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I - FY 2023-24

B: FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2024-25 *Funding Request and Accomplishment Budget* is a snapshot of your minimum and maximum requested project budget. Complete the chart by providing the minimum and maximum requested amount for your project, leveraged amount for your project, and accomplishment level for your project.

2. Complete table below.

FY 2024-25 FUNDING REQUEST AND ACCOMPLISHMENT BUDGET		
Minimum Funds Request		
	Example	FY 2024-25 Project
A. Minimum Funds Request	\$ 75,000	
B. Leveraging Subrecipient Funds	\$ 50,000	
C. Total Minimum Funds Request (A+B)	\$ 125,000	
D. Goals/Accomplishments	15 Units	
Maximum Funds Request		
A. Maximum Funds Request	\$ 200,000	
B. Leveraging Subrecipient funds	\$ 60,000	
C. Total Maximum Funds Request (A+B)	\$ 260,000	
D. Goals/Accomplishments	30 Units	

For FY 2024-25 funding will be estimated as being the same as FY 2024-25, dependent on HUD allocations and unallocated funding availability.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2025-26 *Funding Request and Accomplishment Budget* is a snapshot of your minimum and maximum requested project budget. Complete the chart by providing the minimum and maximum requested amount for your project, leveraged amount for your project, and accomplishment level for your project.

3. Complete table below.

FY 2025-26 FUNDING REQUEST AND ACCOMPLISHMENT BUDGET		
Minimum Funds Request		
	Example	FY 2025-26 Project
A. Minimum Funds Request	\$ 75,000	
B. Leveraging Subrecipient Funds	\$ 50,000	
C. Total Minimum Funds Request (A+B)	\$ 125,000	
D. Goals/Accomplishments	15 Units	
Maximum Funds Request		
A. Maximum Funds Request	\$ 200,000	
B. Leveraging Subrecipient funds	\$ 60,000	
C. Total Maximum Funds Request (A+B)	\$ 260,000	
D. Goals/Accomplishments	30 Units	

For FY 2025-26 funding will be estimated as being the same as FY 2025-26, dependent on HUD allocations and unallocated funding availability.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2023-24 Complete *Project Budget Chart* below, by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project (complete this activity by using the information you provided in the *Funding Request and Accomplishment Budget* portion of Part II.B).

4. Complete table below.

FY 2023-24 PROJECT BUDGET CHART			
Example			
Project Costs	Urban County	Leveraged Resources	Total
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000
Project Activity: Construction	\$ 25,000	\$ 20,000	\$ 45,000
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000
Project Costs	Urban County Funds	Leveraged Resources	Total
Project Activity: Design/Project			
Project Activity: Construction			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Total Project Cost			

5. Provide a detailed description of each project activity listed in above table.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2024-25 Complete *Project Budget Chart* below, by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project (complete this activity by using the information you provided in the *Funding Request and Accomplishment Budget* portion of Part II.B.

6. Complete table below.

FY 2024-25 PROJECT BUDGET CHART			
Example			
Project Costs	Urban County	Leveraged Resources	Total
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000
Project Activity: Construction	\$ 25,000	\$ 20,000	\$ 45,000
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000
Project Costs	Urban County Funds	Leveraged Resources	Total
Project Activity: Design/Project			
Project Activity: Construction			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Total Project Cost			

7. Provide a detailed description of each project activity listed in above table.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2025-26 Complete *Project Budget Chart* below, by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project (complete this activity by using the information you provided in the *Funding Request and Accomplishment Budget* portion of Part II.B.

8. Complete table below.

FY 2022-23 PROJECT BUDGET CHART			
Example			
Project Costs	Urban County	Leveraged Resources	Total
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000
Project Activity: Construction	\$ 25,000	\$ 20,000	\$ 45,000
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000
Project Costs	Urban County Funds	Leveraged Resources	Total
Project Activity: Design/Project			
Project Activity: Construction			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Total Project Cost			

9. Provide a detailed description of each project activity listed in above table.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PERFORMANCE OBJECTIVES AND OUTCOMES

1. Using the definitions below, complete the Performance Objectives and Outcomes table below by stating project activity, output, performance objectives and performance outcomes.

Activity Identify project activities geared towards completing project, set quantifiable units of accomplishments (e.g., planning, construction, inspections).

Output Identify project outputs such as proposed units of accomplishments (what do you hope to achieve from your project, (e.g., complete 1,000 linear feet of sidewalk).

Performance Objectives

- a. Suitable Living Environment: In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- b. Decent Affordable Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA, or ESG. This objective focuses on housing programs where the purpose for the project is to meet the individual family or community needs, not programs where the housing is an element of a larger effort.
- c. Creating Economic Opportunities: This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Performance Outcomes

- a. Availability/Accessibility: This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate-income people.
- b. Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- c. Sustainability (Promoting Livable or Viable Communities): This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PERFORMANCE OBJECTIVES AND OUTCOMES (Continued)

2. Complete table below.

PERFORMANCE OBJECTIVES AND OUTCOMES			
Example			
Activity	Outputs	Performance Objectives	Performance Outcomes
Inspection	15 Units	Suitable Living Environment	Availability/Accessibility
Construction	15 Units	Decent Affordable Housing	Sustainability
Activity	Outputs	Performance Objectives	Performance Outcomes

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL/PROJECT CAPACITY AND EXPERIENCE

1. Has your organization received funding for this type of activity during the previous three years?

☐ Yes

☐ No

If you answered, “Yes”, complete *Previous Funding Table* below by identifying the contract number, award amount, program income, if generated; and any unspent funds.

If you answered “No” above, submit a letter signed by this Applicant’s authorized person that identifies one reference from three different funding sources from whom you have received funding in the past three years. The letter must include contact information for the three references (funding source), the amount of funding awarded from each reference, explanation of the use of funds, duration of funding awarded, and state whether or not contractual performance measures were achieved.

PREVIOUS FUNDING TABLE				
Year	Contract Number	Award Amount	Program Income Generated (If Applicable)	Unspent Funds from Award
2023-24				
2024-25				
2025-26				

2. Describe the reason why funds remain unspent in the Previous Funding Table above. Include an explanation of how the organization intends to complete the project.
3. Describe the role of key administrators, staff members, contractors, and volunteers within your organization and their role in implementing the proposed project. Include experience, education, and licensing qualifications in your description.
4. Describe the organization’s experience administering this type or similar project.
5. Please submit a copy of your most recent audit (within the last two years) by an independent CPA and a description of corrective action taken for any findings identified by the auditor, both of which will be reviewed by the OC Housing & Community Development Accounting Manager or designated staff.

Applicants who have expended Federal funds in excess of \$750,000 are required to submit two (2) years of Single Audit reports (FY 2019/20 and FY 2020/21). Refer to Section II.D.2 of the RFP document for more details related to Single Audit requirements.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL/PROJECT CAPACITY AND EXPERIENCE (Continued)

Or

Applicants who are not subject to Single Audit report requirements are required to submit two (2) years of audited financial statements (FY 2019/20 and FY 2020/21).

Audited Financial Statements will include:

- Balance Sheet (Statement of Financial Position) – Including all supporting schedules (i.e., Detailed Aged Payables, Aged Receivables, Notes Payable, etc.);
- Income Statement (Profit and Loss Statement);
- Statement of Cash Flow;
- Retained Earnings; and
- Any footnotes to the statements.

Applicant must submit Single Audit reports and/or Audited Financial Statements via www.periscopeholdings.com as a separate attachment from the Applicant Proposal. Paper copies will not be accepted.

Applicants who have expended Federal funds in excess of \$750,000 please see PART I: D: Organizational Background, Item 7.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

E: ORGANIZATIONAL/PROJECT READINESS

- Project milestones are an effective method of demonstrating overall project readiness. Enter the date the milestone action was completed in column 1.
If the milestone action is in progress, enter the start and end dates in columns 2 and 3. If the action is not applicable to your project, check column 4.

PROJECT/ORGANIZATION READINESS CHART				
	1 Action Complete	2 Action In Progress Start Date	3 Action In Progress End Date	4 Action N/A
Milestone Actions				
A. Governing Body approval to apply for funds				
B. Minute Order/Board Resolution				
C. Project found in current annual budget				
Staffing/Consultant assigned for design/ Implementation				
D. Feasibility Study				
Design				
Project in concept phase				
RFP/RFQ process administered				
Consultant contract with design engineer Negotiated				
Final plans and specifications written				
Finals plans and specifications approved				
Environmental Approvals (CEQA/NEPA)				
E. Acquisition/Rehabilitation				

- Include in your Application documentation regarding all completed milestone actions (i.e., Minute Order/Board Resolution, public hearing notice, closed session notice and/or Agenda and applicable documentation for Milestone Actions, A through E). All Applicants must immediately schedule meetings with your organization's boards to ensure, if selected, all council/board approvals are submitted prior to contract signing by your organization. Please include any prepared staff report as a response to this RFP and identify your council/board schedule meeting date.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

E: ORGANIZATIONAL/PROJECT READINESS (Continued)

For Applicants: When submitting to your council/board, the approval via a resolution/board approval-minutes should include:

[Sample Council/Board Resolution]

The [agency name] submitted (or will be submitting) an application under FY 2023-24, FY 2024-25 AND FY 2025-26 FOR HOUSING REHABILITATION AND FY 2023-24 FOR PUBLIC FACILITIES & IMPROVEMENTS REQUEST FOR PROPOSAL BID NO. 012-23010523-NC.

The [agency name] desires to accept the award of CDBG funds and authorizes the execution of the necessary agreements, contracts and amendments and other corresponding documentation to accept the CDBG funds.

NOW, THEREFORE, THE [agency name], HEREBY, RESOLVES, AND ORDERS AS FOLLOWS:

- 1. The [agency name] hereby accepts the award of CDBG funds through the County's Urban Counties Program, which will be used to support the [agency name] Housing Rehabilitation [project name] Project and the [agency name] Public Facilities & Improvements [project name] Project under Bid No. 012-23010523-NC.*
- 2. The [agency name] authorizes the [Individual Title] or his/her designee to execute, for and on behalf of the [agency name], the necessary agreements(s) and/or any other documents or instruments required by the County and/or the United States Department of Housing and Urban Development for participation in the Urban Counties Program and/or for acceptance of the CDBG funds under Bid No. 012-23010523-NC.*

3. Include in your Applicant Proposal a written status for all milestone actions marked as "In Progress." Include supporting documentation to support progress.
4. Include in your Applicant Proposal a brief explanation as to why a given milestone action is not applicable to the project, if necessary.

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM

**OC Housing & Community Development
1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705
Environmental Information Form
NEPA (24 CFR Part 58)**

Project Title:

Program Activity(ies):

Name of Subrecipient:

Fund Type(s): ☐ CDBG ☐ HOME ☐ ESG ☐ NSP ☐ OCHA/Operating Reserves ☐ CoC
☐ General Fund

Contract Number(s):

Contract Amount: \$ _____

Project Location: (Provide precise address and include Census Tract No. If confidential, please insert "Suppressed" and provide Census Tract No.)

Project Activity Level Description: (Please provide in detail the level of services you provide or the scope of rehabilitation and/or construction your project will involve. If needed, please use attachments.)

(Projects involving new construction, rehabilitation or acquisition activities must complete the Supplemental Site Information portion of this form)

Existing Environmental Conditions: (Please, describe the surrounding environment around your project)

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Previous Governmental Actions/Approvals Received on Your Project (If applicable, please list and attach a copy of any discretionary approvals you received on your project from a City or other County Agency including CEQA approval or exemption.)

Discretionary Approval(s) Needed From City/County To Complete Your Project(s):

I hereby declare that the statements furnished above, including any exhibits attached hereto represent all information required for this assessment. Said statements together with any exhibits attached hereto are true and correct.

Signature

Title

Date

Supplemental Site Information

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED – CHECK ALL BOXES THAT APPLY

(All PF&I, Acquisition, Rehabilitation and/or New Construction Activities must include site photos and site plan)

Proposed Project Type:

☐ New Construction

☐ Acquisition

☐ Acquisition/Rehabilitation

☐ Rehabilitation

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Description of the Proposal: Include all contemplated actions, which are geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Proposed Site: Zoning Designation: _____

General Plan Land Use Designation: _____

Is project in a floodplain? _____ FEMA Map No: _____ (attach copy)

Existing Use(s): ☐ Vacant ☐ Residential ☐ Commercial ☐ Industrial

Other: _____

Size of Site: _____ Acres _____ Sq. Ft. Assessor's Parcel No: _____

Age of Existing Structures: _____ years Year built: _____

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Prior Use(s)/Development(s):

☐ Residential ☐ Industrial ☐ Commercial ☐ Agriculture Other: _____

If residential use, number of units: Proposed _____ Existing _____

Studio # of Units _____ 1 Bedroom # of Units _____

2 Bedroom # of Units _____ 3 Bedroom # of Units _____ 4+Bedroom # of Units _____

Total Number of Units: _____ Total Number of Buildings: _____

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings. [24 CFR 58.40(a)]

Is current zoning and use appropriate for the proposed site? If not, present a plan for obtaining any discretionary approvals.

Prior Analysis:

Have there been any prior Environmental Reviews completed for the proposed site or project within the last five (5) years. *If yes, please attach copies of the Environmental Review.* ☐ Yes ☐ No

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Has the site been involved in any other proposals previously submitted to this office?

☐ Yes ☐ No

Title of Prior Proposal: _____

Applicant's Name: _____

Eventual Result: ☐ Project Not Funded

☐ Project Funded \$ _____

☐ Project Completed Date Completed _____

☐ Project Cancelled Date Cancelled _____

Describe why project was cancelled:

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OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

PART III

PART III: PUBLIC FACILITIES & IMPROVEMENTS

A: PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE

Responses to all questions/sub questions in Part II are required.

For your convenience, the Applicant Proposal will be available on Periscope S2G (formerly BidSync) in Microsoft Word format to allow for responses to be provided directly on the Applicant Proposal.

1. Please provide a comprehensive description of the project's (1) priority, (2) sub-activity, (3) population(s) to be served, (4) accomplishment level, (5) services to be provided, and (6) explain how project meets the HUD Eligibility Requirements and a National Objective (LMC, LMA or LMH). **Include in this Part, clear photo(s) of the project area(s) and include explanation. If this project is located in multiple areas, only submit up to four (4) photos of different project areas and include explanation.**

(1) Senior centers are identified as high priority.

(2) The project proposed to be funded by this grant would benefit Brea Senior Center participants. The project centers around the outdoor courtyard area located in between the two Senior Center building which house different, necessary programs for our low-income Senior population. The courtyard itself is used for many activities including, outdoor fitness classes, social gatherings, special events geared toward education or socialization, etc. Addressing safety and expanding the size of this key area would help maximize the footprint of services and programs to be offered to our senior population.

(3) Brea's population for ages 60+ represents approximately 20% of residents.

(4) These improvements would include improved safety, and an increase in service/program area for necessary wellness, educational and social activities, and case management.

(5) Services and programs impacted would be wellness, educational and social activities, and case management.

(6) Not applicable.

2. Answer the following:

- a. Summarize the Scope of Work for your project.

Courtyard Improvements to include:

- Installing wrought iron fencing around existing courtyard to improve safety for

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

participants

- Leveling grass area on the south side of the courtyard area to expand courtyard footprint

- Repaving the back driveway to allow ease of staff access for loading and unloading key program equipment.

- Installing an outdoor storage shed to house needed equipment to support the ever-growing Case Management program

- b. Describe why this project is needed and cite evidence to substantiate the need.

The Brea Senior Center, exceeding 100 years of age while serving approximately 48,000 seniors annually, is in need of regular improvements in order for it to remain an accessible, functional and safe environment for the low-income seniors and the community it serves. The longstanding building provides a safe setting for seniors to participate in many activities and services geared towards their needs. Without funding from this grant, assessments related to the long-term accessibility, safety and programmatic improvements cannot be addressed.

The current courtyard is a high traffic area as senior travel between the two Senior Center buildings for different programs and services offered. Enclosing this area with fencing, which is currently open, would aid in improving safety both from external threats as well as being able to help participants more easily navigate the facility.

Leveling out the grass area would improve the square footage of the outdoor area which is heavily used for wellness programs, educational and social events such as the annual Senior Health Fair and Flu Clinic.

Improvements to the back alley and installation of a storage shed would provide for increased efficiency and capacity of the storage of needed case management items for participants who are in need of emergency aid (i.e. walkers, crutches, wheelchairs, etc.) for items that can be temporarily loaned out.

- c. Describe how the project preserves a low and moderate-income neighborhood or provides other community benefits.

The Brea Senior Center provides a variety of essential services for Brea seniors, most of whom are very-low income. These services, used by an average of 200 senior daily, included exercise and fitness programs, prepared lunches, and health counseling. In addition, the Center helps maintain the mental well-being of seniors by providing recreational and educational activities and a welcoming place for seniors to meet and socialize.

This project would increase safety, accessibility and efficiency for a number of key programs and services at the Senior Center and will have an impact on the majority of daily participants.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

3. HUD Demographics:

- a. Does this project help prevent homelessness? ☐ Yes ☒ No
- b. Does this project help the homeless? ☐ Yes ☒ No
- c. Does this project help those with HIV or AIDS? ☐ Yes ☒ No
- d. Does this project primarily help persons with disabilities? ☐ Yes ☒ No

4. Refer to Priorities below:

Projects may address more than one community development need; however, in order to be considered as addressing a “High Priority” community development need, the Applicant Proposal/project must meet the High Priority Needs Level identified by the Urban County, see *Priority Preferences- High Priority Needs* below. Projects with a low needs level **may not be considered** for funding this fiscal year.

A: PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE (Continued)

PRIORITY PREFERENCES- HIGH PRIORITY NEEDS

The County has identified the following high priority community development needs for the use of CDBG funds during Fiscal Years 2020-2024:

- a. Senior Centers
- b. Homeless Facilities
- c. Neighborhood Facilities
- d. Water/Sewer Improvements
- e. Street Improvements
- f. Sidewalk Improvements
- g. Urgent Need

Source: FY 2020-24 Consolidated Plan

Low Priority activities may not eligible for funding under this RFP.

5. Answer each question below in approximately one to four paragraphs.

- a. Based upon your description of this project in *Part II.A: Priority Needs, HUD Eligibility Requirements and National Objective*, state how your organization will address meeting a priority need with your performance and outcomes. In your description, state how your performance objectives and performance outcomes apply to the project's beneficiaries and specifically explain how this project will affect the beneficiaries.

This project would increase safety, accessibility and efficiency for a number of key

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

programs and services at the Senior Center and will have an impact on the majority of daily participants.

- b. Describe what tools your organization will utilize to measure this project's effect on the intended beneficiaries. In your description include how your organization will measure its success in meeting the needs of the project's beneficiaries.

Senior Center staff retain records of daily program and service usage for the facility. The current participation numbers will be compared to the anticipated number of additional services that could be offered as a result of the proposed improvements.

- c. Describe the specific population that your project will serve (i.e., low to moderate-income).

This project will serve all Senior Center patrons, many of whom have limited mobility and are low income.

- d. Describe the intended benefits to the population being served (i.e., preservation of a low to moderate-income neighborhood).

Improved safety, accessibility and expansion of services to meet the growing needs of Brea's senior population.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

A: PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE (Continued)

ELIGIBLE BLOCK GROUPS

6. Is the project/activity Limited Clientele (LMC)? Yes ☐ No ☒

If LMC, please include address and or map of improved locations.

7. Is the project/activity Low/Mod Housing (LMH)? Yes ☐ No ☒

8. Does the project/activity serve Low/Mod Area (LMA)? Yes ☐ No ☒

ELIGIBLE BLOCK GROUP – If your project's national objective is Low Mod Area (LMA) please complete the table below.

Eligible census tract(s) and block group(s) is required in this section if you are qualifying for a low to moderate-income area.

Visit the following website to obtain census information:

<https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>

ELIGIBLE BLOCK GROUP TABLE				
Eligible Block Groups	Eligible Census Tracts	Number of Low to Moderate-Income Population	Total of Population	Percentage of Low to Moderate-Income Population

9. If a project's boundaries are not within an Eligible Block Group, please answer the following questions:

- a. Have you submitted a survey to HUD? Date survey submitted to HUD: _____

Yes ☐ No ☒

- b. Did HUD approve your survey? Please attach a copy of the approval letter from HUD. Projects cannot be awarded funding without a survey approved by HUD.

Yes ☐ No ☒

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B: LEVERAGING AND PROJECT BUDGET

FY 2023-24 Resource Value (Leveraging)

Resources such as professional services should be valued at a fair-market rate. Buildings and equipment should also be valued at the fair-market rental value. Volunteer time should be valued at \$10.00 per hour.

1. Complete Leveraging Table
 - a. Type of resource to complete a specific project activity.
 - b. Project activity necessary to complete the project.
 - c. What is the source of the leverage?
 - d. Leverage value earmarked for FY 2023-24.
 - e. Attach leveraging letters

LEVERAGING TABLE FY 2023-24			
Example			
Type of Resource	Project Activity	Source of Leverage	Leverage Value
Staffing	Project Management	Gas Tax	\$20,000
Engineer	Project Design/Engineering	City General Fund	\$50,000
Total Leveraging			\$70,000
Type of Resource	Project Activity	Source of Leverage	Leverage Value
Total Leveraging			

*Maximum number of points awarded to projects demonstrating dollar amount of leveraged resources.

LEVERAGING CERTIFICATION

I certify on behalf of _____ and attest that all leveraged
(Agency Name)
resources contained in *Part II: B*, have not been previously used for other project(s) and that all information contained in *Part II: B* is true and accurate to the best of my knowledge.

Authorized Signature

Date

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B: LEVERAGING AND PROJECT BUDGET (Continued)

FY 2023-24 PROJECT BUDGET

Complete *Project Budget Table* below by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project.

- Maximum funding amount for Public Facilities and Improvements (PF&I) project - \$350,000 with 20% leveraged funding.
- Maximum funding amount for Public Facilities and Improvements (PF&I) project funding is \$150,000 without 20% leveraged funding.

FY 2023-24 CDBG funding may increase or decrease based on HUD's final allocation of CDBG funds to the Urban County/Housing and OC Housing & Community Development . We estimate a total of \$1,135,965 may be available for PF&I projects.

2. Complete *Project Budget Table* below.

PROJECT BUDGET TABLE – FY 2023-24				
Example				
Project Costs	Urban County Funds	Leveraged Resources	Total	Accomplishments
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000	
Project Activity: HVAC Improvements	\$ 25,000	\$ 20,000	\$ 45,000	800 People
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000	1 Facility
Project Costs	Urban County Funds	Leveraged Resources	Total	
Project Activity: Construction	\$150,000		\$150,000	1 Facility
Project Activity:				
Project Activity:				
Total Project Cost	\$150,000		\$150,000	1 Facility

3. Provide a detailed description of each project activity listed in above table.

Funds will be used to make needed improvements in the courtyard area to improve safety, accessibility and expansion of services provided to Brea seniors.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PERFORMANCE OBJECTIVES AND OUTCOMES

1. Using the definitions below, complete the *Performance Objectives and Outcomes Table* by stating project activity, output, performance objectives and performance outcomes.

Activity Identify project activities geared towards completing project, set quantifiable units of accomplishments (e.g., planning, construction, inspections).

Output Identify project outputs such as proposed units of accomplishments (what do you hope to achieve from your project, (e.g., complete 1,000 linear feet of sidewalk).

Performance Objectives

- a. Suitable Living Environment: In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- b. Decent Affordable Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under CDBG. This objective focuses on housing programs where the purpose for the project is to meet the individual family or community needs and not programs where the housing is an element of a larger effort.
- c. Creating Economic Opportunities: This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Performance Outcomes

- a. Availability/Accessibility: This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate-income people.
- b. Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- c. Sustainability (Promoting Livable or Viable Communities): This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate-income or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PERFORMANCE OBJECTIVES AND OUTCOMES (Continued)

1. Please complete the *Performance Objectives and Outcomes Table* below.

PERFORMANCE OBJECTIVES AND OUTCOMES TABLE			
Example			
Activity	Outputs	Performance Objectives	Performance Outcomes
Inspection	1000 Lf. of Sidewalk	Suitable Living Environment	Availability/Accessibility
Construction	300 Sq. Ft. of Lumber	Decent Affordable Housing	Affordability
Activity	Outputs	Performance Objectives	Performance Outcomes
Construction	1 Facility	Courtyard improvements	Safety, accessibility and expansion of services

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL/PROJECT CAPACITY AND EXPERIENCE

1. Has your organization received funding for this type of activity during the previous three years? Yes ☒ No ☐

If you answered, “Yes”, complete Previous Funding Table below by identifying the contract number, award amount, program income, if generated; and any unspent funds.

If you answered “No” above, submit a letter signed by this application’s authorized person that identifies one reference from three different funding sources from whom you have received funding in the past three years. The letter must include contact information for the three references (funding source), the amount of funding awarded from each reference, explanation of the use of funds, duration of funding awarded, and state whether contractual performance measures were achieved.

PREVIOUS FUNDING TABLE				
Year	Contract Number	Award Amount	Program Income Generated (If Applicable)	Unspent Funds from Award
2020-21	20-23-0006-PFI	\$150,000	N/A	\$51,000
2021-22	N/A	N/A	N/A	N/A
2022-23	22-23-0006-PFI	\$75,000	N/A	In progress

2. Describe the role of key administrators, staff members, contractors, and volunteers within your organization and their role in implementing the proposed project. Include experience, education, and licensing qualifications in your description.

The City of Brea’s Financial Services Manager, Monica Lo, will provide financial oversight of the project. Monica has extensive knowledge of the CDBG program and regulations.

Senior Management Analyst, Jenn Colacion, will serve as Project Manager. Jenn has extensive budget knowledge having developed the Community Services Department Budget, with 10 years of experience with the City. She recently completed the 3-year CDBG funded rehabilitation of the Brea Senior Center, in addition to serving as project manager for the current CDBG funded Senior Center Feasibility Study.

Brea Senior Center Director, Tim Takahashi, will also serve as Project Manager. Tim has been with the City for 20 years, having managed senior programming, case management, and transportation services. He also has a background in IT software training, marketing, and graphic design. H will assist with site-specific oversight of the project.

Both Project Managers will be overseen by Carrie Hernandez, Community Services

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Manager, who also has extensive knowledge and background in City financial management and grant execution.

3. Describe the organization's experience administering this type or similar project.

The City of Brea has extensive experience administering and successfully completing a wide variety of governmental grant-funded projects. The City has worked effectively with the County for nearly 45 years on CDBG housing grants, and nearly 20 years of CDBG public facilities projects.

The City's approach to effective grant management includes assigning a project manager and grant implementation team that, depending on the project needs, includes accounting, engineering, building inspections, contract administration, maintenance, programming, prevailing wage compliance, and public information staff. Contract City attorney, architects, structural engineers, and other consultants are added as needed to assure all aspects of the grant project are successfully completed.

4. Describe the reason why funds remain unspent in the Previous Funding Table above. Include an explanation of how the organization intends to complete the project.

The bids for the FY 2020-21 project came in lower than anticipated, so not all the funds were needed.

Staff has researched similar projects completed for other facilities to arrive at the estimated project budget amount. Staff will seek competitive bids for each component of the project scope to ensure they all fall within the outlined budget amount.

5. Please submit a copy of your most recent audit (within the last two years) by an independent CPA and a description of corrective action taken for any findings identified by the auditor, both of which will be reviewed by the OC Housing & Community Development Accounting Manager or designated staff.

Applicants who have expended Federal funds in excess of \$750,000 are required to submit two (2) years of Single Audit reports (FY 2019/20 and FY 2020/21). Refer to Section II.D.2. of the RFP document for more details related to Single Audit requirements.

Or

Applicants who are not subject to Single Audit reports requirements are required to submit two (2) years of audited financial statements (FY 2019/20 and FY 2020/21).

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL/PROJECT CAPACITY AND EXPERIENCE (Continued)

Audited Financial Statements will include:

- Balance Sheet (Statement of Financial Position) – Including all supporting schedules (i.e. Detailed Aged Payables, Aged Receivables, Notes Payable, etc.)
- Income Statement (Profit and Loss Statement)
- Statement of Cash Flow
- Retained Earnings
- Any footnotes to the statements.

Submit Single Audit reports and Audited Financial Statements electronically via Periscope S2G (formerly BidSync) as a separate attachment from the Applicant Proposal. Paper copies will not be accepted.

Applicants who have expended Federal funds in excess of \$750,000 please see PART I: D: Organizational Background, Item 7.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

E: ORGANIZATIONAL/PROJECT READINESS

1. Project milestones are an effective method of demonstrating overall project readiness. Enter the date the milestone action was completed in column 1. If the milestone action is in progress, enter the start and end dates in columns 2 and 3. If the action is not applicable to your project, check column 4.

ORGANIZATIONAL/PROJECT READINESS CHART				
	1 Action Complete	2 Action In Progress Start Date	3 Action In Progress End Date	4 Action N/A
Milestone Actions				
A. Governing Body approval to apply for funds		1/17/23		
B. Minute Order/Board Resolution		1/17/23		
C. Project found in current annual budget		7/1/23		
Staffing/Consultant assigned for design/ implementation		8/30/23		
D. Feasibility Study				N/A
Design				N/A
Project in concept phase				N/A
RFP/RFQ process administered				N/A
Consultant contract with design engineer negotiated				N/A
Final plans and specifications written				N/A
Finals plans and specifications approved				N/A
Environmental Approvals (CEQA/NEPA)				N/A
E. Acquisition/Rehabilitation			6/30/24	

2. Include in your application documentation regarding all completed milestone actions (i.e., Minute Order/Board Resolution, public hearing notice, closed session notice and/or Agenda) and applicable documentation for Milestone Actions, A through E. All Applicants must immediately schedule meetings with your authority boards to ensure, if selected, all council/board approvals must be submitted prior to contract signing by your agency. Please include any prepared staff report as a response to this RFP and identify your council/board schedule meeting date.

Will be included following the January 17, 2023 City Council Public Hearing.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

E: ORGANIZATIONAL/PROJECT READINESS (Continued)

For Applicants: When submitting to your council/board approval via a resolution/board approval-minutes, should include:

[Sample Council/Board Resolution]

The [agency name] submitted (or will be submitting) an application under FY 2023-24 FOR PUBLIC FACILITIES & IMPROVEMENTS REQUEST FOR PROPOSAL BID NO. 012-23010523-NC.

The [agency name] desires to accept the award of CDBG funds and authorizes the execution of the necessary agreements, contracts and amendments and other corresponding documentation to accept the CDBG funds.

NOW, THEREFORE, THE [agency name], HEREBY, RESOLVES, AND ORDERS AS FOLLOWS:

- 1. The [agency name] hereby accepts the award of CDBG funds through the County's Urban Counties Program, which will be used to support the [agency name] Public Facilities & Improvements [project name] Project under Bid No. 012-23010523-NC.*
- 2. The [agency name] authorizes the [Individual Title] or his/her designee to execute, for and on behalf of the [agency name], the necessary agreements(s) and/or any other documents or instruments required by the County and/or the United States Department of Housing and Urban Development for participation in the Urban Counties Program and/or for acceptance of the CDBG funds under Bid No. 012-23010523-NC.*

3. Include in your application a written status for all milestone actions marked as "In Progress." Include supporting documentation to support progress.

The soonest staff can bring application to a City Council meeting is on January 17, 2023.

The City of Brea's Fiscal Year runs July 1 – June 30; therefore, this project funding will be programmed beginning July 1, 2023 for the 2023-24 FY.

4. Include in your application a brief explanation as to why a given milestone action is not applicable to the project, if necessary.

No Feasibility study, design, or RFPs will be required for this project scope.

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM

OC Housing & Community Development and Community Services
1501 E. Saint Andrew St, First Floor, Santa Ana, CA 92705
Environmental Information Form
NEPA (24 CFR Part 58)

Project Title: Brea Senior Center Courtyard Improvements

Program Activity (ies): Improvements to existing courtyard area to improve safety, accessibility and expansion of services offered.

Name of Subrecipient: N/A

Fund Type (s): ☒ CDBG ☐ HOME ☐ ESG ☐ NSP ☐ OCHA/Operating Reserves ☐ CoC ☐ General Fund

Contract Number (s):

Contract Amount: \$ _____

Project Location: (Provide precise address and include Census Tract No... If confidential, please insert "Suppressed" and provide Census Tract No.)

Brea Senior Center (500 Sievers Avenue, Brea, CA 92821)

Project Activity Level Description: (Please provide in detail the level of services you provide or the scope of rehabilitation and/or construction your project will involve. If needed, please use attachments.)

(Projects involving new construction, rehabilitation or acquisition activities must complete the Supplemental Site Information portion of this form)

Courtyard Improvements to include:

- Installing wrought iron fencing around existing courtyard to improve safety for participants
- Leveling grass area on the south side of the courtyard area to expand courtyard footprint
- Repaving the back driveway to allow ease of staff access for loading and unloading key program equipment.
- Installing an outdoor storage shed to house needed equipment to support the ever-growing Case Management program

Existing Environmental Conditions: (Please, describe the surrounding environment around your project)

Environment surrounding Brea Senior Center includes Brea Creek Golf Course, Arovista Park, and adjacent residential neighborhood.

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

Previous Governmental Actions/Approvals Received on your Project: (If applicable, please list and attach a copy of any discretionary approvals you received on your project from a City or other County Agency.)

N/A

Discretionary Approval(s) Needed From City/County to Complete your Project(s):

N/A

I hereby declare that the statements furnished above, including any exhibits attached hereto represent all information required for this assessment. Said statements together with any exhibits attached hereto are true and correct.

Signature


City Manager
Title

12/15/22
Date

Supplemental Site Information

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED – CHECK ALL BOXES THAT
APPLY

(All PF&I, Acquisition, Rehabilitation and/or New Construction Activities must include site photos and site plan)

Proposed Project Type:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Acquisition
<input type="checkbox"/> Acquisition/Rehabilitation	<input checked="" type="checkbox"/> Rehabilitation

Description of the Proposal: Include all contemplated actions, which logically are either geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Courtyard Improvements to include:

- Installing wrought iron fencing around existing courtyard to improve safety for participants
- Leveling grass area on the south side of the courtyard area to expand courtyard footprint

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

-Repaving the back driveway to allow ease of staff access for loading and unloading key program equipment.

-Installing an outdoor storage shed to house needed equipment to support the ever-growing Case Management program

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Proposed Site: Zoning Designation: P/R/OS-PR (Parks/Recreation/Open Space-Parks & Recreation)

General Plan Land Use Designation: Parks/Recreation/Open Space-Parks & Recreation

Is project in a floodplain? No FEMA Map No: 06059C0042J (attach copy)

Existing Use(s): ☐ Vacant ☐ Residential ☐ Commercial ☐ Industrial

Other: **Public Facility**

Size of Site: Approx. 2 Acres _____ Sq. Ft. Assessor's Parcel No: 284-261-01

Age of Existing Structures: 40 – 100 years Year built: _____

Prior Use(s)/Development(s):

☐ Residential ☐ Industrial ☐ Commercial ☐ Agriculture Other: N/A

If residential use, number of units: N/A Proposed _____ Existing _____

Studio # of Units _____ 1 Bedroom # of Units _____

2 Bedroom # of Units _____ 3 Bedroom # of Units _____ 4+Bedroom # of Units _____

Total Number of Units: _____ Total Number of Buildings: _____

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings. [24 CFR 58.40(a)]

Project area is in good condition.

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Is current zoning and use appropriate for the proposed site? If not, present a plan for obtaining any discretionary approvals.

Yes.

Prior Analysis:

Have there been any prior Environmental Reviews completed for the proposed site or project within the last five (5) years. *If yes, please attach copies of the Environmental Review.* ☐ Yes ☒ No

Has the site been involved in any other proposals previously submitted to this office?

☒ Yes ☐ No

Title of Prior Proposal: Brea Senior Center Feasibility Study

Applicant's Name: City of Brea

Eventual Result: ☐ Project Not Funded

☒ Project Funded \$75,000

☐ Project Completed Date Completed _____

☐ Project Cancelled Date Cancelled _____

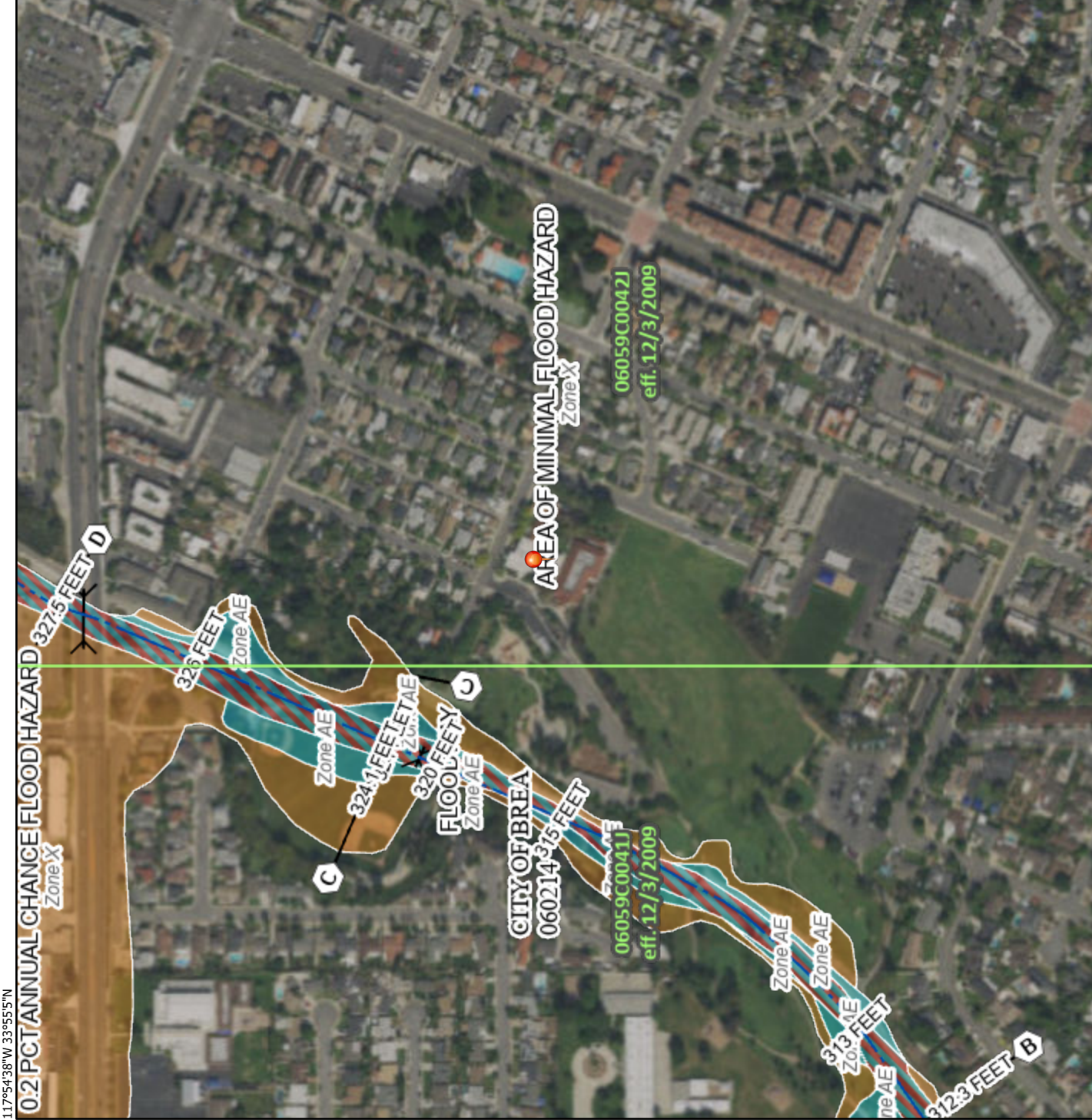
Describe why project was cancelled:

N/A

National Flood Hazard Layer FIRMette



117°54'38"W 33°55'5"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

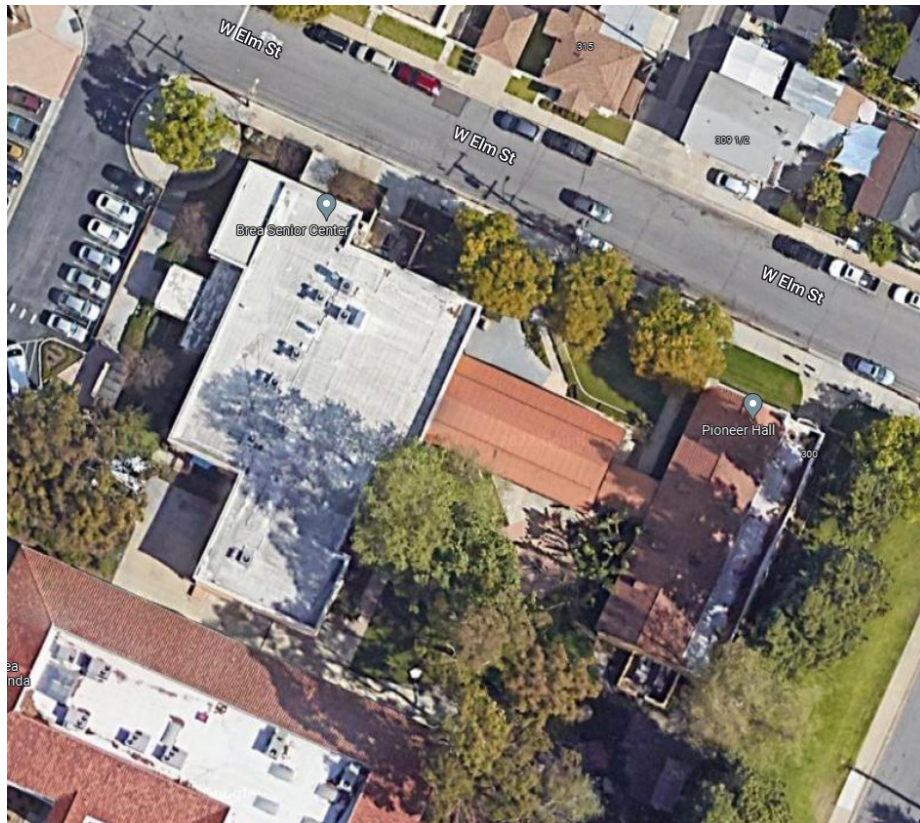
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/14/2022 at 7:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Senior Center Courtyard Site Photos

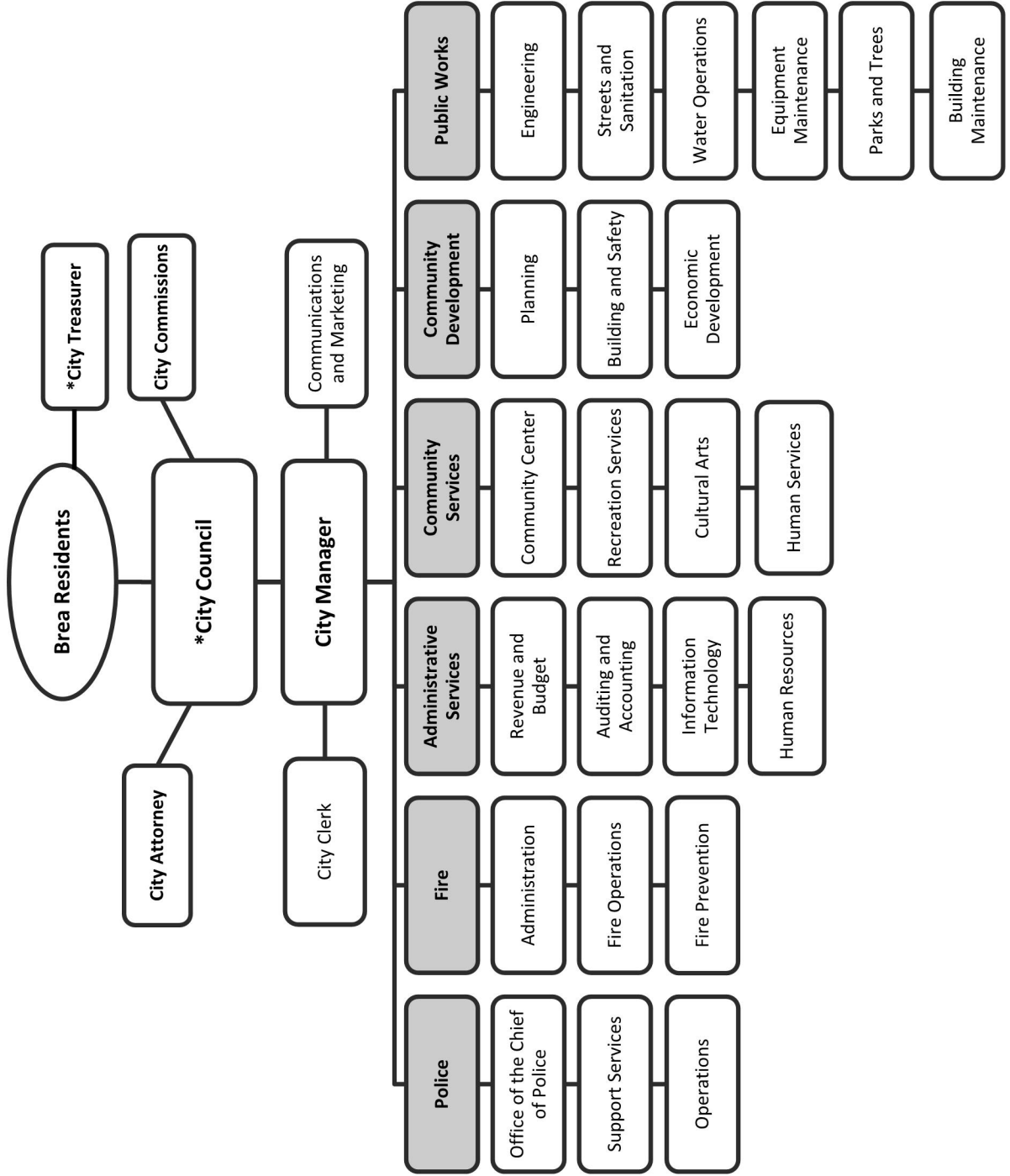


Senior Center Satellite View



Senior Center Courtyard Street View

CITY ORGANIZATION CHART



**Elected*

**CITY OF BREA
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the Brea City Council will conduct a public hearing on **Tuesday, January 17, 2023, at 7:00pm**, or as soon thereafter as the matter can be heard, in the Council Chambers of the Civic and Cultural Center, 1 Civic Center Circle, Brea, California, to consider the adoption of a resolution approving the City's Fiscal Years 2023-24, 2024-25 and 2025-26 Grant Application to the County of Orange for the Community Development Block Grant Program (CDBG).

FURTHER INFORMATION may be obtained at the Office of the City Clerk or by calling (714) 990-7756.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions on the matter outlined above.

If you challenge this ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Office of the City Clerk at, or prior to, the public hearing.

Dated: December 22, 2022

Lillian Harris-Neal
City Clerk of City of Brea

Publish: January 5, 2023

City of Brea

COUNCIL COMMUNICATION

TO: Honorable Mayor and City Council Members

FROM: Bill Gallardo, City Manager

DATE: 01/17/2023

SUBJECT: Approval of the applications for participation in the Community Development Block Grant Program (CDBG) for Fiscal Years 2023-24, 2024-25 and 2025-26.

RECOMMENDATION

After a Public Hearing, adopt the Resolution approving Fiscal Years 2023-24, 2024-25 and 2025-26 applications to the County of Orange for Community Development Block Grant (CDBG) funding.

BACKGROUND/DISCUSSION

The Federal Housing and Community Development Block Grant Program (CDBG) was established under legislation passed by Congress in 1974 to provide housing and other assistance for low-income persons. It is funded by the Federal Department of Housing and Urban Development (HUD) and administered by the County of Orange for cities under 50,000 in population.

The City has been very successful in receiving CDBG grants to implement the Single Family Rehabilitation Program; alley improvements identified in the Neighborhood Enhancement Plan; and capital improvements to Pioneer Hall and the Senior Center. Project eligibility is limited as the County only funds what is deemed "high priority projects," including addressing homelessness, housing rehabilitation, alley improvements, senior centers, and Americans with Disabilities Act (ADA) improvements.

The City has received CDBG funding annually for the past 48 years for housing rehabilitation of single family homes owned by low-income residents. Qualified homeowners must meet federally prescribed requirements to participate in the Program. Many neighborhoods in Brea have been enhanced throughout the years with a goal to improve approximately ten homes annually.

The historic buildings used for the Senior Center and Pioneer Hall have routinely been improved using CDBG Public Facilities & Improvement (PF&I) funding, including updating restrooms, adding a covered patio, making parking lot and sidewalk accessibility enhancements, and recently making necessary upgrades to the kitchen facility.

The County released the Fiscal Years 2023-24, 2024-25 and 2025-26 CDBG application package on November 9, 2022 and required that completed applications be submitted by December 16, 2022. This timeframe did not allow the opportunity to bring the application to the City Council prior to submittal. The County requires a Council resolution in order for Brea's application to be considered in the competitive process.

Tonight's Public Hearing is being conducted to conform to HUD and County requirements to give the public an opportunity to participate in the application process. At the conclusion of the Public Hearing, the Council is asked to approve by resolution the City's participation in the CDBG grant programs detailed below:

Housing Rehabilitation Program

The application for Fiscal Years 2023-24 and 2024-25 will be dedicated to Single Family Rehabilitation in the form of loans used to correct health, safety and building code violations. The majority of the funds received will be utilized for single family home loans and mobile home grants. The remaining funds will be used for program delivery expenses to perform inspections of the project sites, contract document preparation, and coordinating contractors/construction. The recipients of the loans and grants must be low-income households, which is defined as earning 80% or less of County median income. The requested grant amount for years one and two is \$180,000. The third year (2025-26) will be dedicated to a potential Multi-Family Rehabilitation project. The requested grant amount for year three is \$200,000.

Public Facilities and Improvements

The previous CDBG grant cycle funded a Senior Center Feasibility which is currently in progress. Staff intends for future CDBG applications to be geared towards implementing recommended improvements coming from this document, which will not be completed until Summer 2023. At this time, the current application for Fiscal Year 2023-24 proposes improvements to the Brea Senior Center's central courtyard located between the Senior Center and Pioneer Hall. This area is heavily used for travel between the two buildings, outdoor fitness programs, and special events or programs focused on education or socialization. Improvements will include fencing in the courtyard for safety and improved accessibility throughout the facility, leveling out the lawn area to expand the courtyard's footprint, installing a storage shed for case management items and repaving the alley for a van to access this storage shed.

Should higher priority items be proposed following the completion of the Feasibility Study, staff will work with the County of Orange to adjust the scope for the FY 2023-24 project.

As part of the County's requirements, the resolution proposed for adoption authorizes the Mayor, or his/her designee, to execute for and on behalf of the City of Brea, the necessary agreements and/or any other documents or instruments required for participation in the Urban Counties Program for acceptance of the CDBG funds under Bid No. 012-23010523-NC.

COMMISSION/COMMITTEE RECOMMENDATION

The Finance Committee reviewed the applications for the Single Family Housing Rehabilitation Program and Public Facilities and Improvements at its meeting on January 10, 2023 and recommended moving the items to Council for approval.

FISCAL IMPACT/SUMMARY

The City of Brea applies annually to the County of Orange for Federal Community Development Block Grant (CDBG) funding in order to provide low-income single family rehabilitation loans and grants to qualified Brea homeowners. Additionally, the City typically applies for funding in the Public Facilities and Improvements component of the Program. Eligible uses of this funding include senior centers, projects addressing homelessness, or projects addressing accessibility in low-income areas.

The CDBG application for the Single Family Housing Rehabilitation Program is a multi-year application (Fiscal Years 2023-24, 2024-25 and 2025-26). \$180,000 is being requested in years one and two for single family housing rehabilitation, where no match is required, and \$200,000 for a multi-family housing rehabilitation project in year three. Staff implementing the Program is paid from the Housing Successor Fund. Thus, there is no negative fiscal impact to the General Fund.

The CDBG application for Public Facilities and Improvements is a single-year application (Fiscal Year 2023-24) and is requesting \$150,00, with no match required. There will be no impact to the General Fund.

Staff recommends adoption of the attached Resolution approving the two applications.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Marie Dao, Community Development Management Analyst and Jennifer Colacion, Community Services Management Analyst

Concurrence: Jason Killebrew, Community Development Director and Chris Emeterio, Community Services Director

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA TO APPROVE THE CITY'S PARTICIPATION IN THE FISCAL YEARS 2023-24, 2024-25 AND 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) WITH THE COUNTY OF ORANGE

A. RECITALS:

(i) It is the intent of the City of Brea to participate in the filing of an application with the County of Orange for a grant authorized under the Housing and Community Development Act of 1974, and the Cranston/Gonzales National Affordable Housing Act of 1990, as amended.

(ii) The Housing and Community Development Act of 1974, as amended, authorizes cities under 50,000 in population to enter into cooperation agreements with the County in which they are located for the purpose of undertaking essential housing and community development activities.

(iii) The federal government requires participating cities to provide certifications that the funds will be obtained and utilized pursuant to Federal law and policy.

(iv) It is necessary that the City adopt certain projects as described in the project summary section of the application before filing the application with the County of Orange for funding authorized under the Community Development Act of 1974 as amended.

(v) The City of Brea submitted an application under Fiscal Years 2023-24, 2024-25 and 2025-26 for Housing Rehabilitation and Fiscal Year 2023-24 for Public Facilities & Improvements Request for Proposal Bid No. 012-23010523-NC.

(vi) The City of Brea desires to accept the award of CDBG funds and authorizes the execution of the necessary agreements, contracts and amendments and other corresponding documentation to accept the CDBG funds.

B. RESOLUTION:

NOW, THEREFORE, THE CITY OF BREA, HEREBY, RESOLVES, AND ORDERS AS FOLLOWS:

(i) The City of Brea hereby accepts the award of CDBG funds through the County's Urban Counties Program, which will be used to support the City of Brea's Single-Family Housing Rehabilitation Program Project and the City of Brea's Public Facilities & Improvements Brea Senior Center Courtyard Improvements Project under Bid No. 012-23010523-NC.

(ii) The City of Brea authorizes the Mayor or his/her designee to execute, for and on behalf of the City of Brea, the necessary agreement(s) and/or any other documents or instruments required by the County and/or the United States Department of Housing and Urban Development for participation in the Urban Counties Program and/or for acceptance of the CDBG funds under Bid No. 012-23010523-NC.

APPROVED AND ADOPTED this 17th day of January 2023.

Marty Simonoff, Mayor

ATTEST: _____
Lillian Harris-Neal, City Clerk

I, Lillian Harris Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Council of the City of Brea, held on the 17th day of January 2023 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Dated: _____

Lillian Harris-Neal, City Clerk



**OC HOUSING & COMMUNITY
DEVELOPMENT REHABILITATION AND
PUBLIC FACILITIES & IMPROVEMENTS
FY 2023-24
APPLICANT PROPOSAL
Bid # 012-23010523-NC**

SUPPORTING DOCUMENTS CHECKLIST

Applicants must submit complete Housing Rehabilitation and/or Public Facilities and Improvements Applicant Proposal electronically via Periscope S2G (formerly BidSync). Please confirm all Parts with supporting documentation are submitted prior to the RFP deadline. Applicants may submit Proposals for one HR and/or one PF&I services requested in this RFP. A separate Applicant Proposal is required for each service component.

Capitalized terms not otherwise defined in the body of this Attachment A (Applicant Proposal) will have the meanings set forth in the body of the RFP.

Applicants must answer all questions within each section as applicable, as outlined in the following key:

ALL APPLICANTS MUST COMPLETE PART I
--

APPLICANTS SUBMITTING APPLICANT PROPOSALS FOR COMPONENT A: HOUSING REHABILITATION MUST COMPLETE APPLICATION FOR PART II
--

APPLICANTS SUBMITTING APPLICANT PROPOSALS FOR COMPONENT B: PUBLIC FACILITIES & IMPROVEMENTS MUST COMPLETE PART III

PART I: MINIMUM REQUIREMENTS &

A: Applicant Information

B. Applicant Profile

C: Project Information

D: Organizational Background

E: Civil Rights Laws Compliance and HUD Standing
--

F: Signature and Assurances

PART II: HOUSING REHABILITATION (COMPONENT A) (HOUSING REHABILITATION APPLICANTS MUST COMPLETE PART I AND PART II)

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

A: Priority Needs, HUD Eligibility Requirements and National Objective
B: Funding Request, Accomplishment Budget, Leveraging and Project Budget
C: Performance Objectives and Outcomes
D: Organizational Project Capacity and Experience
E: Organizational/Project Readiness
F: Environmental Information Form

PART III: PUBLIC FACILITIES & IMPROVEMENTS (COMPONENT B) (PUBLIC FACILITIES & IMPROVEMENTS APPLICANTS MUST COMPLETE PART I AND PART III)
A: Priority Needs, HUD Eligibility Requirements and National Objective
B: Leveraging and Project Budget
C: Performance Objectives and Outcomes
D: Organizational Project Capacity and Experience
E: Organizational/Project Readiness
F: Environmental Information Form

Supplemental Document Instructions: Parts requesting supplemental or narrative information should be formatted per the following:

1. Each response must be typewritten; double-spaced; and in Arial font, size 12-point print.
2. Not to exceed one (1) page per question.
3. Responses should include the question and be concise but detailed enough to address what is being asked.
4. Failure to completely answer all items and/or provide the required documents may result in your application being disqualified from consideration.
5. Hardcopies of Single Audit Reports and/or Audited Final Statements will not be accepted. Electronic copies of these documents must be uploaded via Periscope S2G (formerly BidSync) as a separate attachment from the Applicant Proposal.
6. For your convenience, the Applicant Proposal will be available on Periscope S2G (formerly BidSync) in Word format to allow for responses to be provided directly on the Applicant Proposal.

Refer to Section I.C. of the RFP for Instructions and procedures for submittal.

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

PART I

A. APPLICANT INFORMATION

1. Applicant Name: City of Brea

Address: 1 Civic Center Circle

City/State/Zip: Brea, California 92821

Phone: (714) 990-7600 Fax: (714) 990-2258

Applicant Website: www.cityofbrea.net Email: maried@cityofbrea.net

*UEI Number: PU9SHMKA84D6 D-U-N-S Number N/A

W-9(Federal ID Number) 95-6000681

**The County requires a valid UEI number and DUNS number upon application submittal. If needed, your organization may obtain one at no cost at SAM.gov and www.dnb.com.*

2. Authorized Person: For the purposes of this RFP, the "Authorized Person" is the individual within your organization who has the authority to enter into a contract. The authorized person will be copied on all correspondence.

Authorized Person's Name: William Gallardo

Authorized Person's Title: City Manager
(i.e., Executive Director, Organization's Signature Authority)

Phone: (714) 990-7711 Fax: (714) 990-2258

Email: billga@cityofbrea.net

☒ Check here if the address for the Authorized Person is the same as that of the organization.

Address: _____

City/State/Zip: _____

3. Contact Person: For the purpose of this RFP, the "Contact Person" will be the primary recipient for all correspondence related to this RFP. The contact person should be available to respond to any inquiries throughout the RFP process.

Contact Person's Name: Marie Dao

Contact Person's Title: Management Analyst II

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Phone: (714) 671-4461 Fax: (714) 990-2258

Email: maried@cityofbrea.net

☒ Check here if the address for the Contact Person is the same as that of the organization.

Address: _____

City/State/Zip: _____

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. APPLICANT PROFILE

1. Applicant's Legal Name: City of Brea
2. Business Address: 1 Civic Center Circle, Brea, California, 92821
3. Telephone Number: (714) 990-7600 Fax: (714) 990-2258
4. Website Address: www.cityofbrea.net Email Address: maried@cityofbrea.net
5. Years in Operation: 105 Length of time in current location: 42

6. Is your firm:

Non-Profit 501(c)(3) ☐ Yes ☒ No

For-Profit ☐ Yes ☒ No

Local Government ☒ Yes ☐ No

Faith-based ☐ Yes ☒ No

Sole Proprietorship ☐ Yes ☒ No

If yes, indicate if doing business under a different name: _____

Incorporated ☒ Yes ☐ No

If yes, State of Incorporation: California

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PROJECT INFORMATION

1. **Project Title:** Single Family Rehabilitation

Project Address: City-wide

City/State/Zip: Brea, California 92821 and 92823

FY 2023-24 Housing Rehabilitation

Amount Requested

\$180,000

- Maximum funding amount for Housing Rehabilitation projects \$200,000.

FY 2023-24 Public Facilities & Improvements

Amount Requested

\$

- Maximum funding amount for Public Facilities and Improvements is \$150,000 with no leveraged funds and \$350,000 with **20%** leveraged funds.

The Orange County Urban County Program is comprised of 12 cities with populations under 50,000 (participating cities). The 12 participating cities include Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, San Juan Capistrano, Seal Beach, Stanton, and Villa Park. Along with 2 participating metro cities with populations over 50,000 – Placentia, and Yorba Linda, which are funded using their own HUD allocation and are exempt from the RFP process.

2. **Urban County Program**

- a. Is your agency a participating city in the County of Orange Urban County Program that will be submitting a proposal as part of this RFP? ☒ YES ☐ NO
- b. If not, since only one (1) Applicant Proposal per jurisdiction, per year for Housing Rehabilitation and Public Facilities and Improvements will be accepted, please attach written documentation (from an authorized person) from either the participating city or the County of Orange OCCR/HCD advising the County to accept your proposal as part of this RFP.

3. **Provide a high-level summary description of your project.**

Funds will be used to rehabilitate approximately ten qualified low-income, owner-occupied residential single-family units in years one and two, including program delivery expenses to complete the rehab projects. Additionally, there is a desire to use funds for the rehabilitation of a multi-family housing complex in year three,

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

including program delivery expenses to complete the project.

C: PROJECT INFORMATION (Continued)

4. Minority-Owned and Women-Owned business (MBE/WBE/DBE)

- a. Will this project provide an opportunity to hire MBE and/or WBE and or DBE business?

☒ Yes

☐ No

- b. Describe all actions your organization has taken in support of HUD's goal to provide Opportunities to MBE/WBE/DBE's.

The City of Brea has established a Disadvantaged Business Enterprise (DBE) Program in accordance with federal regulations. It is the City's policy to ensure nondiscrimination, to create a level playing field on which all can compete fairly, and to remove barriers to participation. The policy states the City of Brea never discriminate against anyone in connection with the award of any contract on the basis of race, color, sex, or national origin. The entire 13-page policy is available upon request.

5. Section 3

Section 3 is a provision of the Housing and Urban Development Act of 1968. (24 CFR Part 75) The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

- a. Will this project report labor hours for Section 3 businesses or employees?

☐ Yes

☒ No

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PROJECT INFORMATION (Continued)

- b. Describe all actions your organization has taken in support of HUD's goal to provide opportunities to Section 3 businesses.

Funds for this grant will assist extremely low, very low, and low-income households with housing rehabilitation projects.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL BACKGROUND

Answer each question below in approximately one to four paragraphs, not to exceed one (1) page per question. If a specific question is not applicable to your organization, please answer with "Not Applicable". Each response must be typewritten; double-spaced; and in Arial, size 12-font. Your responses should include the question, be concise but detailed enough to address what is being asked. For your convenience, the Applicant Proposal will be provided on Periscope S2G (formerly BidSync) in Word format to allow for responses to be provided directly on the Applicant Proposal.

1. Does your organization expend \$750,000 or more a year in federal funds?

☒ Yes ☐ No

2. Is the applicant a Non-Profit organization? ☐ Yes ☒ No

3. Describe the organization's goals, objectives, and mission.

Maintain a Safe Environment for Breans

Public safety is a basic element of Brea's quality of life. The city will continue to use education and prevention approaches, as well as enforcement and appropriate maintenance of facilities to enhance people's sense of security.

Ensure Brea Remains a Special Place

Brea's small-town atmosphere, our sense of community, and our physical assets make Brea a special place. The city resolves to protect Brea's hillside and canyon areas and foster family values, quality education, cultural understanding, a vibrant civic and cultural life, and an involved and caring citizenry.

Protect & Enhance Brea as a Balanced Community

A successful community sustains itself by ensuring a balance in physical, economic, and human development. A balanced community provides residents and businesses with the infrastructure and services which fulfill the diverse expectations of the community. A balanced community will provide a variety of

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

land uses, promote economic health, and create and retain jobs while diversifying the revenue base needed to support services and maintain a sound reserve fund. A balanced community will also ensure a diversity of affordable housing opportunities for all elements of Brea, from the young to the old.

Increase Breans' Sense of Civic Ownership

The city commits itself to two-way communication and interaction with the community to facilitate vision building, long-range planning, and organizational excellence. These elements are necessary for the long-term success of the community.

4. Provide a brief description of your organization's accounting system and controls in place.

The City of Brea uses a standard fund basis accounting system in accordance with the Governmental Accounting Standards Board State and Local Accounting Principles. We have established internal controls as to the segregation of duties related to the various accounting processes such as general ledger, payroll, accounts payable, revenues, journal entries, capital assets, etc. These internal controls are subject to being tested/reviewed annually by our contract CPA firm who prepares our audited financial statements and our federal Single Audit Report. Recommendations for improvement in internal controls are noted in the auditor's letter on internal controls that is prepared at the end of each year's audit engagement. This accounting system incorporates budgetary information as to both revenues and expenditures. During the fiscal year, all departments have access to the accounting system information as to the reporting of both budgetary and actual revenues and expenditures to provide for monitoring of all operations of

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

the city. The accounting system also generates year-end financial reports necessary for the preparation of audited financial statements. Our internal controls are based on General Accepted Accounting Principles and are reviewed annually as part of the audited financial statements by Brea's independent auditor. We are also providing a copy of the City's Grant Management Policies and Procedures for your file.

5. Describe the organization's fund development method.

The City's process for fund development follows the Governmental Accounting Standards Board guidelines. The city process for fund development is a focus on increasing accountability and control of the financial resources. As to HUD's Community Development Block Grant (CDBG) program, the City of Brea has always maintained as a condition of participation a separate special revenue fund to account for all assets, revenues (both CDBG grant income and program income) and expenditures. As to assets funded with CDBG monies, this is related to accounting for all loans for the single-family housing rehabilitation program.

6. List the person(s) who have legal authority to sign contracts and other legal documents, payment requests, and checks related to this application proposal. Provide a copy of the Board Resolution/Meeting Minutes which grants signing authority to these individuals for all contracts, amendments, extensions, and renewals resulting from this RFP process.

Marty Simonoff, Mayor (subject to change after Council reorganization)

William Gallardo, City Manager

City Council-approved Resolution will be provided after the Public Hearing of January 17, 2023. Sample provided as Exhibit A.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

7. Audit Requirements as defined in Section I.H. of the RFP:

Audits must be conducted by an independent CPA and must include a description of corrective action taken for any findings identified by the auditor, both of which will be reviewed by the OC Housing & Community Development Accounting Manager or designated staff. Submit required audited documents electronically via Periscope S2G (formerly BidSync) as it relates to your organization:

- a. Applicants who have expended Federal funds in excess of \$750,000 are required to submit two (2) years of Single Audit reports (FY 2019/20 and FY 2020/21). Refer to Section II.D.2. of the RFP document for more details related to Single Audit requirements.

Or

- b. Applicants who are not subject to Single Audit reports requirements are required to submit two (2) years of audited financial statements (FY 2019/20 and FY 2020/21).

Audited Financial Statements will include:

- Balance Sheet (Statement of Financial Position) – Including all supporting schedules (i.e., Detailed Aged Payables, Aged Receivables, Notes Payable, etc.)
- Income Statement (Profit and Loss Statement)
- Statement of Cash Flow
- Retained Earnings
- Any footnotes to the statements.

Submit Single Audit reports and Audited Financial Statements electronically via Periscope S2G (formerly BidSync) as a separate attachment from the Applicant Proposal. Paper copies will not be accepted.

8. In the past ten years, has your organization ever had its non-profit status revoked or withheld by the IRS, the Secretary of State, the State Attorney General, or the Franchise Tax Board? If yes, please provide an explanation. (Proof of Non-Profit Status or Business License.)

Not applicable.

9. Current/Past Litigation or Judgements: Has your organization been sued in the last five (5) years? If yes, provide detailed information regarding litigation (Court and case number), judgements involving your organization(s) or any company your organization holds a controlling interest in, or any company that holds an interest in your organization(s), or any of the principal officers of the organization(s).

No contract-related current/past litigation or judgements.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

10. Current/Past Liens or Monetary Judgements: In the last five (5) years, has your organization had any liens or monetary judgements issued against your organization or any company your organization holds a controlling interest in, or any company that holds an interest in your organization, or any of the principal officers of the organization. Include in your response date of lien(s)/judgement(s) issued, date closed, dollar amount(s) and description/explanation. The County, at its discretion, may request additional information or back-up material.

No contract-related current/past liens or monetary judgements.

11. Are any of your managers or staff with fiscal responsibilities involved in litigation presently that has any bearing on fiduciary trust or employee relations? If yes, please provide an explanation.

No managers or staff with fiscal responsibilities involved in litigation.

12. Have any unfavorable rulings been handed down by any court against your organization or executive director in the past five years? If yes, please provide an explanation.

No contract-related unfavorable ruling by any court against Brea or City Manager.

13. Does your organization currently have any unresolved fiscal, reporting or program issues with any of its funding sources? If yes, please provide an explanation.

No unresolved contract-related fiscal, reporting or program issues with funding sources.

14. Provide an organizational chart of your organization, including key staffing for the project.

See Exhibit B

15. Provide a copy of your organization's Board of Director's list.

City Council Members*:

Marty Simonoff, Mayor

Christine Marick, Mayor Pro Tem

Cecilia Hupp, Council Member

Blair Stewart, Council Member

Steven Vargas, Council Member

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

*Subject to change after Council reorganization.

16. If your organization is a non-profit, please provide a copy of your organization's 501(c)(3). Also provide an IRS tax-exempt letter dated no later than December 2014, or a Certificate of Status provided by the Secretary of State, Business Programs Division. Online Certificates of Status can be found on the Internet at: http://www.sos.ca.gov/business/pdf/be_ircform.pdf. (Process may take up to 24 calendar days).

Not applicable.

17. Provide a copy of your organization's Articles of Incorporation and By-Laws.

Not applicable.

18. Provide a copy of the minutes of your organization's board meeting where the proposed project was discussed.

City Council-approved Resolution will be provided after the Public Hearing of January 17, 2023. Sample provided as Exhibit A.

19. Provide IRS 990 form "Return of Organization Exempt from Income Tax", if applicable.

Not applicable.

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

E: CIVIL RIGHTS LAWS COMPLIANCE AND HUD STANDING

1. Has your organization been a past recipient of assistance under a HUD McKinney Act program or the HUD Single Family Property Disposition Homeless Program?

☐ Yes

☒ No

2. If you have been a recipient under either of these programs, has your organization experienced any project or construction delay, HUD finding or outstanding audit that HUD deems serious regarding the administration of HUD McKinney Act programs or the HUD Single Family Property Division Homeless Program?

☐ Yes

☒ No

If you answered "Yes," please attach a brief description of the circumstances and outcomes.

3. Applicants must be in compliance with applicable civil rights laws and Executive Orders. Applicant Proposals will be rejected if your agency has any of the following: (1) Any pending civil rights lawsuits instituted by the U.S. Department of Justice; (2) Any non-compliance with civil rights statutes, Executive Orders or regulations as a result of formal administrative proceedings, unless the applicant is operating under a HUD-approved compliance agreement designed to correct the area of non-compliance or is currently negotiating such an agreement; (3) Any unresolved secretarial charge of discrimination issues under Section 810 (g) of the Fair Housing Act, as implemented by 24 CFR 103.400; (4) Any adjudication of a civil rights violation in a civil action brought against the agency by a private individual, unless the applicant is operating in compliance with a court order designed to correct the area of non-compliance or the applicant has discharged any responsibility arising from such litigation; (5) Any deferral of the processing of applications from the sponsor imposed by HUD under Title VI of the Civil Rights Act of 1964, the Attorney General's Guidelines (28 CFR 50.3) or the HUD Title VI regulations 24 CFR 1.8) and procedures, or under Section 504 of the Rehabilitation Act of 1973 and HUD Section 504 regulations (24 CFR 8.57).

If one or more of the above five situations exist within your agency/organization, please attach a brief description.



Authorized Signature

William Gallardo

Print Name



Date

City Manager

Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES

1. **Non-Discrimination:** This agency will, through all possible means, ensure equal opportunity for all persons to receive services, to participate in the volunteer structure, and to be employed regardless of age, handicap, national background, race, religion, or sex. An existing sectarian nature of the agency shall not suffer impairment under this agreement, but participation in religious observances, rituals or services will not be required as a condition of receiving food, services, or shelter paid for by this grant.
2. **Accountability:** We commit this agency, of a grant is received, to provide all reports to the County of Orange as required; to expend monies only on eligible cost' to keep complete documentation (copies of all canceled checks, invoices, receipts, etc.) on all expenditures for a minimum of three years; to spend all funds and close out the program on the required date; to return any unused funds to the County of Orange; to cooperate with monitoring or site visits, and; to provide complete documentation of expenses to the County of Orange, if requested, by the required date.
3. **Non-collusion:** This Applicant Proposal is genuine, and not sham or collusive, nor made in the interest or on behalf of any person not herein named; the Applicant/Proposer has not directly induced or solicited any other Applicant/Proposer to put in a sham Proposal, or any other person, firm or corporation to refrain from submitting a Proposal; the Applicant/Proposer has not in any manner sought by collusion to secure for him/herself an advantage over any other proposer.

We affirm that all information in this Applicant Proposal is true and correct to the best of our knowledge and that the Applicant under our authority will execute its responsibility under the proposed contract and fully adhere to all other applicable rules and regulations possible.



First Authorized Person Signature

Marty Simonoff

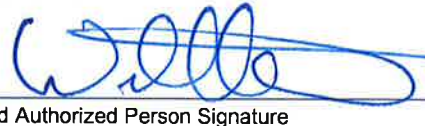
Print First Authorized Person's Name

12/15/22

Date

Mayor

Title



Second Authorized Person Signature

William Gallardo

Print Second Authorized Person's Name

12/15/22

Date

City Manager

Title

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

4. I am authorized by my Board of Directors, Trustees, or other legally qualified officer to submit this proposal on behalf of the "Applicant."
5. Applicant is not currently on any Federal, State of California or local Debarment List.
6. Applicant will provide records to show fiscal solvency, if required.
7. Applicant will meet all applicable Federal, State, and local compliance and regulatory requirements including, but are not limited to the following:
 - a. Ensuring that records accurately reflect actual performance
 - b. Maintaining record confidentiality, as required
 - c. Reporting financial, participant, and performance data, as required
 - d. Meeting requirements of Section 504 of the Rehabilitation Act of 1973
 - e. Meeting all applicable labor laws, including Child Labor Law standards
 - f. Meeting all lobbying certification and disclosure of lobbying activities requirements.

I recognize that I must give assurance for each item above, 'a' through 'f', as applicable. If I cannot, this Applicant Proposal will be automatically rejected.

8. Applicant will not use funds for customers in the construction, operation, or maintenance of any part of a facility to be used for sectarian instruction or religious worship.



Signature Required

William Gallardo

Print Name

12/18/22

Date Signed

City Manager

Print Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

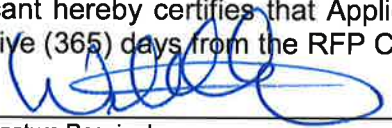
HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

9. Validity of Proposal/Application

The County requires that all Applicant Proposals be valid for at least three hundred sixty-five (365) days from this RFP's closing date. Applicant Proposals which are not valid for at least three hundred sixty-five (365) days will be considered non-responsive and subject to rejection.

Applicant hereby certifies that Applicant's Applicant Proposal is valid for three hundred sixty-five (365) days from the RFP Closing Date.


Signature Required

William Gallardo
Print Name


Date Signed

City Manager
Print Title

10. Certification of Understanding

The County assumes no responsibility for any understanding of the Applicant or representation made by any of the County's officers, employees, or agents during or prior to the execution of any Contract resulting from this RFP unless:

- Such understanding or representations are expressly stated in the final executed contract; and
- The final executed contract expressly provides that the County assumes such responsibility.

By signing below, Applicant certifies that such understanding has been considered in this Proposal.


Signature Required

William Gallardo
Print Name


Date Signed

City Manager
Print Title

11. Minimum Qualifications Statement

Applicant hereby certifies that it meets all minimum qualifications and requirements as set forth in this RFP.


Signature Required

William Gallardo
Print Name


Date Signed

City Manager
Print Title

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

12. Certificate of Insurance

Applicant hereby certifies Applicant's willingness and ability to provide the required insurance coverage and certificates as set forth in the attached Model Contract, by signing below.



Signature Required

William Gallardo

Print Name

12/15/22

Date Signed

City Manager

Print Title

13. Conflict of Interest

Applicant hereby certifies that: (I) Applicant has provided the County with the disclosures required in (a) and (b) below as part of its Application, or (II) that no relationships as outlined in (a) and (b) exist.

- a. Disclose any financial, business, or other relationship with the County, any other entity that the County Board of Supervisors governs, or any County Board member, officer, or employee, which may have an impact, effect, or influence on the outcome of the services you propose to provide. Provide a list of current clients, employees, principals, or shareholders (including family members) who may have a financial interest in the outcome of services you propose to provide.
- b. Disclose any financial, business, or other relationship within the last three (3) years with any firm or member of any firm who may have a financial interest in the outcome of the work to be performed under the RFP or Model Contract.



Signature Required

William Gallardo

Print Name

12/15/22

Date Signed

City Manager

Print Title

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: SIGNATURES AND ASSURANCES (Continued)

14. Statement of Compliance

A statement of compliance with all parts of this RFP or a listing of exceptions and suggested changes must be submitted in response to this RFP.

Applicant hereby certifies (Applicant must certify either **a or b** by signing below):

- a. This Applicant Proposal is submitted in strict compliance with the terms and requirements of the RFP and by submitting this Applicant Proposal, Applicant agrees to all terms and requirements of the RFP including, but not limited to, the terms and conditions set forth in the Model Contract and its Attachments and Exhibits that are made part of Section IV of the RFP, and no exceptions are proposed.

Signature required

OR

- b. This Applicant Proposal is submitted in strict compliance with the terms and requirements of the RFP, including the terms and conditions set forth in the Model Contract and its Attachments and Exhibits that are made part of Section IV of the RFP, except for those exceptions expressly listed as required by this RFP and attached hereto.

Signature required

The parts for each proposed exception to this RFP, including, but not limited to Section IV – Model Contract, must include:

1. The complete provision Applicant is taking exception to;
2. The RFP page number and section of the provision Applicant is taking exception to;
3. The suggested rewording by way of track changes (Microsoft Word format);
4. Reason(s) for submitting the proposed exception; and
5. A description of any impact the proposed exception may have on the services to be provided.

15. Exceptions to the RFP Requirements

Exceptions that the Applicant has to any of the RFP requirements must be discussed under this section. Exceptions will be reviewed by OC Community Resources (OCCR) staff to evaluate the qualifications of the Applicant to meet program and service requirements. The OCCR reserves the right to reject a Proposal that is not consistent with the requirements of this RFP.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

PART II

PART II: HOUSING REHABILITATION (COMPONENT A)

A. PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE

1. Refer to *Part II. B: Funding Request, Accomplishment Budget, Leveraging & Project Budget*, enter the total dollar amount of Urban County funds that will be used by this project next to the community development need that best fits your project's scope. Projects may address more than one community development need; however, in order to be considered as addressing a "High Priority" community development need, at least 51% of the Urban County's funds must be applied towards a high priority need.

Priority Needs				
Check Box	Priority Housing Rehabilitation Needs	Priority Needs Level	Urban County Funds	Leveraged Funds
X	Owner – Single Family	High	\$180,000	
	Owner – Multi Rehab Renter	High		
	Renter – Single Family Rehab	High		
	Renter - Multi Family Rehab	High		
	Special Populations	High		

- Projects must meet a national objective as identified by HUD Regulations Criteria for National Objectives (24 CFR 570.208).
- Depending on funding source, the proposed activity must be eligible as defined by HUD Regulations under Basic Eligible Activities (24 CFR 570.201)
- The population to be served or to benefit from the project must principally be low to moderate-income as defined by HUD. See HUD Income Limits for Housing Rehabilitation Projects chart below.

HUD Low-Mod Income Limits (Maximum Levels)		Median Income	\$ 97,900
Household	Ext. Low	Very Low	Low
Size	30%	50%	80%
1	\$24,950	\$41,550	\$66,500
2	\$28,500	\$47,500	\$76,000
3	\$32,050	\$53,450	\$85,500
4	\$35,600	\$59,350	\$94,950
5	\$38,450	\$64,100	\$102,550
6	\$41,300	\$68,850	\$110,150
7	\$44,150	\$73,600	\$117,750
8	\$47,000	\$78,350	\$125,130

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

A. PRIORITY NEEDS, HUD ELIGIBILITY REQUIREMENTS AND NATIONAL OBJECTIVE (Continued)

2. HUD Demographics:

- a. Does this project help prevent homelessness? Yes ☐ No ☒
- b. Does this project help the homeless? Yes ☐ No ☒
- c. Does this project help those with HIV or AIDS? Yes ☐ No ☒
- d. Does this project primarily help persons with disabilities? Yes ☐ No ☒

3. Answer the following:

- a. Summarize the Scope of Services for your project including the minimum number of units to be assisted by federal funding.

This project is primarily geared to address the requirements of single-family low/very low-income owner-occupied residential rehabilitation. Funds will be used to rehabilitate approximately ten single-family units in years one and two, including program delivery expenses to complete the rehab projects. Additionally, there is a desire to use funds for the rehabilitation of an undetermined multi-family housing complex in year three, including program delivery expenses to complete the project.

- b. Why is the project needed?

Housing rehabilitation is essential to maintaining and improving Brea's neighborhoods and low-income housing stock. For the low/very low-income families which this program benefits, it becomes essential that money be made available for preservation of the affordable single-family and multi-family housing within our neighborhoods.

- c. Describe how the project preserves a low and moderate-income neighborhood or provides other community benefits.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

It will provide the assistance necessary for property improvement for low/very low-income families, disabled residents, and seniors to obtain needed repairs, therefore preserving the low/very low-income housing stock of our community and enhancing the neighborhoods.

4. Answer each question below in approximately one to four paragraphs.

- a. Based upon your description of this project in *Section A: Priority Needs Chart*, state how your organization will address meeting a priority need with your performance and outcomes. In your description, state how your performance objectives and performance outcomes apply to the project's beneficiaries and specifically explain how this project will affect the beneficiaries.

Housing Rehabilitation of single-unit low/very low-income owner-occupied and multi-family residential structures are listed as high priority per the County's Consolidated Plan. The Program assists households with home repairs to correct health and safety issues and bring homes up to current building codes. The Housing Rehabilitation Program also benefits the community by keeping neighborhoods and Brea's affordable housing stock in good condition, thus extending the life of these properties. Program beneficiaries' quality of life will improve when their homes are made safer and more comfortable. Given the high cost of living in Orange County, this program is the only way low-income participants would be able to complete these needed improvements.

- b. Describe what tools your organization will utilize to measure this project's effect on the intended beneficiaries. In your description include how your organization will measure its success in meeting the needs of the project's beneficiaries.

Many program participants have mobility/accessibility challenges. This program assists those participants by providing accessibility ramps, railings/grab bars, smooth/even flooring, etc. in order for them to move about their residences freely

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

without obstacles, therefore improving their quality of life.

- c. Describe the specific population that your project will serve (i.e., low to moderate-income).

The program provides residential rehabilitation to very low and low-income households.

- d. Describe the intended benefits to the population being served (i.e., preservation of a low to moderate-income neighborhood).

It will provide assistance necessary for property improvement for low/very low-income households to receive needed health and safety repairs, preserve the low/very low-income housing stock of our community, and enhance neighborhoods.

- e. Describe the ramifications if your project is not recommended for funding in this fiscal year.

If not funded, the City will not be able to rehabilitate any homes and address the health and safety issues, code violations, and other areas that could lead to neighborhood deterioration. The current challenges to the city's budget and staffing make CDBG funding more critical than ever for low-income neighborhoods and households.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B: FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET

FY 2023-24 *Funding Request and Accomplishment Budget* is a snapshot of your minimum and maximum requested project budget. Complete the chart by providing the minimum and maximum requested amount for your project, leveraged amount for your project, and accomplishment level for your project.

1. Complete table below.

FY 2023-24 FUNDING REQUEST AND ACCOMPLISHMENT BUDGET		
Minimum Funds Request		
	Example	2023-24 Project
A. Minimum Funds Request	\$ 75,000	\$180,000
B. Leveraging Subrecipient Funds	\$ 50,000	
C. Total Minimum Funds Request (A+B)	\$ 125,000	\$180,000
D. Goals/Accomplishments	15 Units	10 single-family units
Maximum Funds Request		
A. Maximum Funds Request	\$ 200,000	\$180,000
B. Leveraging Subrecipient Funds	\$ 60,000	
C. Total Maximum Funds Request (A+B)	\$ 260,000	\$180,000
D. Goals/Accomplishments	30 Units	10 single-family units

For FY 2023-24 if new allocation funding does not increase or decrease, the estimated funding amount for (HR) activities would be the same. However, this is also dependent on how many (HR) project applications are submitted in the FY 2023-24 RFP and the amount of unallocated funding availability.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B: FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2024-25 *Funding Request and Accomplishment Budget* is a snapshot of your minimum and maximum requested project budget. Complete the chart by providing the minimum and maximum requested amount for your project, leveraged amount for your project, and accomplishment level for your project.

2. Complete table below.

FY 2024-25 FUNDING REQUEST AND ACCOMPLISHMENT BUDGET		
Minimum Funds Request		
	Example	FY 2024-25 Project
A. Minimum Funds Request	\$ 75,000	\$180,000
B. Leveraging Subrecipient Funds	\$ 50,000	
C. Total Minimum Funds Request (A+B)	\$ 125,000	\$180,000
D. Goals/Accomplishments	15 Units	10 single-family units
Maximum Funds Request		
A. Maximum Funds Request	\$ 200,000	\$180,000
B. Leveraging Subrecipient funds	\$ 60,000	
C. Total Maximum Funds Request (A+B)	\$ 260,000	\$180,000
D. Goals/Accomplishments	30 Units	10 single-family units

For FY 2024-25 funding will be estimated as being the same as FY 2024-25, dependent on HUD allocations and unallocated funding availability.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2025-26 *Funding Request and Accomplishment Budget* is a snapshot of your minimum and maximum requested project budget. Complete the chart by providing the minimum and maximum requested amount for your project, leveraged amount for your project, and accomplishment level for your project.

3. Complete table below.

FY 2025-26 FUNDING REQUEST AND ACCOMPLISHMENT BUDGET		
Minimum Funds Request		
	Example	FY 2025-26 Project
A. Minimum Funds Request	\$ 75,000	\$200,000
B. Leveraging Subrecipient Funds	\$ 50,000	
C. Total Minimum Funds Request (A+B)	\$ 125,000	\$200,000
D. Goals/Accomplishments	15 Units	Multi-family units
Maximum Funds Request		
A. Maximum Funds Request	\$ 200,000	\$200,000
B. Leveraging Subrecipient funds	\$ 60,000	
C. Total Maximum Funds Request (A+B)	\$ 260,000	\$200,000
D. Goals/Accomplishments	30 Units	Multi-family units

For FY 2025-26 funding will be estimated as being the same as FY 2025-26, dependent on HUD allocations and unallocated funding availability.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2023-24 Complete *Project Budget Chart* below, by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project (complete this activity by using the information you provided in the *Funding Request and Accomplishment Budget* portion of Part II.B).

4. Complete table below.

FY 2023-24 PROJECT BUDGET CHART			
Example			
Project Costs	Urban County	Leveraged Resources	Total
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000
Project Activity: Construction	\$ 25,000	\$ 20,000	\$ 45,000
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000
Project Costs	Urban County Funds	Leveraged Resources	Total
Project Activity: Design/Project			
Project Activity: Construction			
Project Activity: 10 single-family units	\$180,000		\$180,000
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Total Project Cost	\$180,000		\$180,000

5. Provide a detailed description of each project activity listed in above table.

The City of Brea will utilize \$180,000 through a combination of loans and grants to complete housing rehabilitation projects for ten income-qualified single-family property owners, including program delivery expenses to complete the projects.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2024-25 Complete *Project Budget Chart* below, by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project (complete this activity by using the information you provided in the *Funding Request and Accomplishment Budget* portion of Part II.B.

6. Complete table below.

FY 2024-25 PROJECT BUDGET CHART			
Example			
Project Costs	Urban County	Leveraged Resources	Total
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000
Project Activity: Construction	\$ 25,000	\$ 20,000	\$ 45,000
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000
Project Costs	Urban County Funds	Leveraged Resources	Total
Project Activity: Design/Project			
Project Activity: Construction			
Project Activity: 10 single-family units	\$180,000		\$180,000
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Total Project Cost	\$180,000		\$180,000

7. Provide a detailed description of each project activity listed in above table.

The City of Brea will utilize \$180,000 through a combination of loans and grants to complete housing rehabilitation projects for ten income-qualified single-family property owners, including program delivery expenses to complete the projects.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

B. FUNDING REQUEST, ACCOMPLISHMENT BUDGET, LEVERAGING AND PROJECT BUDGET (Continued)

FY 2025-26 Complete *Project Budget Chart* below, by listing the specific activities that will be paid for by Urban County funds and your leveraged dollars for each phase of this project (complete this activity by using the information you provided in the *Funding Request and Accomplishment Budget* portion of Part II.B.

8. Complete table below.

FY 2025-26 PROJECT BUDGET CHART			
Example			
Project Costs	Urban County	Leveraged Resources	Total
Project Activity: Design/Project	\$ 50,000	\$ 30,000	\$ 80,000
Project Activity: Construction	\$ 25,000	\$ 20,000	\$ 45,000
Total Project Cost	\$ 75,000	\$ 50,000	\$ 125,000
Project Costs	Urban County Funds	Leveraged Resources	Total
Project Activity: Design/Project			
Project Activity: Construction			
Project Activity: Multi-family units	\$200,000		\$200,000
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Project Activity:			
Total Project Cost	\$200,000		\$200,000

9. Provide a detailed description of each project activity listed in above table.

The City of Brea will utilize \$200,000 for one loan issued to the owner of a low-income multi-family apartment complex (location yet to be determined), which includes program delivery expenses to complete the project. This project is dependent upon the success of the City and property owner negotiating terms for the loan, and City Council's formal approval.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Note: If the City and property owner cannot reach an agreement for a rehabilitation loan, the City would like to request this funding cycle (FY 2025-26) be revised to single-family rehabilitation in the amount of \$180,000.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PERFORMANCE OBJECTIVES AND OUTCOMES

1. Using the definitions below, complete the Performance Objectives and Outcomes table below by stating project activity, output, performance objectives and performance outcomes.

Activity Identify project activities geared towards completing project, set quantifiable units of accomplishments (e.g., planning, construction, inspections).

Output Identify project outputs such as proposed units of accomplishments (what do you hope to achieve from your project, (e.g., complete 1,000 linear feet of sidewalk).

Performance Objectives

- a. Suitable Living Environment: In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
- b. Decent Affordable Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA, or ESG. This objective focuses on housing programs where the purpose for the project is to meet the individual family or community needs, not programs where the housing is an element of a larger effort.
- c. Creating Economic Opportunities: This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Performance Outcomes

- a. Availability/Accessibility: This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate-income people.
- b. Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.
- c. Sustainability (Promoting Livable or Viable Communities): This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefits to persons of low and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

C: PERFORMANCE OBJECTIVES AND OUTCOMES (Continued)

2. Complete table below.

PERFORMANCE OBJECTIVES AND OUTCOMES			
Example			
Activity	Outputs	Performance Objectives	Performance Outcomes
Inspection	15 Units	Suitable Living Environment	Availability/Accessibility
Construction	15 Units	Decent Affordable Housing	Sustainability
Activity	Outputs	Performance Objectives	Performance Outcomes
Rehab	10 single-family units	Suitable Living Environment	Sustainability
Rehab	Multi-family units	Suitable Living Environment	Sustainability

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

D: ORGANIZATIONAL/PROJECT CAPACITY AND EXPERIENCE

1. Has your organization received funding for this type of activity during the previous three years?

☒ Yes

☐ No

If you answered, “Yes”, complete *Previous Funding Table* below by identifying the contract number, award amount, program income, if generated; and any unspent funds.

If you answered “No” above, submit a letter signed by this Applicant’s authorized person that identifies one reference from three different funding sources from whom you have received funding in the past three years. The letter must include contact information for the three references (funding source), the amount of funding awarded from each reference, explanation of the use of funds, duration of funding awarded, and state whether or not contractual performance measures were achieved.

PREVIOUS FUNDING TABLE				
Year	Contract Number	Award Amount	Program Income Generated (If Applicable)	Unspent Funds from Award
2020-21	20-23-0002-HR	\$180,000	\$103,028	\$44,302.09
2021-22	21-23-0002-HR	\$187,500	\$93,451	\$57,050
2022-23	22-23-0002-HR	\$187,500	\$2,850	\$187,500

2. Describe the reason why funds remain unspent in the Previous Funding Table above. Include an explanation of how the organization intends to complete the project.

The unspent balance of \$44,302.09 from Fiscal Year 2020-21 was due to project delays and timing to complete projects by the grant deadline.

The unspent balance of \$57,050 from Fiscal Year 2021-22 is due to a single-family home project that did not utilize the full allotted loan amount for home repairs and there was not enough time to start a new project. Additionally, another project is currently wrapping up and will be submitted with the final GPR and reimbursement request. This grant cycle is under the extension period until December 31, 2022.

The unspent balance of \$187,500 from Fiscal Year 2022-23 (current grant cycle) is

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

expected to be spent in full.

3. Describe the role of key administrators, staff members, contractors, and volunteers within your organization and their role in implementing the proposed project. Include experience, education, and licensing qualifications in your description.

Experience of our staff ranges from supervising the CDBG Housing Rehabilitation Program, to experience working with building code requirements and code enforcement activities relating to health and safety violations. This gives staff the knowledge to implement the Program effectively and in a timely manner. The Management Analyst in charge of Brea's housing programs has seven (7) years of experience implementing the CDBG program, as well as over four (4) years of experience in the City's Building and Safety Division. The consultant providing program delivery services has over 20 years of experience successfully implementing housing rehabilitation programs.

4. Describe the organization's experience administering this type or similar project.

Housing Rehabilitation projects have been a part of Brea's housing programs for over 40 years. Trained staff members continue to apply their knowledge and expertise to day-to-day activities on each project from beginning to completion.

5. Please submit a copy of your most recent audit (within the last two years) by an independent CPA and a description of corrective action taken for any findings identified by the auditor, both of which will be reviewed by the OC Housing & Community Development Accounting Manager or designated staff.

The City of Brea's Annual Comprehensive Financial Report (ACFR), dated June 30, 2021 is being submitted as an attachment with this application. The 2022 ACFR will be posted online at <https://www.ci.brea.ca.us/95/City-FinancialsBudget> once available.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Applicants who have expended Federal funds in excess of \$750,000 are required to submit two (2) years of Single Audit reports (FY 2019/20 and FY 2020/21). Refer to Section II.D.2 of the RFP document for more details related to Single Audit requirements.

Or

Applicants who are not subject to Single Audit report requirements are required to submit two (2) years of audited financial statements (FY 2019/20 and FY 2020/21).

Audited Financial Statements will include:

- Balance Sheet (Statement of Financial Position) – Including all supporting schedules (i.e., Detailed Aged Payables, Aged Receivables, Notes Payable, etc.);
- Income Statement (Profit and Loss Statement);
- Statement of Cash Flow;
- Retained Earnings; and
- Any footnotes to the statements.

Applicant must submit Single Audit reports and/or Audited Financial Statements via www.periscopeholdings.com as a separate attachment from the Applicant Proposal. Paper copies will not be accepted.

Applicants who have expended Federal funds in excess of \$750,000 please see PART I: D: Organizational Background, Item 7.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

E: ORGANIZATIONAL/PROJECT READINESS

- Project milestones are an effective method of demonstrating overall project readiness. Enter the date the milestone action was completed in column 1. If the milestone action is in progress, enter the start and end dates in columns 2 and 3. If the action is not applicable to your project, check column 4.

PROJECT/ORGANIZATION READINESS CHART				
	1 Action Complete	2 Action In Progress Start Date	3 Action In Progress End Date	4 Action N/A
Milestone Actions				
A. Governing Body approval to apply for funds			01/17/2023	
B. Minute Order/Board Resolution			01/17/2023	
C. Project found in current annual budget	7/1/2022			
Staffing/Consultant assigned for design/ Implementation	7/1/2022			
D. Feasibility Study				X
Design				X
Project in concept phase				X
RFP/RFQ process administered				X
Consultant contract with design engineer Negotiated				X
Final plans and specifications written				X
Finals plans and specifications approved				X
Environmental Approvals (CEQA/NEPA)				X
E. Acquisition/Rehabilitation				X

- Include in your Application documentation regarding all completed milestone actions (i.e., Minute Order/Board Resolution, public hearing notice, closed session notice and/or Agenda and applicable documentation for Milestone Actions, A through E). All Applicants must immediately schedule meetings with your organization's boards to ensure, if selected, all council/board approvals are submitted prior to contract signing by your organization. Please include any prepared staff report as a response to this RFP and identify your council/board schedule meeting date.

City Council action will take place on January 17, 2023. Included with this proposal is a copy of the Council Staff Report and Public Hearing Notice as Exhibits C and D.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

E: ORGANIZATIONAL/PROJECT READINESS (Continued)

For Applicants: When submitting to your council/board, the approval via a resolution/board approval-minutes should include:

[Sample Council/Board Resolution]

The [agency name] submitted (or will be submitting) an application under FY 2023-24, FY 2024-25 AND FY 2025-26 FOR HOUSING REHABILITATION AND FY 2023-24 FOR PUBLIC FACILITIES & IMPROVEMENTS REQUEST FOR PROPOSAL BID NO. 012-23010523-NC.

The [agency name] desires to accept the award of CDBG funds and authorizes the execution of the necessary agreements, contracts and amendments and other corresponding documentation to accept the CDBG funds.

NOW, THEREFORE, THE [agency name], HEREBY, RESOLVES, AND ORDERS AS FOLLOWS:

- 1. The [agency name] hereby accepts the award of CDBG funds through the County's Urban Counties Program, which will be used to support the [agency name] Housing Rehabilitation [project name] Project and the [agency name] Public Facilities & Improvements [project name] Project under Bid No. 012-23010523-NC.*
- 2. The [agency name] authorizes the [Individual Title] or his/her designee to execute, for and on behalf of the [agency name], the necessary agreements(s) and/or any other documents or instruments required by the County and/or the United States Department of Housing and Urban Development for participation in the Urban Counties Program and/or for acceptance of the CDBG funds under Bid No. 012-23010523-NC.*

3. Include in your Applicant Proposal a written status for all milestone actions marked as "In Progress." Include supporting documentation to support progress.

A Public Hearing will be held at the Council meeting on January 17, 2023, where an action will take place. Included with this proposal is a copy of the Council Staff Report and Public Hearing Notice as Exhibits C and D.

4. Include in your Applicant Proposal a brief explanation as to why a given milestone action is not applicable to the project, if necessary.

The milestone actions under sections "D" and "E" do not apply to Housing Rehabilitation as this program assists only privately-owned single-family residences.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM

OC Housing & Community Development
1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705
Environmental Information Form
NEPA (24 CFR Part 58)

Project Title: Single Family Rehabilitation

Program Activity(ies): Rehabilitate low/very low-income single family housing

Name of Subrecipient:

Fund Type(s): ☒ CDBG ☐ HOME ☐ ESG ☐ NSP ☐ OCHA/Operating Reserves ☐ CoC
☐ General Fund

Contract Number(s): Unknown at this time

Contract Amount: \$Unknown at this time

Project Location: (Provide precise address and include Census Tract No. If confidential, please insert "Suppressed" and provide Census Tract No.)

City-wide assistance for low/very low-income households.

Project Activity Level Description: (Please provide in detail the level of services you provide or the scope of rehabilitation and/or construction your project will involve. If needed, please use attachments.)

(Projects involving new construction, rehabilitation or acquisition activities must complete the Supplemental Site Information portion of this form)

Funds will be used for program delivery expenses and correcting health and safety issues, code violations, and other areas of maintenance decline. While dealing with needed repairs, this rehab work will help to preserve the supply of affordable housing in the Brea community.

Existing Environmental Conditions: (Please, describe the surrounding environment around your project)

The proposed project is exempt from CEQA by Section 15301. The single-family housing rehabilitation funds would be allocated to Class I projects as defined in CEQA.

OC Housing & Community Development Rehabilitation and Public Facilities & Improvements Applicant Proposal

HR AND PF&I – FY 2023-24

Previous Governmental Actions/Approvals Received on Your Project (If applicable, please list and attach a copy of any discretionary approvals you received on your project from a City or other County Agency including CEQA approval or exemption.)

City Council approves overall CDBG applications.

Discretionary Approval(s) Needed From City/County To Complete Your Project(s):

Required building permits will be obtained through the City and/or State as required to complete single-family rehabilitation projects.

I hereby declare that the statements furnished above, including any exhibits attached hereto represent all information required for this assessment. Said statements together with any exhibits attached hereto are true and correct.


Signature

Management Analyst II
Title

12-14-2022
Date

Supplemental Site Information

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED – CHECK ALL BOXES THAT APPLY

(All PF&I, Acquisition, Rehabilitation and/or New Construction Activities must include site photos and site plan)

Proposed Project Type:

☐ New Construction

☐ Acquisition

☐ Acquisition/Rehabilitation

☒ Rehabilitation

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Description of the Proposal: Include all contemplated actions, which are geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

Interior and exterior improvements to qualified low/very low-income households city-wide.

Including, but not limited to flooring, painting, electrical, plumbing, roofing, termite and
dry-rot damage.

Proposed Site: Zoning Designation: City-wide

General Plan Land Use Designation: _____

Is project in a floodplain? _____ FEMA Map No: _____ (attach copy)

Existing Use(s): ☐ Vacant ☐ Residential ☐ Commercial ☐ Industrial

Other: _____

Size of Site: _____ Acres _____ Sq. Ft. Assessor's Parcel No: _____

Age of Existing Structures: _____ years Year built: _____

OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Prior Use(s)/Development(s):

☐ Residential ☐ Industrial ☐ Commercial ☐ Agriculture Other: _____

If residential use, number of units: Proposed _____ Existing _____

Studio # of Units _____ 1 Bedroom # of Units _____

2 Bedroom # of Units _____ 3 Bedroom # of Units _____ 4+Bedroom # of Units _____

Total Number of Units: _____ Total Number of Buildings: _____

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings. [24 CFR 58.40(a)]

City-wide

Is current zoning and use appropriate for the proposed site? If not, present a plan for obtaining any discretionary approvals.

N/A

Prior Analysis:

Have there been any prior Environmental Reviews completed for the proposed site or project within the last five (5) years. *If yes, please attach copies of the Environmental Review.* ☐ Yes ☒ No

**OC Housing & Community Development Rehabilitation and Public
Facilities & Improvements Applicant Proposal**
HR AND PF&I – FY 2023-24

F: ENVIRONMENTAL INFORMATION FORM (Continued)

Has the site been involved in any other proposals previously submitted to this office?

☐ Yes ☒ No

Title of Prior Proposal: _____

Applicant's Name: _____

Eventual Result: ☐ Project Not Funded

☐ Project Funded \$ _____

☐ Project Completed Date Completed _____

☐ Project Cancelled Date Cancelled _____

Describe why project was cancelled:

REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK

RESOLUTION NO.**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BREA TO APPROVE THE CITY'S PARTICIPATION IN THE FISCAL YEARS 2023-24, 2024-25 AND 2025-26 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) WITH THE COUNTY OF ORANGE****A. RECITALS:**

(i) It is the intent of the City of Brea to participate in the filing of an application with the County of Orange for a grant authorized under the Housing and Community Development Act of 1974, and the Cranston/Gonzales National Affordable Housing Act of 1990, as amended.

(ii) The Housing and Community Development Act of 1974, as amended, authorizes cities under 50,000 in population to enter into cooperation agreements with the County in which they are located for the purpose of undertaking essential housing and community development activities.

(iii) The federal government requires participating cities to provide certifications that the funds will be obtained and utilized pursuant to Federal law and policy.

(iv) It is necessary that the City adopt certain projects as described in the project summary section of the application before filing the application with the County of Orange for funding authorized under the Community Development Act of 1974 as amended.

(v) The City of Brea submitted an application under Fiscal Years 2023-24, 2024-25 and 2025-26 for Housing Rehabilitation and Fiscal Year 2023-24 for Public Facilities & Improvements Request for Proposal Bid No. 012-23010523-NC.

(vi) The City of Brea desires to accept the award of CDBG funds and authorizes the execution of the necessary agreements, contracts and amendments and other corresponding documentation to accept the CDBG funds.

B. RESOLUTION:

NOW, THEREFORE, THE CITY OF BREA, HEREBY, RESOLVES, AND ORDERS AS FOLLOWS:

(i) The City of Brea hereby accepts the award of CDBG funds through the County's Urban Counties Program, which will be used to support the City of Brea's Single-Family Housing Rehabilitation Program Project and the City of Brea's Public Facilities & Improvements Brea Senior Center Courtyard Improvements Project under Bid No. 012-23010523-NC.

(ii) The City of Brea authorizes the Mayor or his/her designee to execute, for and on behalf of the City of Brea, the necessary agreement(s) and/or any other documents or instruments required by the County and/or the United States Department of Housing and Urban Development for participation in the Urban Counties Program and/or for acceptance of the CDBG funds under Bid No. 012-23010523-NC.

APPROVED AND ADOPTED this 17th day of January 2023.

Marty Simonoff, Mayor

ATTEST: _____
Lillian Harris-Neal, City Clerk

I, Lillian Harris Neal, City Clerk of the City of Brea, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Council of the City of Brea, held on the 17th day of January 2023 by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

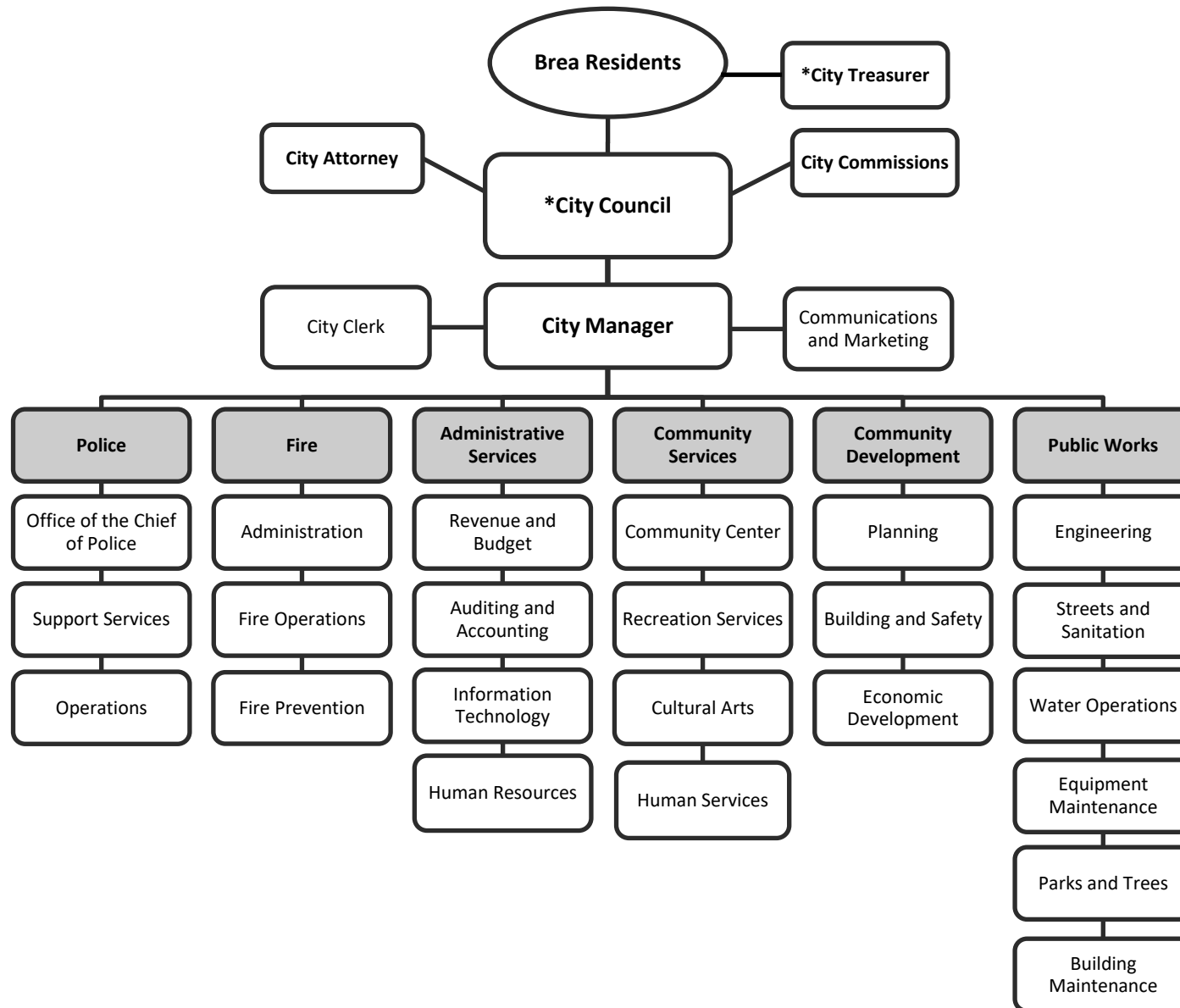
ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

Dated: _____

Lillian Harris-Neal, City Clerk

CITY ORGANIZATION CHART



**Elected*

City of Brea

COUNCIL COMMUNICATION

TO: Honorable Mayor and City Council Members

FROM: Bill Gallardo, City Manager

DATE: 01/17/2023

SUBJECT: Approval of the applications for participation in the Community Development Block Grant Program (CDBG) for Fiscal Years 2023-24, 2024-25 and 2025-26.

RECOMMENDATION

After a Public Hearing, adopt the Resolution approving Fiscal Years 2023-24, 2024-25 and 2025-26 applications to the County of Orange for Community Development Block Grant (CDBG) funding.

BACKGROUND/DISCUSSION

The Federal Housing and Community Development Block Grant Program (CDBG) was established under legislation passed by Congress in 1974 to provide housing and other assistance for low-income persons. It is funded by the Federal Department of Housing and Urban Development (HUD) and administered by the County of Orange for cities under 50,000 in population.

The City has been very successful in receiving CDBG grants to implement the Single Family Rehabilitation Program; alley improvements identified in the Neighborhood Enhancement Plan; and capital improvements to Pioneer Hall and the Senior Center. Project eligibility is limited as the County only funds what is deemed "high priority projects," including addressing homelessness, housing rehabilitation, alley improvements, senior centers, and Americans with Disabilities Act (ADA) improvements.

The City has received CDBG funding annually for the past 48 years for housing rehabilitation of single family homes owned by low-income residents. Qualified homeowners must meet federally prescribed requirements to participate in the Program. Many neighborhoods in Brea have been enhanced throughout the years with a goal to improve approximately ten homes annually.

The historic buildings used for the Senior Center and Pioneer Hall have routinely been improved using CDBG Public Facilities & Improvement (PF&I) funding, including updating restrooms, adding a covered patio, making parking lot and sidewalk accessibility enhancements, and recently making necessary upgrades to the kitchen facility.

The County released the Fiscal Years 2023-24, 2024-25 and 2025-26 CDBG application package on November 9, 2022 and required that completed applications be submitted by December 16, 2022. This timeframe did not allow the opportunity to bring the application to the City Council prior to submittal. The County requires a Council resolution in order for Brea's application to be considered in the competitive process.

Tonight's Public Hearing is being conducted to conform to HUD and County requirements to give the public an opportunity to participate in the application process. At the conclusion of the Public Hearing, the Council is asked to approve by resolution the City's participation in the CDBG grant programs detailed below:

Housing Rehabilitation Program

The application for Fiscal Years 2023-24 and 2024-25 will be dedicated to Single Family Rehabilitation in the form of loans used to correct health, safety and building code violations. The majority of the funds received will be utilized for single family home loans and mobile home grants. The remaining funds will be used for program delivery expenses to perform inspections of the project sites, contract document preparation, and coordinating contractors/construction. The recipients of the loans and grants must be low-income households, which is defined as earning 80% or less of County median income. The requested grant amount for years one and two is \$180,000. The third year (2025-26) will be dedicated to a potential Multi-Family Rehabilitation project. The requested grant amount for year three is \$200,000.

Public Facilities and Improvements

The previous CDBG grant cycle funded a Senior Center Feasibility which is currently in progress. Staff intends for future CDBG applications to be geared towards implementing recommended improvements coming from this document, which will not be completed until Summer 2023. At this time, the current application for Fiscal Year 2023-24 proposes improvements to the Brea Senior Center's central courtyard located between the Senior Center and Pioneer Hall. This area is heavily used for travel between the two buildings, outdoor fitness programs, and special events or programs focused on education or socialization. Improvements will include fencing in the courtyard for safety and improved accessibility throughout the facility, leveling out the lawn area to expand the courtyard's footprint, installing a storage shed for case management items and repaving the alley for a van to access this storage shed.

Should higher priority items be proposed following the completion of the Feasibility Study, staff will work with the County of Orange to adjust the scope for the FY 2023-24 project.

As part of the County's requirements, the resolution proposed for adoption authorizes the Mayor, or his/her designee, to execute for and on behalf of the City of Brea, the necessary agreements and/or any other documents or instruments required for participation in the Urban Counties Program for acceptance of the CDBG funds under Bid No. 012-23010523-NC.

COMMISSION/COMMITTEE RECOMMENDATION

The Finance Committee reviewed the applications for the Single Family Housing Rehabilitation Program and Public Facilities and Improvements at its meeting on January 10, 2023 and recommended moving the items to Council for approval.

FISCAL IMPACT/SUMMARY

The City of Brea applies annually to the County of Orange for Federal Community Development Block Grant (CDBG) funding in order to provide low-income single family rehabilitation loans and grants to qualified Brea homeowners. Additionally, the City typically applies for funding in the Public Facilities and Improvements component of the Program. Eligible uses of this funding include senior centers, projects addressing homelessness, or projects addressing accessibility in low-income areas.

The CDBG application for the Single Family Housing Rehabilitation Program is a multi-year application (Fiscal Years 2023-24, 2024-25 and 2025-26). \$180,000 is being requested in years one and two for single family housing rehabilitation, where no match is required, and \$200,000 for a multi-family housing rehabilitation project in year three. Staff implementing the Program is paid from the Housing Successor Fund. Thus, there is no negative fiscal impact to the General Fund.

The CDBG application for Public Facilities and Improvements is a single-year application (Fiscal Year 2023-24) and is requesting \$150,00, with no match required. There will be no impact to the General Fund.

Staff recommends adoption of the attached Resolution approving the two applications.

RESPECTFULLY SUBMITTED:

William Gallardo, City Manager

Prepared by: Marie Dao, Community Development Management Analyst and Jennifer Colacion, Community Services Management Analyst

Concurrence: Jason Killebrew, Community Development Director and Chris Emeterio, Community Services Director

**CITY OF BREA
PUBLIC HEARING NOTICE**

NOTICE IS HEREBY GIVEN that the Brea City Council will conduct a public hearing on **Tuesday, January 17, 2023, at 7:00pm**, or as soon thereafter as the matter can be heard, in the Council Chambers of the Civic and Cultural Center, 1 Civic Center Circle, Brea, California, to consider the adoption of a resolution approving the City's Fiscal Years 2023-24, 2024-25 and 2025-26 Grant Application to the County of Orange for the Community Development Block Grant Program (CDBG).

FURTHER INFORMATION may be obtained at the Office of the City Clerk or by calling (714) 990-7756.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions on the matter outlined above.

If you challenge this ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Office of the City Clerk at, or prior to, the public hearing.

Dated: December 22, 2022

Lillian Harris-Neal
City Clerk of City of Brea

Publish: January 5, 2023

City of Brea

FINANCE COMMITTEE COMMUNICATION

TO: Finance Committee Members

FROM: Bill Gallardo

DATE: 01/10/2023

SUBJECT: City of Brea Annual Comprehensive Financial Report and Related Audit Reports
for the Fiscal Year Ended June 30, 2022

RECOMMENDATION

Receive and file the City's Annual Comprehensive Financial Report (ACFR) and Related Audit Reports for the Fiscal Year ended June 30, 2022.

BACKGROUND/DISCUSSION

Each year the City of Brea issues an Annual Comprehensive Financial Report (ACFR) (attached), which was previously referred to as the Comprehensive Annual Financial Report (CAFR). The ACFR summarizes the financial transactions of a local government for the year in accordance with the financial presentation requirements prescribed by governmental accounting standards.

The City's independent auditor, Eide Bailly LLP (Eide Bailly), has completed its audit of the City's ACFR for Fiscal Year ended June 30, 2022. Eide Bailly has issued an unmodified or "clean" opinion on the City's ACFR in accordance with Generally Accepted Accounting Principles (GAAP) and fairly presents both the financial position and the results of operations for the year ended June 30, 2022.

Financial Highlights

The City's net position increased by \$61.8 million, from \$290.0 million to \$351.8 million as of June 30, 2022. The governmental activities portion of the increase is primarily related to pension expense. On July 12, 2021, CalPERS reported preliminary net return on investments of 21.3% for the 12-month period ended June 30, 2021, which was used to determine the City's net pension liability for this fiscal year. CalPERS's net investment earnings of \$25.7 million was one of the factors that reduced the total net pension liability for the City from \$138.3 million to \$97.3 million in the current fiscal year.

The City's capital assets realized an increase of \$6.9 million primarily due to construction in progress for projects such as the 57 Freeway/Lambert Road Interchange and various water projects that are currently in various phases of construction throughout the City. The City's long-term liabilities include \$126.5 million in net pension and other post-employment benefit liabilities and \$50.1 million of outstanding bonds and leases.

As of June 30, 2022, the General Fund's ending fund balance included a reserve of \$8.6 million for funds deposited in the City's pension rate stabilization program with Public Agency

Retirement Services (PARS). There were a couple of adjustments to the financial statements that included the restatement of governmental activities for leases in accordance with Governmental Accounting Standards Board (GASB) Statement No. 87. In addition, the correction of amounts related to Development and Capital Improvement Funds.

Related Audit Reports

Audit Communication Letter (Statement on Auditing Standards (SAS) 114 Report)

The Statement on Auditing Standards (SAS) 114 was issued by the American Institute of Certified Public Accountants (AICPA) to establish a two-way communication between the independent auditors and those charged with governance (i.e. City Council). SAS 114 requires that the City's auditor communicate, either orally or in writing, certain information to an audit committee or another designated party that performs oversight on the financial reporting and auditing process.

The City's Finance Committee has been identified by the City Council to receive and review the report of the annual audit from the City's independent auditor and to review and make recommendations to the City Council to receive and file the report. The Audit Communication Letter dated December 29, 2022 (attached), and issued as part of the annual audit, did not identify any significant difficulties or disagreements with management that arose during the course of the audit and any uncorrected misstatements identified. This letter indicates a "clean report" with some corrections made during the audit. There was one uncorrected amount of \$157,050 related to grant revenues not received within the 60-day period.

In addition, prior to the start of the audit, the auditors met with the City's Finance Committee on August 9, 2022 to discuss the planning of audit.

Article XIII-B Limit on Appropriations Calculation Report (Appropriations Limit Report)

This report (attached) communicates the results of the audit firm's testing of the City's computation of the statutory appropriation limitation. No exceptions were noted in this report and the City is well within the constraints of the statutory limit provided by state law.

Since the City's federal award programs (Single Audit) did not exceed the \$750,000 threshold, the audit was not required, so the Single Audit report was not issued for the Fiscal Year Ended June 30, 2022. However, in accordance with *Government Auditing Standards*, the Auditor issued a report on its consideration of the City's internal control over financial reporting and noted an area of improvement over the review of transactions from the adjustments that were made as the result of the audit. Similarly, to many other municipal agencies, the Accounting, Auditing and Purchasing Division of the City experienced 3.5 full-time employees' vacancies, which resulted in an increased distribution of duties among the two remaining employees during the preparation of the FY 2021-22 audit. One of those positions included a key accounting staff member who assisted in the year-end process, including the reconciliation of the accounts in question. It has been challenging with staff shortages, required implementation of Government Accounting Standards Board (GASB) Statement No. 87, *Leases*, and to continue to meet the audit and financial deadlines before calendar year-end. Currently, the Administrative Services Department reassigned purchasing duties and is actively recruiting to fill the division's vacant positions. Division management will strengthen its review processes for transactions and financial statements.

SUMMARY/FISCAL IMPACT

The City's annual audit for the Fiscal Year ended June 30, 2022 (FY 2021-22) has been completed and the City's independent auditor has issued an unmodified opinion on the City's ACFR, which is the highest level of assurance an entity can receive from its independent auditors (a "clean audit"). The total cost of audit services for the FY 2021-22 is \$68,067 and has been appropriated during the budget process.

RESPECTFULLY SUBMITTED

William Gallardo, City Manager

Prepared by: Monica Lo, Deputy Director of Administrative Services

Concurrence: Kristin Griffith, Director of Administrative Services

Attachments

City of Brea Annual Comprehensive Financial Report Fiscal Year Ended June 30, 2022

City of Brea SAS 114 Letter

City of Brea Report on Internal Controls

City of Brea FY 2021-22 Gann Limit Letter

FISCAL YEAR ENDING
JUNE 30, 2022

ANNUAL COMPREHENSIVE FINANCIAL REPORT



CITY COUNCIL



Cecilia Hupp
Mayor



Glenn Parker
Mayor Pro Tem



Christine Marick
Council Member



Marty Simonoff
Council Member



Steve Vargas
Council Member

Elected Official

Treasurer Denise Eby

Administrative Personnel

City Manager	Bill Gallardo
Assistant City Manager/ Community Services Director	Chris Emeterio
Administrative Services Director	Kristin Griffith
Chief of Police	Adam Hawley
Community Development Director	Jason Killebrew
City Clerk	Lillian Harris-Neal
Fire Chief	George Avery
Public Works Director	Michael Ho
City Attorney	Terence Boga

CITY OF BREA, CALIFORNIA

**ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2022**

Prepared by:

Administrative Services Department

Kristin Griffith

Director of Administrative Services

Monica Lo

Deputy Director of Administrative Services

Ana Conrique

Senior Accountant

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INTRODUCTORY SECTION	iv
Transmittal Letter.....	v
Organizational Chart.....	xv
Certificate of Achievement for Excellence in Financial Reporting (GFOA).....	xvi
FINANCIAL SECTION	
Independent Auditor's Report	1
Management's Discussion and Analysis.....	7
Basic Financial Statements	
Government Wide Financial Statements	
Statement of Net Position	21
Statement of Activities	24
Government Fund Financial Statements	
Balance Sheet	28
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position.....	29
Statement of Revenues, Expenditures and Changes in Fund Balances	30
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	31
Proprietary Fund Financial Statements	
Statement of Net Position – Proprietary Funds	34
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	36
Statement of Cash Flows – Proprietary Funds	38
Fiduciary Fund Financial Statements	
Statement of Fiduciary Net Position – Fiduciary Funds	44
Statement of Changes in Fiduciary Net Position – Fiduciary Funds	45
Notes to Financial Statements	47
Required Supplementary Information	
Schedule of Changes in the Net Pension Liability and Related Ratios – Miscellaneous Plan	103
Schedule of Changes in the Net Pension Liability and Related Ratios – Safety Plan	105
Schedule of Plan Contributions – Miscellaneous and Safety Plans.....	108
Schedule of Changes in the Total OPEB Liability and Related Ratios.....	110
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	111
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Housing Successor Fund.....	112
Notes to Required Supplementary Information.....	113
Supplementary Information	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Capital Improvement Fund	116

Non-Major Governmental Funds

Combining Balance Sheet	119
Combining Statement of Revenues, Expenditure, and Changes in Fund Balances.....	123

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Gas Tax Special Revenue Fund	127
Narcotics Enforcement Asset Seizure Special Revenue Fund	128
Air Quality Improvement Special Revenue Fund	129
Park Development Special Revenue Fund.....	130
Measure M Special Revenue Fund	131
Affordable Housing Trust Special Revenue Fund	132
Community Development Block Grant Special Revenue Fund	133
Blackstone CFD Special Revenue Fund	134
La Floresta CFD Special Revenue Fund	135
Taylor-Morrison CFD Special Revenue Fund	136
Central Park Village CFD Special Revenue Fund.....	137
Development Fund Special Revenue Fund	138
Capital and Mitigation Improvement Capital Projects Fund	139
Storm Drain Capital Projects Fund	140

Non-Major Enterprise Funds

Combining Statement of Net Position.....	142
Combining Statement of Revenues, Expenses and Changes in Fund Net Position	143
Combining Statement of Cash Flows.....	144

Internal Service Funds

Combining Statement of Net Position.....	146
Combining Statement of Revenues, Expenditures and Changes in Net Position.....	147
Combining Statement of Cash Flows.....	148

Custodial Funds

Combining Statement of Changes in Fiduciary Net Position.....	152
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STATISTICAL SECTION 155

Financial Trends:

Net Position by Component, Last Ten Fiscal Years	157
Changes in Net Position, Last Ten Fiscal Years.....	158
Fund Balances - Governmental Funds, Last Ten Fiscal Years	160
Changes in Fund Balances - Governmental Funds, Last Ten Fiscal Years.....	161

Revenue Capacity:

Assessed Value and Estimated Actual Value of Taxable Property, Last Ten Fiscal Years	162
Direct and Overlapping Property Tax Rates, Last Ten Fiscal Years	163
Principal Property Tax Rates, Current Year and Nine Years Ago	164
Property Tax Levies and Collections, Last Ten Fiscal Years	165
Taxable Sales by Category, Last Ten Fiscal Years	166

Debt Capacity:

Ratio of Outstanding Debt by Type, Last Ten Fiscal Years	167
Ratio of Net General Bonded Debt Outstanding, Last Ten Fiscal Years	168
Direct and Overlapping Governmental Activities Debt	169
Legal Debt Margin, Last Ten Fiscal Years.....	170
Pledged Revenue Coverage, Last Ten Fiscal Years	171

Demographic and Economic Information:

Demographic and Economic Statistics, Last Ten Fiscal Years.....	172
Principal Employers, Current Year and Nine Years Ago	173

Operating Information:

Full-time Equivalent City Employees by Function, Last Ten Fiscal Years	174
Operating Indicators By Function, Last Ten Fiscal.....	175
Capital Asset Statistics By Function, Last Ten Fiscal Years	176

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December 29, 2022

Honorable Mayor, Members of the City Council, and Citizens of the City of Brea:

We are pleased to submit to you the Annual Comprehensive Financial Report (ACFR) of the City of Brea, a California City, for the Fiscal Year ended June 30, 2022. This report has been prepared in conformity with accounting principles generally accepted in the United States of America and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants.

This report consists of management's representations concerning the finances of the City of Brea. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Brea has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that financial statements will be free from material misstatement.

As management, we assert that, to the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and component units of the City of Brea. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Eide Bailly, LLP, a firm of licensed certified public accountants, has audited the City of Brea's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Brea for the Fiscal Year ended June 30, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation.

The independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion that the City of Brea's financial statements for the Fiscal Year ended June 30, 2022, are fairly presented in all material respects in conformity with accounting principles generally accepted in the United States of America. The independent auditors' report is presented as the first component of the financial section of this report.

The City of Brea is required to undergo an annual single audit in conformity with the provisions of the Single Audit Act of 1984 and the U.S. Office of Management and Budget's 2 CFR Part 200 Uniform Guidance, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*. The City continually seeks federal assistance whenever possible and for Fiscal Year ending June 30, 2022 received less than \$750,000 in grant revenues and is not required to issue the Single Audit Report for FY 2021-22.

Generally Accepted Accounting Principles (GAAP) require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to



complement the MD&A and should be read in conjunction with it. The City of Brea's MD&A can be found immediately following the report of the independent auditors.

CITY OF BREA PROFILE

The City of Brea, a diverse residential and business community is located at the most northern tip of Orange County at the juncture of three counties with access to major airports, popular regional attractions, beaches, deserts and mountains. Nestled among the hillsides, just 25 miles southeast of Los Angeles, Brea is home to more than 46,000 residents and hosts a daytime working population of more than 125,000.

The City is a major retail center featuring one of the county's largest shopping centers, the Brea Mall; the Brea Union Plaza; and a host of other retail and service businesses. Brea is also a center for big businesses such as ViewSonic Corporation, NCH Management Systems Inc., EVGA Corporation, Beckman-Coulter, American Financial Network, Inc., California Roadside Service and Kirkhill Aircraft Part Co, Flexfit LLC. Several companies' corporate headquarters are located within Brea, including Beckman-Coulter, Tesla Inc., Suzuki Motor of America and Mercury Insurance.

Although Brea is a major retail and business hub, it maintains a balance with nature, preserving its hillside and canyon areas, which also contribute to Brea's quality of life. Brea is home to one of the nation's largest outdoor sculpture collections, with over 180 pieces of sculpture created to date, an art gallery and a performing arts theatre. Brea has long been recognized for its vision and innovation. It possesses a focused economic development strategy, designed to ensure a well-balanced, economically viable community which includes a wide range of housing, beautiful parks and excellent schools.

Brea provides an excellent portfolio of responsive municipal services. The City operates as a "full service city," providing a full range of services including police and fire protection, water and sanitation services, construction and maintenance of streets and infrastructure, as well as recreational and cultural services. Besides serving its own residential and business customers, Brea has a tradition of entrepreneurial ventures providing services to numerous other public agencies such as information technology and printing services.

The City of Brea operates under the Council-Manager form of government, and is governed by a five-member City Council elected at large, serving staggered four-year terms. Council elections are held in November of even-numbered years in conjunction with statewide general elections.

The annual budget serves as the foundation for the City of Brea's financial planning and control. The budget is adopted on an annual basis by the City Council in June of each year. The budget team, with the approval of the City Manager, develops budget guidelines in January. The various City departments then submit revenue estimates and expenditure appropriation requests for the one-year period that begins July 1. Budget meetings are held with each department, which leads to the development of the proposed budget. The City Manager then presents the proposed budget document to the City Council, which is discussed with the City Council in public workshops in mid-May. Formal public hearings are held in early June. The City Council adopts the annual budget on or before June 30 of each year. At the conclusion of the first six months, the budget team prepares a report on the progress of the first half of the budget cycle. The City Manager formally reviews the report with the City Council. The City Council adopts budget modifications as needed. The level of budgetary control is established at the department level within the General Fund and at the fund level for all other funds.



LOCAL ECONOMIC FACTORS

Brea encompasses about 8,300 acres or 13 square miles of land. The City's land use is distributed as follows:

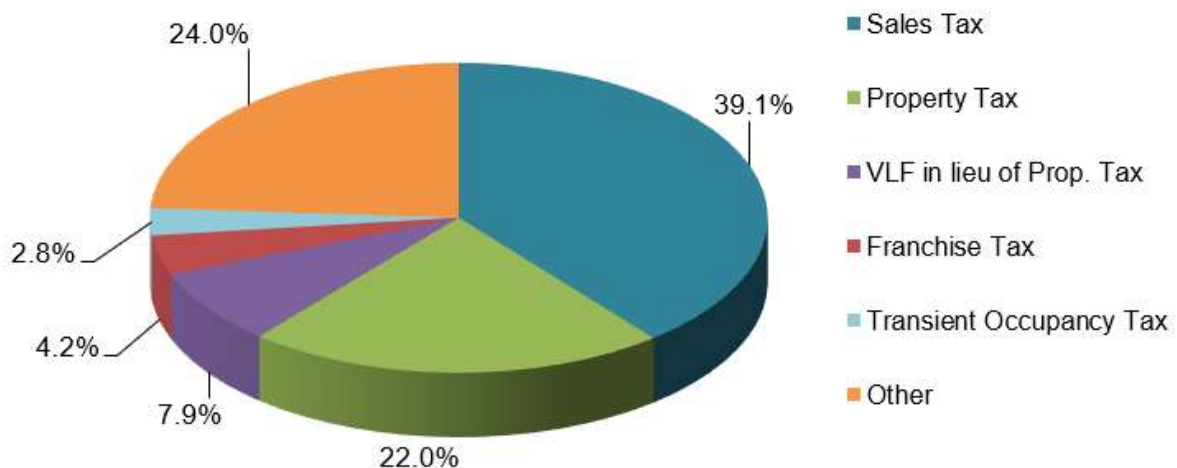
Land Use Distribution

<u>Land Use</u>	<u>Percent</u>
Residential (single-family, multi-family, and mobile homes)	45.3%
Commercial and Office	4.9%
Industrial	11.6%
Parks and Open Space	18.2%
Public Facilities (City facilities, schools, drainage channels, and fire stations)	2.6%
Mixed Use	2.8%
Cemetery	0.3%
Other (streets)	14.3%
Total	100.0%

Source: City of Brea General Plan (2003, and subsequent updates 2008, 2014, 2021)

The current land use mix produces General Fund revenues of approximately \$63.0 million. Sales taxes, property taxes and vehicle license fees (VLF) in lieu of property taxes and franchise taxes account for the top four revenue sources. These revenue sources account for 73.1% of the total amount of General Fund revenues. The remaining revenues account for 26.9% of the total and are represented by a broad range of sources.

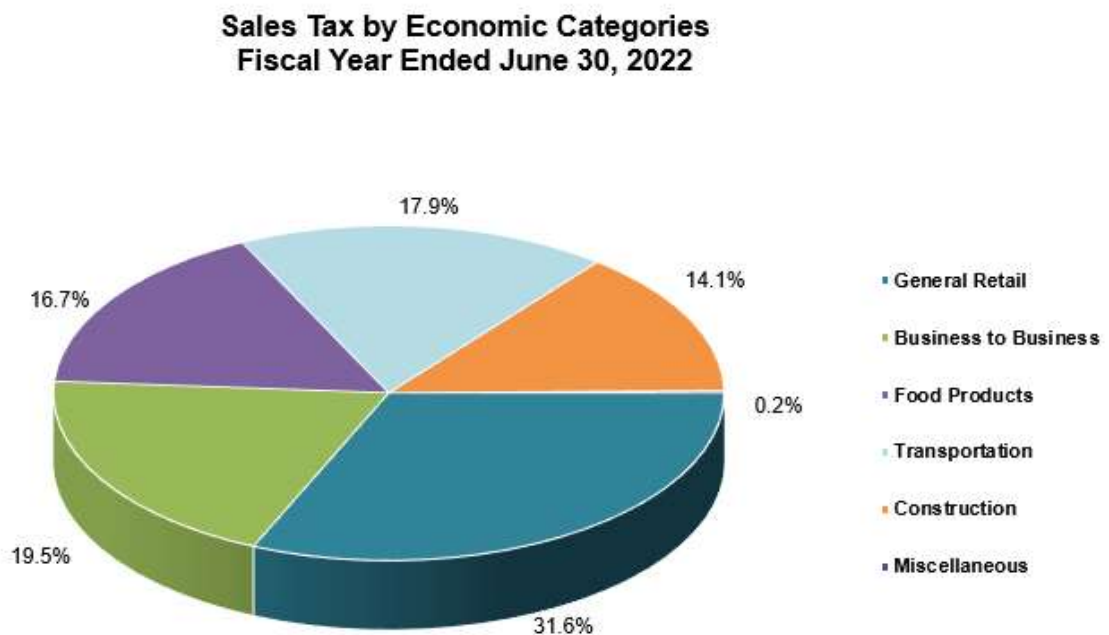
General Fund Revenues by Revenue Source Fiscal Year Ended June 30, 2022





Sales Tax

Sales tax represents the single largest source of General Fund revenue at \$24.7 million. It is derived from six major economic categories as listed in the following chart. The retail category, including department stores, apparel stores and general merchandise, makes up 31.6% of the total sales tax generated. This sector includes the regional Brea Mall, which is one of the largest malls in Orange County. The second largest economic sector being business to business. Overall, Brea's sales tax on a per capita basis consistently outperforms other municipalities, a strong indicator that the City imports sales tax dollars from surrounding communities. The City of Brea's sales tax per capita is the third highest in Orange County.



Property Taxes

Brea is a very diverse community as previously indicated in the land use chart. General Fund property taxes represent \$13.8 million or 22.0% of General Fund revenues. Assessed valuation of all property (including the former Brea Redevelopment Agency) in Brea is \$11.9 billion, an increase of 5.2% over the prior fiscal year. The valuation is split between residential at 62%, commercial/industrial at 34%, and the remaining 4% for other miscellaneous uses. Of the City's 17,997 dwelling units, 64% are single-family units, 30% are multi-family units and 6% are mobile homes. Housing costs in Brea continue to rank among the highest in North Orange County. Brea, like other cities in Orange County, is experiencing an increase in housing prices. The median price of a single-family home increased to \$975,000 from \$879,000 noted in the prior fiscal year.

Vehicle License Fees (VLF)

When a vehicle is registered in California, a license fee is charged by the State of California. This fee includes a small administrative fee and a property tax in-lieu fee. The in-lieu fee is based on depreciated value of the vehicle and declines over the useful life of the vehicle. The in-lieu fee,



while collected by the State Department of Motor Vehicles, belongs to local government (cities and counties). It is allocated based on a per capita basis.

Beginning in January 2005, the Vehicle License Fee was permanently reduced to 0.65% from 2.0% of the vehicle's fair market value. Any loss to cities by this rate reduction at that time was made up, dollar for dollar, with an allocation from the County's Educational Revenue Augmentation Fund (ERAF) property tax account with two payments, due on or before January 31st and May 1st of each year. This allocation will grow with any corresponding growth in the City's secured property tax valuation.

Franchise Taxes

The franchise revenue received by the City is based on adopted City ordinances and contractual agreements. Public utilities (electric and gas) account for 34.9% of the \$2.6 million in annual franchise tax revenue. The remaining 65.1% of this revenue includes franchise fees for oil pipelines, cable television, and other non-city utilities.

Franchise Taxes Fiscal Year Ended June 30, 2022

	<u>Annual Revenue</u>	<u>Percent of Total</u>
Public Utilities	\$ 913,570	34.9%
All Others	1,707,526	65.1%
Totals	<u>\$ 2,621,096</u>	<u>100.0%</u>

ECONOMIC OUTLOOK & IMPACT OF COVID-19 PANDEMIC

In December 2019, an outbreak of respiratory illness due to a novel coronavirus (a disease now known as COVID-19) was first identified in Wuhan City, Hubei Province, China, and spread outside of China, including the United States. The outbreak resulted in a number of governmental responses including being declared a worldwide pandemic by the World Health Organization and declared a national State of Emergency by the President of the United States.

On March 4, 2020, Gavin Newsom, the Governor of the State of California, proclaimed a State of Emergency in California due to the spread of COVID-19. In response, the City of Brea declared the existence of a local emergency within the City of Brea on March 16, 2020. COVID-19 restrictions were put in place by the State of California and the County of Orange which included mandated and voluntary shutdowns of businesses, travel, public gatherings and large group events, and orders for residents to stay at home.

While reflecting on the past two years and the adversity that came with the COVID-19 pandemic, the organization has been able to pivot and think strategically when navigating a rapidly changing economic environment while maintaining core service levels to the community. This has been especially difficult as the organization repositions itself as work capacity attributed to employee attrition ("Great Resignation") which continued through this post-pandemic environment. To allow



flexibility and responsiveness within the organization, the City Manager's budget authority has been expanded to provide the ability to allocate personnel resources within the organization at the fund level so long as it's under budget and below the approved full-time equivalent (FTEs) of the organization's Position Allocation List. This will provide the organization the ability to respond and adapt to reorganization efforts that may arise from employee attrition.

Fortunately, through the guidance of the City Council, the organization has positioned itself with healthy General Fund reserves, well above the current policy level of 25%. The excess reserves above the 25% policy limit, combined with Federal assistance through the American Rescue Plan Act (ARPA) funds, will help the organization maintain and expand current service levels as the organization regains momentum in the coming fiscal years. This will avoid making severe service reductions until the organization has an opportunity to better understand the changing economic environment. Staff continues to closely monitor actual versus projected revenues and opportunities for vacancy savings that assist in providing more firm estimates as we navigate the new fiscal year. Staff is committed to providing budget updates to the City Council as the financial picture changes.

We have weathered through this pandemic, and phase to a new "norm", it is important to note that Brea is paying all of its obligations on time; setting aside funding for ongoing capital facility and equipment replacement; and is funding a robust Capital Improvement Program (CIP) to adequately maintain City infrastructure systems. The City Council also took the opportunity as part of this budget process to refine the organization's Fiscal Policies Statement to provide additional guidance regarding capital replacement reserve policies.

The organization will make every effort to continue to build prudent reserves and strategic savings programs to be able to insulate the City from a downturn in the economy and minimize organizational disruption. The City Council is committed to pension modifications and plans to continue setting aside money in an irrevocable trust fund, administered through the Public Agency Retirement Services (PARS), that is specifically designed to help stabilize pension costs. This, combined with continued efforts to promote pension modifications at the legislation front, are steps in the right direction.

The entire organization continues to work hard to preserve core City services. Staff will continue to be diligent in monitoring long-term economic uncertainties that could impact Brea's budget picture. These include:

- The effects of the pandemic and the likelihood of a resurgence;
- Increases in the cost-of-living (inflation); and
- CalPERS projected rate increases

It is expected that these factors may have a potentially negative impact on the City's revenues. Other costs such as energy, water, and equipment are being diligently managed in an effort to minimize the need for future service reductions. Going forward, during Fiscal Year 2022-23, City staff will continue to be diligent in monitoring economic factors and seek additional solutions to balance the budget.

Locally, geographic and socio-economic conditions in Orange County and the City of Brea remain desirable. Following a two-year housing boom, property values in the region are moderating and the City's property tax base is expected to continue its favorable trend for the foreseeable future.



Brea's taxable assessed valuation for Fiscal Year 2021-22 General Fund decreased by 3.19% from the prior year.

Development within Brea continues to remain active and there are many projects in different phases throughout the City. The 140 room Residence Inn by Marriott hotel located at the northeast intersection of Birch St. and State College Blvd. is nearing completion and is anticipated to open early 2023.

At June 30, 2022, the unemployment rate in Brea was 2.8%. However, as of October 2022 the unemployment rate has decreased to 2.6% as compared to the Orange County unemployment rate of 2.8% according to the State Employment Development Department. The unemployment rate has dropped from a height of 14.90% in May 2020 due to the COVID-19 restrictions and economic shutdown which has heavily impacted the retail sector and the leisure and hospitality sector. The unemployment rate is expected to remain steady as the state has completed its full recovery from the large job loss during the COVID-19 pandemic.

LONG-TERM FINANCIAL PLANNING

Brea Forward Strategy Team

Representatives from all City departments meet to discuss strategic planning issues. Over 40 City staff members work collaboratively on an ongoing basis to focus on identifying and evaluating changing City needs. As needed, this group is also instrumental in tackling economic impacts on the City's Budget. Brea Forward meets as needed to address changes to the budget and other organizational concerns that may be necessary to financially sustain the City over the course of the next several fiscal years and beyond.

Capital Improvement Program (CIP) Budget

The goal of the seven-year CIP is to enhance the quality of life in the community, ensure a safe environment and to promote transportation improvement in the City. The CIP budget for Fiscal Year 2021-22 reflects the City Council's commitment to this goal by enhancing existing infrastructure and providing new infrastructure to aid in service delivery to the community. The remaining six years of the CIP are not a commitment of actual funds, but rather a long-range planning tool for subsequent investments in the City's infrastructure. The CIP is divided into six categories: streets, traffic safety, water, storm drain, sewer, and facility improvements.

Community Center Reserves

Funds are set aside annually for the future replacement of the Community Center facility and equipment. Ongoing review of facility and equipment needs allows the City to manage and plan for expenditures in a more proactive manner. The balance in Community Center Reserves at June 30, 2022 was \$964,173.

Capital Asset Replacement Reserves

Funds are set aside annually for the replacement of City-owned infrastructure, facilities and capital assets. In addition to a fixed annual contribution, an assessment is made at the end of each fiscal year to determine whether an additional contribution can be made based upon a review of General Fund excess revenues over expenditures. The balance in Capital Asset Replacement Reserves at June 30, 2022 was \$4,244,641



Pension Rate Stabilization Program

On November 17, 2015, the City of Brea established a pension rate stabilization program with Public Agency Retirement Services (PARS) to reduce the future unfunded pension liability for current and future retirement costs for both safety and non-safety employees. The City's initial contribution of \$6,000,000 from the General Fund was made during FY 2015-16. During FY 2018-19, the City's Enterprise Funds contributed an additional \$756,800 for a total contribution of \$6,756,800. The balance as of June 30, 2022 including interest earned to date was \$9,507,518.

MAJOR INITIATIVES

State Route 57/Lambert Road Interchange Improvements

Starting in August 2019, the City in conjunction with Caltrans began construction on a new eastbound to northbound loop on-ramp and modify the spacing between the existing SR-57 on and off ramps to improve traffic flow on Lambert Road. The project budget is \$100 million with more than 90% of the funding from grants; federal funding \$74 million and \$18 million from the Orange County Transportation Authority (OCTA). The remainder is funded by the City with Traffic Impact Fees. Caltrans is the lead agency for environmental and implementation while the City of Brea is the lead for the Right-of-Way and Design.

Pension Reform and Other Post-Employment Benefits

Starting in Fiscal Year 2011-12, the City of Brea began the first year of pension reform for both safety and non-safety employees by requiring employees to contribute toward their retirement and instituting PEPR, a second retirement tier for new employees. All employees pay 100% of the employee share of retirement; additionally, all public safety employees and some miscellaneous employees are cost sharing the City's share of retirement costs. The implementation of a multi-tiered retirement system is a long-term solution to mitigate the increases in pension costs; however, savings will not be fully realized for many years.

The City has negotiated to reduce its other post-employment benefit, which is the minimum Employer Contribution amount as prescribed by Government Code section 22892 of the Public Employees' Medical and Hospital Care Act (PEMHCA). This provides that the employer contribution would be adjusted annually to reflect any changes in the medical care component of the consumer price index.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a *Certificate of Achievement for Excellence in Financial Reporting* to the City of Brea for its Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2021. This was the 32nd consecutive year that the City of Brea has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current annual comprehensive financial report continues to conform to the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.



ACKNOWLEDGMENTS

The preparation of the Annual Comprehensive Financial Report on a timely basis was made possible by the dedicated service of Monica Lo, Deputy Director of Administrative Services, and the entire staff of the Administrative Services Department. Each member of the department has our sincere appreciation for the contributions made in the preparation of this report.

We also would like to thank our independent auditing firm, Eide Bailly LLP for their expertise and advice in the preparation of this year's financial report.

In closing, without the leadership and support of the City Council of the City of Brea, preparation of this report would not have been possible.

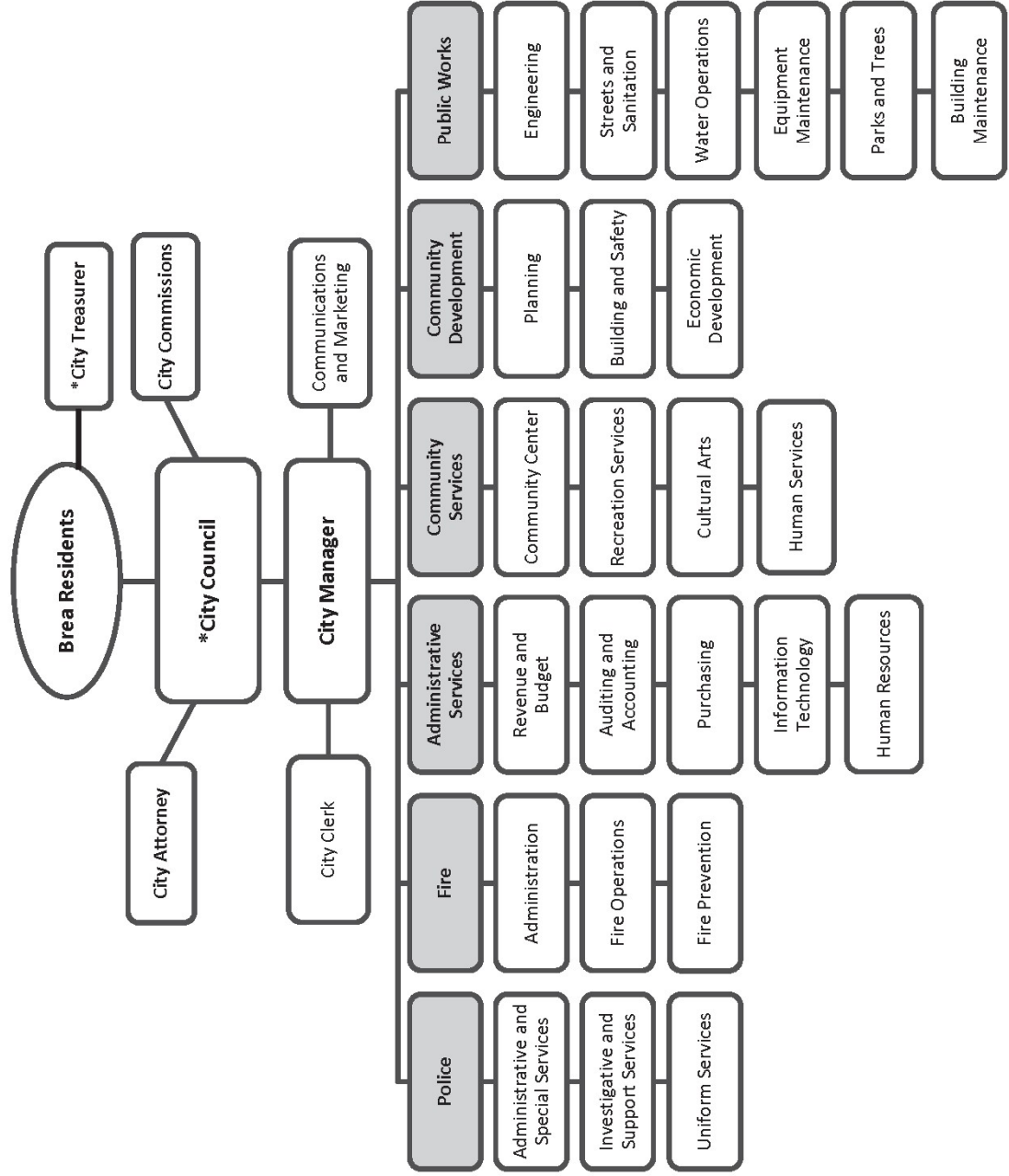
Sincerely,

William Gallardo
City Manager

Kristin Griffith
Director of Administrative Services

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CITY ORGANIZATION CHART



*Elected



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Brea
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2021

Christopher P. Morill

Executive Director/CEO

Financial Section

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Independent Auditor's Report

To the Members of the City Council
City of Brea, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Brea, California (City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

Adoption of New Accounting Standard

As discussed in Note 1 to the financial statements, the City has adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, for the year ended June 30, 2022. Accordingly, an adjustment has been made to the governmental activities net position and governmental fund balances as of July 1, 2021, to restate beginning net position and fund balances. Our opinions are not modified with respect to this matter.

Correction of an Error

As discussed in Note 17 to the financial statements, certain errors resulting in an overstatement of amounts previously reported for accounts payable and expenses as of June 30, 2021, were discovered by management of the City during the current year. Accordingly, a restatement has been made to the fund balance and governmental activities net position as of June 30, 2021, to correct the error. Our opinions are not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedules of changes in net pension liability and related ratios, schedule of changes in the net OPEB liability and related ratios, schedule of contributions for the pension and OPEB liabilities, and budgetary comparison schedules for the General Fund and each major special revenue fund and related notes, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary 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 combining and individual nonmajor funds financial statements and budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such 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. The 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 combining and individual nonmajor funds financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 29, 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 City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Laguna Hills, California
December 29, 2022

Management's Discussion and Analysis

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MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the City of Brea's Annual Comprehensive Financial Report (ACFR) presents management's discussion and analysis of the City's financial performance during the fiscal year that ended on June 30, 2022. This analysis should be read in conjunction with the Transmittal Letter at the front of this report and the accompanying Basic Financial Statements.

FINANCIAL HIGHLIGHTS

Long-Term Economic Resource (Government-wide) Focus – Economic resources are differentiated from financial resources in that the economic measurement focus measures changes in net position as soon as the event occurs regardless of the timing of related cash flows. Therefore, this measurement focus includes both current spendable resources and fixed non-spendable assets, and long-term claims against these assets. The resulting net position utilizing this measurement focus provides one measure of the City's overall long-term financial condition.

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year resulting in a net position of \$351.7 million.
- The City's total net position increased overall by \$61.8 million, of which \$49 million is related to governmental activities, while \$12.8 million is related to business-type activities. The increase in net position of \$49 million is primarily related to pension expense and implementation of new accounting standard for governmental activities, as discussed further in this document. Of the \$12.8 million increase in business-type activities, \$6.6 million is related to the Water Utility fund revenues exceeding expenditures, \$1.8 million is related to the Sewer Utility fund revenues exceeding expenditures and \$4.4 million relating to activities in Non-major Enterprise Funds.
- The City's non-current liabilities of \$176.6 million primarily includes \$97.3 million in net pension liabilities, \$29.2 million in other post-employment (OPEB) liabilities and \$50.1 million of outstanding bonded debt and leases (which was used to finance the acquisition of capital assets and to fund capital improvements). Total capital assets, net of depreciation, represents \$344 million of the \$524.8 million in total assets. A significant portion of the capital assets have been funded through bond financing from the former Brea Redevelopment Agency.

Short-Term Financial Resource (Fund) Focus – The financial resources focus measures inflows of current spendable assets. The resulting net difference between current financial assets and current financial liabilities, otherwise known as fund balance (or net working capital in the private sector), is to measure the City's ability to finance activities in the near term.

- At the close of the current fiscal year, the City's Governmental Funds reported a combined ending fund balance of \$93.4 million, a decrease of \$6.4 million, which largely due to the implementation of Government Accounting Standard Board Statement No. 87 (GASB 87) for fiscal year ended June 30, 2022. Of the total combined fund balance of \$93.4 million for governmental funds, \$54.9 million was restricted, \$12 million was assigned, \$1.4 million committed and \$25.1 million was unassigned.
- The General Fund reported a decrease of \$5.7 million primarily due to the deferred inflows related to leases during the implementation of GASB 87 resulting in a total ending fund balance of \$48.4 million. Of the total ending fund balance, \$12 million was assigned, \$9.7 million was restricted, \$1.4 million was committed and \$25.3 million was unassigned. The unassigned balance is available for future appropriations.

OVERVIEW OF THE FINANCIAL STATEMENTS

The *Basic Financial Statements* are comprised of three components: 1) *Government-wide Financial Statements*, 2) *Fund Financial Statements* and 3) *Notes to the Financial Statements*. The Management's Discussion and Analysis is intended to be an introduction to the Basic Financial Statements. Required supplementary information is included in addition to the basic financial statements.

BASIC FINANCIAL STATEMENTS

Government-wide Financial Statements – The Government-wide Financial Statements are intended to provide a “Big Picture” view of the City as a whole using accounting methods similar to those used by private sector companies. The statement of net position includes all of the City's assets (including non-spendable assets like streets and roads) and any deferred inflows, liabilities (including long-term liabilities that may be paid over twenty or more years) and any deferred outflows of resources. All of the current year revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

Government-wide Financial Statements report the City's net position and how they have changed. Net position – the difference between the City's assets and deferred outflows of resources vs. its liabilities and deferred inflows of resources– is one way to measure the City's financial health, or position. Over time, increases or decreases in the City's net position are an indicator of whether its financial health is improving or deteriorating, respectively. To assess the overall health of the City, one should also consider additional non-financial factors such as changes in the City's property tax base and the condition of the City's roads.

The City's Government-wide Financial Statements are divided into two categories:

Governmental Activities – This statement depicts the extent to which programs are self- supporting and the net amount provided by property taxes and other general revenues. Most of the City's basic services are included in this category, such as public safety, community development, community services, public works, and general administration. Taxes and charges for services finance most of these activities.

Business-type Activities – The City's business enterprises include water utility, sewer utility, urban runoff, sanitation, information technology external support to public agencies and golf course activities. The City charges fees to customers to recover the cost of providing these services.

Fund Financial Statements – Funds are accounting devices that the City uses to track and control resources intended for specific purposes. The Fund Financial Statements provide more detailed information about the City's most significant funds (major funds) but not the City as a whole. Some funds are required by State and Federal law or by bond covenants. Other funds are utilized simply to control and manage resources intended for particular purposes.

The City utilizes three broad categories of funds:

Governmental Funds – Governmental Funds are used to account for essentially the same functions reported as Government Activities in the Government-wide Financial Statements. However, unlike the Government-wide Financial Statements, Governmental Fund Financial Statements utilize the financial resources measurement focus and thus concentrate 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. Consequently, the Governmental Fund Financial Statements provide a detailed short-term view that helps a reader determine whether there are more or fewer financial resources that can be spent in the near future to finance City programs.

Proprietary Funds – Services for which the City charges customers a fee are generally reported in Proprietary Funds (Enterprise Funds and Internal Service Funds). Like the Government-wide Financial Statements, these funds provide both long and short-term financial information utilizing the economic resources measurement focus. The City's Enterprise Funds (urban runoff, water, utility, sewer utility, sanitation, information technology external support to public agencies and golf course activities) are individual funds represented in the combined presentation of Business- type Activities in the Government-wide Financial Statements. The individual fund presentation provides more detailed information about each business segment, its operating statements, and statements of cash flow. The City also uses Internal Service Funds that are utilized to report and allocate the cost of certain centrally managed and operated activities (risk management, equipment replacement, and building occupancy). Because the Internal Service Funds primarily serve the government, they are reported with Governmental Activities rather than the Business- type Activities in the Government-wide Financial Statements.

Fiduciary Funds – The City utilizes Fiduciary Funds to account for assets held by the City in a trustee capacity, or as an agent for other governmental entities, private organizations, or individuals. All of the City's fiduciary activities are reported in a separate statement of fiduciary net position and a statement of changes in fiduciary net position. These activities are excluded from the City's Government-wide Financial Statements because the City cannot use these assets to finance its operations.

Notes to the Financial Statements – The financial statements also include the Notes to the Financial Statements that provide important narrative details about the information contained in the financial statements. Information contained in the Notes to the Financial Statements is critical to a reader's full understanding of the Government-wide and Fund Financial Statements.

Supplementary Information – In addition to the required elements of the Basic Financial Statements, we have also included a Supplementary Information section, which includes budgetary and combining schedules that provide additional details about the City's non-major Governmental Funds, Enterprise Funds, Internal Service Funds, and Fiduciary Funds.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The government-wide financial statements provide long-term and short-term information about the City's overall financial condition. This analysis addresses the financial statements of the City as a whole. Our analysis focuses on the net position (Table 1) and changes in net position and changes in net position (Table 2) of the City's governmental activities. The government-wide statements also include the City's water and sewer activities as business-type activities.

Net Position – Net position may serve over time as a useful indicator of a government’s financial position. The City’s combined net position for the year ended June 30, 2022 was \$351.7 million of which \$298.5 million was the net investment in capital assets such as construction in progress, equipment, buildings and infrastructure. Of the remaining total, \$47.3 million, which is a decrease of \$9.2 million over the prior fiscal year, was restricted to specific law, contracts or other agreements such as affordable housing, public safety, capital projects and debt service. The remaining \$5.9 million was unrestricted and is available for designation for specific purpose as approved by City Council.

	Governmental Activities		Business-Type Activities		Total Activities	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 101,509	\$ 105,203	\$ 32,568	\$ 32,444	\$ 134,077	137,647
Capital assets	211,815	210,440	132,179	126,658	343,994	337,098
Noncurrent assets	30,863	27,068	15,832	15,769	46,695	42,837
Total assets	344,187	342,711	180,579	174,871	524,766	517,582
Deferred charge on refunding	-	-	1,486	2,250	1,486	2,250
Deferred pension/OPEB related items	94,774	20,505	1,275	1,783	96,049	22,288
Total Deferred Outflows of Resources	94,774	20,505	2,761	4,033	97,535	24,538
Noncurrent liabilities	125,653	158,348	50,926	61,747	176,579	220,095
Other liabilities	17,568	19,960	8,743	7,773	26,311	27,733
Total liabilities	143,221	178,308	59,669	69,520	202,890	247,828
Deferred pension/OPEB/Lease related items	64,833	2,680	2,885	1,435	67,718	4,115
Total Deferred Inflows of Resources	64,833	2,680	2,885	1,435	67,718	4,115
Net Investment in Capital Assets	209,038	207,379	89,469	82,854	298,507	290,233
Restricted	45,160	54,214	2,179	2,285	47,339	56,499
Unrestricted	(23,291)	(79,365)	29,138	22,810	5,847	(56,555)
Total net position	\$ 230,907	\$ 182,228	\$ 120,786	\$ 107,949	\$ 351,693	\$ 290,177

Net Investment of Capital Assets – The largest component of the \$524.8 million in total assets is the City’s investment in capital assets (e.g., land, buildings, infrastructure, and equipment), representing \$344 million or 66% of total assets.

Noncurrent Liabilities –Of the \$176.6 million in long-term (non-current) liabilities, \$50.1 million represents outstanding bonded debt and leases, \$97.3 million represents net pension liability, and \$29.2 million represents the City’s OPEB liability. During the fiscal year ended June 30, 2022, the noncurrent liabilities decreased \$43.5 million, of which \$41.1 million was related to the decrease in net pension liability. On July 12, 2021, CalPERS reported preliminary net return on investments of 21.3% for the 12-month period ended June 30, 2021, which was used to determine the City’s net pension liability for this fiscal year. CalPERS’s net investment earnings of \$25.7 million was one of the factors that reduced the net pension liability for the City from \$40.9 million to \$23.5 million in the current fiscal year. Please refer to Note 10 to the financial statements for additional information.

The following table indicates the changes in net position for governmental and business-type activities:

Table 2
Changes in Net Position
Fiscal Year Ended June 30, 2022
(in thousands)

	Governmental Activities		Business-Type Activities		Total Activities	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program Revenues:						
Charges for services	\$ 7,596	\$ 4,418	\$ 34,905	\$ 35,302	\$ 42,501	\$ 39,720
Operating grants and contributions	5,446	12,230	128	23	5,574	12,253
Capital grants and contributions	2,650	3,239	-	-	2,650	3,239
General Revenues:						
Taxes:						
Property taxes	24,424	24,060	-	-	24,424	24,060
Sales taxes	24,098	21,479	-	-	24,098	21,479
Transient occupancy taxes	1,777	1,050	-	-	1,777	1,050
Franchise taxes	2,621	2,373	-	-	2,621	2,373
Business license taxes	1,090	995	-	-	1,090	995
Other taxes	651	442	-	-	651	442
Motor vehicle in lieu	110	107	-	-	110	107
Use of money and property	(3,486)	3,468	(941)	121	(4,427)	3,589
Other	4,555	4,253	83	83	4,638	4,336
Gain on sale of capital asset	26	168	45	68	71	236
Total Revenues	71,558	78,282	34,220	35,597	105,778	113,879
Expenses:						
General government	4,210	7,987	-	-	4,210	7,987
Public safety	2,480	42,672	-	-	2,480	42,672
Community development	707	3,369	-	-	707	3,369
Community services	5,188	7,202	-	-	5,188	7,202
Public works	9,072	14,391	-	-	9,072	14,391
Interest on long-term debt	283	161	-	-	283	161
Urban runoff	-	-	248	389	248	389
Water utility	-	-	16,082	19,767	16,082	19,767
Sewer utility	-	-	547	1,997	547	1,997
Sanitation	-	-	1,603	3,667	1,603	3,667
Information Technology External Support	-	-	(279)	1,025	(279)	1,025
Golf Course	-	-	3,925	2,884	3,925	2,884
Total Expenses	21,940	75,782	22,126	29,729	44,066	105,511
Change in net position before transfers	49,618	2,500	12,094	5,868	61,712	8,368
Transfers	(745)	(5)	745	5	-	-
Change in net position	48,873	2,495	12,839	5,873	61,712	8,368
Net position at beginning of year, as restated	182,034	179,733	107,948	102,076	289,982	281,809
Net position at end of year	\$ 230,907	\$ 182,228	\$ 120,787	\$ 107,949	\$ 351,694	\$ 290,177

The City's total revenues for the fiscal year ended June 30, 2022 were \$106 million. Of the City's total revenues, \$42.5 million (40.1%) were derived from fees charged for services, and \$54.8 million (51.7%) were received in taxes. Overall, revenues for the fiscal year ended June 30, 2022 decreased by \$8 million, a 7% decrease from the prior year.

- Charges for services increased \$2.8 million (7%) mainly due to in-person events being held in the current fiscal year. For example, fees collected for youth/adult sports, theatre and the fitness center increased \$782,515 (14.5%) over the prior fiscal year.

- Operating grants and contributions decreased \$6.7 million (5.5%) partly due to the receipt in the amount of \$5.2 million of the City's share of the American Rescue Plan Act (ARPA) funds in the prior year to assist in the economic recovery from COVID-19. The second tranche of this funding was not received until after June 30, 2022.
- Total taxes increased \$4.3 million (8.5%) mainly attributable to sales taxes, which increased \$2.6 million (12.2%) from the increase in consumer spending from the prior year related to COVID-19.
- Use of money and property decreased \$8 million mainly due to the decrease in investment income as interest rates have decreased due to market rate shifts.

The City's total expenses were \$44.1 million, comprising of \$9.1 million (20.1%) for public works, \$5.2 million (11.7%) for community services and \$22.1 million (50.2%) for business-type activities. Total expenses decreased \$61.4 million (58.2%) from the prior year. Of the total decrease, \$53.8 million was attributable to the change in net pension liabilities and related deferred outflows and inflows of resources thus significantly reducing the expenses in public safety, public works, water utility, sanitation, sewer utility, and general government. Please refer to Note 10 to the financial statements and the required supplementary information for additional information on the City's pension expense.

Brea is a full-service city providing residents, businesses and visitors with the following functional services:

General Government is comprised of two departments (City Council/City Manager and Administrative Services) providing general governance, executive management, legal services, communication and marketing, human resources, records management, information technology, accounting, budget, treasury, utility billing, purchasing and reprographics.

Public Safety is comprised of two departments (Police Services and Fire Services) providing general law enforcement, public safety dispatch, fire suppression, fire prevention, paramedic services and emergency preparedness.

Community Development is comprised of two divisions (Planning & Building Services and Economic Development Services) providing planning, zoning and building services, redevelopment services, economic development and housing services.

Community Services is overseen by one department and includes recreation, arts and human services, and the community center.

Public Works is overseen by one department and includes engineering and construction of public facilities, parks, streets and related infrastructure, traffic engineering as well as the maintenance of all public facilities, parks, streets and related infrastructure.

Business-type activities is comprised of two departments (Public Works and Administrative Services) providing five activities to residential and business customers (urban runoff, water utility, sewer utility, sanitation services, information technology external support to public agencies and golf course activities).

Governmental Activities – Table 3 presents the cost of each of the City’s five largest programs – general government, public safety, community development, community services and public works. Each programs’ *net* cost (total cost less revenues generated by the activities) is also presented below. The net cost shows the extent to which the City’s general taxes support each of the City’s programs.

Table 3
Governmental Activities
(in thousands)

	Program Expenses		Net Cost (revenue) of Services	
	2022	2021	2022	2021
General government	4,210	\$ 7,987	\$ 1,043	\$ (1,047)
Public safety	2,480	42,672	377	40,724
Community development	707	3,369	(330)	1,575
Community services	5,188	7,202	3,174	5,173
Public works	9,072	14,391	1,701	9,308
Totals	<u>\$ 21,657</u>	<u>\$ 75,621</u>	<u>\$ 5,965</u>	<u>\$ 55,733</u>

With the exception of the current year for community development, the net cost of services indicates that the overall cost of government is more than the revenues generated to support it. See the Statement of Activities for further detail on program revenues and general revenues.

Overall program expenses have decreased from prior year by \$54 million (71.4%) and a decrease in net cost of services by \$49.8 million (89.6%) due to the significant reduction in pension expense as previously discussed. Please refer to Note 10 to the financial statements and the required supplementary information for additional information on the City’s pension expense.

Table 4
Program Expenses and Revenues - Governmental Activities
Fiscal Year Ended June 30, 2022
(in millions)

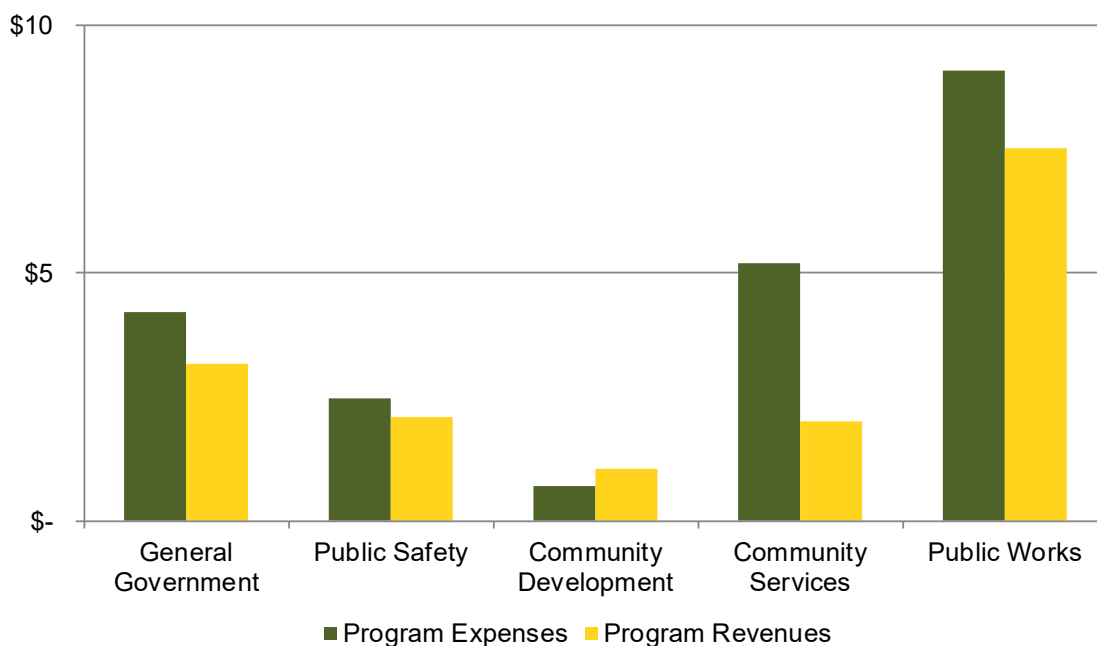
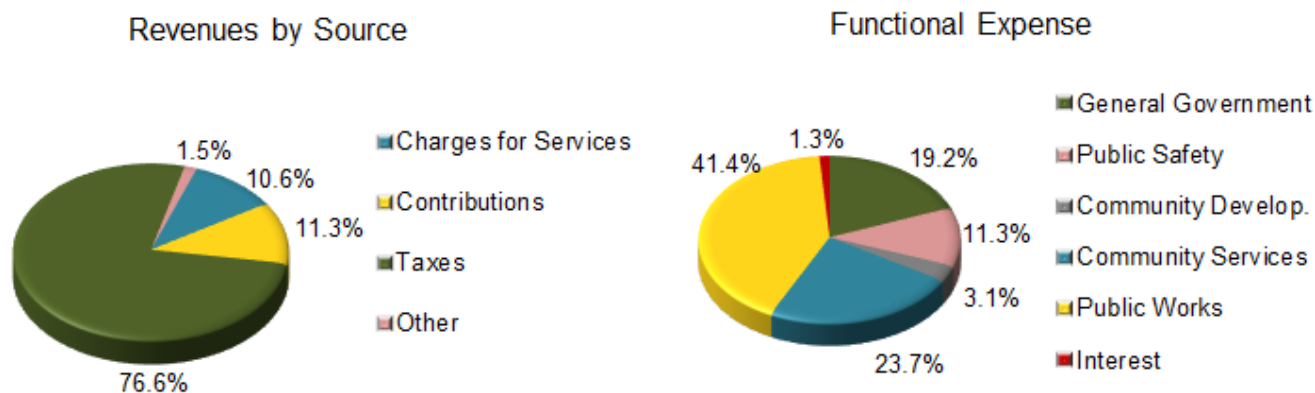


Table 5 Governmental Activities
Fiscal Year Ended June 30, 2022



Major Governmental Activities in the current fiscal year included the following:

Revenues

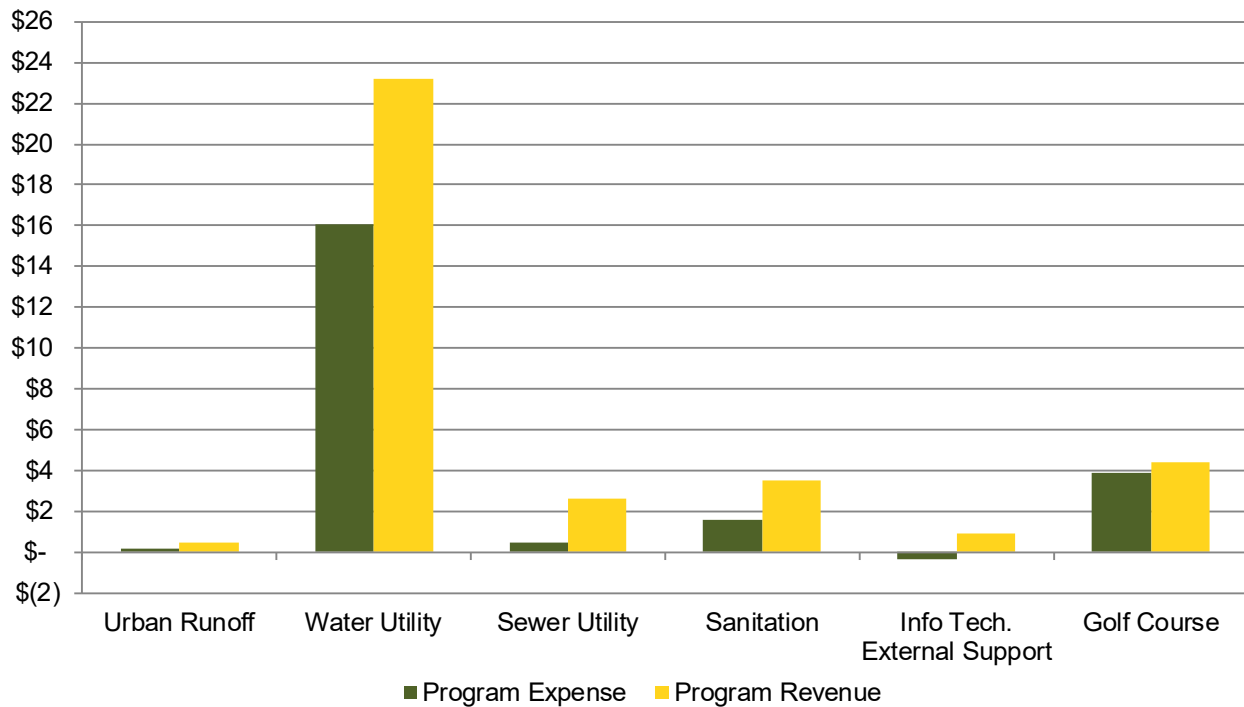
- The City's total governmental activities included program and general revenues of \$71.7 million. Charges for services was \$7.6 million (10.6%), both operating and capital grants and contributions were \$8.2 million (11.5%), taxes were \$54.8 million (76.4%) and other revenues were \$1.1 million (1.5%).
- Of the \$71.7 million in total governmental revenues and transfers, 22.1% represents program revenues (both charges for services and contributions), 76.4% represents taxes and 1.5% represents other.

Expenses

- In the current year, expenses for all Governmental Activities were \$21.9 million. Of the total
- \$21.9 million in total governmental expenses, 19.2% was spent on general government, 11.3% on public safety, which includes both police and fire, community development was 3.1%, community services was 23.7%, public works was 41.4% and interest was 1.3%.

Business-type Activities – Business-type Activities increased the City's net position by \$12.8 million which was comprised primarily of the changes in the net position of the water utility fund, sewer utility, urban runoff, sanitation, information technology external support to public agencies and golf course activities. Business-type Activities are financed primarily by fees charged to external parties for goods and services.

Table 6
Program Expense & Revenue – Business-type Activities Fiscal Year Ended June 30, 2022
(in millions)



Business-type Activities in the current fiscal year included the following:

The Water Utility had an increase in net position of \$6.6 million. The increase in net position was primarily due to operating income of \$8.9 million, less \$2.3 million in nonoperating expenses. Of the \$14.2 million in water related expenses, 61.6% was for the purchase of water, 23.6% was for maintenance and other operating expenses, 17.7% was related to depreciation expense, and (2.9%) in personnel costs. Water rates were adjusted back in July 2017, to fund on-going operations, recapture the bond coverage ratio and provide funding for planned capital improvements to the water utility system. The City has contracted a consultant to work on a water rate study, which has been completed and approved for implementation effective January 2023.

The Sewer Utility had an increase in net position of \$1.9 million. The increase in net position was primarily due to operating income of \$2.1 million which was mainly due to the decrease in pension expense related to personnel services for the current fiscal year.

The Urban Runoff had an increase in net position of \$207,447. Operating expenses, which included maintenance and operation costs of \$242,104 and personnel costs of \$4,267, totaled \$246,371, operating and non-operating expenses totaled \$22,511, while revenues totaled \$476,329.

The Sanitation Utility had an increase in net position of \$2.6 million. The increase in net position was due to transfers in from General Fund of \$680,061 and the decrease in pension expense for personnel services. Total operating revenues were \$3.4 million. Operating expenses included maintenance and operation costs of \$2.9 million and personnel costs of (\$1.3 million).

The Information Technology External Support had an increase in net position of \$1.2 million, primarily due to the offset of personnel costs from the decrease in pension expense.

The Golf Course had an increase in net position of \$432,218. The increase in net position was primarily due to operating income of \$461,492 over non-operating expenditures of \$94,274 and capital contributions of \$65,000 for the golf course parking lot improvement project from governmental activities.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to highlight available financial resources and to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds – Utilizing the financial resources measurement focus, the City's Governmental Funds provide information on near-term inflows and outflows, and balances of spendable resources. This information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of June 30, 2022, the City's governmental funds reported a total combined ending fund balance of \$93.4 million, a decrease of \$6.3 million from the prior year. Approximately 58.8% of the City's governmental funds ending fund balances, or \$54.9 million was restricted fund balance and is legally restricted by external parties. The remaining \$38.5 million is *committed, assigned and unassigned fund balance*, which is available for spending at the government's discretion. Please refer to Note 13 to financial statements for additional details on fund balance classifications.

The General Fund ended the fiscal year with a fund balance of \$48.4, which is a net decrease of \$5.7 million, relating to the implementation of GASB 87. The General Fund's unassigned fund balance of \$25.3 million is available for future appropriations.

The Housing Successor Fund ended the fiscal year with a fund balance of \$20.3 million all of which is restricted for affordable housing activities.

The City's Capital Projects Fund ended the fiscal year with a fund balance of \$6.6 million, a decrease of \$257,765. The decrease was primarily due to expenditures in capital projects and improvements. The fund balance of \$6.6 million is restricted for funding of future capital projects.

Proprietary Funds – The City's Proprietary Funds (Enterprise and Internal Service Funds) presented in the Fund Financial Statements section basically provide the same type of information in the Government-wide Financial Statements, but include individual segment information.

The Water Utility Fund ended the fiscal year with a net position of \$88 million, an increase of \$6.6 million from the prior year. The increase in net position was primarily due to revenues over expenditures of \$6.6 million. Of the \$88 million in net position, \$60.6 million is net investment in capital assets, \$2.2 million is restricted for debt service and \$25.2 million is unrestricted. However, \$9.6 million is set-aside or committed to the Section 115 Trust (PARS). In addition, amounts have been allocated or encumbered for capital projects currently under construction. Please refer to the Capital Asset Table 7 below for additional discussion.

The Sewer Utility Fund ended the fiscal year with \$22.8 million in net position, an increase of \$1.9 million. The increase in net position was primarily due the decrease in pension expense as discussed above. Of the \$22.8 million in net position \$18.8 million is net investment in capital assets and \$4 million is unrestricted. However, \$1.5 million is set-aside or committed to the Section 115 Trust (PARS). In addition, amounts have been allocated or encumbered for capital projects currently under construction. Please refer to the Capital Asset Table 7 below for additional discussion.

GENERAL FUND BUDGETARY HIGHLIGHTS

Variances to Original Budget

Differences between the General Fund original budget revenues and the final amended budget were reduced by \$1.2 million and are briefly summarized as follows:

- It was initially assumed the City would receive \$4.0 million in American Rescue Plan Act (ARPA) funding however the City was allocated additional funding for a total of \$5.2 million for the second tranche. The funds however were received after June 30, 2022. The change was reflected in the fourth quarter budget adjustments and reduced intergovernmental revenues. In addition, intergovernmental revenues were increased by \$0.3 million as a result of State and Federal grant revenues related to reimbursement from Office of Emergency Services (OES) and Federal Emergency Management Agency (FEMA).
- Sales tax revenues were increased by \$1.5 million and Transient Occupancy Tax revenues were increased by \$0.5 million as actual tax receipts were coming in higher than projected.
- Charges for service revenues increased by \$0.5 million primarily attributed to various community service classes and programs that were increased as a result of additional participation and interest. As a result, charges for services increased.

Differences between the General Fund original budget expenditures and the final amended budget were increased by \$2.6 million and are briefly summarized as follows:

- The variance was primarily due to \$1.6 million in carryover of prior year appropriations to continue projects including, but not limited to, capital and equipment purchases for police and community services and professional services in city management and community development.
- The remaining variance of \$1.0 million was attributed to increases in overall city expenditures including the following:
 - Additional appropriation for labor negotiations for the City's seven (7) bargaining units and part-time employee unit.
 - Transfer of appropriation for the police Commercial Enforcement Officer position from the Community Benefit and Economic Development Fund (CBED) to the General Fund.
 - Additional appropriation due to fire overtime to address shift coverage of fire staff on leave.

Variances with Final Budget

Differences between the General Fund final budget revenues and actual resources were \$4.1 million less than anticipated. The major variance was attributed to changes in net investment income due to the fair value market adjustment.

Differences between the General Fund final budget expenditures and actual expenditures were \$2.8 million less than anticipated. The positive variance is primarily attributed to personnel salary and benefit savings from police and community development. The \$1.1 million variance in capital outlay is largely attributed to a carryover of prior year appropriations to fund capital outlay associated with providing public education governmental access equipment and police department equipment. These efforts were not completed in this fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets for governmental and business-type activities as of June 30, 2022, amounts to \$344 million (net of accumulated depreciation). This investment in a broad range of capital assets includes land, structures and improvements, furniture, machinery and equipment, park facilities, roads, sidewalks, water system, storm drains, sound walls, and bridges. The total net increase (including additions and deletions) of \$6.9 represents a 2% increase from last year.

Table 7
Capital Assets (net of depreciation and amortization)
Fiscal Year Ended June 30, 2022
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 62,093	\$ 62,093	\$ 11,629	\$ 11,629	\$ 73,722	\$ 73,722
Water rights	-	-	32,375	32,375	32,375	32,375
Structures and improvements	62,769	63,201	4,204	4,117	66,973	67,318
Equipment	5,792	6,751	221	275	6,013	7,026
Infrastructure	68,187	70,159	71,826	67,255	140,013	137,414
Construction-in-progress	12,947	8,236	11,924	11,007	24,871	19,243
Right-to-use assets	27	-	-	-	27	-
Totals	<u>\$ 211,815</u>	<u>\$ 210,440</u>	<u>\$ 132,179</u>	<u>\$ 126,658</u>	<u>\$ 343,994</u>	<u>\$ 337,098</u>

Construction-in-progress increased \$4.7 million for Governmental Activities and \$917,000 for Business-Type Activities, as noted above. The increase of \$1.4 million for governmental activities was due to continuous work on the NB 57 Freeway at Lambert Road Interchange Project and the remaining increase is related to various pavement, traffic and street improvement projects not yet completed. The \$5.5 million increase in Business-Type Activities is primarily due to water infrastructure improvement projects that are ongoing throughout the City. Additional information on the City's capital assets can be found in Note 8 to financial statements.

Long-Term Debt

At the end of the current fiscal year, the City had total long-term debt outstanding for bonds and leases of \$42.9 million for all governmental and business-type activities.

Table 8
Bonds and Leases
Fiscal Year Ended June 30, 2022
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Lease revenue bonds	\$ 2,220	\$ 2,760	\$ -	\$ -	\$ 2,220	\$ 2,760
Water revenue bonds	-	-	40,675	42,225	40,675	42,225
Leases	27	301	-	-	27	301
Totals	<u>\$ 2,247</u>	<u>\$ 3,061</u>	<u>\$ 40,675</u>	<u>\$ 42,225</u>	<u>\$ 42,922</u>	<u>\$ 45,286</u>

Additional information on the City's long-term debt can be found in Note 9 to financial statements.

FACTORS EFFECTING NEXT YEAR'S BUDGET

The Fiscal Year 2022-23 General Fund budgeted revenues are \$65.3 million (including the use of ARPA Federal funds) and budgeted expenditures are \$65.3 million.

A brief summary of the factors considered when preparing the Fiscal Year 2022-23 budget are as follows:

- Sales tax represents the single largest source of General Fund revenue, budgeted at \$25.4 million for Fiscal Year 2022-23. Based on economic data trends and projections, the City's baseline sales tax is projected to increase by 7.10% for Fiscal Year 2022-23. Staff will be closely monitoring sales tax revenues as uncertainty remains related to inflationary pressures, consumer spending and the continuation of recovery efforts in a post pandemic environment.
- General Fund property taxes are projected to increase by approximately 9.87% and currently represent \$15.1 million of General Fund revenues. Staff will monitor and make adjustment(s) as more information becomes available regarding development projects within the community and as construction begins to break ground.
- The budget expands service levels to the community and represents a 7.7% increase in budgeted expenditures when compared to the FY 2021-22 estimated year-end expenditures. Community Services expenditures assume all programs, services and events to be open and available to the community in a post pandemic environment.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have any questions about this report or need additional financial information, contact the City's Administrative Services Department, 1 Civic Center Circle, Brea, California 92821, at (714) 990-7676.

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Basic Financial Statements

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City of Brea, California
Statement of Net Position
June 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Current assets			
Cash and investments	\$ 88,237,881	\$ 27,599,369	\$ 115,837,250
Prepaid items	1,591	-	1,591
Receivables			
Taxes	273,657	-	273,657
Accounts	1,313,164	5,144,012	6,457,176
Accrued interest	3,015,616	-	3,015,616
Internal balances	260,019	(260,019)	-
Due from other governments	7,602,282	84,468	7,686,750
Due from Successor Agency	4,965	-	4,965
Land held for resale	800,000	-	800,000
Total current assets	101,509,175	32,567,830	134,077,005
Noncurrent assets			
Notes and loans receivable	16,443,793	-	16,443,793
Leases receivable	5,826,516	-	5,826,516
Restricted assets			
Cash and investments	8,592,714	914,804	9,507,518
Cash and investments with fiscal agents	21	2,179,014	2,179,035
Capital assets not being depreciated or amortized	75,040,280	55,927,929	130,968,209
Capital assets, net of depreciation and amortization	136,774,824	76,251,000	213,025,824
Equity in California Domestic Water Company	-	12,738,743	12,738,743
Total noncurrent assets	242,678,148	148,011,490	390,689,638
Total assets	344,187,323	180,579,320	524,766,643
Deferred outflows of resources			
Deferred charge on refunding	-	1,486,116	1,486,116
Deferred amounts related to pensions	90,392,034	724,944	91,116,978
Deferred amounts related to OPEB	4,382,657	550,132	4,932,789
Total deferred outflows of resources	94,774,691	2,761,192	97,535,883

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City of Brea, California
Statement of Net Position
June 30, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Liabilities			
Current liabilities			
Accounts payable	\$ 6,241,919	\$ 6,044,868	\$ 12,286,787
Accrued liabilities	2,278,919	62,379	2,341,298
Accrued interest	22,200	709,014	731,214
Unearned revenue	3,663,064	-	3,663,064
Deposits payable	389,079	236,955	626,034
Due to other governments	1,388,076	-	1,388,076
Long-term liabilities, due within one year	3,585,251	1,689,735	5,274,986
Total current liabilities	17,568,508	8,742,951	26,311,459
Noncurrent liabilities			
Long-term liabilities, due in more than one year	7,337,474	42,798,762	50,136,236
Total OPEB liability	25,481,160	3,699,421	29,180,581
Net pension liability	92,834,076	4,427,459	97,261,535
Total noncurrent liabilities	125,652,710	50,925,642	176,578,352
Total liabilities	143,221,218	59,668,593	202,889,811
Deferred inflows of resources			
Deferred amounts related to leases	5,763,573	-	5,763,573
Deferred amounts related to pensions	56,204,176	2,490,608	58,694,784
Deferred amounts related to OPEB	2,865,652	394,527	3,260,179
Total deferred inflows of resources	64,833,401	2,885,135	67,718,536
Net position			
Net investment in capital assets	209,037,834	89,364,917	298,402,751
Restricted for			
Affordable housing	23,680,224	-	23,680,224
Public safety	520,002	-	520,002
Public works	7,983,759	-	7,983,759
Capital projects	12,976,722	-	12,976,722
Debt service	-	2,179,014	2,179,014
Unrestricted	(23,291,146)	29,242,853	5,951,707
Total net position	\$ 230,907,395	\$ 120,786,784	\$ 351,694,179

City of Brea, California
Statement of Activities
Year Ended June 30, 2022

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	\$ 4,209,806	\$ 1,235,741	\$ 1,930,799	\$ -
Public safety	2,479,739	846,870	1,256,291	-
Community development	707,641	756,751	160,369	120,090
Community services	5,187,919	1,668,359	345,523	-
Public works	9,072,608	3,088,349	1,752,880	2,530,099
Interest on long-term debt	282,769	-	-	-
Total governmental activities	21,940,482	7,596,070	5,445,862	2,650,189
Business-Type Activities				
Urban runoff	247,623	476,329	-	-
Water utility	16,082,429	23,134,358	51,636	-
Sewer utility	547,069	2,608,205	-	-
Sanitation	1,603,331	3,418,855	76,012	-
Information technology external support	(279,366)	880,372	-	-
Golf course	3,925,036	4,386,528	-	-
Total business-type activities	22,126,122	34,904,647	127,648	-
Total primary government	\$ 44,066,604	\$ 42,500,717	\$ 5,573,510	\$ 2,650,189

General Revenues

Taxes

Property taxes - general purposes
Property taxes - paramedic program
Transient occupancy tax
Sales taxes
Franchise tax
Business licenses
Other taxes
Motor vehicle in lieu - unrestricted
Use of money and property
Other
Gain on disposal of capital assets
Total general revenues

Transfers

Change in Net Position

Net Position, Beginning of Year, as restated

Net Position, End of Year

City of Brea, California
Statement of Activities
Year Ended June 30, 2022

Total Program Revenues	Net (Expense) Revenue and Changes in Net Position		
	Governmental Activities	Business-type Activities	Total
\$ 3,166,540	\$ (1,043,266)	\$ -	\$ (1,043,266)
2,103,161	(376,578)	-	(376,578)
1,037,210	329,569	-	329,569
2,013,882	(3,174,037)	-	(3,174,037)
7,371,328	(1,701,280)	-	(1,701,280)
-	(282,769)	-	(282,769)
15,692,121	(6,248,361)	-	(6,248,361)
476,329	-	228,706	228,706
23,185,994	-	7,103,565	7,103,565
2,608,205	-	2,061,136	2,061,136
3,494,867	-	1,891,536	1,891,536
880,372	-	1,159,738	1,159,738
4,386,528	-	461,492	461,492
35,032,295	-	12,906,173	12,906,173
<u>\$ 50,724,416</u>	<u>(6,248,361)</u>	<u>12,906,173</u>	<u>6,657,812</u>
	19,645,231	-	19,645,231
	4,778,533	-	4,778,533
	1,777,438	-	1,777,438
	24,098,002	-	24,098,002
	2,621,096	-	2,621,096
	1,090,315	-	1,090,315
	651,010	-	651,010
	110,178	-	110,178
	(3,486,383)	(941,040)	(4,427,423)
	4,554,597	82,671	4,637,268
	26,322	45,416	71,738
	<u>55,866,339</u>	<u>(812,953)</u>	<u>55,053,386</u>
	(745,061)	745,061	-
	48,872,917	12,838,281	61,711,198
	<u>182,034,478</u>	<u>107,948,503</u>	<u>289,982,981</u>
	<u>\$ 230,907,395</u>	<u>\$ 120,786,784</u>	<u>\$ 351,694,179</u>

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Major Governmental Funds

General Fund

The General fund is used to account for resources which are dedicated to governmental operations of the City, and not required to be accounted for in another fund.

Housing Successor Fund

The Housing Successor Fund is used to account for revenues received and expenditures made for affordable housing. The primary sources of revenue are from loan repayments generated from the use of the former Brea Redevelopment Agency's Low- and Moderate-Income Housing Funds.

Capital Improvements Fund

The Capital Improvements Fund is used to account for the costs of constructing street improvements, parks and other public improvements not normally included within the other Capital Projects Funds. Financing is provided by Federal and State Grant Revenues and interfund transfers from non-major Special Revenue Funds and General Fund.

Non-Major Governmental Funds

Non-major governmental funds are those governmental funds which do not meet the criteria of a major fund. For reporting purposes in this section, they are combined together as Non-major Governmental Funds.

City of Brea, California

Balance Sheet

Governmental Funds

June 30, 2022

	General	Special Revenue Fund Housing Successor	Capital Projects Fund Capital Improvements	Non-major Governmental Funds	Total Governmental Funds
Assets					
Cash and investments	\$ 37,451,448	\$ 5,394,673	\$ 12,644,373	\$ 19,450,354	\$ 74,940,848
Prepaid items	591	-	-	1,000	1,591
Receivables					
Taxes	250,895	-	-	22,762	273,657
Accounts	1,142,516	5,499	-	37,891	1,185,906
Interest	400,269	2,615,347	-	-	3,015,616
Notes and loans	-	14,947,497	-	1,496,296	16,443,793
Leases	5,826,516	-	-	-	5,826,516
Due from other funds	202,215	-	-	-	202,215
Due from other governments	6,007,922	-	1,088,004	506,356	7,602,282
Due from Successor Agency	4,965	-	-	-	4,965
Land held for resale	-	800,000	-	-	800,000
Restricted assets:					
Cash and investments	8,592,714	-	-	-	8,592,714
Cash and investments with fiscal agents	21	-	-	-	21
Total assets	<u>\$ 59,880,072</u>	<u>\$ 23,763,016</u>	<u>\$ 13,732,377</u>	<u>\$ 21,514,659</u>	<u>\$ 118,890,124</u>
Liabilities, Deferred Inflows of Resources, and Fund Balances					
Liabilities					
Account payable	\$ 1,842,316	\$ 1,751	\$ 3,926,192	\$ 168,123	\$ 5,938,382
Accrued liabilities	2,194,621	2,546	3,485	19,449	2,220,101
Unearned revenues	1,219	-	2,155,265	1,506,580	3,663,064
Deposits payable	388,162	917	-	-	389,079
Due to other funds	-	-	-	202,215	202,215
Due to other governments	1,228	-	-	1,386,848	1,388,076
Total liabilities	<u>4,427,546</u>	<u>5,214</u>	<u>6,084,942</u>	<u>3,283,215</u>	<u>13,800,917</u>
Deferred Inflows of Resources					
Deferred amounts related to leases	5,763,573	-	-	-	5,763,573
Unavailable revenues	1,286,301	3,468,361	1,086,221	126,712	5,967,595
Total deferred inflows of resources	<u>7,049,874</u>	<u>3,468,361</u>	<u>1,086,221</u>	<u>126,712</u>	<u>11,731,168</u>
Fund Balances					
Nonspendable	591	-	-	1,000	1,591
Restricted	9,743,633	20,289,441	6,561,214	18,310,052	54,904,340
Committed	1,382,302	-	-	-	1,382,302
Assigned	12,010,304	-	-	-	12,010,304
Unassigned (deficit)	25,265,822	-	-	(206,320)	25,059,502
Total fund balances	<u>48,402,652</u>	<u>20,289,441</u>	<u>6,561,214</u>	<u>18,104,732</u>	<u>93,358,039</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 59,880,072</u>	<u>\$ 23,763,016</u>	<u>\$ 13,732,377</u>	<u>\$ 21,514,659</u>	<u>\$ 118,890,124</u>

City of Brea, California
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position
Governmental Funds
June 30, 2022

Fund balances of governmental funds		\$ 93,358,039
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets, net of depreciation, have not been included as financial resources in governmental fund activity. Those capital assets consist of:		
Total capital assets, net of depreciation and amortization	\$ 360,686,666	
Accumulated depreciation and amortization	<u>(153,922,360)</u>	206,764,306
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in governmental funds. Those long term liabilities consist of:		
Lease revenue bonds	(2,750,190)	
Lease liabilities	(27,080)	
Compensated absences	<u>(2,738,834)</u>	(5,516,104)
Accrued interest payable for the current portion of interest due on bonds does not require the use of current financial resources and therefore, has not been reported in the governmental funds.		(22,200)
Amounts reported for net pension liability and total OPEB liability are not due in the current period and therefore are not reported in the governmental funds. Related components that will affect the net pension liability and total OPEB liability in future measurement years are reported as deferred outflows and deferred inflows of resources and are not reported in the governmental funds.		
Net pension liability	(88,855,135)	
Total OPEB liability	(23,210,159)	
Deferred outflows of resources related to pensions	89,740,529	
Deferred outflows of resources related to OPEB	4,030,399	
Deferred inflows of resources related to pensions	(53,965,873)	
Deferred inflows of resources related to OPEB	<u>(2,664,930)</u>	(74,925,169)
Revenues reported as unavailable revenues in the governmental funds do not provide current financial resources but are recognized in the statement of activities.		5,967,595
Internal Service Funds are used by management to charge the costs of certain activities to individual funds. The assets, deferred to individual funds. The assets, deferred outflows and inflows of resources, and liabilities of the internal service funds are included in governmental activities in the statement of net position.		<u>5,280,928</u>
Net Position of Governmental Activities		<u><u>\$ 230,907,395</u></u>

City of Brea, California
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended June 30, 2022

	General	Special Revenue Fund Housing Successor	Capital Projects Projects Fund Capital Improvements	Non-major Governmental Funds	Total Governmental Funds
Revenues					
Taxes	\$ 48,794,512	\$ -	\$ -	\$ 2,705,353	\$ 51,499,865
Licenses and permits	350,510	-	-	-	350,510
Intergovernmental	9,299,024	-	1,506,049	2,052,619	12,857,692
Charges for services	3,115,543	-	576,336	-	3,691,879
Investment income, net	(2,958,325)	(191,254)	(512,377)	(664,573)	(4,326,529)
Fines and forfeitures	352,127	-	-	283,647	635,774
Rental income	993,185	-	-	-	993,185
Other revenues	3,101,245	55,164	51,540	2,615,604	5,823,553
Total revenues	63,047,821	(136,090)	1,621,548	6,992,650	71,525,929
Expenditures					
Current					
General government	7,656,074	6,196	85,689	21,098	7,769,057
Public safety	40,546,864	-	97,250	1,106,775	41,750,889
Community development	2,683,703	245,509	-	210,358	3,139,570
Community services	8,269,116	-	-	-	8,269,116
Public works	6,221,899	-	39,470	2,820,041	9,081,410
Capital outlay	496,648	-	5,921,233	-	6,417,881
Debt service					
Principal	330,152	-	-	-	330,152
Interest and fiscal charges	68,330	-	-	94,055	162,385
Total expenditures	66,272,786	251,705	6,143,642	4,252,327	76,920,460
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,224,965)	(387,795)	(4,522,094)	2,740,323	(5,394,531)
Other Financing Sources (Uses)					
Proceeds from sale of capital assets	10,240	-	-	-	10,240
Proceeds from issuance of long-term debt	-	-	-	2,220,000	2,220,000
Payments to refunded bonds escrow agent	-	-	-	(2,760,000)	(2,760,000)
Issuance premium	-	-	-	530,190	530,190
Cost of issuance	-	-	-	(145,663)	(145,663)
Transfers in	450,000	-	4,122,209	305,528	4,877,737
Transfers out	(2,898,923)	-	-	(2,846,875)	(5,745,798)
Total other financing sources (uses)	(2,438,683)	-	4,122,209	(2,696,820)	(1,013,294)
Net Changes in Fund Balances	(5,663,648)	(387,795)	(399,885)	43,503	(6,407,825)
Fund Balances, Beginning of Year, as Restated	54,066,300	20,677,236	6,961,099	18,061,229	99,765,864
Fund Balances, End of Year	\$ 48,402,652	\$ 20,289,441	\$ 6,561,214	\$ 18,104,732	\$ 93,358,039

City of Brea, California
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2022

Net change in fund balances - total governmental funds \$ (6,407,825)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the costs of those assets are allocated over their estimated useful lives as depreciation expenses. Additionally, certain capital contributions are only reported as revenues on the government wide statement of activities.

Capital outlay	\$ 6,417,881	
Other capitalized expenditures	2,712,467	
Depreciation	<u>(7,231,404)</u>	1,898,944

Transfer of capital assets to business-type activities. (65,000)

The issuance of long-term debt (e.g., bonds, leases) provides current resources to governmental funds, while the repayment of long-term debt principal is an expenditure in the governmental funds. The issuance of debt increases long-term liabilities and the repayment reduces long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums, discounts when debt is first issued, whereas these amounts are amortized in the statement of activities.

Leases principal payments		330,152
Issuance of long term debt		(2,220,000)
Bond premium		(530,190)
Payments to refunded bonds escrow agent		2,760,000

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.

These expenses consist of the following:

Changes in interest payable for long-term liabilities		25,279
Changes in compensated absences		22,880
Changes in total OPEB liabilities and related deferred outflows and inflows of resources		(332,168)
Changes in net pension liabilities and related deferred outflows and inflows of resources		52,543,754

Revenues in the statement of activities that do not provide current financial resources are not reported in the governmental funds. 527,985

Internal service funds are used by management to charge the costs of certain activities, such as equipment management and self-insurance, to individual funds. The net revenues (expenses) of the internal service funds is reported with governmental activities.

319,106

Change in net position of governmental activities \$ 48,872,917

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Major Enterprise Funds

Water Utility Fund

The Water Utility Fund is a Major Fund used to account for the operations of the City's water utility, which are operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

Sewer Utility Fund

The Sewer Utility Fund is a Major Fund used to account for the operations of the City's sewer distribution lines, which are operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

Non-Major Enterprise Funds

Non-major proprietary funds are those proprietary funds which do not meet the criteria of a major fund. For reporting purposes in this section, they are combined together as Non-major Enterprise Funds.

Governmental Activities

Internal Services Funds

The Internal Services Funds are used to allocate the cost of providing goods and services by one department to another department on a cost reimbursement basis.

City of Brea, California
Statement of Net Position – Proprietary Funds
June 30, 2022

	Business-Type Activities		Non-major Enterprise Funds
	Water Utility	Sewer Utility	
Assets			
Current assets			
Cash and investments	\$ 18,669,129	\$ 5,254,334	\$ 3,675,906
Receivables			
Accounts receivable, net	3,920,830	439,032	784,150
Due from other governments	-	-	84,468
Total current assets	22,589,959	5,693,366	4,544,524
Noncurrent assets			
Restricted cash and investments	459,344	168,037	287,423
Restricted cash and investments with fiscal agent	2,179,014	-	-
Capital assets not being depreciated or amortized	45,589,818	1,618,454	8,719,657
Capital assets, net of accumulated depreciation	57,685,007	17,138,182	1,427,811
Equity in California Domestic Water Company	12,738,743	-	-
Total noncurrent assets	118,651,926	18,924,673	10,434,891
Total assets	141,241,885	24,618,039	14,979,415
Deferred outflows of resources			
Deferred charge on refunding	1,486,116	-	-
Deferred pension related items	345,973	144,280	234,691
Deferred OPEB related items	273,757	100,512	175,863
Total deferred outflows of resources	2,105,846	244,792	410,554
Liabilities			
Current liabilities			
Accounts payable	4,958,191	14,644	1,072,033
Accrued liabilities	30,028	11,906	20,445
Accrued interest	709,014	-	-
Deposits payable	236,955	-	-
Compensated absences, due within one year	120,926	39,262	59,547
Claims and judgments, due within one year	-	-	-
Bonds, notes, and leases, due within one year	1,470,000	-	-
Total current liabilities	7,525,114	65,812	1,152,025
Non-current liabilities			
Compensated absences, due in more than one year	40,309	13,087	19,849
Claims and judgments, due in more than one year	-	-	-
Net pension liability	2,112,956	881,151	1,433,352
Total OPEB liability	1,579,528	577,851	1,542,042
Bonds, notes, and leases, due in more than one year	42,725,517	-	-
Total noncurrent liabilities	46,458,310	1,472,089	2,995,243
Total liabilities	53,983,424	1,537,901	4,147,268
Deferred inflows of resources			
Deferred pension related items	1,188,616	495,680	806,312
Deferred OPEB related items	169,685	63,167	161,675
Total Deferred Inflows of Resources	1,358,301	558,847	967,987
Net position (deficit)			
Net investment in capital assets	60,565,424	18,756,636	10,042,857
Restricted for debt service	2,179,014	-	-
Unrestricted	25,261,568	4,009,447	231,857
Total net position (deficit)	\$ 88,006,006	\$ 22,766,083	\$ 10,274,714

(Continued)

City of Brea, California
Statement of Net Position – Proprietary Funds
June 30, 2022

	Total Enterprise Funds	Governmental Activities Internal Service Funds
Assets		
Current assets		
Cash and investments	\$ 27,599,369	\$ 13,297,033
Receivables		
Accounts receivable	5,144,012	127,258
Due from other governments	84,468	-
Total current assets	<u>32,827,849</u>	<u>13,424,291</u>
Noncurrent assets		
Restricted cash and investments	914,804	-
Restricted - Cash and investments with fiscal agent	2,179,014	-
Capital assets - nondepreciable	55,927,929	-
Capital assets - net of accumulated depreciation	76,251,000	5,050,798
Equity in California Domestic Water Company	12,738,743	-
Total noncurrent assets	<u>148,011,490</u>	<u>5,050,798</u>
Total assets	<u>180,839,339</u>	<u>18,475,089</u>
Deferred outflows of resources		
Deferred charge on refunding	1,486,116	-
Deferred pension related items	724,944	651,505
Deferred OPEB related items	550,132	352,258
Total deferred outflows of resources	<u>2,761,192</u>	<u>1,003,763</u>
Liabilities		
Current liabilities		
Accounts payable	6,044,868	303,537
Accrued liabilities	62,379	58,818
Accrued interest	709,014	-
Deposits payable	236,955	-
Compensated absences, due within one year	219,735	89,647
Claims and judgments, due within one year	-	1,423,676
Bonds, notes, and leases, due within one year	1,470,000	-
Total current liabilities	<u>8,742,951</u>	<u>1,875,678</u>
Non-current liabilities		
Compensated absences, due in more than one year	\$ 73,245	\$ 29,882
Claims and judgments, due in more than one year	-	3,863,416
Net pension liability	4,427,459	3,978,941
Total OPEB liability	3,699,421	2,271,001
Bonds, notes, and leases, due in more than one year	42,725,517	-
Total noncurrent liabilities	<u>50,925,642</u>	<u>10,143,240</u>
Total liabilities	<u>59,668,593</u>	<u>12,018,918</u>
Deferred inflows of resources		
Deferred pension related items	2,490,608	2,238,303
Deferred OPEB related items	394,527	200,722
Total Deferred Inflows of Resources	<u>2,885,135</u>	<u>2,439,025</u>
Net position (deficit)		
Net investment in capital assets	89,364,917	5,050,798
Restricted for debt service	2,179,014	-
Unrestricted	29,502,872	(29,889)
Total net position (deficit)	<u>\$ 121,046,803</u>	<u>\$ 5,020,909</u>
Reconciliation of Net Position to the Statement of Net Position		
Net Position per Statement of Net Position - Proprietary Funds	\$ 121,046,803	
Accumulated adjustment to reflect the consolidation of internal service funds activities related to the enterprise funds	(260,019)	
Net position of business-type activities	<u>\$ 120,786,784</u>	

See Notes to Financial Statements

City of Brea, California

Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds

Year Ended June 30, 2022

	Business-Type Activities		
	Water Utility	Sewer Utility	Non-major Enterprise Funds
Operating Revenues			
Charges for services	\$ 22,451,680	\$ 2,580,488	\$ 9,097,717
Connection fees	195,145	16,790	-
Fines and forfeitures	401,640	-	-
Other revenues	85,893	10,927	64,367
Total operating revenues	23,134,358	2,608,205	9,162,084
Operating Expenses			
Personnel services	(410,515)	(498,522)	(1,703,810)
Maintenance and operation	3,347,727	504,344	7,107,619
Cost of purchased water	8,734,172	-	-
Claims and judgements	-	-	-
Depreciation	2,505,804	538,090	80,914
Total operating expenses	14,177,188	543,912	5,484,723
Operating income	8,957,170	2,064,293	3,677,361
Nonoperating Revenues (Expenses)			
Intergovernmental revenues	51,636	-	76,012
Interest revenue	(645,683)	(188,760)	(106,596)
Interest expense	(1,873,543)	-	-
Change in equity of California Domestic Water Company	82,671	-	-
Gain on disposal of capital assets	45,416	-	-
Total nonoperating revenues (expenses)	(2,339,503)	(188,760)	(30,584)
Income before transfers	6,617,667	1,875,533	3,646,777
Transfers			
Capital contributions	-	-	65,000
Transfers in	-	-	680,061
Total transfers	-	-	745,061
Change in Net Position	6,617,667	1,875,533	4,391,838
Net Position			
Net Position, Beginning of Year	81,388,339	20,890,550	5,882,876
Net Position, End of Year	\$ 88,006,006	\$ 22,766,083	\$ 10,274,714

City of Brea, California

Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds

Year Ended June 30, 2022

	Total Enterprise Funds	Governmental Activities Internal Service Funds
Operating Revenues		
Charges for services	\$ 34,129,885	\$ 12,489,965
Connection fees	211,935	-
Fines and forfeitures	401,640	-
Other revenues	161,187	237,510
Total operating revenues	<u>34,904,647</u>	<u>12,727,475</u>
Operating Expenses		
Personnel services	(2,612,847)	4,761,076
Maintenance and operation	10,959,690	4,688,368
Cost of purchased water	8,734,172	-
Claims and judgements	-	1,770,322
Depreciation	3,124,808	917,664
Total operating expenses	<u>20,205,823</u>	<u>12,137,430</u>
Operating income	<u>14,698,824</u>	<u>590,045</u>
Nonoperating Revenues (Expenses)		
Intergovernmental revenues	127,648	-
Interest revenue	(941,039)	(521,778)
Interest expense	(1,873,543)	-
Change in equity of California Domestic Water Company	82,671	-
Gain on disposal of capital assets	45,416	16,082
Total nonoperating revenues (expenses)	<u>(2,558,847)</u>	<u>(505,696)</u>
Income before transfers	<u>12,139,977</u>	<u>84,349</u>
Transfers		
Capital contributions	65,000	-
Transfers in	680,061	188,000
Total transfers	<u>745,061</u>	<u>188,000</u>
Change in Net Position	12,885,038	272,349
Net Position		
Net Position, Beginning of Year	108,161,765	4,748,560
Net Position, End of Year	<u>\$ 121,046,803</u>	<u>\$ 5,020,909</u>
Reconciliation of Changes in Net Position to the Statement of Activities		
Changes in Net Position, per the Statement of Revenues, Expense and Changes in Fund Net Position - Proprietary Funds	\$ 12,885,038	
Adjustment to reflect the consolidation of current fiscal year internal service funds activities related to enterprise funds	<u>(46,757)</u>	
Changes in Net Position of Business-Type Activities per Statement of Activities	<u>\$ 12,838,281</u>	

City of Brea, California
Statement of Cash Flows – Proprietary Funds
Year Ended June 30, 2022

	Business-Type Activities		
	Water Utility	Sewer Utility	Non-major Enterprise Funds
Operating Activities			
Cash received from customers and users	\$ 23,192,302	\$ 2,588,612	\$ 9,248,167
Cash payments to suppliers for goods and services	(11,530,968)	(496,755)	(6,637,478)
Cash payments to employees for services	(2,018,146)	(815,344)	(1,989,531)
Net Cash Provided by (used for) Operating Activities	9,643,188	1,276,513	621,158
Noncapital Financing Activities			
Cash transfer in	-	-	680,061
Intergovernmental revenues	51,636	-	76,012
Net Cash Provided by (used for) Noncapital Financing Activities	51,636	-	756,073
Capital and Related Financing Activities			
Acquisition and construction of capital assets	(7,849,349)	(501,388)	(125,796)
Proceeds from sale of capital assets	45,416	-	-
Principal and interest paid on long-term debt	(2,994,369)	-	-
Net Cash Provided by (used for) Capital and Related Financing Activities	(10,798,302)	(501,388)	(125,796)
Investing Activities			
Interest received, net of change in fair value	(645,683)	(188,760)	(106,596)
Net Increase (Decrease) in Cash and Cash Equivalents	(1,749,161)	586,365	1,144,839
Cash and Cash Equivalents at Beginning of Year	23,056,648	4,836,006	2,923,101
Cash and Cash Equivalents at End of Year	\$ 21,307,487	\$ 5,422,371	\$ 4,067,940
Reconciliation of cash and cash equivalents			
Cash and investments	\$ 18,669,129	\$ 5,254,334	\$ 3,675,906
Restricted Cash and investments	459,344	168,037	287,423
Restricted - Cash and investments with fiscal agent	2,179,014	-	-
Total Cash and Cash Equivalents	\$ 21,307,487	\$ 5,422,371	\$ 3,963,329

(continued)

City of Brea, California
Statement of Cash Flows – Proprietary Funds
Year Ended June 30, 2022

	Total Enterprise Funds	Governmental Activities Internal Service Funds
Operating Activities		
Cash received from customers and users	\$ 35,029,081	\$ 12,853,086
Cash payments to suppliers for goods and services	(18,665,201)	(4,608,714)
Cash payments to employees for services	(4,823,021)	(5,333,782)
Net Cash Provided by (used for) Operating Activities	<u>11,540,859</u>	<u>2,910,590</u>
Noncapital Financing Activities		
Cash transfer in	680,061	188,000
Intergovernmental revenues	127,648	-
Net Cash Provided by (used for) Noncapital Financing Activities	<u>807,709</u>	<u>188,000</u>
Capital and Related Financing Activities		
Acquisition and construction of capital assets	(8,476,533)	(386,807)
Proceeds from sale of capital assets	45,416	-
Principal and interest paid on long-term debt	(2,994,369)	-
Net Cash Provided by (used for) Capital and Related Financing Activities	<u>(11,425,486)</u>	<u>(386,807)</u>
Investing Activities		
Interest received, net of change in fair value	(941,039)	(521,778)
Net Increase (Decrease) in Cash and Cash Equivalents	(17,957)	2,190,005
Cash and Cash Equivalents at Beginning of Year	<u>30,815,755</u>	<u>11,107,028</u>
Cash and Cash Equivalents at End of Year	<u>\$ 30,797,798</u>	<u>\$ 13,297,033</u>
Reconciliation of cash and cash equivalents		
Cash and investments	\$ 27,599,369	\$ 13,297,033
Restricted Cash and investments	914,804	-
Restricted - Cash and investments with fiscal agent	2,179,014	-
Total Cash and Cash Equivalents	<u>\$ 30,693,187</u>	<u>\$ 13,297,033</u>

(Continued)

City of Brea, California
Statement of Cash Flows – Proprietary Funds
Year Ended June 30, 2022

	Business-Type Activities		
	Water Utility	Sewer Utility	Non-major Enterprise Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided by (used for) Operating Activities			
Operating income (loss)	\$ 8,957,170	\$ 2,064,293	\$ 3,677,361
Adjustments to reconcile operating income to net cash provided by operating activities			
Depreciation	2,505,804	538,090	80,914
Changes in net pension liability and related deferrals	(2,496,547)	(1,317,633)	(3,309,254)
Changes in total OPEB liability and related deferrals	14,772	5,731	(142,992)
Changes in assets and liabilities			
(Increase) decrease in accounts receivable	57,944	(19,593)	232,277
(Increase) decrease in due from other governments	-	-	-
Increase (decrease) in accounts payable	578,946	7,589	466,576
Increase (decrease) in accrued liabilities	4,284	1,663	3,565
Increase (decrease) in deposit payables	(28,015)	-	-
Increase (decrease) in claims and judgements	-	-	-
Increase (decrease) in due to other funds	-	-	(397,513)
Increase (decrease) in compensated absences	48,830	(3,627)	10,224
Total adjustments	686,018	(787,780)	(3,056,203)
Net Cash Provided by (used for) Operating Activities	<u>\$ 9,643,188</u>	<u>\$ 1,276,513</u>	<u>\$ 621,158</u>
Non-Cash Investing, Capital, and Financing Activities			
Amortization of loss on refunding	\$ (764,011)	\$ -	\$ -
Change in equity of California Domestic Water Company	82,671	-	-
			(Continued)

City of Brea, California
Statement of Cash Flows – Proprietary Funds
Year Ended June 30, 2022

	Total Enterprise Funds	Governmental Activities Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided by (used for) Operating Activities		
Operating income (loss)	\$ 14,698,824	\$ 590,045
Adjustments to reconcile operating income to net cash provided by operating activities		
Depreciation	3,124,808	917,664
Changes in net pension liability and related deferrals	(7,123,434)	1,216,274
Changes in total OPEB liability and related deferrals	(122,489)	12,288
Changes in assets and liabilities		
(Increase) decrease in accounts receivable	270,628	103,509
(Increase) decrease in due from other governments	-	9,870
Increase (decrease) in accounts payable	1,053,111	66,232
Increase (decrease) in accrued liabilities	9,512	11,312
Increase (decrease) in deposit payables	(28,015)	-
Increase (decrease) in claims and judgements	-	(21,339)
Increase (decrease) in due to other funds	(397,513)	-
Increase (decrease) in compensated absences	55,427	4,735
Total adjustments	(3,157,965)	2,320,545
Net Cash Provided by (used for) Operating Activities	<u>\$ 11,540,859</u>	<u>\$ 2,910,590</u>
Non-Cash Investing, Capital, and Financing Activities		
Amortization of loss on refunding	\$ (764,011)	\$ -
Change in equity of California Domestic Water Company	82,671	-

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Custodial Funds

Custodial Funds, a type of Fiduciary Fund, are used to account for assets held by the City as an agent for other governmental entities, private organizations, or individuals.

Private-Purpose Trust Fund

Private-Purpose Trust Fund, a type of Fiduciary Fund, is used to account for assets held by the City as Successor Agency of the former Brea Redevelopment Agency.

City of Brea, California
Statement of Fiduciary Net Position – Fiduciary Funds
June 30, 2022

	Custodial Funds	Private- Purpose Trust Fund Successor Agency of the Former RDA
Assets		
Cash and investments	\$ 6,218,064	\$ 291,964
Receivables		
Taxes	6,245	-
Accounts	11,755	-
Accrued interest	-	36
Due from other governments	-	426,000
Prepaid insurance	16,459	76,800
Restricted assets		
Cash and investments with fiscal agents	674,469	11,941,807
Capital assets, net of accumulated depreciation	4,567	-
Total assets	<u>6,931,559</u>	<u>12,736,607</u>
Deferred outflows of resources		
Deferred charge on refunding	-	4,255,114
Liabilities		
Accounts payable	182,934	-
Accrued liabilities	545,536	-
Accrued interest	-	1,329,172
Due to the City of Brea	-	3,124
Long-term liabilities		
Due in one year	-	10,310,000
Due in more than one year	-	100,138,711
Total liabilities	<u>728,470</u>	<u>111,781,007</u>
Net Position (deficit)		
Held in trust for other purposes	<u>\$ 6,203,089</u>	<u>\$ (94,789,286)</u>

City of Brea, California
Statement of Changes in Fiduciary Net Position – Fiduciary Funds
Year Ended June 30, 2022

	Custodial Funds	Private-Purpose Trust Fund Successor Agency of the Former RDA
Additions		
Taxes and special assessments	\$ 984,615	\$ 15,374,111
Member contributions	1,326,304	-
Interest and changes in fair value of investments	(136,139)	4,581
Miscellaneous	83,871	-
Total additions	<u>2,258,651</u>	<u>15,378,692</u>
Deductions		
Administrative expenses	1,134,368	35,909
Depreciation expense	2,284	-
Contractual services	-	14,785
Principal payments	690,000	-
Interest expense	402,072	3,983,216
Pass through agreement payments	-	1,768,673
Capital expenses	22,336	-
Total deductions	<u>2,251,060</u>	<u>5,802,583</u>
Changes in Net Position	7,591	9,576,109
Net position (deficit)		
Net Deficit, Beginning of the Year, as restated	<u>6,195,498</u>	<u>(104,365,395)</u>
Net Deficit, End of the Year	<u>\$ 6,203,089</u>	<u>\$ (94,789,286)</u>

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Note 1 - Summary of Significant Accounting Policies

The financial statements of the City of Brea, California (City) have been prepared in conformity with generally accepted accounting principles (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 significant accounting policies of the City of Brea are described below.

a. Description of the Reporting Entity

The City of Brea was incorporated on February 23, 1917, under the general laws of the State of California. The City operates under the Council-Manager form of government and provides the following services: public safety (police and fire), highways and streets, cultural recreation, public improvements, planning and zoning, and general administrative services.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governments.

As required by accounting principles generally accepted in the United States of America, these financial statements present the City of Brea and its component units, entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization's governing body and the City is able to impose its will on that organization, or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). In certain cases, other organizations are included as component units if the nature and significance of their relationship with the City are such that their exclusion would cause the City's financial statements to be misleading or incomplete.

Based upon the above criteria, the component units of the City are the Brea Public Financing Authority, the Brea Community Benefit Financing Authority and the Midbury Assessment Authority.

Since City Council serves as the governing board for these component units, all of the City's component units are considered to be blended component units. Blended component units, although legally separate entities, are in substance, part of the City's operations, so data from these units is combined therein. A brief description of each component unit follows:

Brea Public Financing Authority

The Brea Public Financing Authority was created by a joint exercise of powers agreement between the City of Brea and the former Redevelopment Agency of the City of Brea on November 17, 1987. In April 1988, the Brea-Olinda Unified School District became an associate member of the Authority. The purpose of the Brea Public Financing Authority is to provide, through the issuance of debt, financing necessary for various capital improvements. The Brea Public Financing Authority is administered by the Board who are the members of the

City Council and the Mayor. The Brea Public Financing Authority's primary source of income is installment sale and lease payments received from the City, which will be used to meet the debt service requirements on debt issues. The Brea Public Financing Authority does not have taxing power. Separate financial statements are not prepared for the Brea Public Financing Authority. The activities of the Brea Public Financing Authority are accounted for in the Water Enterprise Fund.

Brea Community Benefit Financing Authority

The Brea Community Benefit Financing Authority was created by a joint exercise of powers agreement between the City of Brea and the Industrial Development Authority of the City of Brea on July 22, 2014. The purpose of the Brea Community Benefit Financing Authority is to provide, through the issuance of debt, financing for various capital improvements. The Brea Community Benefit Financing Authority is administered by the Board who are the members of the City Council and the Mayor. The Brea Community Benefit Financing Authority's primary source of income is installment sale payments from the City, which will be used to meet the debt service requirements on debt issues. Separate financial statements are not prepared for the Brea Community Benefit Financing Authority.

Midbury Assessment Authority

The Midbury Assessment Authority was created by a joint exercise of powers agreement between the City of Brea, Los Angeles County, and Orange County on May 18, 1999. The purpose of the authority is to provide a means for each party to the agreement to contribute money to street improvement projects, to form an assessment district and to levy an assessment to finance the balance of the projects. The Authority is administered by the Board who are the members of the City Council and the Mayor. The Authority's primary source of income is from new assessments that result in additional taxes. Separate financial statements are not prepared for the Midbury Assessment Authority. There were no activities recorded for the Midbury Assessment Authority during the fiscal year as the project has been completed and is in the dissolution process.

b. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Fiduciary activities of the City are not included in these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

c. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category – governmental, proprietary, and fiduciary – are presented.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. 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, with the exception of sales tax revenues and certain revenues related to refuse revenue sharing which are considered available if collected within 90 days of year end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses 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. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City's fiduciary funds consist of custodial funds and a private purpose trust fund. Custodial funds are used to report fiduciary activities that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds. Private purpose trust funds and custodial funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. 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.

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for all general revenues of the City not specifically levied or collected for other City funds and for expenditures related to the rendering of general services by the City. The General Fund is used to account for all resources not required to be accounted for in another fund.

- The Housing Successor Special Revenue Fund accounts for the housing assets as a result of the dissolution of the former Brea Redevelopment Agency. Resources generated from these assets are to be used for low to moderate income housing purposes. The primary sources of revenue are from loan repayments generated from the use of the former Brea Redevelopment Agency's Low and Moderate Income Housing Funds.
- The Capital Improvements Capital Projects Fund accounts for the costs of constructing street improvements, parks and other public improvements not normally included within the other Capital Projects Funds. Financing is provided by federal, state and county grant revenues and interfund transfers from the General Fund and special revenue funds.

The City reports the following major proprietary funds:

- The Water Utility Enterprise Fund accounts for the City's water utility operations, which are financed and operated in a manner similar to a private enterprise. The cost (expenses, including depreciation) of providing these services to the users on a continuing basis is financed or recovered primarily through user charges.
- The Sewer Utility Enterprise Fund accounts for the operations of the City's sewer distribution lines, which are operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the users on a continuing basis are financed or recovered primarily through user charges.

Additionally, the City reports the following fund types:

- Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.
- Capital Projects Funds are used to account for financial resources used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).
- Internal Service Funds account for financial transactions related to repairs, replacement, and maintenance of City-owned buildings and vehicles and to account for the City's self-insurance programs and operations of the internal information technology services program. These services are provided to other departments or agencies of the City on a cost reimbursement basis.
- Custodial Funds account for assets held by the City in a custodial capacity as a trustee or as an agent. These assets include deposits from assessment district's property owners.
- Private-Purpose Trust Fund accounts for the assets, deferred outflows or resources, and liabilities of the former redevelopment agency and the allocated revenue to pay estimated installment payments of enforceable obligations until the obligations of the former redevelopment agency are paid in full and assets have been liquidated.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's proprietary funds' function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned. Residual net position balances in internal service funds are allocated back to the governmental and enterprise funds that they originally charged.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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 the enterprise funds and of the internal service funds are charges to customers for sales and services. Operating expenses for enterprises funds and internal service funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

d. Assets, Deferred Outflows, Liabilities, Deferred Inflows and Net Position

Cash and Investments

Cash includes demand deposits, certificates of deposits and savings account balances. The California Government Code and the City of Brea's investment policy permit the City of Brea to invest in various instruments and pools. Investments are reported in the accompanying balance sheet at fair value, except for investments that are reported at cost because they are not transferable, and they have terms that are not affected by changes in market interest rates.

The City reports its investments at fair value in the balance sheet. Interest earnings, realized gains and losses and, changes in the fair value of investments are recognized as revenue from the use of money and property in the operating statement. Highly liquid money market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are reported at fair value. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date.

The City pools cash and investments of all funds except for assets held by fiscal agents. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. Investment income earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance.

The City applies GASB Statement No. 72, *Fair Value Measurements and Application* for determining fair value measurements, applying fair value to investments, and disclosures related to the fair value hierarchy. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

For purposes of the statement of cash flows, cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Cash equivalents also represent the proprietary funds' share in the cash and investment pool of the City of Brea. Cash equivalents have an original maturity date of three months or less from the date of purchase. For financial statement presentation purposes, cash and cash equivalents are shown as both restricted and unrestricted cash.

Restricted Cash and Investments

Certain proceeds of debt issues, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

Additionally, the City has established the PARS Post-Employment Benefits Trust as a tax-exempt trust within the meaning of Section 115 of the IRS Code to accumulate resources to "stabilize" the amount of its General Fund resources that it will need to meet future contributions requirements to California Public Employees' Retirement system (CalPERS). The balances and activities of the Trust are irrevocably dedicated to funding future obligations to CalPERS. The assets will benefit the City through reduced future cash flow demands on the City's General fund resources, and continue to be assets of the City. These amounts are reflected as restricted cash and investments in the General fund.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year 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 non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

The amounts recorded as a receivable due from other governments include sales taxes, property taxes and grant revenues collected or provided by federal, state, county and city governments and unremitted to the City as of June 30, 2022. The County of Orange assesses, bills, and collects property taxes for the City.

Lease receivables are recorded by the City as the present value of future lease payments expected to be received from the lessee during the lease term, reduced by any provision for estimated uncollectible amounts. Lease receivables are subsequently reduced over the life of the lease as cash is received in the applicable reporting period. The present value of future lease payments to be received are discounted based on the interest rate the City charges the lessee.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The business-type activities also report prepaid items for certain payments to vendors to be used in future periods.

Land Held for Resale

The former Brea Redevelopment Agency acquired land that was primarily used to develop blighted properties. However, the land was transferred to the City. The City records these parcels as land held for resale in its financial statements. The property is being carried at cost or, if lower, the estimated net realizable value upon entering into an agreement to sell the property. The City disposed of all these parcels as required by the Dissolution Act. The City as the Housing Successor to the Brea Redevelopment Agency (Housing Successor) acquired one of these parcels from the Successor Agency.

Capital Assets

Capital assets, which include property, plant, equipment, right to use leased assets, intangible assets, and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets and infrastructure are defined by the City as assets with an initial, individual cost of more than \$5,000 and \$100,000 respectively and an estimated useful life in excess of four years. Except for right to use lease assets, such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Right to use leased assets are recognized at the lease commencement date and represent the City's right to use an underlying asset for the lease term. Right to use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to place the lease asset into service. Right to use leased assets are amortized over the shorter of the lease term or useful life of the underlying asset using the straight-line method.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government and its component units are depreciated using the straight-line method over the following estimated useful lives:

Asset	Years
Buildings	40 - 50
Computers	4 - 5
Equipment	4 - 10
Improvements	10 - 50
Infrastructure	40 - 50
Software	5 - 10
Vehicles	4 - 10

The City classifies certain water rights as intangible assets with an indefinite useful life as there are no legal, contractual, or other factors that limit the benefits associated with the water rights.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has three items that qualify for reporting in this category. One is deferred charges on refunding reported in the government-wide statement of net position and the proprietary funds statement of net position. Deferred charges on refunding results from the difference in the carrying value of refunded debt and its reacquisition price at the time of refunding. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The other items are deferred pension and OPEB related items reported in the government-wide statement of net position and the proprietary funds statement of net position.

In addition to liabilities, the balance sheet or statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time. The City reports four items as deferred inflows of resources. First, unavailable revenues arise only under a modified accrual basis of accounting, and accordingly, is reported only in the governmental funds balance sheet. These amounts reflect resources that have been earned but not received within the period of availability. Therefore, this does not provide an available financial resource in the current period, and the recognition is deferred until these criteria have been met, as unavailable revenues. The second and third items are deferred pension and OPEB related items reported in the government-wide statement of net position and the proprietary funds statements of net position. The fourth item is related to deferred inflows related to lease receivables. The revenues associated with the deferred inflows of resources are recognized systematically over the term of the lease.

Compensated Absences

It is the City's policy for employees to accumulate earned but unused vacation and sick benefits. Permanent City employees earn from 10 to 20 vacation days a year, depending upon their length of employment, and 12 sick days a year. Employees may carry forward unused sick leave indefinitely. Upon termination or retirement, permanent employees are entitled to receive compensation at their current base salary for all unused vacation leave. Any unused sick leave is forfeited; converted to CalPERS service credits; or for certain employees, transferred to a retiree health savings accounts upon termination of employment. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-Term Obligations

In the government-wide financial statements, proprietary fund financial statements, and in the fiduciary funds financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, proprietary fund type statement of net position, or the statement of fiduciary net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

Lease Liabilities represent the City's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments expected to be made during the lease term. The present value of lease payments are discounted based on a borrowing rate determined by the City.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Debt service expenditures including principal and interest payments are reported as expenditures.

Claims and Judgments

The City records a liability for litigation, judgments and claims when it is probable that an asset has been impaired or a liability has been incurred prior to year-end and the probable amount of loss (net of any insurance coverage) can be reasonably estimated. This liability is recorded in the Internal Service Funds that account for the City's self-insurance activities.

Other Postemployment Benefits (OPEB)

OPEB expense, deferred outflows/inflows of resources related to OPEB, and an implied subsidy payment were used to measure the total OPEB liability. The City does not provide any cash subsidy towards the benefit, and there are no assets accumulated in a trust for the plan. The General Fund is used to liquidate the governmental fund OPEB liability.

Net Pension Liability

For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position and additions to/deductions from the 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 currently due and payable in accordance with the benefit terms. Investments are reported at fair value. CalPERS audited financial statements are publicly available reports that can be obtained at CalPERS' website. The General Fund is used to liquidate the governmental fund net pension liability.

Fund Balances

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable Fund Balance – This amount indicates the portion of funds balances which cannot be spent because they are either not in spendable form such as prepaid items, inventories, land held for resale or loans/notes receivable, or legally or contractually required to be maintained intact, such as the principal portion of an endowment. Only the General Fund may report nonspendable fund balance for long-term interfund receivables and land held for resale.

Restricted Fund Balance – This amount indicates the portion of fund balances which has been restricted in one of two ways a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation. Long-term interfund receivables and land held for resale in governmental funds other than the General Fund are included within restricted fund balance.

Committed Fund Balance – This amount indicates the portion of fund balances which can only be used for specific purposes pursuant to a formal resolution of the City Council.

Assigned Fund Balance – This amount indicates the portion of fund balances which is constrained by the City's intent to be used for specific purpose, but is neither restricted nor committed. The Administrative Services Director is authorized to determine and define the amount of assigned fund balances, which was established by City Council through resolution.

Unassigned Fund Balance – This includes the excess residual amounts in the General Fund and the residual deficit of all other governmental funds which have not been restricted, committed, or assigned to specific purposes.

The City Council, as the City's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to the adoption of a resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use through the adoption of another resolution. City Council action to commit fund balance needs to occur within the fiscal reporting period; however, the amount can be determined subsequently.

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental 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 policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Net Position

In the governmental-wide financial statements and proprietary fund financial statements, net position is classified as follows:

Net Investment in Capital Assets – This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction, or improvement of the assets.

Restricted Net Position – This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments. As of June 30, 2022, \$6,887,515 of net position is restricted by enabling legislation.

Unrestricted Net Position – This amount is the remaining net position that does not meet the definition of "net investment in capital assets" or "restricted net position."

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 government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

e. Property Tax

Property tax revenue is recognized on the modified accrual basis that is, in the fiscal year for which the taxes have been levied, providing they become available. Available means when due, or past due and receivable within the current period and collected within the current period or expected to be collected soon enough thereafter to be used to pay liabilities of the current period. The County of Orange collects property taxes for the City. Tax liens attach annually on the first day in January the preceding fiscal year for which the taxes are levied. Taxes are levied on both real and personal property, as it exists on that date. The tax levy covers the fiscal period July 1 to June 30. All secured personal property taxes and one-half of the taxes on real property are due November 1; the second installment is due February 1. All taxes are delinquent, if unpaid, on December 10 and April 10, respectively. Unsecured personal property taxes become due on the first of March each year and are delinquent, if unpaid, on August 31.

f. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

g. Effect of New Accounting Standards

During the fiscal year ended June 30, 2022, the City implemented the following Governmental Accounting Standards Board (GASB) standards:

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases; enhancing the comparability of financial statements between governments; and also enhancing the relevance, reliability (representational faithfulness), and consistency of information about the leasing activities of governments. This Statement is effective for reporting periods beginning after June 15, 2021. The City implemented this statement effective July 1, 2021. See Note 6 and Note 18 for the impact of the implementation.

GASB Statement No. 89 – In June 2018, the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*. The objectives of this Statement are (a) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (b) to simplify accounting for certain interest costs. This Statement is effective for reporting periods beginning after December 15, 2020. The City has determined that there was no material impact on the City's financial statements.

GASB Statement No. 91 – In May 2019, the GASB issued Statement No. 91, *Conduit Debt Obligations*. The objective of this Statement is to provide a single method of reporting conduit debt obligations by issues and eliminate diversity in practice. The Statement is effective for reporting periods beginning after December 15, 2021. The City has determined that there was no impact on the City's financial statements.

GASB Statement No. 92 – In January 2020, the GASB issued Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting to improve the consistency of authoritative literature by addressing practices issues that have been identified during implementation and application of certain GASB Statements. The Statement is effective for reporting periods beginning after June 15, 2021. The City has determined that there was no impact on the City's financial statements.

GASB Statement No. 93 – In March 2020, the GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting implications that result from the replacement of an IBOR. The Statement is effective for reporting periods beginning after June 15, 2021. The City has determined that there was no impact on the City's financial statements.

GASB Statement No. 97 – In June 2020, the GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting For Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statement No. 14 and No. 84 and A Supersession of GASB Statement No. 32*. The objective of this Statement is (1) to increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Statement is effective for reporting periods beginning after June 15, 2021, or 2021-2022 fiscal year. The City has determined that the portions of this statement effective in fiscal year 2021-2022 did not have an impact on the City’s financial statements.

h. Accounting Standards Effective in Future Years

The GASB has issued pronouncements that have an effective date subsequent to June 30, 2022, which may impact future financial presentations. The following statements are currently being evaluated by the City’s management.

GASB Statement No. 94 - *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*.

GASB Statement No. 96 - *Subscription-Based Information Technology Arrangements*.

GASB Statement No. 99 - *Omnibus 2022*.

GASB Statement No. 100 - *Accounting Changes and Error Corrections*.

GASB Statement No. 101 - *Compensated Absences*.

Note 2 - Stewardship, Compliance and Accountability

Deficit Fund Balances or Net Position

The following individual nonmajor funds have a deficit at June 30, 2022:

Community Development Block Grant Special Revenue Fund	\$ 205,320
Information Technology External Support Enterprise Fund	1,865,231
Information Technology Internal Service Fund	279,912

For the Community Development Block Grant special revenue fund, the City expects to eliminate these deficits with anticipated future revenues from grants and program income. For the Information Technology internal service fund and Information Technology External Support enterprise funds, the deficits are the result of pension and OPEB liabilities, which will be eliminated through future charges.

At June 30, 2022, the Successor Agency of the Former RDA Private-purpose Trust Fund had a deficit net position amount of \$94,789,286. The deficit balance will be eliminated with future property tax revenue.

Note 3 - Cash and Investments

As of June 30, 2022, cash and investments are classified in the accompanying financial statements as follows:

	Statement of Net Position	Statement of Fiduciary Net Position	Total
Cash and investments	\$ 115,837,250	\$ 6,510,028	\$ 122,347,278
Restricted assets:			
Cash and investments	9,507,518	-	9,507,518
Cash and investments with fiscal agents	2,179,035	12,616,276	14,795,311
Total cash and investments	<u>\$ 127,523,803</u>	<u>\$ 19,126,304</u>	<u>\$ 146,650,107</u>

Cash and investments as of June 30, 2022, consist of the following:

Cash on hand	\$ 10,760
Deposits with financial institutions	<u>4,122,305</u>
Total cash	<u>4,133,065</u>
Investments	118,245,172
Restricted cash and investments	9,491,067
Cash and investments with fiscal agents	<u>14,780,803</u>
Total investments	<u>142,517,042</u>
Total cash and investments	<u>\$ 146,650,107</u>

The City of Brea maintains a cash and investment pool that is available for use for all funds. Each fund type's position in the pool is reported on the combined balance sheet as cash and investments. The City has adopted an investment policy, which authorizes it to invest in various investments.

a. Cash Deposits

The carrying amount of the City's cash deposits was \$4,122,305 at June 30, 2022. Bank balances were \$4,779,819 at that date. The \$657,514 difference represents outstanding checks and other reconciling items. As of June 30, 2022, the City's deposits with financial institutions were covered by FDIC up to \$250,000, and the remaining amounts of \$4,529,819 were collateralized as described below.

The California Government Code requires California banks and savings and loan associations to secure a City's deposits by pledging government securities with a value of 110% of a City's deposits. California law also allows financial institutions to secure a City's deposits by pledging first trust deed mortgage notes having a value of 150% of a City's total deposits. The City Treasurer may waive the collateral requirement for deposits that are fully insured up to \$250,000 by the FDIC. The collateral for deposits in federal and state chartered banks is held in safekeeping by an authorized Agent of Depository recognized by the State of California Department of Banking. The collateral for deposits with savings and loan associations is generally held in safekeeping by the Federal Home Loan Bank in San Francisco, California as an Agent of Depository. These securities are physically

held in an undivided pool for all California public agency depositors. Under Government Code Section 53655, the placement of securities by a bank or savings and loan association with an "Agent of Depository" has the effect of perfecting the security interest in the name of the local governmental agency. Accordingly, all collateral held by California Agents of Depository are considered to be held for, and in the name of, the local governmental agency.

b. Investments

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

Funds of the City, other than bond proceeds and cash deposits held in restricted accounts, may be invested in any instrument allowable under current legislation of the State of California (Government Code Section 53600 et sec.) so long as the investment is appropriate and consistent with the City's investment policy. The following investments are authorized:

Authorized Investment Type	Credit Ratings	Maximum Maturity	Maximum Percentage Amount of Portfolio	Maximum Investment In One Issuer
U.S. Treasury Obligations (Bills, Notes and Bonds)	N/A	5 years	No limit	No limit
U.S. Government Sponsored Enterprise Securities*	N/A	5 years	No limit	No limit
Banker's Acceptances	N/A	180 days	40%	30%
Commercial Paper	A-1/A	270 days	25%	10%
Repurchase Agreements	N/A	1 year	No limit	No limit
Certificates of Deposit	N/A	5 years	30%	No limit
Negotiable Certificates of Deposit	N/A	5 years	30%	No limit
Passbook Savings Accounts/Interest Bearing Investment	N/A	n/a	No limit	No limit
Medium Term Corporate Notes	A	5 years	30%	No limit
Bank Money Market Accounts	AAA	5 years	20%	10%
California Local Agency Investment Fund**	N/A	n/a	LAIF limit	No limit
County of Orange Investment Fund (County Pool)**	N/A	n/a	No limit	No limit
Asset Backed Securities	AA	5 years	10%	No limit
Supranationals	AA	5 years	15%	5%

*maximum of 5% in callable bonds issued by such agencies

**State and County investment pools together cannot exceed 60% of the maturity value of the portfolio at the time purchase, and no more than 40% of the maturity value at the time of purchase can be deposited in any one particular pool.

Provisions of Government Code Section 53601 are to be adhered to at all times. Additionally, the City will use the guidelines established by the joint committee of the California Municipal Treasurers Association and the California Society of Municipal Finance Officers as the basis for investing in government investment pools.

For purposes of complying with legal investment limitations, the percentage referenced above refers to the maturity value of the portfolio at the time of purchase.

Investments Authorized by Debt Agreements

The above investments do not address investment of debt proceeds held by a bond trustee. Investments of debt proceeds held by a bond trustee are governed by provisions of the debt agreements rather than the general provisions of the California Government Code or the City's investment policy.

Investments in State Investment Pool

The City is a voluntary participant in the California 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. LAIF is overseen by the Local Agency Investment Advisory Board, which consists of five members, in accordance with State statute. The State Treasurer's Office audits the fund annually. Each City may invest up to \$75,000,000. The fair value of the position in the investment pool is the same as the value of the pool shares. The balance available for withdrawal on demand is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. LAIF is not rated and not registered with the Securities and Exchange Commission (SEC).

Restricted Cash & Investments

The City has established a Section 115 Trust to accumulate resources for future contributions to CalPERS. As of June 30, 2022, the City reported \$9,507,518 in restricted cash and investments. As of June 30, 2022, the City had \$8,592,714 of restricted cash and investments reported in the general fund and \$914,804 held in the business-type funds in a Section 115 Trust restricted for future pension contributions. In January 2016 and amended August 2021, the City adopted an investment policy for the Section 115, which authorized the following investments:

- Debt obligations of the U.S. Government, its agencies, and Government Sponsored Enterprises
- Mortgage-Backed Securities
- Asset Backed Securities
- Collateralized Mortgage Obligations
- Commercial Mortgage-Backed Securities
- Corporate debt securities issued by U.S. or foreign entities including, but not limited to, limited partnerships, equipment trust certificates and enhanced equipment trust certificates

The portfolio will maintain a minimum weighted average quality of A- at all times. Individual securities shall have a minimum quality rating of Baa3 by Moody's or BBB- by Standard & Poor's (S&P).

c. Risk Disclosures

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 as of year-end for each investment type.

Investment Type	Minimum legal rating	Not Rated	AAA / A-1	AA+	AA-	AA
U.S. Treasury Obligations	N/A	\$ -	\$ -	\$ 22,368,715	\$ -	\$ -
Municipal Bonds	N/A	-	-	-	882,198	-
U.S. Government Sponsored Enterprise Securities	N/A	4,298,831	2,814,172	27,134,681	-	-
Corporate Notes	A	-	-	424,233	918,156	2,559,943
Bank Money Market Accounts	AAA	-	397,516	-	-	-
Asset Backed Securities	AA	3,768,122	4,754,236	-	-	-
California Local Agency Investment Fund	N/A	23,168,825	-	-	-	-
Supranational	AA	-	2,628,640	-	-	-
Restricted Cash and Investments						
Corporate Bonds	BBB-	-	-	150,056	240,548	-
Money Market Mutual Funds	N/A	6,776,642	-	-	-	-
Restricted Cash and Investments with Fiscal Agents						
Money Market Mutual Funds	N/A	-	14,128,088	-	-	-
U.S. Treasury Obligations	N/A	-	-	652,715	-	-
Total		\$ 38,012,420	\$ 24,722,652	\$ 50,730,400	\$ 2,040,902	\$ 2,559,943

Investment Type	Minimum legal rating	A+	A	A-	BBB+/BBB	Total
U.S. Treasury Obligations	N/A	\$ -	\$ -	\$ -	\$ -	\$ 22,368,715
Municipal Bonds	N/A	-	-	-	-	882,198
U.S. Government Sponsored Enterprise Securities	N/A	-	-	-	-	34,247,684
Corporate Notes	A	4,965,488	9,580,571	6,603,163	-	25,051,554
Bank Money Market Accounts	AAA	-	-	-	-	397,516
Asset Backed Securities	AA	-	-	977,682	-	9,500,040
California Local Agency Investment Fund	N/A	-	-	-	-	23,168,825
Supranational	AA	-	-	-	-	2,628,640
Restricted Cash and Investments						
Corporate Bonds	BBB-	162,073	289,581	736,416	1,135,751	2,714,425
Money Market Mutual Funds	N/A	-	-	-	-	6,776,642
Restricted Cash and Investments with Fiscal Agents						
Money Market Mutual Funds	N/A	-	-	-	-	14,128,088
U.S. Treasury Obligations	N/A	-	-	-	-	652,715
Total		\$ 5,127,561	\$ 9,870,152	\$ 8,317,261	\$ 1,135,751	\$ 142,517,042

Certain investments in corporate notes that are currently rated A- were originally rated A or better upon the original purchase of the investments. The investment ratings were subsequent downgraded; however, the City has chosen to retain the investments to maturity.

investment manager to manage their investments and has authority from City Council to execute purchases and sales of investments according to the parameters in their investment policy without the approval of management. Investments are held by another third-party custodian designated by the City.

Custodial Credit Risk

The 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 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 to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. The City uses a third-party Concentration of Credit Risk

The City's investment policy imposes restrictions for certain types of investments with any one issuer. Investments in any one issuer that represents 5% or more of the total City's investments are as follows:

Issuer	Investment Type	Amount	% of Total Investments
Federal National Mortgage Association	U.S. Government Sponsored Enterprise	12,983,924	9.11%
Federal Home Loan Mortgage Corporation	U.S. Government Sponsored Enterprise	14,801,011	10.39%

Interest Rate Risk

The City's investment policy limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The City's investment policy states that at least 25% of the City's portfolio will mature in one year or less. The only allowable exception to these maturity limits will be the investment for the bond proceeds for the Reserve Fund and/or the Section 115 trust.

As of June 30, 2022, the City had the following investments and original maturities:

Investment Type	Investment Maturities (in Years)				Total
	12 months or less	13 to 24 Months	25 to 60 Months	More than 60 Months	
Investments held by City:					
U.S. Treasury Obligations	\$ -	\$ 7,205,897	\$ 15,162,818	\$ -	\$ 22,368,715
Municipal Bonds	-	-	882,198	-	882,198
U.S. Government Sponsored Enterprise Securities	1,527,349	10,961,903	21,758,432	-	34,247,684
Corporate Bonds	269,775	4,151,136	20,630,643	-	25,051,554
Bank Money Market Accounts	397,516	-	-	-	397,516
Asset Backed Securities	-	1,467,768	8,032,272	-	9,500,040
California Local Agency Investment Fund	23,168,825	-	-	-	23,168,825
Supranational	-	-	2,628,640	-	2,628,640
Restricted Cash and Investments:					
Corporate Bonds	-	324,720	1,177,975	1,211,730	2,714,425
Money Market Mutual Funds	6,776,642	-	-	-	6,776,642
Restricted Cash and Investments with Fiscal Agents:					
Money Market Mutual Funds	14,128,088	-	-	-	14,128,088
U.S. Treasury Obligations	219,809	109,102	323,804	-	652,715
	<u>\$ 46,488,004</u>	<u>\$ 24,220,526</u>	<u>\$ 70,596,782</u>	<u>\$ 1,211,730</u>	<u>\$ 142,517,042</u>

Fair Value Measurement and Application

The City categorizes its fair value measurements 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 asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

When quoted prices in active market are available, investments are classified within Level 1. For investments classified within Level 2, the City's custodians generally use asset market prices derived from closing bid prices as of the last business day of the month as supplied by Interactive Data, broker-dealer quotes and matrix pricing. The City does not have any investments classified with Level 3. Deposits and withdrawals in money market mutual funds and governmental investment pools, such as LAIF are made on the basis of \$1, but are recorded on an amortized cost basis which approximates fair value. Accordingly, the fair value measurement of these types of investments is based on an uncategorized input not defined as a Level 1, Level 2, or Level 3 input.

The City has the following recurring fair value measurements as of June 30, 2022:

Investment Type	Totals	Investments not Subject to Hierarchy	Level		
			1	2	3
U.S. Treasury Obligations	\$ 22,368,715	\$ -	\$ -	\$ 22,368,715	\$ -
Municipal Bonds	882,198	-	-	882,198	-
U.S. Government Sponsored Enterprise Securities	34,247,684	-	-	34,247,684	-
Corporate Bonds	25,051,554	-	-	25,051,554	-
Bank Money Market Accounts	397,516	397,516	-	-	-
Asset Backed Securities	9,500,040	-	-	9,500,040	-
California Local Agency Investment Fund	23,168,825	23,168,825	-	-	-
Supranational	2,628,640	-	-	2,628,640	-
Restricted Cash and Investments					
Corporate Bonds	2,714,425	-	-	2,714,425	-
Money Market Mutual Funds	6,776,642	6,776,642	-	-	-
Restricted Cash and Investments with Fiscal Agents					
Money Market Mutual Funds	14,128,088	14,128,088	-	-	-
U.S. Treasury Obligations	652,715	-	-	652,715	-
	<u>\$ 142,517,042</u>	<u>\$ 44,471,071</u>	<u>\$ -</u>	<u>\$ 98,045,971</u>	<u>\$ -</u>

Note 4 - California Domestic Water Company (CDWC)

The City purchases 94.0% of its water for the Water Enterprise fund operations through the California Domestic Water Company (CDWC). CDWC is a private mutual water company, organized as a not-for-profit under Section Code 501(c)(12), which provides water primarily to wholesale customers in east Whittier, La Habra and Brea. CDWC has a wholly owned subsidiary, Cadway Inc. (Cadway), which owns and leases certain water rights to CDWC. Both CDWC and Cadway participate in the Pellissier Co-Tenancy. Cadway is treated as a C Corporation for federal and state tax purposes.

Separately prepared consolidated financial statements of CDWC include both CDWC and Cadway, Inc., and may be obtained from the City.

The CDWC Rules and Regulations for Water Service (CDWC Rules and Regulations), which are adopted by the CDWC Board of Directors and last updated on June 7, 2019, describe how CDWC administers, processes and provides water service including sections outlining provisions for the ownership and entitlements of common Stock and Class A Preferred Stock shares. Additionally, this document outlines the provisions under which CDWC will deliver water based on shareholders ownership of prescriptive pumping rights in the Main San Gabriel Basin as well as excess water.

The City holds 1,502.72 acre feet of water rights in the Main San Gabriel Basin which are capitalized at cost, and reported as “water rights” within capital assets. Each year, these water rights are temporarily leased to CDWC in order for CDWC to deliver water to the City based on its ownership. For the year ended June 30, 2022, based on the limits set by the Main San Gabriel Basin Water Master, the City was able to purchase .758977 acre feet of water per acre foot of water rights owned, or 1,140.53 acre feet at a cost of \$371,121.

The City also holds 687.85 shares of preferred stock which are reported at cost as “water rights” within capital assets. During December 2011, the City was issued 664.14 shares of preferred stock for \$8,141,812 to secure the City’s claim to the 664.10 acre feet of water rights from CDWC. During May 2013, the City was issued another 23.75 shares of preferred stock for \$302,592 to secure the City’s claim to another 23.75 acre feet of water rights from CDWC. This resulted in a total of 687.85 shares of preferred stock for a total of \$8,444,404 used to secure an equal amount of water delivered pursuant to water rights. There is an immaterial difference of 0.04 shares between the City’s records and CDWC records.

As a preferred stock shareholder in CDWC, the City is entitled to a certain number of acre feet of water based on the number of preferred stock shares owned and the operating safe yield in the basin. This water is purchased at the same cost as water purchased using water rights owned by the City. For the current fiscal year, the City was entitled to purchase .758977 acre feet of water per acre foot of water rights owned, or 522.06 acre feet at the common stock entitlement rate for a total cost of \$169,875.

As of June 30, 2022, the City holds 2,208.50 shares of Common Stock in the CDWC. The City values its common stock holdings using the equity method of investment as the City holds approximately 27.66% of the total shares outstanding. The City reported an increase of \$82,671 as the change in equity for the year ended June 30, 2022. As a common stock shareholder in CDWC, the City is entitled to purchase a certain amount of water based on the number of common stock shares owned. For the year ended June 30, 2022, the City was entitled to purchase 1.45 acre feet of water per common stock share owned or 3,202.33 acre feet of at the common stock entitlement rate, for a total cost of \$1,735,299.

Additionally, the City leased 196.50 shares of common stock from other shareholders during the fiscal year. This entitled the City to purchase an additional 284.93 acre feet at the common stock entitlement rate for a total cost of \$154,400 for a combined total of \$1,889,699 at the common stock entitlement rate.

During the year ended June 30, 2022, the City also purchased 4,709.51 acre feet for \$5,356,369 from CDWC in excess of its entitlement. Other amounts paid to CDWC for the year ended June 30, 2022, including annual common stock assessments and readiness-to-serve charges totaled \$217,073.

During the year ended June 30, 2022, the City paid \$8,004,134 to CDWC for purchases of water during the year.

Note 5 - Notes, Loans, and Deferred Loans Receivable

Notes and loans receivable consist of rehabilitation loans made from Community Development Block Grant ("CDBG") and HOME grant funds to low income individuals that need assistance in rehabilitating their homes or mobile homes to meet current code standards. Amounts are due from the proceeds only upon the sale or transfer of the property. Loans made to mobile home owners are forgiven if the owner lives in the property 5 years or more. Repayments received by the City from homeowners are remitted to the County. Thus, the City has offset the notes and loans receivable balance with a liability due to other governments on the accompanying balance sheet. Additionally, the Affordable Housing Trust reports home buyer assistance loans to low and moderate income individuals to assist in purchasing a home. Homebuyer assistance loans repayment begins 5 years after the loan was originated, and is repaid over a 30 year period. Notes and loans receivable from each of these funds are comprised of the following at June 30, 2022:

CDBG	\$ 1,351,607
HOME Grant Funds	35,241
Affordable Housing Trust	<u>109,448</u>
Total notes and loans receivable in the non-major governmental funds	<u>\$ 1,496,296</u>

The City (through the former redevelopment agency) has made long term loans to various developers and organizations to stimulate low and moderate income housing projects and to low and moderate income individuals to rehabilitate their homes to meet current code standards or to assist them in purchasing a home. Some assistance given gave the City rights to receive "silent seconds" on property when sold to a low and moderate income individual. These "silent seconds" gave the City the right to a portion of the proceeds from the sale of the property. Collection terms of these loans vary and range from 5 years to 55 years. The majority of loans made to developers will be repaid from residual receipts and from monies earned on the property once they are built. Home buyer assistance loans begin repayment after 5 years and will be repaid over a 30-year period. For the remainder of loans and notes receivable, the City has classified fund balance as "restricted" indicating that these resources are not current available resources.

The outstanding balance of these notes and loans are reported in the Housing Successor Fund and are comprised of the following at June 30, 2022:

Home Buyer Assistance Loans	\$ 3,469,559
Rehabilitation Loans	97,959
Developer / Organization Loans:	
Acacia Apartments	1,332,959
Birch Hills Affordable Apartments	4,750,000
Bonterra Apartments	1,020,206
Imperial Apartments	2,853,000
La Habra Housing	597,814
South Walnut Bungalows	826,000
	<hr/>
Total notes and loans receivable in the Housing Successor Fund	<u><u>\$ 14,947,497</u></u>

Note 6 - Leases Receivables

As of year-end June 30, 2022, the City had entered into various lease agreements as the lessor where it had leased its land and buildings, ranging from two years to 75 years. As of June 30, 2022, the outstanding leases receivable total \$5,826,516. These leases require the various lessees to make periodic payments to the City, and range in interest rates from 0.466% to 2.583%. The offsetting entry to the leases receivable is a Deferred Inflows and the value of the deferred inflows at June 30, 2022 is \$5,763,573. The City will be systematically recognizing revenue over the terms of the lease, and in the current fiscal year, the City recognized \$212,587 in lease principal and \$284,981 in interest. The City recognized \$428,660 in lease revenue during the fiscal year.

Note 7 - Interfund Receivables, Payables, Advances and Transfers

The composition of interfund balances as of June 30, 2022, is as follows:

Due To/From Other Funds

<u>Due to Other Funds</u>	<u>Due From Other Funds General Fund</u>
Non-major Governmental Funds	<u>\$ 202,215</u>
Total	<u><u>\$ 202,215</u></u>

The balances due among the General Fund and Non-major Governmental Funds for \$202,215 were related to CDBG having negative cash and represents a short-term cash flow borrowing between the General Fund and the Community Development Block Grant Fund (CDBG).

Transfers In/Out from Other Funds

Transfers Out	Transfers In					Total
	General Fund	Capital Improvements Fund	Non-Major Governmental	Internal Service Funds	Non-Major Enterprise	
General Fund	\$ -	\$ 1,725,334	\$ 305,528	\$ 188,000	\$ 680,061	\$ 2,898,923
Non-major Governmental Funds	450,000	2,396,875	-	-	-	2,846,875
Total	\$ 450,000	\$ 4,122,209	\$ 305,528	\$ 188,000	\$ 680,061	\$ 5,745,798

1. The General Fund transferred \$1,725,334 to the Capital Improvements Fund for various capital improvement program projects.
2. The General Fund transferred \$305,528 to the Non-Major Governmental funds for debt service contributions and capital improvement projects.
3. The General Fund transferred \$188,000 to the Internal Service Funds for information technology.
4. The General Fund transferred \$680,061 to the non-major enterprise funds to maintain sanitation funds capital reserve.
5. The Non-major Governmental Funds transferred \$450,000 to the General Fund for the Street Maintenance Program.
6. Non-major Governmental Funds transferred \$2,396,875 to the Capital Improvements Fund for various capital improvement program projects.

Note 8 - Capital Assets

Summary of changes in capital assets for the for the year ended June 30, 2022, is as follows:

	Beginning Balance As Restated	Transfers	Additions	Disposals	Ending Balance
Governmental activities					
Capital assets, not depreciated					
Land	\$ 62,092,796	\$ -	\$ -	\$ -	\$ 62,092,796
Construction in progress	8,236,404	(967,858)	5,678,938	-	12,947,484
Total Capital Assets, Not Depreciated	70,329,200	(967,858)	5,678,938	-	75,040,280
Capital assets, being depreciated					
Structures and improvements	120,780,514	-	2,077,718	-	122,858,232
Equipment	21,523,026	-	736,696	(863,679)	21,396,043
Infrastructure	152,858,579	967,858	1,690,312	-	155,516,749
Total Capital Assets Being Depreciated	295,162,119	967,858	4,504,726	(863,679)	299,771,024
Less accumulated depreciation for					
Structures and improvements	(57,580,207)	-	(2,509,258)	-	(60,089,465)
Equipment	(14,771,662)	-	(1,603,079)	770,522	(15,604,219)
Infrastructure	(82,699,530)	-	(4,630,305)	-	(87,329,835)
Total Accumulated Depreciation	(155,051,399)	-	(8,742,642)	770,522	(163,023,519)
Right-to-use leased assets:					
Equipment	56,010	-	-	-	56,010
Total Capital Assets Being Depreciated	56,010	-	-	-	56,010
Less accumulated amortization for					
Equipment	-	-	(28,691)	-	(28,691)
Total Accumulated Amortization	-	-	(28,691)	-	(28,691)
Total Capital Assets Being Depreciated/Amortized, Net	140,166,730	967,858	(4,266,607)	(93,157)	136,774,824
Governmental Activities Capital Assets, Net	\$ 210,495,930	\$ -	\$ 1,412,331	\$ (93,157)	\$ 211,815,104
Business-Type Activities					
Capital assets, not depreciated					
Land	\$ 11,628,748	\$ -	\$ -	\$ -	\$ 11,628,748
Water rights - fee title	23,931,020	-	-	-	23,931,020
Water rights - preferred stock	8,444,404	-	-	-	8,444,404
Construction in progress	11,006,936	(7,583,076)	8,499,897	-	11,923,757
Total Capital Assets, not depreciated	55,011,108	(7,583,076)	8,499,897	-	55,927,929
Capital assets, being depreciated					
Structures and Improvements	4,505,292	-	146,247	-	4,651,539
Equipment	692,388	-	-	(35,384)	657,004
Infrastructure	132,046,201	7,583,076	-	-	139,629,277
Total Capital Assets Being Depreciated	137,243,881	7,583,076	146,247	(35,384)	144,937,820
Less accumulated depreciation for					
Structures and Improvements	(388,320)	-	(59,209)	-	(447,529)
Equipment	(417,898)	-	(53,152)	35,384	(435,666)
Infrastructure	(64,791,178)	-	(3,012,447)	-	(67,803,625)
Total Accumulated Depreciation	(65,597,396)	-	(3,124,808)	35,384	(68,686,820)
Total Capital Assets Being Depreciated, Net	71,646,485	7,583,076	(2,978,561)	-	76,251,000
Business-Type Activities Capital Assets, Net	\$ 126,657,593	\$ -	\$ 5,521,336	\$ -	\$ 132,178,929

The City has a total \$32,375,424 in water rights. As described in Note 4, \$8,444,404 of the water rights are held as Class A Preferred stock in California Domestic Water Company. The remaining \$23,931,020 of water rights are held in the name of the City. Combined, the rights held by the City allow the City to purchase 1,662.59 acre feet

of water annually at a set rate of \$318.53 per acre foot. Refer to Note 4 for further details of transactions with California Domestic Water Company.

Depreciation/amortization expense was charged to functions/programs of the primary government as follows:

Governmental Activities

City

General government	\$ 603,065
Public safety	666,573
Community services	484,859
Public works	<u>6,099,172</u>
Total city	<u>7,853,669</u>

Internal service

Information technology	135,102
Vehicle maintenance	646,738
Building occupancy	<u>135,824</u>
Total internal service	<u>917,664</u>

Total governmental activities

\$ 8,771,333

Business-Type Activities

Water utility	\$ 2,505,804
Sewer utility	538,090
Golf	<u>80,914</u>
Total business-type activities	<u><u>\$ 3,124,808</u></u>

Note 9 - Long-Term Liabilities

a. Governmental Activities Long-Term Liabilities

A summary of changes in governmental activities long-term liabilities for the year ended June 30, 2022, is noted below:

	(Restated) Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Lease Revenue Bonds					
2010 lease revenue bonds	\$ 2,760,000	\$ -	\$ (2,760,000)	\$ -	\$ -
2021 refunding lease revenue bonds	-	2,220,000	-	2,220,000	-
Leases	357,232	-	(330,152)	27,080	17,803
Compensated absences	2,876,508	3,100,023	(3,118,168)	2,858,363	2,143,772
Claims and judgments	5,308,431	1,720,209	(1,741,548)	5,287,092	1,423,676
Totals	<u>\$ 11,302,171</u>	<u>\$ 7,040,232</u>	<u>\$ (7,949,868)</u>	10,392,535	<u>\$ 3,585,251</u>
		Unamortized bond premium		<u>530,190</u>	
				<u>\$ 10,922,725</u>	

2010 Lease Revenue Bonds

The \$2,835,000 principal amount of the 2010 Lease Revenue Bonds was issued by the Brea Public Financing Authority (Authority) in April 2010. The proceeds were used to finance a portion of the costs of the installation of photovoltaic energy systems and energy efficient improvements on City property. The Authority elected to treat the bonds as "Build America Bonds" under Section 54AA(g)(2) of the Tax Code which made the Authority eligible for cash subsidy payments from the United States Treasury equal to 35% of the interest payable on the bonds. These are referred to as "refundable credits" in the bond indenture and are pledged for the payment of the bonds. The principal balance was refunded by the 2021 Refunding Lease Revenue Bonds.

2021 Refunding Lease Revenue Bonds

In July 2021, the Brea Public Financing Authority issued the 2021 Refunding Lease Revenue Bonds in the amount of \$2,220,000. The proceeds were used to refund the outstanding principal balance of the 2010 Lease Revenue Bonds and pay costs of issuance of the 2021 bonds. The refunding reduced the future debt service payments by \$276,390 and resulted in an economic gain of \$86,556. The bonds bear an interest rate of 4% and mature April 1, 2036. Installment payments are due annually beginning April 1, 2028, ranging from \$105,000 to \$370,000. The Bonds are payable from lease payments made by the City for the leasing of certain real property pursuant to the lease agreement dated July 1, 2021.

The debt service schedule of the 2021 Refunding Lease Revenue Bonds are as follows:

<u>Year Ending June 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 88,800	\$ 88,800
2024	-	88,800	88,800
2025	-	88,800	88,800
2026	-	88,800	88,800
2027	-	88,800	88,800
2028-2032	1,675,000	295,000	1,970,000
2033-2037	545,000	57,600	602,600
Total	<u>\$ 2,220,000</u>	<u>\$ 796,600</u>	<u>\$ 3,016,600</u>

Leases

In August 2015, the City entered into an equipment lease purchase agreement with Banc of America Public Capital Corp in the amount of \$1,952,104 for the acquisition of public safety radio communication equipment in connection with the upgrade of the Orange County 800 Megahertz Countywide Coordinated Communication System. The principal balance of the agreement was paid off as of June 30, 2022.

As of year-end June 30, 2022, the City has entered into various lease agreements as the lessee for the use of various pieces of equipment, for terms of five years. As of June 30, 2022, the value of the lease liability is outstanding is \$27,079. The City is required to make monthly fixed payments, and these leases have interest rates ranging from 0.39% to 8.75%. These right-to-use leased assets are recognized as Capital Assets (see Note 8), and the value of the right-to-use leased assets as of June 30, 2022 is \$56,010, with accumulated amortization of \$28,691.

The future principal and interest lease payments as of June 30, 2022, were as follows:

<u>Year Ending June 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 17,803	\$ 156	\$ 17,959
2024	8,277	40	8,317
2025	1,000	1	1,001
Total	<u>\$ 27,080</u>	<u>\$ 197</u>	<u>\$ 27,277</u>

b. Business-Type Activities Long-Term Liabilities

A summary of changes in business-type activities long-term debt for the year ended June 30, 2022 is noted below:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Water Revenue Bonds					
2014 Water Revenue Bonds	\$ 1,655,000	\$ -	\$ (385,000)	\$ 1,270,000	\$ 405,000
2019 Water Revenue Bonds	22,610,000	-	(800,000)	21,810,000	845,000
2020 Water Revenue Bonds	17,960,000	-	(365,000)	17,595,000	220,000
Compensated absences	237,553	238,176	(182,749)	292,980	219,735
Totals	<u>\$ 42,462,553</u>	<u>\$ 238,176</u>	<u>\$ (1,732,749)</u>	40,967,980	<u>\$ 1,689,735</u>
		Unamortized bond premium		<u>3,520,517</u>	
				<u>\$ 44,488,497</u>	

Water Revenue Bonds

2014 Water Revenue Bonds

In August 2014, the Brea Community Benefit Financing Authority issued \$18,555,000 of 2014 Water Revenue Bonds. The proceeds were used to repay interfund loans made by the City of Brea to its Water Utility Fund from other available funds for the purchase of water rights completed in May 2014 for the benefit of the City's water system. Proceeds were also used to pay cost of issuance expenses.

The bonds consisted of \$9,440,000 serial bonds maturing in the years 2015 to 2034, payable July 1 in annual installments of \$255,000 to \$700,000 and bear interest at 3.25% to 5.00%. Bonds maturing July 1, 2039, in the amount of \$4,005,000 are term bonds and bear interest at 5.00%. Bonds maturing July 1, 2044, in the amount of \$5,110,000 are term bonds and bear interest at 5.00%. The 2014 Water Revenue Bonds were partially refunded by the 2020 Water Revenue Refunding Bonds. The outstanding balance at June 30, 2022, was \$1,270,000.

2019 Water Revenue Refunding Bonds

In August 2019, the City of Brea issued \$23,475,000 of 2019 Water Revenue Refunding Bonds with interest rates ranging from 3.0% to 4.0%. The proceeds from the bonds were used to current refund all of the remaining outstanding 2009 Water Revenue Bonds and advance refund 2010 Series B Water Revenue Bonds. Interest on the Water Revenue Refunding Bonds is payable semi-annually on July 1 and January 1 of each year until 2039. Principal matures annually on July 1. The outstanding balance at June 30, 2022, was \$21,810,000.

2020 Water Revenue Refunding Bonds

In October 2020, the City of Brea issued \$17,960,000 of 2020 Water Revenue Refunding Bonds with interest rates ranging from 0.391% to 3.212%. The proceeds from the bonds were used to current refund a portion of the remaining outstanding 2014 Water Revenue Bonds. Interest on the Water Revenue Refunding Bonds is payable semi-annually on July 1 and January 1 of each year until 2044. Principal matures annually on July 1. The net proceeds of \$17,864,812 (including an underwriter's discount of \$95,188) were deposited in an irrevocable trust with an escrow agent to provide funds to refund the 2014 bonds in full and to provide funds for the future debt service payment on the 2014 bonds. As a result, the 2014 bonds are partially defeased, and the liability for those bonds has been removed from the statement of net position.

Water Revenue Bonds Debt Coverage Requirement

The City has covenanted that gross revenues (including interest revenue and connection fees), less operation and maintenance costs as defined in the bond document, shall be at least 1.25 times the sum of all debt service on all parity obligations. Gross revenues for the year ended June 30, 2022, were \$23,314,081. Operation and maintenance costs for the year ended June 30, 2022, were \$13,471,017, excluding depreciation. Total debt service for the fiscal year ended was \$2,994,367. This resulted in a debt coverage ratio of 3.29 for the year ended June 30, 2022.

Pledged Revenues

Future net revenues of the Water Utility Fund for each year's debt service payment are pledged until the extinguishment of the debt in 2044 and are not available for other uses. Remaining principal and interest payments on this debt as of June 30, 2022 was \$55,556,466.

The debt service schedules of these Water Revenue Bonds are as follows:

<u>Year Ending June 30:</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 1,470,000	\$ 1,392,488	\$ 2,862,488
2024	1,530,000	1,333,505	2,863,505
2025	1,615,000	1,264,292	2,879,292
2026	1,700,000	1,199,946	2,899,946
2027	1,770,000	1,139,925	2,909,925
2028-2032	10,060,000	4,642,085	14,702,085
2033-2037	11,685,000	2,737,178	14,422,178
2038-2042	7,675,000	1,017,229	8,692,229
2043-2046	3,170,000	154,818	3,324,818
Total	<u>\$ 40,675,000</u>	<u>\$ 14,881,466</u>	<u>\$ 55,556,466</u>

c. Compensated Absences

The Governmental Activities' liability, at June 30, 2022, will be paid in future years from the General Fund, Vehicle Maintenance Fund, and Building Occupancy Fund in amounts of \$2,738,833, \$40,138, and \$79,391 respectively. The Business-Type Activities liability at June 30, 2022 will be paid in future years from the enterprise funds. Total compensated absences at June 30, 2022, were \$292,980.

d. Debt Without Government Commitment

Assessment District Bonds

The special assessment bonds are secured by valid assessment liens upon certain lands within the special assessment district and are not direct liabilities of the City and, accordingly, are not included in the accompanying general purpose financial statements. The City has no obligation beyond the balances in the designated custodial funds for any delinquent assessment district bond payments. If delinquencies occur beyond the amounts held in the reserve funds created from bond proceeds, the City has no duty to pay the delinquency out of any available funds of the City. Neither the full faith and credit nor taxing power of the City is pledged to the payment of the bonds. The City acts solely as an agent for those paying assessments and for the bondholders.

In February 2014, the City issued on behalf of the Community Facilities District No. 1996-1 (Downtown Brea Public Improvements) \$1,630,000 aggregate principal of 2014 Special Tax Refunding Bonds to currently refund in full the Community Facilities District No. 1996-1 (Downtown Brea Public Improvements) 1997 Special Tax Bonds. The bonds were issued pursuant to the Mello-Roos Community Facilities Act of 1982 and are payable from the proceeds of an annual special tax levied on property within the District. The bonds matured in September 2021.

In November 2017, the City of Brea issued on behalf of the Community Facilities District No. 2008-2 (Brea Plaza Area Public Improvements) \$8,555,000 aggregate principal of 2017 Special Tax Refunding Bonds to advance refund in full the Community Facilities District No. 2008-2 (Brea Plaza Area Public Improvements) 2009 Special Tax Bonds. The bonds were issued pursuant to the Mello-Roos Community Facilities Act of 1982 and are payable from the proceeds of an annual special tax levied on property within the District. The bonds mature from 2018 to 2039, with remaining annual installments ranging from \$210,000 to \$575,000. The remaining interest rates on the bonds range from 2.000% to 4.000%. The outstanding balance at June 30, 2022, was \$7,515,000.

In August 2019, the Brea Public Financing Authority issued Local Agency Revenue Refunding Bonds, Series 2019, in the amount of \$6,820,000, for and on behalf of the City of Brea Community Facilities District No. 1997-1 (Olinda Heights Public Improvements). The purpose of the bonds is to acquire two series of bonds: (i) \$2,505,000 aggregate principal amount to be issued by the City of Brea for the Communities Facilities District No. 1997-1; and (ii) \$4,315,000 aggregate principal amount 2019 Special Tax Refunding Bonds to be issued by the Brea Olinda Unified School District for the Brea Olinda Unified School District Community Facilities District No. 95-1 (Olinda Heights). A portion of the proceeds was for a current refunding of the 2005 Series A Local Agency Revenue Bonds. The bonds mature from 2020 to 2035, with remaining annual installments ranging from \$215,000 to \$680,000 per year. The interest rates on the bonds range from 3.000% to 5.000%. The outstanding balance at June 30, 2022 was \$5,865,000.

Note 10 - Defined Benefit Pension Plan

a. CalPERS Safety and Miscellaneous Employees' Plans

The City contributes to the pension plans offered by the California Public Employees Retirement System (PERS). The City's employees participate in separate cost-sharing Safety (police and fire) and Miscellaneous (agent-multiple employer) defined benefit pension plans. PERS provides retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members and beneficiaries. PERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by state statute and City ordinance. Copies of PERS' annual financial report may be obtained from its executive office: 400 P Street, Sacramento, California 95814.

b. Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 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.

The Miscellaneous Plan's provisions and benefits in effect at June 30, 2022 are summarized as follows:

	Miscellaneous Plan		
	Tier 1*	Tier 2	PEPRA (Tier 3)
Hire date	Prior to September 17, 1999	September 17, 1999 to December 31, 2012 and Non-PEPRA hired on or after January 1, 2013	January 1, 2013 and after
Benefit formula	2.0% @ 55	2.0% @ 55	2.0% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	minimum 50 years	minimum 50 years	minimum 52 years
Monthly benefits, as a % of eligible compensation	1.426% - 2.418% 50 yrs - 63 years, respectively	1.426% - 2.418% 50 yrs - 63 years, respectively	1.000% - 2.500% 52 yrs - 67+ yrs, respectively
Required employee contribution rates	6.820%	6.820%	6.250%
Required employer contribution rates	8.820%	8.820%	6.326%

* Closed to new entrants

c. Employees Covered

At the June 30, 2020 valuation, the following employees were covered by the benefit terms of the Miscellaneous Plan:

	Miscellaneous Plan
Inactive employees or beneficiaries currently receiving benefits	326
Inactive employees entitled to not yet receiving benefits	289
Active employees	181
	<u>796</u>

d. Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both plans are determined annually on an actuarial basis as of June 30 by CalPERS. 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.

The employer contributions to the Miscellaneous Plan during the year ended June 30, 2022 was \$3,707,509.

e. Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The Miscellaneous Plan's total pension liability in the June 30, 2020 actuarial valuations were determined using the following actuarial assumptions:

	<u>Miscellaneous</u>
Valuation Date	June 30, 2020
Measurement Date	June 30, 2021
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Age and Service
Payroll Growth	3.00%
Investment Rate of Return	7.15% Net of Pension Plan Investment includes Inflation.
Mortality Table**	Derived using CalPERS' Membership Data for all Funds

**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 MP 2016 Scale BB published by the Society of Actuaries.

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

In determining the long-term expected rate of return on pension plan investments, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. 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 (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent. The target allocation and best estimates of arithmetic real rates of return for each major asset class are the same for each Plan.

These geometric rates of return net of administrative expenses are summarized in the following table:

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	50.0%	4.8%	6.0%
Fixed Income	28.0%	1.0%	2.6%
Inflation Assets	0.0%	0.8%	1.8%
Private Equity	8.0%	6.3%	7.2%
Real Assets	13.0%	3.8%	4.9%
Liquidity	1.0%	0.0%	-0.9%
	<u>100.0%</u>		

(1) An expected inflation of 2.00% used for this period

(2) An expected inflation of 2.92% used for this period

f. 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 employee contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between actuarially determined contributions rates and the employee rate. Based on those assumptions, each pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the current 7.15% discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.15% is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained at CalPERS' website.

g. Changes in the Net Pension Liability

The changes in Net Pension Liability for the Miscellaneous Plan follows:

Miscellaneous Plan	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
Balance at June 30, 2020	\$ 155,035,908	\$ 114,083,331	\$ 40,952,577
Changes in the year:			
Service Cost	2,292,411	-	2,292,411
Interest on the total pension liability	10,893,584	-	10,893,584
Differences between expected and actual experience	230,181	-	230,181
Contribution - employer	-	4,297,066	(4,297,066)
Contribution - employee	-	1,029,029	(1,029,029)
Net Investment Income	-	25,693,669	(25,693,669)
Benefit payments, including refunds of employee contributions	(8,108,945)	(8,108,945)	-
Administrative expense	-	(113,962)	113,962
Net changes	5,307,231	22,796,857	(17,489,626)
Balance at June 30, 2021	\$ 160,343,139	\$ 136,880,188	\$ 23,462,951

h. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability, calculated using the discount rate of 7.15%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1% point lower (6.15%) or 1% point higher (8.15%) than the current rate:

	1% Decrease (6.15%)	Current Discount Rate (7.15%)	1% Increase (8.15%)
Miscellaneous Plan's net pension liability	\$ 43,753,786	\$ 23,462,951	\$ 6,596,734

Detailed information about the Miscellaneous Plan's fiduciary net position is available in the separately issued CalPERS financial reports. See CalPERS website for additional information.

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

For the year ended June 30, 2022, the City recognized pension expense of (\$369,804) for the Miscellaneous Plan. As of June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Miscellaneous Plan</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Contributions made after the measurement date	\$ 3,707,509	\$ -
Difference between expected and actual experience	134,272	379,382
Net difference between projected and actual earnings on pension plan investments	<u>-</u>	<u>12,819,396</u>
Miscellaneous Plan Total	<u>\$ 3,841,781</u>	<u>\$ 13,198,778</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources are amortized in pension expense for the year the gain or loss occurs, except for contributions subsequent to the measurement period of \$3,707,509 for the Miscellaneous Plan, which will be recognized as a reduction of the net pension liability during the fiscal year ending June 30, 2023. The amortization period differs depending on the source of the gain or loss. Differences between projected and actual investment earnings are amortized on a 5-year straight-line basis and all other amounts are amortized over the average expected remaining service lives of all members that are provided with benefits. As of the June 30, 2021 measurement date, the expected average remaining service lifetime is 2.4 years for the Miscellaneous Plan. Deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Miscellaneous Plan Deferred Outflows/(Inflows) of Resources</u>
2023	\$ (3,528,867)
2024	(2,922,835)
2025	(3,082,682)
2026	<u>(3,530,122)</u>
Total	<u>\$ (13,064,506)</u>

Beginning in the measurement period ended June 30, 2021, the City's Safety Plan was converted from an agent multiple-employer defined benefit plan to the cost-sharing defined benefit plan.

The Safety Plan's provisions and benefits in effect at June 30, 2022, are summarized as follows:

	Safety Plan			
	Tier 1*	Tier 2*	Tier 3	PEPRA (Tier 4)
Hire date	Prior to June 30, 1984	On June 30, 1984 and prior to September 17, 2011	September 17, 2011 to December 31, 2012 and Non-PEPRA hired on or after January 1, 2013	January 1, 2013 and after
Benefit formula	3.0% @ 50	3.0% @ 50	2.0% @ 50	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	minimum 50 years	minimum 50 years	minimum 50 years	minimum 50 years
Monthly benefits, as a % of eligible compensation	3.0%	3.0%	2.0% - 2.7%	2.0% - 2.7%
Required employee contribution rates	9.690%	9.690%	9.690%	11.750%
Required employer contribution rates	18.840%	18.840%	18.840%	18.320%

* Closed to new entrants

j. Contributions

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for both plans are determined annually on an actuarial basis as of June 30 by CalPERS. 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.

The employer contributions to the Safety Plan during the year ended June 30, 2022 was \$10,200,946.

k. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2022, based on the measurement date of June 30, 2021, the City reported a net pension liability of \$73,798,584 for its proportionate share of the net PERF C Cost Sharing Plan.

The City's net pension liability is measured as the proportionate share of net pension liability. The net pension liability is measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020, rolled forward to June 30, 2021. The City's proportion of the net pension liability based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for the PERF C Cost Sharing Plan measured as of June 30, 2021 and 2022 was 0.0000% and 0.1111%, respectively.

For the year ended June 30, 2022, the City recognized pension expense of (\$51,674,312) for the Safety Plan. As of June 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Safety Plan</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Contributions made after the measurement date	\$ 10,200,946	\$ -
Difference between expected and actual experience	12,608,425	-
Change in Employer's Proportion	64,465,826	-
Differences between Employer's Contributions and Proportionate Share of Contributions	-	1,571,662
Net difference between projected and actual earnings on pension plan investments	-	43,924,344
 Safety Plan Total	 <u><u>\$ 87,275,197</u></u>	 <u><u>\$ 45,496,006</u></u>

Amounts reported as deferred outflows of resources and deferred inflows of resources are amortized in pension expense for the year the gain or loss occurs, except for contributions subsequent to the measurement period of \$10,200,946, which will be recognized as a reduction of the net pension liability during the fiscal year ending June 30, 2023. The amortization period differs depending on the source of the gain or loss. Differences between projected and actual investment earnings are amortized on a 5-year straight-line basis and all other amounts are amortized over the average expected remaining service lives of all members that are provided with benefits. As of the June 30, 2021 measurement date, the expected average remaining service lifetime is 3.7 years for the Safety Plan. Deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Safety Plan Deferred Outflows/(Inflows) of Resources</u>
2023	\$ 18,857,368
2024	17,286,803
2025	7,521,440
2026	<u>(12,087,366)</u>
Total	<u><u>\$ 31,578,245</u></u>

I. Actuarial Methods and Assumptions Used to Determine Total Pension Liability

The Safety Plan's total pension liability in the June 30, 2020 actuarial valuations were determined using the following actuarial assumptions:

	<u>Safety</u>
Valuation Date	June 30, 2020
Measurement Date	June 30, 2021
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Age and Service
Payroll Growth	3.00%
Investment Rate of Return	7.15% Net of Pension Plan Investment includes Inflation.
Mortality Table**	Derived using CalPERS' Membership Data for all Funds

**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 MP 2016 Scale BB published by the Society of Actuaries.

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

In determining the long-term expected rate of return on pension plan investments, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. 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 (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent. The target allocation and best estimates of arithmetic real rates of return for each major asset class are the same for each Plan.

These geometric rates of return net of administrative expenses are summarized in the following table:

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 (1)	Real Return Years 11+ (2)
Global Equity	50.0%	4.8%	6.0%
Fixed Income	28.0%	1.0%	2.6%
Inflation Assets	0.0%	0.8%	1.8%
Private Equity	8.0%	6.3%	7.2%
Real Assets	13.0%	3.8%	4.9%
Liquidity	1.0%	0.0%	-0.9%
	<u>100.0%</u>		

(1) An expected inflation of 2.00% used for this period

(2) An expected inflation of 2.92% used for this period

m. 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 employee contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between actuarially determined contributions rates and the employee rate. Based on those assumptions, Safety Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. To determine whether the municipal bond rate should be used in the calculation of a discount rate for the Safety Plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the current 7.15% discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.15% is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report that can be obtained at CalPERS' website.

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

The following presents the City's proportionate share of the net pension liability for the Safety Plan, calculated using the discount rate of 7.15%, as well as what the City's proportionate share of the 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:

	1% Decrease (6.15%)	Current Discount Rate (7.15%)	1% Increase (8.15%)
City's proportionate share of the net pension liability	<u>\$ 112,978,921</u>	<u>\$ 73,798,584</u>	<u>\$ 41,616,777</u>

Pension Plan Fiduciary Net Position – Detailed information about the Safety Plan's fiduciary net position is available in the separately issued CalPERS financial reports.

o. Summary of Miscellaneous Plan and Safety Plan Amounts

	Net Pension Liability	Deferred Outflows of Resources	Deferred Inflows of Resources	Expenses
Miscellaneous Plan	\$ 23,462,951	\$ 3,841,781	\$ 13,198,778	\$ (369,804)
Safety Plan	73,798,584	87,275,197	45,496,006	(51,674,312)
Total	<u>\$ 97,261,535</u>	<u>\$ 91,116,978</u>	<u>\$ 58,694,784</u>	<u>\$ (52,044,116)</u>

p. Subsequent Events for CalPERS Pension Plans

On July 12, 2021, CalPERS reported a preliminary 21.3% net return on investments for fiscal year 2020-21. Based on the thresholds specified in CalPERS Funding Risk Mitigation policy, the excess return of 14.3% prescribes a reduction in investment volatility that corresponds to a reduction in the discount rate used for funding purposes of 0.20%, from 7.00% to 6.80%. Since CalPERS was in the final stages of the four-year Asset Liability Management (ALM) cycle, the board elected to defer any changes to the asset allocation until the ALM process concluded, and the board could make its final decision on the asset allocation in November 2021.

On November 17, 2021, the board adopted a new strategic asset allocation. The new asset allocation along with the new capital market assumptions, economic assumptions and administrative expense assumption support a discount rate of 6.90% (net of investment expense but without a reduction for administrative expense) for financial reporting purposes. This includes a reduction in the price inflation assumption from 2.50% to 2.30% as recommended in the November 2021 CalPERS Experience Study and Review of Actuarial Assumptions. This study also recommended modifications to retirement rates, termination rates, mortality rates and rates of salary increases that were adopted by the board. These new assumptions will be reflected in the GASB 68 accounting valuation reports for the June 30, 2022, measurement date.

Note 11 - Other Post-Employment Benefits

a. Plan Description

In addition to providing pension benefits, the City provides medical insurance for certain employees after they separate from the City, through a single-employer defined benefit plan (Plan) as provided under the City's contractual agreements with members from each bargaining unit. Members who retire from the City on or after attaining the age of 50 with at least five years of service are eligible for these benefits. A separate annual financial report is not issued. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement 75.

b. Benefits Provided

The City funds retiree healthcare benefits on a pay-as-you-go basis, paying a maximum of \$350 per month for each retirees' benefits from City funds as they are due with no pre-funding for future years. The City recognizes expenditures for its share of the annual premiums as these benefits become due.

c. Employees Covered by Benefit Terms

At June 30, 2021, the most recent valuation date, the following current and former employees were covered by the benefit terms under the Plan:

Active employees	285
Inactive employees or beneficiaries currently receiving benefits	241
Inactive employees entitled to, but not yet receiving benefits	88
	<hr/>
Total	614
	<hr/>

d. Total OPEB Liability

The City's total OPEB liability of \$29,180,581 was measured as of June 30, 2021, and was determined by an actuarial valuation as of June 30, 2021. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions and Other Inputs – The total OPEB liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement:

Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	2.16%
Inflation	2.50%
Payroll Growth	2.75%
Mortality	(1)
Healthcare Trend Rate	Non-Medicare - 6.5% for 2023, decreasing to an ultimate rate of 3.75% in 2076 Medicare (Non-Kaiser) - 5.65% for 2023, decreasing to an ultimate rate of 3.75% in 2076 Medicare (Kaiser) - 4.6% for 2023, decreasing to an ultimate rate of 3.75% in 2076 4% annually
PEMHCA	Actives: 77% decreasing to 60% over 20 years
Participation at Retirement	Retirees: 100% if covered, 5% re-elect at age 65 if waived and under age 65

(1) Derived using CalPERS 2000-2019 Experience Study.

The discount rate was based on the index provided by Bond Buyer 20-Bond General Obligation Index based on the 20 year AA municipal bond rate as of June 30, 2021.

e. Changes of Assumptions

For the June 30, 2021 measurement date, the discount rate was changed from 2.21% to 2.16%.

f. Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at June 30, 2021	<u>\$ 30,255,880</u>
Changes in the year:	
Service Cost	1,123,147
Interest	679,725
Changes in assumptions	(1,005,114)
Differences between expected and actual experience	(628,511)
Benefit payments, including refunds of employee contributions	<u>(1,244,546)</u>
Net changes	<u>(1,075,299)</u>
Balance at June 30, 2022	<u><u>\$ 29,180,581</u></u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate – The following presents the total OPEB liability of the City, as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (1.16%) or 1 percentage-point higher (3.16%) than the current discount rate:

	1% Decrease (1.16%)	Discount Rate (2.16%)	1% Increase (3.16%)
Total OPEB Liability	<u>\$ 33,599,805</u>	<u>\$ 29,180,581</u>	<u>\$ 25,637,747</u>

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates – The following presents the total OPEB liability of the City, as well as what the City’s total 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 (6.25/5.3 to 3%)	Healthcare Cost Trend Rate	1% Increase (8.25/7.3 to 5%)
Total OPEB Liability	<u>\$ 26,931,298</u>	<u>\$ 29,180,581</u>	<u>\$ 32,773,811</u>

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

For the year ended June 30, 2022, the City recognized OPEB expense of \$1,616,102. At June 30, 2022, 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
Amounts paid by the employer for OPEB as the benefits come due subsequent to the measurement date	\$ 1,247,940	\$ -
Changes in assumptions	3,684,849	1,646,854
Differences between actual and expected experience	-	1,613,325
Total	<u>\$ 4,932,789</u>	<u>\$ 3,260,179</u>

\$1,247,940 reported as deferred outflows of resources related to benefits paid subsequent to the measurement date will be recognized as a reduction of the total OPEB liability in the year ended June 30, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30,	Amortization
2023	\$ (192,122)
2024	128,944
2025	326,396
2026	477,637
2027	(263,488)
Thereafter	(52,697)
Total	<u>\$ 424,670</u>

Note 12 - Self-Insurance Program

The City is a member of the California Insurance Pool Authority (CIPA). CIPA, a consortium of 11 cities in Los Angeles County and Orange County, California, was established to pool resources, share risks, purchase excess insurance and to share costs for professional risk management and claims administration.

At June 30, 2022, the City was self-insured for workers' compensation up to \$400,000 per occurrence and general liability and auto liability insurance up to \$350,000 per occurrence. The coverage for general and auto liability extends to \$20,000,000 per occurrence with a \$20,000,000 annual pooled aggregate. Member agencies may be assessed the difference between funds available and the \$20,000,000 annual pooled aggregate in proportion to their annual premium. There have been no significant reductions in pooled or insured liability coverage from coverage in the prior year.

At June 30, 2022, \$5,287,092 has been accrued for general liability and workers' compensation claims in the Risk Management Internal Service Fund. These amounts represent estimates of amounts to be paid for reported claims and incurred but not yet reported claims based upon past experience, modified for current trends and information. While the ultimate amount of losses incurred through June 30, 2022, is dependent on future developments, based upon information from the City Attorney, the City's claims administrators and others involved with the administration of the programs, City management believes the accrual is adequate to cover such losses. During the past three fiscal years, none of the above programs of protection have had settlements or judgments that exceeded pooled or insured coverage.

Changes in the claims liability amounted to the following for the years ended June 30:

Claims and judgements at June 30, 2020	\$ 4,722,594
Claims payments	(2,066,531)
Claims incurred and changes in estimates	<u>2,652,368</u>
Claims and judgments at June 30, 2021	5,308,431
Claims payments	(1,741,548)
Claims incurred and changes in estimates	<u>1,720,209</u>
Claims and judgments at June 30, 2022	<u><u>\$ 5,287,092</u></u>

Note 13 - Fund Balance Classifications

Fund balances in the governmental funds as of June 30, 2022, have been classified as follows:

	General	Special Revenue Fund Housing Successor	Capital Projects Fund Capital Improvements	Non-major Governmental Funds	Total
Nonspendable					
Prepaid items	\$ 591	\$ -	\$ -	\$ 1,000	\$ 1,591
Total nonspendable	591	-	-	1,000	1,591
Restricted					
Prop 172	671,003	-	-	-	671,003
COPS	132,051	-	-	-	132,051
Lighting and maintenance districts	316,721	-	-	-	316,721
Low and moderate income housing asset	-	20,289,441	-	-	20,289,441
Gas tax	-	-	-	3,399,920	3,399,920
Narcotic enforcement asset seizure	-	-	-	520,002	520,002
Air quality improvement	-	-	-	472,007	472,007
Park development	-	-	-	2,406,438	2,406,438
Measure M	-	-	-	1,380,247	1,380,247
Affordable housing trust	-	-	-	3,390,783	3,390,783
Blackstone CFD	-	-	-	2,077,720	2,077,720
La Floresta CFD	-	-	-	323,524	323,524
Taylor-Morrison CFD	-	-	-	143,938	143,938
Central Park Village CFD	-	-	-	186,403	186,403
Capital and mitigation improvement	-	-	-	3,670,142	3,670,142
Storm drain	-	-	-	338,928	338,928
Capital projects	-	-	6,561,214	-	6,561,214
Pension stabilization	8,623,858	-	-	-	8,623,858
Total restricted	9,743,633	20,289,441	6,561,214	18,310,052	54,904,340
Committed					
General Plan maintenance fee	1,368,328	-	-	-	1,368,328
Brea War Memorial	13,974	-	-	-	13,974
Total committed	1,382,302	-	-	-	1,382,302
Assigned to					
Community Benefit and Economic Development	6,381,751	-	-	-	6,381,751
OPEB fund	419,739	-	-	-	419,739
Community center	964,173	-	-	-	964,173
Capital asset replacement	4,244,641	-	-	-	4,244,641
Total assigned	12,010,304	-	-	-	12,010,304
Unassigned	25,265,822	-	-	(206,320)	25,059,502
Total	<u>\$ 48,402,652</u>	<u>\$ 20,289,441</u>	<u>\$ 6,561,214</u>	<u>\$ 18,104,732</u>	<u>\$ 93,358,039</u>

Note 14 - Construction and Other Significant Commitments

The following material construction and other significant commitments existed at June 30, 2022:

Project Name	Contract Amount	Expenditures to date as of June 30, 2022	Remaining Commitments
Capital Improvements Fund:			
57 Freeway & Lambert Road Interchange Improvement Project	\$ 10,943,899	\$ 1,561,776	\$ 9,382,123
Country Hills Pavement & Water	5,598,376	4,648,852	949,524
Pleasant Hill Water Improvements	2,667,426	1,493,952	1,173,474
South Brea Water Main Replacement	2,195,999	506,306	1,689,693
Emergency Message Signage	654,876	20,660	634,216
Citywide Sewer Improvements	446,049	102,919	343,130
Total	<u>\$ 22,506,625</u>	<u>\$ 8,334,465</u>	<u>\$ 14,172,160</u>

Further, as described in Note 17, the City annually contributes amounts to the Successor Agency for debt service. For the year ended June 30, 2022, \$1,358,626 was contributed for debt service.

Note 15 - Contingencies

The City is a defendant in several pending lawsuits of a nature common to many similar jurisdictions. City management estimates that the potential claims against the City not covered by insurance resulting from such litigation would not materially affect the financial position of the City.

The City incurs various costs under federal and state grant reimbursement programs and records the related revenue and receivables for grant claims. Such grant claims are subject to final audit by federal and state agencies.

Note 16 - Jointly Governed Organizations

Integrated Law and Justice Agency of Orange County (ILJAO)

The City is a member of the Integrated Law and Justice Agency of Orange County (ILJAO), along with 24 other cities and local law enforcement agencies. The purpose of ILJAO is to facilitate and share criminal justice information and data among the member agencies. The Agency has a twelve-member Board of Directors. The City was appointed to serve as Treasurer/Controller, and assumed administrative responsibilities of ILJAO. Therefore, the activities of ILJAO are reported as a custodial fund of the City. During the year ended June 30, 2022, the City paid \$73,255 to ILJAO for its share of operating and replacement costs. Separately prepared financial statements for ILJAO are available on the City's website.

Note 17 - Successor Agency of the Former Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld Assembly Bill X1 26 (the Bill) that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

The Bill provides that upon dissolution of a redevelopment agency, either the City or another unit of local government will agree to serve as the “successor agency” to hold the assets until they are distributed to other units of state and local government. On August 25, 2011, the City Council elected to become the Successor Agency for the former redevelopment agency in accordance with the Bill as part of City resolution number 2011-085.

Each year, the successor agency is allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full, and all assets have been liquidated.

Management believes, in consultation with legal counsel, that the obligations of the former redevelopment agency due to the City are valid enforceable obligations payable by the successor agency trust under the requirements of the Bill. The City’s position on this issue is not a position of settled law and there is considerable legal uncertainty regarding this issue. It is reasonably possible that a legal determination may be made at a later date by an appropriate judicial authority that would resolve this issue unfavorably to the City.

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012. After the date of dissolution, the assets and activities of the dissolved redevelopment agency are reported in a fiduciary fund (private purpose trust fund) in the financial statements of the City.

a. Cash and investments

Cash and investments reported in the accompanying financial statements consisted of the following:

Cash and investments	\$ 291,964
Cash and investments with fiscal agents	<u>11,941,807</u>
	<u><u>\$ 12,233,771</u></u>

b. Long-Term Debt

A description of long-term debt outstanding (excluding defeased debt) of the Successor Agency as of June 30, 2022, follows:

	Beginning Balance	Accretion	Repayments	Ending Balance	Due Within One Year
Tax Allocation Bonds					
2003 Tax Allocation Bonds	\$ 14,691,441	\$ 770,228	\$ -	\$ 15,461,669	\$ -
2013 Tax Allocation Bonds	44,905,000	-	(8,395,000)	36,510,000	8,595,000
2016 Tax Allocation Bonds Series A	6,375,000	-	(990,000)	5,385,000	1,025,000
2016 Tax Allocation Bonds Series B	945,000	-	(150,000)	795,000	150,000
2017 Tax Allocation Bonds Series A	34,228,919	455,888	-	34,684,807	50,000
2017 Tax Allocation Bonds Series B	11,840,000	-	(395,000)	11,445,000	490,000
Subtotal - Tax Allocation Bonds	112,985,360	1,226,116	(9,930,000)	104,281,476	10,310,000
Lease Revenue Bonds					
2004 Refunding Lease Revenue Bonds	345,000	-	(345,000)	-	-
2010 Refunding Lease Revenue Bonds	1,015,000	-	(1,015,000)	-	-
Subtotal - Lease Revenue Bonds	1,360,000	-	(1,360,000)	-	-
Total	\$ 114,345,360	\$ 1,226,116	\$ (11,290,000)	104,281,476	\$ 10,310,000
				Unamortized bond discounts and premiums	6,167,235
					<u>\$ 110,448,711</u>

Tax Allocation Bonds

2003 Tax Allocation Bonds

In July 2003, the former Brea Redevelopment Agency issued \$120,497,866 principal amount of 2003 Redevelopment Project AB Tax Allocation Bonds. The proceeds were used to: 1) current refund the Brea Redevelopment Agency 1993 Tax Allocation Refunding Bonds, 2) pay the costs of additional redevelopment activities with respect to Project Area AB, 3) pay the cost of a reserve fund security instrument, and 4) pay costs of issuance related to the bonds.

Bonds in the years 2014 to 2026 are current interest bonds payable with no annual installments, while bonds maturing in the years 2028 to 2030 are capital appreciation bonds payable August 1 in annual installments of \$2,151,714 to \$1,801,707. Bonds maturing in the years 2027, 2031 and 2032, in the amount of \$16,475,000 are term bonds.

The current interest bonds bear interest at 4.450% due February 1 and August 1, of each year. The term bonds bear interest at 4.45% and are due August 1, 2032. The capital appreciation bonds have a face value of \$22,640,000. By their nature, there is no regular interest payments associated with capital appreciation bonds. The "interest" on the debt results from the difference between the amounts paid by the investors when the debt was issued and the significantly larger value at maturity. The \$22,640,000 of face value capital appreciation bonds were initially recorded at the amount of proceeds received, \$5,987,866. Each year, the outstanding balance is increased for the accretion of interest associated with the bonds.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required. Bond payments are secured by a first pledge on all of the tax revenues on parity with the 2013 and 2017 bonds.

In November 2017, the Successor Agency issued 2017 Tax Allocation Refunding Bonds, Series A of which a portion of the proceeds was used to redeem the term bonds portion of the outstanding balance of the 2003 Tax Allocation Bonds. Upon issuance of the 2017 A Bonds, a portion of the sale proceeds was transferred to the 2003 Escrow fund. On the redemption date, moneys deposited in the escrow fund were used to pay the redemption price for the refunded bonds totaling \$16,475,000. As a result, except for the capital appreciation bonds, the liability for the term bonds has been removed. The outstanding balance of the capital appreciation bonds at June 30, 2022, was \$15,461,669.

2013 Tax Allocation Refunding Bonds

In December 2013, the Successor Agency to the Brea Redevelopment Agency issued its \$96,620,000 Successor Agency to the Brea Redevelopment Agency Redevelopment Project AB 2013 Tax Allocation Refunding Bonds to refund the outstanding balance of the Brea Redevelopment Agency 2001 Tax Allocation Refunding Bonds, Series A in the amount of \$36,205,000 and to refund the current interest bonds and term bonds outstanding of the 2003 Tax Allocation Bonds in the amount of \$68,390,000. Upon issuance of the 2013 Bonds, a portion of the sale proceeds of the 2013 Bonds was transferred to the 2001A Escrow Fund and to the 2003 Escrow Fund. On the Redemption Date, moneys deposited in the Escrow Funds were used to pay the redemption price for the Refunded Bonds.

Bonds maturing in the years 2014 to 2026 are payable in August 1, of each year with annual installments ranging from \$1,500,000 to \$8,595,000. The remaining interest rates on the bonds was 5.00%.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required. Bond payments are secured by a first pledge on all tax revenues on parity with the 2003 and 2017 Tax Allocation Bonds. The outstanding balance at June 30, 2022, was \$36,510,000.

2016 Tax Allocation Refunding Bonds, Series A and B

In November 2016, the Successor Agency to the Brea Redevelopment Agency issued its 2016 Tax Exempt Tax Allocation Refunding Bonds, Series A and 2016 Taxable Tax Allocation Refunding Bonds, Series B in the amount of \$10,425,000 and \$1,540,000 respectively. The proceeds of the bonds were used to currently refund the Public Financing Authority's outstanding 2008 Tax Exempt Tax Allocation Revenue Bonds, Series A in the amount of \$12,260,000 and to advance refund the outstanding 2008 Tax Allocation Revenue Bonds, Series B in the amount of \$1,450,000.

The Series A Serial Bonds totaling \$10,425,000 have principal repayments ranging from \$915,000 to \$1,150,000 with interest rates ranging from 2.00% to 4.00%.

The outstanding balance at June 30, 2022 was \$5,385,000.

The Series B Serial Bonds totaling \$1,540,000 have principal repayment ranging from \$145,000 to \$165,000 with interest rates ranging from 1.25% to 3.00%.

The outstanding balance at June 30, 2022 was \$795,000.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required.

2017 Tax Allocation Refunding Bonds, Series A and B

In November 2017, the Successor Agency to the to the Brea Redevelopment Agency issued its 2017 Tax Exempt Tax Allocation Refunding Bonds, Series A and 2017 Taxable Tax Allocation Refunding Bonds, Series B in the amount of \$32,838,802 and \$13,070,000 respectively. The proceeds of the bonds were used to currently refund the term bonds portion of the former Brea Redevelopment Agency 2003 Tax Allocation Bonds in the amount of \$16,475,000 and to advance refund the former Brea Redevelopment Agency's outstanding 2011 Tax Exempt Tax Allocation Bonds, Series A in the amount of \$27,019,865 and 2011 Taxable Tax Allocation Bonds, Series B in the amount of \$9,940,000.

The Series A Serial Bonds totaling \$19,315,000 have principal repayments ranging from \$50,000 to \$6,665,000 with interest rates at 5.000% for all bonds.

The Series A Convertible Capital Appreciation Bonds have a face value of \$16,080,000. By their nature, there is no regular interest payments associated with capital appreciation bonds. The "interest" on the debt results from the difference between the amounts paid by the investors when the debt was issued and the significantly larger value at maturity. The \$16,080,000 of face value capital appreciation bonds were initially recorded at the amount of proceeds received, \$13,523,802. Each year, the outstanding balance is increased for the accretion of interest associated with the bonds.

The outstanding balance of the Series A Bonds at June 30, 2022 was \$34,684,807.

The Series B Serial Bonds totaling \$9,330,000 have principal repayments ranging from \$385,000 to \$1,795,000 with interest rates ranging from 1.500% to 3.000%.

The Series B Term Bonds totaling \$3,740,000 have payments due in 2032 for \$2,665,000 with interest at 3.375% and in 2036 for \$1,075,000 with interest at 3.625%.

The outstanding balance of the Series B Bonds at June 30, 2022 was \$11,445,000.

A financial guaranty insurance policy has been issued and, accordingly, no cash reserve balance is required.

Bond payments are secured by a first pledge on all tax revenues on parity with the 2003 and 2013 bonds.

The debt service schedules of these Tax Allocation Bonds are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 10,310,000	\$ 2,986,038	\$ 13,296,038
2024	11,051,615	2,904,388	13,956,003
2025	10,022,235	2,847,194	12,869,429
2026	10,795,000	2,412,156	13,207,156
2027	9,890,000	1,988,537	11,878,537
2028-2032	36,204,226	6,628,872	42,833,098
2033-2037	16,008,400	1,797,290	17,805,690
Total	<u>\$ 104,281,476</u>	<u>\$ 21,564,475</u>	<u>\$ 125,845,951</u>

Pledged Revenues – Tax Allocation Bonds

The Successor Agency pledged, as security for bonds issued, either directly or through the Financing Authority, a portion of tax increment revenue (including Low and Moderate Income Housing set-aside and pass through allocations) that it receives. The bonds issued were to provide financing for various capital projects, accomplish Low and Moderate Income Housing projects and to defease previously issued bonds. Assembly Bill X1 26 provided that upon dissolution of the Redevelopment Agency, property taxes allocated to redevelopment agencies no longer are deemed tax increment but rather property tax revenues and will be allocated first to successor agencies to make payments on the indebtedness incurred by the dissolved redevelopment agency.

Total principal and interest remaining on the debt is \$125,845,951, with annual debt service requirements indicated above. For the current year, the total property tax revenue recognized by the Successor Agency for the payment of indebtedness incurred by the dissolved redevelopment agency was \$15,374,111 and the debt service obligation was \$13,384,913.

Refunding Lease Revenue Bonds

2004 Refunding Lease Revenue Bonds

The \$4,330,000 principal amount of the 2004 Refunding Lease Revenue Bonds was issued by the Brea Public Financing Authority in November 2004, to advance refund the Brea Public Financing Authority's 1995 Lease Revenue Bonds.

Bonds maturing in the years 2005 to 2021 are serial bonds payable in remaining annual installments ranging from \$295,000 to \$345,000. The bonds bear remaining interest of 3.875% to 4.500%. Bonds maturing on or after July 1, 2015, may be called before maturity and redeemed at the option of the Authority in whole or in part on any date after July 1, 2014, at a redemption price equal to 100% of the principal amount of the bonds redeemed.

Bonds are payable from the lease payments to be made by the City of Brea for the subleasing of certain real property pursuant to a lease agreement dated November 1, 2004. A financial guarantee insurance policy has been issued, and accordingly, no cash reserve balance is required to be established. Simultaneously, the City and the Agency entered into the Fourth Supplement to the Amended and Restated Reimbursement Agreement.

The bonds were paid off during the fiscal year.

2010 Refunding Lease Revenue Bonds

The \$9,460,000 principal amount of the 2010 Refunding Lease Revenue Bonds was issued by the Brea Public Financing Authority in December 2010, to refund the Brea Public Financing Authority's 1998 Lease Revenue Refunding Bonds.

Bonds maturing in the years 2011 to 2021 are serial bonds payable in remaining annual installments ranging from \$870,000 to \$1,015,000. The bonds bear interest at 2% to 4%, due semi-annually on January 1 and July 1. Bonds maturing on July 1, 2021, may be redeemed at the option of the Authority in whole or in part on any date after July 1, 2020, at a redemption price equal to 100% of the principal amount of the bonds redeemed.

Bonds are payable from the lease payments to be made by the City of Brea for the right to use and occupy certain property pursuant to a lease agreement dated December 1, 1998, and further amended by Amended and Restated Sublease Agreement dated December 1, 2010. Simultaneously, the City and the Agency entered into the Fourth Supplement to the Amended and Restated Reimbursement Agreement.

The bonds were paid off during the fiscal year.

Pledged Revenues – Lease Refunding Bonds

The Successor Agency pledged, as security for the lease revenue bonds issued, direct General Fund contribution and indirect tax increment revenue via a lease reimbursement agreement. The bonds issued were to defease previously issued bonds. Assembly Bill X1 26 provided that upon dissolution of the Redevelopment Agency, property taxes allocated to redevelopment agencies no longer are deemed tax increment but rather property tax revenues and will be allocated first to successor agencies to make payments on the indebtedness incurred by the dissolved redevelopment agency. For the current year, the General Fund contribution was \$1,387,631 and total property tax revenue recognized by the Successor Agency for the payment of indebtedness incurred by the dissolved redevelopment agency was \$15,374,111. The debt service obligation on the lease revenue bonds for the current year was \$1,387,631. As of June 30, 2022, there were no more pledged revenues for these bonds.

Non-commitment Multifamily Housing Revenue Bonds

In July 2010, the Agency on behalf of Tonner Hills Housing Partners, LP (the "Borrower"), was authorized to issue \$5,858,319 and \$7,741,681 Brea Redevelopment Agency Multifamily Housing Revenue Bonds (Tonner Hills Apartment Homes) 2010 Series A-1 and A-2, respectively, for the purpose of providing funding necessary for the acquisition, construction and equipping of a 94-unit multifamily rental housing project in the City. The Agency and the Borrower also entered into a non-interest bearing loan agreement in amount of \$1,200,000. These bonds are not the obligations of the Agency and will be paid solely from future rent revenue. The outstanding balance is determined when a construction draw requisition is submitted to the bank for payment, limited up to the authorized amounts for each of the series. Currently, the bonds are only paying interest to bondholders for debt service payment. When the bonds are converted, then the Borrower will pay principal and interest per bond conversion. The outstanding balance at June 30, 2022, was \$3,409,019 for Series A-1.

c. Insurance

The Successor Agency of the former Redevelopment Agency is covered under the insurance policy of the City of Brea at June 30, 2022.

d. Other Significant Commitments

Owner Participation Agreement

In 1987, the Brea Redevelopment Agency entered into an owner participation agreement with the owners of the Brea Mall. This agreement obligates the Agency to pay the owners 80% of the tax increment revenues generated by the Brea Mall above the 1987-1988 base year tax increment, plus \$15,000. The agreement's term is for 33 years beginning the year ended June 30, 1990. The tax increment revenue sharing payments are senior to bond payments.

The amount paid by the Agency as a result of this agreement for the fiscal year ended June 30, 2022, was \$1,768,673. The agreement has been paid off.

e. Deficit Net Position

As of June 30, 2022, the Agency had a deficit net position of \$94,789,286. This will be reduced with future receipt of distributions from the Redevelopment Property Tax Trust Fund from the County.

Note 18 - Prior Period Adjustment

a. Adoption of Accounting Principle

The City has adopted the provisions of Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, effective July 1, 2021. The adoption resulted in a restatement of the governmental activities and general fund.

b. Correction of errors

Unearned revenues in the development fund, a special revenue fund, were incorrectly recognized as revenues in fiscal year 2020/21. Additionally, a revenue transaction received within the period of availability in the capital improvements fund, a capital project fund, was incorrectly recognized as unavailable revenue in fiscal year 2020/21. Furthermore, in the successor agency of the former RDA, a fiduciary fund, accreted interest payable was incorrectly recognized as an expense in fiscal year 2020/21.

The effect of these restatements is summarized below:

	Governmental Activities	General Fund	Capital Projects Fund Capital Improvements	Special Revenue Fund Development Fund
Net Position/Fund Balance at July 1, 2021, as previously presented	<u>\$ 182,227,667</u>	<u>\$ 5,406,630</u>	<u>\$ 6,818,979</u>	<u>\$ 335,314</u>
Restatement for correction of errors	(193,189)	-	142,120	(335,314)
GASB 87 Implementation:				
Add Lease receivable	6,005,175	6,005,175	-	-
Add deferred inflows of resources - leases	(6,005,175)	(6,005,175)	-	-
Add Lease right-to-use asset	56,010	-	-	-
Add lease liability	(56,010)	-	-	-
Net Position/Fund Balance at July 1, 2021, as restated	<u>\$ 182,034,478</u>	<u>\$ 5,406,630</u>	<u>\$ 6,961,099</u>	<u>\$ -</u>
				Fiduciary Fund
				Successor Agency of the Former RDA
Held in trust for other purposes at July 1, 2021, as previously presented				<u>\$ (103,191,127)</u>
Restatement for correction of errors				<u>(1,174,268)</u>
Held in trust for other purposes, at July 1, 2021, as restated				<u>\$ (104,365,395)</u>

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Required Supplementary Information

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City of Brea, California

Schedule of Changes in the Net Pension Liability and Related Ratios – Miscellaneous Plan

Last Ten Years*

Years Ended June 30, 2022

	2022	2021	2020	2019
Total pension liability				
Service cost	\$ 2,292,411	\$ 2,377,727	\$ 2,331,399	\$ 2,447,787
Interest on the total pension liability	10,893,584	10,517,185	10,290,427	9,781,021
Differences between actual and expected experience	230,181	(2,276,288)	1,588,377	1,347,129
Changes in assumptions	-	-	-	(670,255)
Benefit payments, including refunds of employee contributions	(8,108,945)	(7,527,291)	(6,867,189)	(6,401,688)
Net change in total pension liability	5,307,231	3,091,333	7,343,014	6,503,994
Total pension liability- beginning	155,035,908	151,944,575	144,601,561	138,097,567
Total pension liability- ending (a)	\$ 160,343,139	\$ 155,035,908	\$ 151,944,575	\$ 144,601,561
Plan fiduciary net position				
Net plan to plan resource movement	\$ -	\$ -	\$ -	\$ 8,966
Contributions- employer	4,297,066	3,946,996	3,351,489	2,943,356
Contributions- employee	1,029,029	1,078,029	1,063,078	1,141,012
Net investment income	25,693,669	5,601,590	6,920,527	8,532,272
Benefit payments, including refunds of employee contributions	(8,108,945)	(7,527,291)	(6,867,189)	(6,401,688)
Administrative expense	(113,962)	(156,681)	(76,178)	(157,356)
Other miscellaneous income/(expense)	-	-	248	(298,822)
Net change in plan fiduciary net position	22,796,857	2,942,643	4,391,975	5,767,740
Plan fiduciary net position- beginning	114,083,331	111,140,688	106,748,713	100,980,973
Plan fiduciary net position- ending (b)	\$ 136,880,188	\$ 114,083,331	\$ 111,140,688	\$ 106,748,713
Net pension liability - beginning	\$ 40,952,577	\$ 40,803,887	\$ 37,852,848	\$ 37,116,594
Net pension liability- ending (a) - (b)	\$ 23,462,951	\$ 40,952,577	\$ 40,803,887	\$ 37,852,848
Plan fiduciary net position as a percentage of the total pension liability	85.37%	73.59%	73.15%	73.82%
Covered payroll	\$ 15,083,837	\$ 15,618,412	\$ 15,187,853	\$ 15,773,914
Net pension liability as percentage of covered payroll	155.55%	262.21%	268.66%	239.97%
Measurement period	June 30, 2021	June 30, 2020	June 30, 2019	June 30, 2018

* fiscal year 2015 was the first year of implementation.

Changes of Assumptions : In fiscal year 2019, the inflation rate and experience studies were updated. In fiscal year 2017, the discount rate was reduced from 7.65 % to 7.15 %. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5% (net of administrative expense) to 7.65%. In 2018, the inflation rate changed from 2.75% to 2.5%.

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

City of Brea, California

Schedule of Changes in the Net Pension Liability and Related Ratios – Miscellaneous Plan

Last Ten Years*

Years Ended June 30, 2022

	2018	2017	2016	2015
Total pension liability				
Service cost	\$ 2,355,806	\$ 2,046,427	\$ 2,062,984	\$ 2,192,940
Interest on the total pension liability	9,338,038	9,044,787	8,692,445	8,386,263
Differences between actual and expected experience	(972,574)	(950,961)	(1,784,268)	-
Changes in assumptions	7,763,702	-	(2,142,611)	-
Benefit payments, including refunds of employee contributions	(6,040,591)	(5,294,666)	(5,086,167)	(4,468,721)
Net change in total pension liability	12,444,381	4,845,587	1,742,383	6,110,482
Total pension liability- beginning	125,653,186	120,807,599	119,065,216	112,954,734
Total pension liability- ending (a)	\$ 138,097,567	\$ 125,653,186	\$ 120,807,599	\$ 119,065,216
Plan fiduciary net position				
Net plan to plan resource movement	\$ (68,950)	\$ -	\$ -	\$ -
Contributions- employer	2,810,705	2,403,298	2,132,083	1,969,185
Contributions- employee	1,135,787	1,071,389	1,087,960	1,140,919
Net investment income	10,371,791	510,663	2,130,803	14,101,824
Benefit payments, including refunds of employee contributions	(6,040,591)	(5,294,666)	(5,086,167)	(4,468,721)
Administrative expense	(137,174)	(57,456)	(106,071)	-
Other miscellaneous income/(expense)	-	-	-	-
Net change in plan fiduciary net position	8,071,568	(1,366,772)	158,608	12,743,207
Plan fiduciary net position- beginning	92,909,405	94,276,177	94,117,569	81,374,362
Plan fiduciary net position- ending (b)	\$ 100,980,973	\$ 92,909,405	\$ 94,276,177	\$ 94,117,569
Net pension liability - beginning	\$ 32,743,781	\$ 26,372,814	\$ 24,947,647	\$ 24,947,647
Net pension liability- ending (a) - (b)	\$ 37,116,594	\$ 32,743,781	\$ 26,531,422	\$ 24,947,647
Plan fiduciary net position as a percentage of the total pension liability	73.12%	73.94%	78.04%	79.05%
Covered payroll	\$ 16,716,903	\$ 15,474,119	\$ 15,043,603	\$ 14,843,300
Net pension liability as percentage of covered payroll	222.03%	211.60%	176.36%	168.07%
Measurement period	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014

* Fiscal year 2015 was the first year of implementation.

Changes of Assumptions : In fiscal year 2019, the inflation rate and experience studies were updated. In fiscal year 2017, the discount rate was reduced from 7.65 % to 7.15 %. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5% (net of administrative expense) to 7.65%. In 2018, the inflation rate changed from 2.75% to 2.5%.

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

City of Brea, California
Schedule of Changes in the Net Pension Liability and Related Ratios – Safety Plan
Last Ten Years*
Years Ended June 30, 2022

	2021**	2020	2019
Total pension liability			
Service cost	\$ 3,203,351	\$ 3,263,982	\$ 3,257,422
Interest	18,915,355	18,359,943	17,527,382
Difference between expected and actual experience	(31,244)	3,599,666	(224,664)
Changes in assumptions	-	-	(743,259)
Benefit payments, including refunds of employee contributions	(14,387,531)	(13,201,232)	(12,285,824)
Net change in total pension liability	7,699,931	12,022,359	7,531,057
Total pension liability- beginning	270,173,742	258,151,383	250,620,326
Total pension liability- ending (a)	<u>\$ 277,873,673</u>	<u>\$ 270,173,742</u>	<u>\$ 258,151,383</u>
Plan fiduciary net position			
Net plan to plan resource movement	\$ -	\$ -	\$ (9,613)
Contributions- employer	7,928,182	6,943,831	6,122,219
Contributions- employee	1,219,554	1,090,070	1,117,627
Net investment income	8,890,536	11,226,191	13,829,770
Benefit payments, including refunds of employee contributions	(14,387,531)	(13,201,232)	(12,285,824)
Administrative expenses	(249,637)	(122,130)	(254,161)
Other miscellaneous income/(expense)	-	399	(482,656)
Net change in plan fiduciary net position	3,401,104	5,937,129	8,037,362
Plan fiduciary net position- beginning	177,078,406	171,141,277	163,103,915
Plan fiduciary net position- ending (b)	<u>\$ 180,479,510</u>	<u>\$ 177,078,406</u>	<u>\$ 171,141,277</u>
Net pension liability- ending (a) - (b)	\$ 97,394,163	\$ 93,095,336	\$ 87,010,106
Plan fiduciary net position as a percentage of the total pension liability	64.95%	65.54%	66.29%
Covered payroll	\$ 11,736,459	\$ 11,724,815	\$ 11,688,892
Net pension liability as percentage of covered payroll	829.84%	794.00%	744.38%
Measurement period	June 30, 2020	June 30, 2019	June 30, 2018

* Fiscal year 2015 was the first year of implementation.

** Fiscal year 2022, the City's safety plan was transferred to the CalPERS Cost-Sharing Safety Plan.

Changes of Assumptions : In fiscal year 2019, the inflation rate and experience studies were updated. In fiscal year 2017, the discount rate was reduced from 7.65 % to 7.15 %. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5% (net of administrative expense) to 7.65%. In 2018, the inflation rate changed from 2.75% to 2.5%.

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

City of Brea, California
Schedule of Changes in the Net Pension Liability and Related Ratios – Safety Plan
Last Ten Years*
Years Ended June 30, 2022

	2018	2017	2016	2015
Total pension liability				
Service cost	\$ 3,216,910	\$ 2,745,588	\$ 2,865,433	\$ 3,080,297
Interest	16,994,058	16,654,242	16,223,231	15,749,580
Difference between expected and actual experience	(2,374,086)	(2,403,349)	(2,307,435)	-
Changes in assumptions	14,075,011	-	(3,994,113)	-
Benefit payments, including refunds of employee contributions	(11,322,632)	(11,396,941)	(10,585,623)	(10,108,174)
Net change in total pension liability	20,589,261	5,599,540	2,201,493	8,721,703
Total pension liability- beginning	230,031,065	224,431,525	222,230,032	213,508,329
Total pension liability- ending (a)	<u>\$ 250,620,326</u>	<u>\$ 230,031,065</u>	<u>\$ 224,431,525</u>	<u>\$ 222,230,032</u>
Plan fiduciary net position				
Net plan to plan resource movement	\$ 68,950	\$ -	\$ -	\$ -
Contributions- employer	5,562,362	4,627,179	3,591,767	3,655,839
Contributions- employee	1,103,737	973,955	1,084,088	1,024,137
Net investment income	16,755,962	746,473	3,517,885	24,058,889
Benefit payments, including refunds of employee contributions	(11,322,632)	(11,396,941)	(10,585,623)	(10,108,174)
Administrative expenses	(223,176)	(95,259)	(175,877)	-
Other miscellaneous income/(expense)	-	-	-	-
Net change in plan fiduciary net position	11,945,203	(5,144,593)	(2,567,760)	18,630,691
Plan fiduciary net position- beginning	151,158,712	156,303,305	158,871,065	140,240,374
Plan fiduciary net position- ending (b)	<u>\$ 163,103,915</u>	<u>\$ 151,158,712</u>	<u>\$ 156,303,305</u>	<u>\$ 158,871,065</u>
Net pension liability- ending (a) - (b)	\$ 87,516,411	\$ 78,872,353	\$ 68,128,220	\$ 63,358,967
Plan fiduciary net position as a percentage of the total pension liability	65.08%	65.71%	69.64%	71.49%
Covered payroll	\$ 10,703,998	\$ 10,168,516	\$ 9,980,447	\$ 9,919,059
Net pension liability as percentage of covered payroll	817.60%	775.65%	682.62%	638.76%
Measurement period	June 30, 2017	June 30, 2016	June 30, 2015	June 30, 2014

* Fiscal year 2015 was the first year of implementation.

Changes of Assumptions : In fiscal year 2019, the inflation rate and experience studies were updated. In fiscal year 2017, the discount rate was reduced from 7.65 % to 7.15 %. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5% (net of administrative expense) to 7.65%. In 2018, the inflation rate changed from 2.75% to 2.5%.

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

City of Brea, California
Schedule of Changes in Proportionate Share of the Net Pension Liability – Safety Plan
Last Ten Years*
Years Ended June 30, 2022

	<u>2022</u>
City's proportion of the net pension liability	\$ 73,798,584
City's proportionate share of the net pension liability	0.4228%
Covered payroll	\$ 11,367,662
City's proportionate share of the net pension liability as a percentage of covered payroll	649.20%
Plan fiduciary net position as a percentage of total pension liability	86.61%
Measurement date:	June 30, 2021

Notes to Schedule:

* Fiscal year 2021 was the first year of the City's cost-sharing safety plan.

City of Brea, California
Schedule of Plan Contributions – Miscellaneous and Safety Plans
Last Ten Years*
Years Ended June 30, 2022

	2022	2021	2020	2019
<u>Miscellaneous plan</u>				
Actuarially determined contributions	\$ 3,707,509	\$ 3,578,109	\$ 3,228,649	\$ 2,802,915
Contributions in relation to the actuarially determined contribution	<u>(3,707,509)</u>	<u>(3,578,109)</u>	<u>(3,228,649)</u>	<u>(2,802,915)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 12,313,380	\$ 15,083,837	\$ 15,618,412	\$ 15,187,853
Contributions as a percentage of covered payroll	30.11%	23.72%	20.67%	18.45%
	2022	2021	2020	2019
<u>Safety plan</u>				
Actuarially determined contributions	\$ 10,200,946	\$ 9,453,973	\$ 8,657,724	\$ 7,500,416
Contributions in relation to the actuarially determined contribution	<u>(10,200,946)</u>	<u>(9,453,973)</u>	<u>(8,657,724)</u>	<u>(7,500,416)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 14,012,786	\$ 11,367,662	\$ 11,736,459	\$ 11,724,815
Contributions as a percentage of covered payroll	72.80%	83.17%	73.77%	63.97%

* Fiscal year 2015 was the first year of implementation.

Notes to schedule:
Miscellaneous and Safety Plans

Actuarial cost method	Entry Age Normal Cost Method
Amortization method	Level Percent of payroll
Asset valuation method	Market value
Inflation	2.50%
Salary increases	Varies by Entry Age and Service
Payroll growth	3.00%
Investment rate of return	7.15%, net of pension plan investment and administrative expenses, including inflation.
Retirement age	The probabilities of Retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2015.

City of Brea, California
Schedule of Plan Contributions – Miscellaneous and Safety Plans
Last Ten Years*
Year Ended June 30, 2022

	2018	2017	2016	2015	2014
<u>Miscellaneous plan</u>					
Actuarially determined contributions	\$ 2,433,536	\$ 2,279,397	\$ 2,403,298	\$ 2,132,083	\$ 1,969,185
Contributions in relation to the actuarially determined contribution	<u>(2,433,536)</u>	<u>(2,279,397)</u>	<u>(2,403,298)</u>	<u>(2,132,083)</u>	<u>(1,969,185)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 15,773,914	\$ 16,716,903	\$ 15,474,119	\$ 15,043,603	\$ 14,843,300
Contributions as a percentage of covered payroll	15.43%	13.64%	15.53%	14.17%	13.27%
	2018	2017	2016	2015	2014
<u>Safety plan</u>					
Actuarially determined contributions	\$ 6,573,125	\$ 5,863,082	\$ 4,627,179	\$ 3,591,767	\$ 3,655,839
Contributions in relation to the actuarially determined contribution	<u>(6,573,125)</u>	<u>(5,863,082)</u>	<u>(4,627,179)</u>	<u>(3,591,767)</u>	<u>(3,655,839)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 11,688,892	\$ 10,703,998	\$ 10,168,516	\$ 9,980,447	\$ 9,919,059
Contributions as a percentage of covered payroll	56.23%	54.77%	45.50%	35.99%	36.86%

* Fiscal year 2015 was the first year of implementation.

Notes to schedule:

Miscellaneous and Safety Plans

Actuarial cost method	Entry Age Normal Cost Method
Amortization method	Level Percent of payroll
Asset valuation method	Market value
Inflation	2.50%
Salary increases	Varies by Entry Age and Service
Payroll growth	3.00%
Investment rate of return	7.15%, net of pension plan investment and administrative expenses, including inflation.
Retirement age	The probabilities of Retirement are based on the 2014 CalPERS Experience Study for the period from 1997 to 2015.

City of Brea, California
Schedule of Changes in the Total OPEB Liability and Related Ratios
Last Ten Years*
Year Ended June 30, 2022

	2022	2021	2020	2019	2018
Total OPEB Liability					
Service cost	\$ 1,123,147	\$ 787,934	\$ 849,287	\$ 882,455	\$ 1,020,496
Interest on the total OPEB liability	679,725	884,296	1,000,101	936,624	801,573
Differences between actual and expected experience	(628,511)	-	(2,073,628)	-	-
Changes in assumptions	(1,005,114)	4,760,345	976,091	(908,163)	(2,488,279)
Benefit payments, including refunds of employee contributions	(1,244,546)	(1,308,694)	(1,225,956)	(1,170,100)	(1,146,800)
Net change in total OPEB liability	(1,075,299)	5,123,881	(474,105)	(259,184)	(1,813,010)
Total OPEB liability - beginning	30,255,880	25,131,999	25,606,104	25,865,288	27,678,298
Total OPEB liability - ending	\$ 29,180,581	\$ 30,255,880	\$ 25,131,999	\$ 25,606,104	\$ 25,865,288
Covered-employee payroll	\$ 26,326,166	\$ 27,571,820	\$ 27,001,678	\$ 27,465,185	\$ 33,837,681
Total OPEB liability as a percentage of covered-employee payroll	110.84%	109.73%	93.08%	93.23%	76.44%

Notes to Schedule:

Funding Policy: The City funds the benefits on a pay-as-you-go basis. No assets are accumulated in a trust.

* Fiscal year 2018 was the first year of implementation. As such, additional years will be added as available.

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual –
General Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Taxes	\$ 46,628,688	\$ 48,620,835	\$ 48,794,512	\$ 173,677
Licenses and permits	461,777	461,777	350,510	(111,267)
Intergovernmental	12,875,215	9,100,694	9,299,024	198,330
Charges for services	2,738,129	3,253,397	3,115,543	(137,854)
Investment income, net	986,920	996,716	(2,958,325)	(3,955,041)
Fines and forfeitures	404,650	404,650	352,127	(52,523)
Rental income	911,274	967,715	993,185	25,470
Miscellaneous	3,286,384	3,321,543	3,101,245	(220,298)
Total revenues	68,293,037	67,127,327	63,047,821	(4,079,506)
Expenditures				
Current				
General government				
City Management	3,031,553	3,034,198	2,909,715	124,483
Administrative Services	4,826,205	4,875,558	4,746,359	129,199
Public safety				
Police	25,327,987	25,287,319	25,161,496	125,823
Fire	14,523,754	15,465,523	15,385,368	80,155
Community development	3,163,820	3,032,387	2,683,703	348,684
Community services	7,907,568	8,247,045	8,269,116	(22,071)
Public works	5,968,860	6,387,968	6,221,899	166,069
Capital outlay	654,523	1,646,284	496,648	1,149,636
Debt service				
Principal retirement	311,222	311,222	330,152	(18,930)
Interest and fiscal charges	72,193	72,193	68,330	3,863
Total expenditures	65,787,685	68,359,697	66,272,786	2,086,911
Excess (deficiency) of revenues over(under) expenditures	2,505,352	(1,232,370)	(3,224,965)	(1,992,595)
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	-	8,659	10,240	1,581
Transfers in	450,000	450,000	450,000	-
Transfers out	1,443,179	(5,964,779)	(2,898,923)	3,065,856
Total other financing sources (uses)	1,893,179	(5,506,120)	(2,438,683)	3,067,437
Net change in Fund Balance	\$ 4,398,531	\$ (6,738,490)	(5,663,648)	\$ 1,074,842
Fund Balance, Beginning of Year			54,066,300	
Fund Balance, End of Year			\$ 48,402,652	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual –
Housing Successor Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Investment income, net	\$ 103,200	\$ 103,200	\$ (191,254)	\$ (294,454)
Other revenues	191,900	201,934	55,164	(146,770)
Total revenues	<u>295,100</u>	<u>305,134</u>	<u>(136,090)</u>	<u>(441,224)</u>
Expenditures				
Current				
General government	-	6,196	6,196	-
Community development	290,583	322,514	245,509	77,005
Total expenditures	<u>290,583</u>	<u>328,710</u>	<u>251,705</u>	<u>77,005</u>
Excess (deficiency) of revenues Over(under) expenditures	<u>4,517</u>	<u>(23,576)</u>	<u>(387,795)</u>	<u>(518,229)</u>
Net Change in Fund Balance	<u>\$ 4,517</u>	<u>\$ (23,576)</u>	<u>(387,795)</u>	<u>\$ (364,219)</u>
Fund Balance, Beginning of Year			<u>20,677,236</u>	
Fund Balance, End of Year			<u>\$ 20,289,441</u>	

Note 1 - Budget Information

General Budget Policies

The City adheres to the following procedures in establishing the budgetary data reflected in its financial statements:

1. In May of each year, the City Manager submits to the City Council a proposed financial plan with an annual operating budget for the upcoming fiscal year commencing July 1. The operating budget includes proposed expenditures and the sources of financing.
2. Public hearings are conducted at City Council meetings to obtain taxpayer comments.
3. On or before July 1, the financial plan for the fiscal year is adopted by Council action.
4. The City Manager is authorized to transfer funds appropriated with respect to those classifications designated as other services and material and supplies within the same department. The City Manager may transfer appropriated funds from any classification within other expenditure categories to the capital outlay classification within the same department only; however, any revisions that alter the total expenditures of any department must be approved by the City Council. Activities of the General Fund, Special Revenue Funds, Capital Projects Funds and Debt Service Funds are included in the annual appropriated budget. As an additional internal control mechanism, project-length financial plans are adopted for the Capital Improvement Program.
5. Formal budgetary integration is employed as a management control device during the year for the governmental funds.
6. Legally adopted budgets for all governmental funds are established on a basis consistent with generally accepted accounting principles (GAAP). For the current fiscal year, the HOME Program special revenue fund had not adopted budget.

Note 2 - Excess of Expenditures Over Appropriation

For purposes of evaluating legal compliance at the budgetary level of control (that is, the level at which expenditures cannot legally exceed the appropriated amount), control is established at the department level within the General Fund and at the fund level for total expenditures and transfers out for all other budgeted funds.

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Supplementary Information

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Capital Projects Fund

Capital Improvements Fund

The Capital Improvements Fund is used to account for the costs of constructing street improvements, parks and other public improvements not normally included within the other Capital Projects Funds. Financing is provided by Federal, state, and county grant revenues and interfund transfers from the special revenue funds and General Fund.

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual –
Capital Improvement Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Intergovernmental	\$ 9,425,370	\$ 9,425,370	\$ 1,506,049	\$ (7,919,321)
Charges for services	763,090	763,090	576,336	(186,754)
Investment income, net	130,300	130,300	(512,377)	(642,677)
Other revenues	299,247	299,247	51,540	(247,707)
Total revenues	<u>10,618,007</u>	<u>10,618,007</u>	<u>1,621,548</u>	<u>(8,996,459)</u>
Expenditures				
Current				
General government	86,681	92,729	85,689	7,040
Public safety	17,500	219,964	97,250	122,714
Public works	420,317	443,296	39,470	403,826
Capital outlay	8,365,273	48,886,068	5,921,233	42,964,835
Total expenditures	<u>8,889,771</u>	<u>49,642,057</u>	<u>6,143,642</u>	<u>43,498,415</u>
Excess (deficiency) of revenues over(under) expenditures	<u>1,728,236</u>	<u>(39,024,050)</u>	<u>(4,522,094)</u>	<u>34,501,956</u>
Other Financing Sources (Uses)				
Transfers in	<u>35,083,842</u>	<u>35,083,842</u>	<u>4,122,209</u>	<u>(30,961,633)</u>
Total other financing sources (uses)	<u>35,083,842</u>	<u>35,083,842</u>	<u>4,122,209</u>	<u>(30,961,633)</u>
Net Change in Fund Balance	<u>\$ 36,812,078</u>	<u>\$ (3,940,208)</u>	<u>(399,885)</u>	<u>\$ 3,540,323</u>
Fund Balance, Beginning of Year			<u>6,961,099</u>	
Fund Balance, End of Year			<u>\$ 6,561,214</u>	

Non-major Special Revenue Funds

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt services or capital projects.

The City of Brea has the following non-major Special Revenue Funds:

Gas Tax Fund

This fund is used to account for revenues received and expenditures made for street improvements and street maintenance. Financing is provided by the City's share of state gasoline taxes made pursuant to the California State Constitution and authorized by the State Legislature.

Narcotics Enforcement Asset Seizure Fund

This fund is used to account for revenues seized by the Police Department during narcotic investigations.

Air Quality Improvement Fund

This fund is used to account for revenues received from vehicle registration fees and restricted for improvement of air quality.

Park Development Fund

This fund is used to account for revenues received and expenditures made for park development and improvement. The primary source of revenue is park development fees collected from developers under the State of California's Quimby Act.

Measure M Fund

This fund is used to account for ½ cent sales tax restricted for expenditure for road maintenance and street expenditures.

Affordable Housing Trust Fund

This fund is used to account for revenues received and expenditures made for the development of low to moderate income housing. The primary source of revenue is fees collected from developers.

Community Development Block Grant Fund

This fund is used to account for the revenues received and expenditures made for the City's Community Development Block Grant Program. Financing is provided under an agreement with the County of Orange whereby the City is a secondary recipient of funds made available from the U.S. Department of Housing and Urban Development under the Housing and Community Development Act of 1974 and 1977.

HOME Program Fund

This fund is used for the revenues received and expenditures made for housing rehabilitation. Financing is provided under an agreement with the County of Orange whereby the City is a secondary recipient of funds made available from the U.S. Department of Housing and Urban Development.

Blackstone Community Facilities District (CFD) 2008-1 Fund

The fund is used to account for the collection of special taxes and expenditure for police, fire, maintenance and general city services including park maintenance and open space.

La Floresta CFD 2011-1 Fund

This fund is used to account for the collection of special taxes and expenditure for police, fire, maintenance and general city services.

Taylor Morrison CFD 2013-1 Fund

This fund is used to account for the collection of special taxes and expenditures for police, fire, maintenance and general city services.

Central Park Village CFD 2013-2 Fund

This fund is used to account for the collection of special taxes and expenditures for police, fire, maintenance and general city services.

Development Fund

This fund is used to account for the receipt and expenditure of developer fees.

Non-major Debt Service Fund

City Debt Service Fund

This fund is used to account for financing and debt service activities within the City.

Non-major Capital Projects Funds

Capital projects funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

The City of Brea has the following non-major Capital Projects Funds

Capital and Mitigation Improvement Fund

This fund is used to account for the revenues received and expenditures made for the City Council-designated Capital Improvement projects, as well as the implementation of measures designed to mitigate impacts related to development, and the operation of government facilities, including, but not limited to: traffic, noise, aesthetics, and open space preservation. Financing is provided by the July 14, 2009 Agreement between the City and County of Orange regarding the extension of the Olinda Alpha Landfill.

Storm Drain Fund

This fund is used to account for the financing and construction of storm drains throughout the City. Financing is provided by storm drain assessment fees.

Midbury Assessment Authority Fund

This fund is used to account for the collection and payment of neighborhood street improvements.

City of Brea, California
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds			
		Narcotics		
	Gas Tax	Enforcement Asset Seizure	Air Quality Improvement	Park Development
Assets				
Cash and investments	\$ 3,225,955	\$ 563,200	\$ 457,162	\$ 2,406,438
Prepaid items	-	-	-	-
Receivables				
Taxes	-	-	-	-
Accounts	-	-	-	-
Notes and loans	-	-	-	-
Due from other governments	173,965	-	14,845	-
Total assets	<u>\$ 3,399,920</u>	<u>\$ 563,200</u>	<u>\$ 472,007</u>	<u>\$ 2,406,438</u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ -	\$ 43,198	\$ -	\$ -
Accrued liabilities	-	-	-	-
Unearned revenues	-	-	-	-
Due to other governments	-	-	-	-
Due to other funds	-	-	-	-
Total liabilities	<u>-</u>	<u>43,198</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources				
Unavailable revenues	-	-	-	-
Fund Balances (Deficit)				
Nonspendable	-	-	-	-
Restricted				
Community development projects	-	-	-	-
Public safety	-	520,002	-	-
Public works	3,399,920	-	472,007	-
Capital projects	-	-	-	2,406,438
Unassigned	-	-	-	-
Total fund balances (deficit)	<u>3,399,920</u>	<u>520,002</u>	<u>472,007</u>	<u>2,406,438</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,399,920</u>	<u>\$ 563,200</u>	<u>\$ 472,007</u>	<u>\$ 2,406,438</u>

(continued)

City of Brea, California
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds			
	Measure M	Affordable Housing Trust	Community Development Block Grant	HOME Program
Assets				
Cash and investments	\$ 1,169,801	\$ 3,281,335	\$ -	\$ -
Prepaid items	-	-	1,000	-
Receivables				
Taxes	-	-	-	-
Accounts	-	19,612	18,279	-
Notes and loans	-	109,448	1,351,607	35,241
Due from other governments	210,446	-	107,100	-
Total assets	<u><u>\$ 1,380,247</u></u>	<u><u>\$ 3,410,395</u></u>	<u><u>\$ 1,477,986</u></u>	<u><u>\$ 35,241</u></u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ -	\$ -	\$ 22,384	\$ -
Accrued liabilities	-	-	-	-
Unearned revenues	-	-	-	-
Due to other governments	-	-	1,351,607	35,241
Due to other funds	-	-	202,215	-
Total liabilities	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>1,576,206</u></u>	<u><u>35,241</u></u>
Deferred Inflows of Resources				
Unavailable revenues	-	19,612	107,100	-
Fund Balances (Deficit)				
Nonspendable	-	-	1,000	-
Restricted				
Community development projects	-	3,390,783	-	-
Public safety	-	-	-	-
Public works	1,380,247	-	-	-
Capital projects	-	-	-	-
Unassigned	-	-	(206,320)	-
Total fund balances (deficit)	<u><u>1,380,247</u></u>	<u><u>3,390,783</u></u>	<u><u>(205,320)</u></u>	<u><u>-</u></u>
Total liabilities, deferred inflows of resources and fund balances	<u><u>\$ 1,380,247</u></u>	<u><u>\$ 3,410,395</u></u>	<u><u>\$ 1,477,986</u></u>	<u><u>\$ 35,241</u></u> (continued)

City of Brea, California
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds			
	Blackstone CFD	La Floresta CFD	Taylor - Morrison CFD	Central Park Village CFD
Assets				
Cash and investments	\$ 2,109,706	\$ 328,099	\$ 143,416	\$ 187,920
Prepaid items	-	-	-	-
Receivables				
Taxes	18,027	3,493	1,122	120
Accounts	-	-	-	-
Notes and loans	-	-	-	-
Due from other governments	-	-	-	-
Total assets	<u>\$ 2,127,733</u>	<u>\$ 331,592</u>	<u>\$ 144,538</u>	<u>\$ 188,040</u>
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ 43,697	\$ 2,527	\$ -	\$ -
Accrued liabilities	6,316	5,541	600	1,637
Unearned revenues	-	-	-	-
Due to other governments	-	-	-	-
Due to other funds	-	-	-	-
Total liabilities	<u>50,013</u>	<u>8,068</u>	<u>600</u>	<u>1,637</u>
Deferred Inflows of Resources				
Unavailable revenues	-	-	-	-
Fund Balances (Deficit)				
Nonspendable	-	-	-	-
Restricted				
Community development projects	-	-	-	-
Public safety	-	-	-	-
Public works	2,077,720	323,524	143,938	186,403
Capital projects	-	-	-	-
Unassigned	-	-	-	-
Total fund balances (deficit)	<u>2,077,720</u>	<u>323,524</u>	<u>143,938</u>	<u>186,403</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,127,733</u>	<u>\$ 331,592</u>	<u>\$ 144,538</u>	<u>\$ 188,040</u>

(continued)

City of Brea, California
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds	Debt Service Fund	Capital Projects Funds		Total Nonmajor Governmental Funds
	Development Fund	Debt Service	Capital and Mitigation Improvement	Storm Drain	
Assets					
Cash and investments	\$ 1,568,252	\$ -	\$ 3,670,142	\$ 338,928	\$ 19,450,354
Prepaid items	-	-	-	-	1,000
Receivables					
Taxes	-	-	-	-	22,762
Accounts	-	-	-	-	37,891
Notes and loans	-	-	-	-	1,496,296
Due from other governments	-	-	-	-	506,356
Total assets	<u>\$ 1,568,252</u>	<u>\$ -</u>	<u>\$ 3,670,142</u>	<u>\$ 338,928</u>	<u>\$ 21,514,659</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	\$ 56,317	\$ -	\$ -	\$ -	\$ 168,123
Accrued liabilities	5,355	-	-	-	19,449
Unearned revenues	1,506,580	-	-	-	1,506,580
Due to other governments	-	-	-	-	1,386,848
Due to other funds	-	-	-	-	202,215
Total liabilities	<u>1,568,252</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,283,215</u>
Deferred Inflows of Resources					
Unavailable revenues	-	-	-	-	126,712
Fund Balances (Deficit)					
Nonspendable	-	-	-	-	1,000
Restricted					
Community development projects	-	-	-	-	3,390,783
Public safety	-	-	-	-	520,002
Public works	-	-	-	-	7,983,759
Capital projects	-	-	3,670,142	338,928	6,415,508
Unassigned	-	-	-	-	(206,320)
Total fund balances (deficit)	<u>-</u>	<u>-</u>	<u>3,670,142</u>	<u>338,928</u>	<u>18,104,732</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,568,252</u>	<u>\$ -</u>	<u>\$ 3,670,142</u>	<u>\$ 338,928</u>	<u>\$ 21,514,659</u>

City of Brea, California
Combining Statement of Revenues, Expenditure, and Changes in Fund Balances
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds			
	Gas Tax	Narcotics Enforcement Asset Seizure	Air Quality Improvement	Park Development
Revenues				
Taxes	\$ -	\$ -	\$ -	\$ -
Intergovernmental	1,874,496	-	58,033	-
Investment income, net	(121,616)	(23,026)	(17,648)	(92,013)
Fines and forfeitures	-	283,647	-	-
Other revenues	-	-	-	-
Total revenues	<u>1,752,880</u>	<u>260,621</u>	<u>40,385</u>	<u>(92,013)</u>
Expenditures				
Current				
General government	3,612	514	482	2,632
Public safety	-	88,415	10,580	-
Community development	-	-	-	-
Public works	-	-	-	-
Debt service				
Interest and fiscal charges	-	-	-	-
Total expenditures	<u>3,612</u>	<u>88,929</u>	<u>11,062</u>	<u>2,632</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,749,268</u>	<u>171,692</u>	<u>29,323</u>	<u>(94,645)</u>
Other Financing Sources (Uses)				
Proceeds from issuance of long-term debt	-	-	-	-
Payments to refunded bonds escrow agent	-	-	-	-
Issuance premium	-	-	-	-
Cost of issuance	-	-	-	-
Transfers in	-	-	-	-
Transfers out	(1,535,002)	-	-	-
Total other financing sources (uses)	<u>(1,535,002)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	214,266	171,692	29,323	(94,645)
Fund Balances (Deficit), Beginning of Year, as restated	<u>3,185,654</u>	<u>348,310</u>	<u>442,684</u>	<u>2,501,083</u>
Fund Balances (Deficit), End of Year	<u>\$ 3,399,920</u>	<u>\$ 520,002</u>	<u>\$ 472,007</u>	<u>\$ 2,406,438</u>

(continued)

City of Brea, California
Combining Statement of Revenues, Expenditure, and Changes in Fund Balances
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds			
	Measure M	Affordable Housing Trust	Community Development Block Grant	HOME Program
Revenues				
Taxes	\$ 1,205,653	\$ -	\$ -	\$ -
Intergovernmental	-	-	120,090	-
Investment income, net	(39,483)	(125,456)	-	-
Fines and forfeitures	-	-	-	-
Other revenues	-	162,753	-	-
Total revenues	<u>1,166,170</u>	<u>37,297</u>	<u>120,090</u>	<u>-</u>
Expenditures				
Current				
General government	1,613	3,564	-	-
Public safety	-	-	-	-
Community development	-	37,338	173,020	-
Public works	19,393	-	-	-
Debt service				
Interest and fiscal charges	-	-	-	-
Total expenditures	<u>21,006</u>	<u>40,902</u>	<u>173,020</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,145,164</u>	<u>(3,605)</u>	<u>(52,930)</u>	<u>-</u>
Other Financing Sources (Uses)				
Proceeds from issuance of long-term debt	-	-	-	-
Payments to refunded bonds escrow agent	-	-	-	-
Issuance premium	-	-	-	-
Cost of issuance	-	-	-	-
Transfers in	-	-	-	-
Transfers out	(1,291,938)	-	-	-
Total other financing sources (uses)	<u>(1,291,938)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(146,774)	(3,605)	(52,930)	-
Fund Balances (Deficit), Beginning of Year, as restated	<u>1,527,021</u>	<u>3,394,388</u>	<u>(152,390)</u>	<u>-</u>
Fund Balances (Deficit), End of Year	<u>\$ 1,380,247</u>	<u>\$ 3,390,783</u>	<u>\$ (205,320)</u>	<u>\$ -</u>

(continued)

City of Brea, California
Combining Statement of Revenues, Expenditure, and Changes in Fund Balances
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds			
	Blackstone CFD	La Floresta CFD	Taylor- Morrison CFD	Central Park Village CFD
Revenues				
Taxes	\$ 844,389	\$ 485,884	\$ 51,225	\$ 118,202
Intergovernmental	-	-	-	-
Investment income, net	(67,240)	(12,502)	(5,524)	(7,641)
Fines and forfeitures	-	-	-	-
Other revenues	-	-	-	-
Total revenues	<u>777,149</u>	<u>473,382</u>	<u>45,701</u>	<u>110,561</u>
Expenditures				
Current				
General government	1,768	2,121	152	176
Public safety	457,182	461,781	40,885	47,932
Community development	-	-	-	-
Public works	322,413	25,384	-	-
Debt service				
Interest and fiscal charges	-	-	-	-
Total expenditures	<u>781,363</u>	<u>489,286</u>	<u>41,037</u>	<u>48,108</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,214)</u>	<u>(15,904)</u>	<u>4,664</u>	<u>62,453</u>
Other Financing Sources (Uses)				
Proceeds from issuance of long-term debt	-	-	-	-
Payments to refunded bonds escrow agent	-	-	-	-
Issuance premium	-	-	-	-
Cost of issuance	-	-	-	-
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(4,214)	(15,904)	4,664	62,453
Fund Balances (Deficit), Beginning of Year, as restated	<u>2,081,934</u>	<u>339,428</u>	<u>139,274</u>	<u>123,950</u>
Fund Balances (Deficit), End of Year	<u>\$ 2,077,720</u>	<u>\$ 323,524</u>	<u>\$ 143,938</u>	<u>\$ 186,403</u>

(continued)

City of Brea, California
Combining Statement of Revenues, Expenditure, and Changes in Fund Balances
Non-Major Governmental Funds
June 30, 2022

	Special Revenue Funds	Debt Service Fund	Capital Projects Funds		Total Nonmajor Governmental Funds
	Development Fund	Debt Service	Capital and Mitigation Improvement	Storm Drain	
Revenues					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ 2,705,353
Intergovernmental	-	-	-	-	2,052,619
Investment income, net	-	-	(139,510)	(12,914)	(664,573)
Fines and forfeitures	-	-	-	-	283,647
Other revenues	2,452,851	-	-	-	2,615,604
Total revenues	2,452,851	-	(139,510)	(12,914)	6,992,650
Expenditures					
Current					
General government	-	-	4,095	369	21,098
Public safety	-	-	-	-	1,106,775
Community development	-	-	-	-	210,358
Public works	2,452,851	-	-	-	2,820,041
Debt service					
Interest and fiscal charges	-	94,055	-	-	94,055
Total expenditures	2,452,851	94,055	4,095	369	4,252,327
Excess (deficiency) of revenues over (under) expenditures	-	(94,055)	(143,605)	(13,283)	2,740,323
Other Financing Sources (Uses)					
Proceeds from issuance of long-term debt	-	2,220,000	-	-	2,220,000
Payments to refunded bonds escrow agent	-	(2,760,000)	-	-	(2,760,000)
Issuance premium	-	530,190	-	-	530,190
Cost of issuance	-	(145,663)	-	-	(145,663)
Transfers in	-	249,528	56,000	-	305,528
Transfers out	-	-	(19,935)	-	(2,846,875)
Total other financing sources (uses)	-	94,055	36,065	-	(2,696,820)
Net Change in Fund Balances	-	-	(107,540)	(13,283)	43,503
Fund Balances (Deficit), Beginning of Year, as restated	-	-	3,777,682	352,211	18,061,229
Fund Balances (Deficit), End of Year	\$ -	\$ -	\$ 3,670,142	\$ 338,928	\$ 18,104,732

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Gas Tax Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Intergovernmental	\$ 2,059,910	\$ 2,059,910	\$ 1,874,496	\$ (185,414)
Investment income, net	17,300	17,300	(121,616)	(138,916)
Total revenues	<u>2,077,210</u>	<u>2,077,210</u>	<u>1,752,880</u>	<u>(324,330)</u>
Expenditures				
Current				
General government	<u>-</u>	<u>-</u>	<u>3,612</u>	<u>(3,612)</u>
Excess (deficiency) of revenues over(under) expenditures	<u>2,077,210</u>	<u>2,077,210</u>	<u>1,749,268</u>	<u>(320,718)</u>
Other Financing Sources (Uses)				
Transfers out	<u>(1,350,000)</u>	<u>(3,441,201)</u>	<u>(1,535,002)</u>	<u>1,906,199</u>
Net Change in Fund Balance	<u>\$ 727,210</u>	<u>\$ (1,363,991)</u>	214,266	<u>\$ 1,585,481</u>
Fund Balance, Beginning of Year			<u>3,185,654</u>	
Fund Balance, End of Year			<u>\$ 3,399,920</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Narcotics Enforcement Asset Seizure Special Revenue Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Investment income, net	\$ 1,000	\$ 1,000	\$ (23,026)	\$ (24,026)
Fines and forfeitures	5,000	5,000	283,647	278,647
Total revenues	6,000	6,000	260,621	254,621
Expenditures				
Current				
General government	-	-	514	(514)
Public safety	61,481	136,481	88,415	48,066
Total expenditures	61,481	136,481	88,929	47,552
Excess (deficiency) of revenues over(under) expenditures	(55,481)	(130,481)	171,692	302,173
Net Change in Fund Balance	<u>\$ (55,481)</u>	<u>\$ (130,481)</u>	171,692	<u>\$ 302,173</u>
Fund Balance, Beginning of Year			348,310	
Fund Balance, End of Year			<u>\$ 520,002</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Air Quality Improvement Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Intergovernmental	\$ 112,500	\$ 112,500	\$ 58,033	\$ (54,467)
Investment income, net	2,800	2,800	(17,648)	(20,448)
Total revenues	115,300	115,300	40,385	(74,915)
Expenditures				
Current				
General government	-	-	482	(482)
Public safety	12,000	12,000	10,580	1,420
Public works	96,000	479,000	-	479,000
Total expenditures	108,000	491,000	11,062	479,938
Excess (deficiency) of revenues over(under) expenditures	7,300	(375,700)	29,323	(554,853)
Net Change in Fund Balance	<u>\$ 7,300</u>	<u>\$ (375,700)</u>	29,323	<u>\$ 405,023</u>
Fund Balance, Beginning of Year			442,684	
Fund Balance, End of Year			<u>\$ 472,007</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Park Development Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Charges for services	\$ 527,400	\$ 527,400	\$ -	\$ (527,400)
Investment income, net	32,800	32,800	(92,013)	(124,813)
Total revenues	560,200	560,200	(92,013)	(652,213)
Expenditures				
Current				
General government	-	-	2,632	(2,632)
Excess (deficiency) of revenues over(under) expenditures	560,200	560,200	(94,645)	(649,581)
Other Financing Sources (Uses)				
Transfers out	-	(2,370,100)	-	2,370,100
Net Change in Fund Balance	<u>\$ 560,200</u>	<u>\$ (1,809,900)</u>	(94,645)	<u>\$ 1,720,519</u>
Fund Balance, Beginning of Year			2,501,083	
Fund Balance, End of Year			<u>\$ 2,406,438</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Measure M Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Taxes	\$ 962,331	\$ 962,331	\$ 1,205,653	\$ 243,322
Investment income, net	1,800	1,800	(39,483)	(41,283)
Total revenues	<u>964,131</u>	<u>964,131</u>	<u>1,166,170</u>	<u>202,039</u>
Expenditures				
Current				
General government	-	-	1,613	(1,613)
Public works	<u>35,930</u>	<u>36,367</u>	<u>19,393</u>	<u>16,974</u>
Total expenditures	35,930	36,367	21,006	15,361
Excess (deficiency) of revenues over(under) expenditures	<u>928,201</u>	<u>927,764</u>	<u>1,145,164</u>	<u>186,678</u>
Other financing sources (uses)				
Transfers out	<u>(525,000)</u>	<u>(1,833,492)</u>	<u>(1,291,938)</u>	<u>541,554</u>
Net Change in Fund Balance	<u>\$ 403,201</u>	<u>\$ (905,728)</u>	<u>(146,774)</u>	<u>\$ 728,232</u>
Fund Balance, Beginning of Year			<u>1,527,021</u>	
Fund Balance, End of Year			<u>\$ 1,380,247</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Affordable Housing Trust Special Revenue Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with Final Budget Positive/ (Negative)
	Original	Final	Amounts	
Revenues				
Investment income, net	\$ 46,500	\$ 47,778	\$ (125,456)	\$ (173,234)
Other revenues	100,000	100,000	162,753	62,753
Total revenues	146,500	147,778	37,297	(110,481)
Expenditures				
Current				
General government	-	1,278	3,564	(2,286)
Community development	39,624	39,624	37,338	2,286
Total expenditures	39,624	40,902	40,902	-
Excess (deficiency) of revenues over(under) expenditures	106,876	106,876	(3,605)	(110,481)
Net Change in Fund Balance	<u>\$ 106,876</u>	<u>\$ 106,876</u>	(3,605)	<u>\$ (110,481)</u>
Fund Balance, Beginning of Year			3,394,388	
Fund Balance, End of Year			<u>\$ 3,390,783</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Community Development Block Grant Special Revenue Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Intergovernmental	\$ 180,000	\$ 299,807	\$ 120,090	\$ (179,717)
Expenditures				
Current				
Community development	180,000	334,167	173,020	161,147
Excess (deficiency) of revenues over(under) expenditures	-	(34,360)	(52,930)	(18,570)
Other financing sources (uses)				
Transfers out	-	(46,425)	-	46,425
Net Change in Fund Balance	\$ -	\$ (80,785)	(52,930)	\$ 27,855
Fund Balance, Beginning of Year			(152,390)	
Fund Balance, End of Year			\$ (205,320)	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Blackstone CFD Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Taxes	\$ 844,500	\$ 844,500	\$ 844,389	\$ (111)
Investment income, net	31,300	31,300	(67,240)	(98,540)
Total revenues	<u>875,800</u>	<u>875,800</u>	<u>777,149</u>	<u>(98,651)</u>
Expenditures				
Current				
General government	-	-	1,768	(1,768)
Public safety	470,718	473,204	457,182	16,022
Public works	304,502	319,797	322,413	(2,616)
Total expenditures	<u>775,220</u>	<u>793,001</u>	<u>781,363</u>	<u>11,638</u>
Excess (deficiency) of revenues over(under) expenditures	<u>100,580</u>	<u>82,799</u>	<u>(4,214)</u>	<u>(87,013)</u>
Net Change in Fund Balance	<u>\$ 100,580</u>	<u>\$ 82,799</u>	<u>(4,214)</u>	<u>\$ (87,013)</u>
Fund Balance, Beginning of Year			<u>2,081,934</u>	
Fund Balance, End of Year			<u>\$ 2,077,720</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

La Floresta CFD Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with Final Budget Positive/ (Negative)
	Original	Final	Amounts	
Revenues				
Taxes	\$ 485,500	\$ 485,500	\$ 485,884	\$ 384
Investment income, net	4,700	4,700	(12,502)	(17,202)
Total revenues	<u>490,200</u>	<u>490,200</u>	<u>473,382</u>	<u>(16,818)</u>
Expenditures				
Current				
General government	-	-	2,121	(2,121)
Public safety	467,016	469,218	461,781	7,437
Public works	38,605	38,818	25,384	13,434
Total expenditures	<u>505,621</u>	<u>508,036</u>	<u>489,286</u>	<u>18,750</u>
Excess (deficiency) of revenues over(under) expenditures	<u>(15,421)</u>	<u>(17,836)</u>	<u>(15,904)</u>	<u>1,932</u>
Net Change in Fund Balance	<u>\$ (15,421)</u>	<u>\$ (17,836)</u>	<u>(15,904)</u>	<u>\$ 1,932</u>
Fund Balance, Beginning of Year			<u>339,428</u>	
Fund Balance, End of Year			<u>\$ 323,524</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Taylor-Morrison CFD Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Taxes	\$ 50,150	\$ 50,150	\$ 51,225	\$ 1,075
Investment income, net	2,100	2,100	(5,524)	(7,624)
Total revenues	<u>52,250</u>	<u>52,250</u>	<u>45,701</u>	<u>(6,549)</u>
Expenditures				
Current				
General Government	-	-	152	(152)
Public safety	<u>41,560</u>	<u>41,809</u>	<u>40,885</u>	<u>924</u>
Total expenditures	<u>41,560</u>	<u>41,809</u>	<u>41,037</u>	<u>772</u>
Excess (deficiency) of revenues over(under) expenditures	<u>10,690</u>	<u>10,441</u>	<u>4,664</u>	<u>5,777</u>
Net Change in Fund Balance	<u>\$ 10,690</u>	<u>\$ 10,441</u>	<u>4,664</u>	<u>\$ 5,777</u>
Fund Balance, Beginning of Year			<u>139,274</u>	
Fund Balance, End of Year			<u>\$ 143,938</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Central Park Village CFD Special Revenue Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Taxes	\$ 108,500	\$ 108,500	\$ 118,202	\$ 9,702
Investment income, net	1,000	1,000	(7,641)	(8,641)
Total revenues	<u>109,500</u>	<u>109,500</u>	<u>110,561</u>	<u>1,061</u>
Expenditures				
Current				
General Government	-	-	176	(176)
Public safety	<u>48,221</u>	<u>48,419</u>	<u>47,932</u>	<u>487</u>
Total expenditures	<u>48,221</u>	<u>48,419</u>	<u>48,108</u>	<u>311</u>
Excess (deficiency) of revenues over(under) expenditures	<u>61,279</u>	<u>61,081</u>	<u>62,453</u>	<u>750</u>
Net Change in Fund Balance	<u>\$ 61,279</u>	<u>\$ 61,081</u>	62,453	<u>\$ 750</u>
Fund Balance, Beginning of Year			<u>123,950</u>	
Fund Balance, End of Year			<u>\$ 186,403</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Development Fund Special Revenue Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive/ (Negative)
Revenues				
Other revenues	\$ -	\$ -	\$ 2,452,851	\$ 2,452,851
Expenditures				
Current				
Public works	439,298	439,298	2,452,851	(2,013,553)
Excess (deficiency) of revenues over(under) expenditures	(439,298)	(439,298)	-	439,298
Net Change in Fund Balance	<u>\$ (439,298)</u>	<u>\$ (439,298)</u>	-	<u>\$ 439,298</u>
Fund Balance, Beginning of Year, as restated			-	
Fund Balance, End of Year			<u>\$ -</u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual
Capital and Mitigation Improvement Capital Projects Fund
Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with Final Budget Positive/ (Negative)
	Original	Final	Amounts	
Revenues				
Investment income, net	<u>\$ 65,100</u>	<u>\$ 65,100</u>	<u>\$ (139,510)</u>	<u>\$ (204,610)</u>
Expenditures				
Current				
General government	<u>-</u>	<u>4,095</u>	<u>4,095</u>	<u>-</u>
Excess (deficiency) of revenues over(under) expenditures	<u>65,100</u>	<u>61,005</u>	<u>(143,605)</u>	<u>(204,610)</u>
Other financing sources (uses)				
Transfers in	56,000	56,000	56,000	-
Transfers out	<u>-</u>	<u>(23,220)</u>	<u>(19,935)</u>	<u>3,285</u>
Total other financing sources (uses)	<u>56,000</u>	<u>32,780</u>	<u>36,065</u>	<u>3,285</u>
Net Change in Fund Balance	<u><u>\$ 121,100</u></u>	<u><u>\$ 93,785</u></u>	<u>(107,540)</u>	<u><u>\$ (201,325)</u></u>
Fund Balance, Beginning of Year			<u>3,777,682</u>	
Fund Balance, End of Year			<u><u>\$ 3,670,142</u></u>	

City of Brea, California

Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Storm Drain Capital Projects Fund

Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive/ (Negative)
Revenues				
Investment income, net	\$ 5,200	\$ 5,200	\$ (12,914)	\$ (18,114)
Expenditures				
Current				
General government	-	369	369	-
Excess (deficiency) of revenues over(under) expenditures	5,200	4,831	(13,283)	(18,114)
Net Change in Fund Balance	<u>\$ 5,200</u>	<u>\$ 4,831</u>	(13,283)	<u>\$ (18,114)</u>
Fund Balance, Beginning of Year			<u>352,211</u>	
Fund Balance, End of Year			<u>\$ 338,928</u>	

Urban Runoff Fund

The fund is used to account for the City's urban runoff operations, which are financed and operated in a manner similar to a private enterprise. The costs (expenses, including depreciation) of providing these services to the general public on a continuing basis are financed or recovered primarily through user charges.

Sanitation Fund

The fund is used to account for the City's refuse collection and street sweeping operations, which are operated in a manner similar to a private enterprise. User charges finance the operations of this fund.

Information Technology External Support Fund

This fund is used to account for the operations of the Information Technology Division's contractual information technology services to other agencies. The costs (expenses including depreciation) of providing these services to participating cities on a continuing basis are financed or recovered primarily through user charges.

Golf Course Fund

This fund is used to account for the operations of the Birch Hills and Brea Creek Golf Courses.

City of Brea, California
Combining Statement of Net Position
Non-Major Enterprise Funds
June 30, 2022

	Urban Runoff	Sanitation	Information Technology External Support	Golf Course	Total
Assets					
Current assets					
Cash and investments	\$ 656,211	\$ 400,601	\$ 337,699	\$ 2,281,395	\$ 3,675,906
Accounts receivable, net	77,599	706,551	-	-	784,150
Due from other governments	-	11,371	73,097	-	84,468
Total current assets	<u>733,810</u>	<u>1,118,523</u>	<u>410,796</u>	<u>2,281,395</u>	<u>4,544,524</u>
Noncurrent					
Restricted cash and investments	21,500	-	265,923	-	287,423
Capital assets - nondepreciable	104,611	-	-	8,615,046	8,719,657
Capital assets - net of accumulated depreciation	-	-	-	1,427,811	1,427,811
Total noncurrent assets	<u>126,111</u>	<u>-</u>	<u>265,923</u>	<u>10,042,857</u>	<u>10,434,891</u>
Total assets	<u>859,921</u>	<u>1,118,523</u>	<u>676,719</u>	<u>12,324,252</u>	<u>14,979,415</u>
Deferred outflows of resources					
Deferred pension related items	19,165	64,022	149,468	2,036	234,691
Deferred OPEB related items	11,877	42,080	121,906	-	175,863
Total deferred outflows of resources	<u>31,042</u>	<u>106,102</u>	<u>271,374</u>	<u>2,036</u>	<u>410,554</u>
Total assets and deferred outflows of resources	<u>\$ 890,963</u>	<u>\$ 1,224,625</u>	<u>\$ 948,093</u>	<u>\$12,326,288</u>	<u>\$15,389,969</u>
Liabilities					
Current liabilities					
Accounts payable	\$ 6,654	\$ 233,695	\$ 1,400	\$ 830,284	\$ 1,072,033
Accrued liabilities	1,747	6,386	12,142	170	20,445
Compensated absences, due within one year	-	10,805	48,742	-	59,547
Total current liabilities	<u>8,401</u>	<u>250,886</u>	<u>62,284</u>	<u>830,454</u>	<u>1,152,025</u>
Noncurrent					
Compensated absences, due in more than one year	-	3,602	16,247	-	19,849
Net pension liability	117,057	391,010	912,850	12,435	1,433,352
Total OPEB liability	69,699	284,230	1,188,113	-	1,542,042
Total noncurrent liabilities	<u>186,756</u>	<u>678,842</u>	<u>2,117,210</u>	<u>12,435</u>	<u>2,995,243</u>
Total liabilities	<u>195,157</u>	<u>929,728</u>	<u>2,179,494</u>	<u>842,889</u>	<u>4,147,268</u>
Deferred inflows of resources					
Deferred pension related items	65,849	219,957	513,511	6,995	806,312
Deferred OPEB related items	8,144	33,212	120,319	-	161,675
Total deferred inflows of resources	<u>73,993</u>	<u>253,169</u>	<u>633,830</u>	<u>6,995</u>	<u>967,987</u>
Net position (deficit)					
Net investment in capital assets	-	-	-	10,042,857	10,042,857
Unrestricted	621,813	41,728	(1,865,231)	1,433,547	231,857
Total net position (deficit)	<u>\$ 621,813</u>	<u>\$ 41,728</u>	<u>\$ (1,865,231)</u>	<u>\$11,476,404</u>	<u>\$10,274,714</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 890,963</u>	<u>\$ 1,224,625</u>	<u>\$ 948,093</u>	<u>\$12,326,288</u>	<u>\$15,389,969</u>

City of Brea, California
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Non-Major Enterprise Funds
Year Ended June 30, 2022

	Urban Runoff	Sanitation	Information Technology External Support	Golf Course	Total
Operating revenues					
Charges for services	\$ 476,329	\$ 3,354,488	\$ 880,372	\$ 4,386,528	\$ 9,097,717
Other revenues	-	64,367	-	-	64,367
Total operating revenues	476,329	3,418,855	880,372	4,386,528	9,162,084
Operating expenses					
Personnel services	4,267	(1,319,631)	(429,287)	40,841	(1,703,810)
Maintenance and operation	242,104	2,900,629	161,605	3,803,281	7,107,619
Depreciation	-	-	-	80,914	80,914
Total operating expenses	246,371	1,580,998	(267,682)	3,925,036	5,484,723
Operating income (loss)	229,958	1,837,857	1,148,054	461,492	3,677,361
Nonoperating revenues (expenses)					
Intergovernmental revenues	-	76,012	-	-	76,012
Interest revenues (expense)	(22,511)	2,784	7,405	(94,274)	(106,596)
Total nonoperating revenues (expenses)	(22,511)	78,796	7,405	(94,274)	(30,584)
Income (loss) before contributions and transfers	207,447	1,916,653	1,155,459	367,218	3,646,777
Contributions and transfers					
Capital contributions	-	-	-	65,000	65,000
Transfers in	-	680,061	-	-	680,061
Change in Net Position	207,447	2,596,714	1,155,459	432,218	4,391,838
Net Position (Deficit), Beginning of Year	414,366	(2,554,986)	(3,020,690)	11,044,186	5,882,876
Net Position (Deficit), End of Year	\$ 621,813	\$ 41,728	\$ (1,865,231)	\$ 11,476,404	\$ 10,274,714

City of Brea, California
Combining Statement of Cash Flows
Non-Major Enterprise Funds
Year Ended June 30, 2022

	Urban Runoff	Sanitation	Information Technology External Support	Golf Course	Total
Operating Activities					
Cash received from customers and users	\$ 472,257	\$ 3,401,225	\$ 988,157	\$ 4,386,528	\$ 9,248,167
Cash payments to suppliers for goods and services	(252,234)	(2,912,520)	(159,970)	(3,312,754)	(6,637,478)
Cash payments to employees for services	(179,181)	(1,016,555)	(770,373)	(23,422)	(1,989,531)
Net Cash Provided by (used for) Operating Activities	40,842	(527,850)	57,814	1,050,352	621,158
Capital related financing activities					
Acquisition of capital assets	-	-	-	(125,796)	(125,796)
Net Cash Provided by (used for) Noncapital Financing Activities	-	-	-	(125,796)	(125,796)
Non-Capital Financing Activities					
Cash transfers in	-	680,061	-	-	680,061
Intergovernmental revenues	-	76,012	-	-	76,012
Net Cash Provided by (used for) Noncapital Financing Activities	-	756,073	-	-	756,073
Investing activities					
Interest received	(22,511)	2,784	7,405	(94,274)	(106,596)
Net Cash Provided by (used for) Investing Activities	(22,511)	2,784	7,405	(94,274)	(106,596)
Net Increase (Decrease) in Cash and Cash Equivalents	18,331	231,007	65,219	830,282	1,144,839
Cash and Cash Equivalents at Beginning of Year	763,991	169,594	538,403	1,451,113	2,923,101
Cash and Cash Equivalents at End of Year	\$ 782,322	\$ 400,601	\$ 603,622	\$ 2,281,395	\$ 4,067,940
Reconciliation of Operating Income (Loss) to Net Cash Provided by (used for) Operating Activities					
Operating income (loss)	\$ 229,958	\$ 1,837,857	\$ 1,148,054	\$ 461,492	\$ 3,677,361
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities					
Depreciation	-	-	-	80,914	80,914
(Increase) decrease in accounts receivable	(4,072)	(17,630)	253,979	-	232,277
(Decrease) increase in accounts payable	(10,512)	(12,868)	(542)	490,498	466,576
(Decrease) in accrued liabilities	382	977	2,177	29	3,565
(Decrease) increase in due to other funds	-	(397,513)	-	-	(397,513)
(Decrease) increase in compensated absences	-	6,366	3,858	-	10,224
Net changes in pension related items	(175,812)	(1,947,343)	(1,203,518)	17,419	(3,309,254)
Net changes in OPEB related items	898	2,304	(146,194)	-	(142,992)
Total adjustments	(189,116)	(2,365,707)	(1,090,240)	588,860	(3,056,203)
Net cash provided by (used for) operating activities	\$ 40,842	\$ (527,850)	\$ 57,814	\$ 1,050,352	\$ 621,158

Risk Management Fund

This fund is used to account for the costs of operating a self-insurance program for general liability, workers' compensation, long-term disability and unemployment compensation. Such costs to other departments are billed at a predetermined rate set annually during the budget process.

Information Technology Fund

This fund is used to account for the operations of the City's internal information technology division. Such costs are billed to the departments and/or division based upon a predetermined rate set during the budget process. This is a new fund that was established by management.

Vehicle Maintenance Fund

This fund was created to account for the costs of operating a maintenance facility for automotive equipment used by other City departments. Such costs to other departments are billed at a predetermined cost per mile charge that includes depreciation. This charge is set annually during the budget process. The Vehicle Maintenance Fund is responsible for financing replacement vehicles, as necessary.

Building Occupancy Fund

This fund is used to account for the costs of operating a building maintenance program for City facilities. Such costs to other departments are billed at a predetermined rate set annually during the budget process.

City of Brea, California
Combining Statement of Net Position
Internal Service Funds
June 30, 2022

	Risk Management	Information Technology	Vehicle Replacement	Building Occupancy	Totals
Assets					
Current assets					
Cash and investments	\$ 7,720,067	\$ 1,269,883	\$ 2,786,243	\$ 1,520,840	\$ 13,297,033
Receivables:					
Accounts	94,897	-	32,361	-	127,258
Total current assets	7,814,964	1,269,883	2,818,604	1,520,840	13,424,291
Noncurrent assets					
Capital assets, net of accumulated depreciation	-	557,164	3,422,409	1,071,225	5,050,798
Total noncurrent assets	-	557,164	3,422,409	1,071,225	5,050,798
Total assets	7,814,964	1,827,047	6,241,013	2,592,065	18,475,089
Deferred Outflows of Resources					
Deferred pension related items	56,293	110,537	329,582	155,093	651,505
Deferred OPEB related items	21,161	170,292	70,039	90,766	352,258
Total deferred outflows of resources	77,454	280,829	399,621	245,859	1,003,763
Total assets and deferred outflows of resources	\$ 7,892,418	\$ 2,107,876	\$ 6,640,634	\$ 2,837,924	\$ 19,478,852
Liabilities					
Current liabilities					
Accounts payable	\$ 48,917	\$ 16,049	\$ 122,304	\$ 116,267	\$ 303,537
Accrued liabilities	8,086	24,616	9,648	16,468	58,818
Compensated absences, due within one year	-	-	30,104	59,543	89,647
Claims and judgments, due within one year	1,423,676	-	-	-	1,423,676
Total current liabilities	1,480,679	40,665	162,056	192,278	1,875,678
Non-current liabilities					
Compensated absences, due in more than one year	-	-	10,034	19,848	29,882
Claims and judgments, due in more than one year	3,863,416	-	-	-	3,863,416
Net pension liability	343,803	675,076	2,012,863	947,199	3,978,941
Total OPEB liability	138,386	1,209,117	411,605	511,893	2,271,001
Total non-current liabilities	4,345,605	1,884,193	2,434,502	1,478,940	10,143,240
Total liabilities	5,826,284	1,924,858	2,596,558	1,671,218	12,018,918
Deferred Inflows of Resources					
Deferred pension related items	193,402	379,756	1,132,310	532,835	2,238,303
Deferred OPEB related items	12,984	83,174	46,228	58,336	200,722
Total deferred inflows of resources	206,386	462,930	1,178,538	591,171	2,439,025
Net Position					
Net investment in capital assets	-	557,164	3,422,409	1,071,225	5,050,798
Unrestricted	1,859,748	(837,076)	(556,871)	(495,690)	(29,889)
Total net position	\$ 1,859,748	\$ (279,912)	\$ 2,865,538	\$ 575,535	\$ 5,020,909
Total liabilities, deferred inflows of resources and net position	\$ 7,892,418	\$ 2,107,876	\$ 6,640,634	\$ 2,837,924	\$ 19,478,852

City of Brea, California
Combining Statement of Revenues, Expenditures and Changes in Net Position
Internal Service Funds
Year Ended June 30, 2022

	Risk Management	Information Technology	Vehicle Maintenance	Building Occupancy	Total
Operating Revenues					
Charge for service	\$ 4,306,277	\$ 2,544,578	\$ 3,083,251	\$ 2,555,859	\$ 12,489,965
Other revenues	61,090	600	53,360	122,460	237,510
Total operating revenues	4,367,367	2,545,178	3,136,611	2,678,319	12,727,475
Operating Expenses					
Personnel services	290,321	1,780,482	2,029,783	660,490	4,761,076
Maintenance and operation	1,369,837	742,479	942,949	1,633,103	4,688,368
Claims and judgements	1,770,322	-	-	-	1,770,322
Depreciation	-	135,102	646,738	135,824	917,664
Total operating expenses	3,430,480	2,658,063	3,619,470	2,429,417	12,137,430
Operating income (loss)	936,887	(112,885)	(482,859)	248,902	590,045
Nonoperating Revenues (Expenses)					
Interest revenue	(309,316)	(41,534)	(111,289)	(59,639)	(521,778)
Gain (loss) on disposal of capital assets	-	-	16,082	-	16,082
Total nonoperating revenues (expenses)	(309,316)	(41,534)	(95,207)	(59,639)	(505,696)
Income (loss) before transfers	627,571	(154,419)	(578,066)	189,263	84,349
Transfers:					
Transfers in	-	188,000	-	-	188,000
Change in Net Position	627,571	33,581	(578,066)	189,263	272,349
Net Position, Beginning of Year	1,232,177	(313,493)	3,443,604	386,272	4,748,560
Net Position, End of Year	\$ 1,859,748	\$ (279,912)	\$ 2,865,538	\$ 575,535	\$ 5,020,909

City of Brea, California
Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2022

	Risk Management	Information Technology	Vehicle Maintenance	Building Occupancy	Total
Operating Activities					
Cash received from users and departments	\$ 4,469,577	\$ 2,545,939	\$ 3,147,019	\$ 2,690,551	\$ 12,853,086
Cash payments to suppliers for goods and services	(1,511,719)	(795,088)	(390,260)	(1,911,647)	(4,608,714)
Cash payments to employees for services	(1,905,170)	(1,634,394)	(1,169,281)	(624,937)	(5,333,782)
Net Cash Provided by (used for) Operating Activities	1,052,688	116,457	1,587,478	153,967	2,910,590
Non-Capital Financing Activities					
Intergovernmental revenues	-	188,000	-	-	188,000
Capital and Related Financing Activities:					
Acquisition and construction of capital assets	-	(32,801)	(356,261)	2,255	(386,807)
Investing Activities:					
Interest received	(309,316)	(41,534)	(111,289)	(59,639)	(521,778)
Net Increase (Decrease) in Cash and Cash Equivalents	743,372	230,122	1,119,928	96,583	2,190,005
Cash and Cash Equivalents at Beginning of Year	6,976,695	1,039,761	1,666,315	1,424,257	11,107,028
Cash and Cash Equivalents at End of Year	\$ 7,720,067	\$ 1,269,883	\$ 2,786,243	\$ 1,520,840	13,297,033
Reconciliation of operating income to net cash provided by (used for) operating activities					
Operating income (loss)	\$ 936,887	\$ (112,885)	\$ (482,859)	\$ 248,902	\$ 590,045
Adjustments to reconcile operating income (loss) net cash provided by (used for) operating activities:					
Depreciation	-	135,102	646,738	135,824	917,664
(Increase) decrease in accounts receivable	97,593	761	5,155	-	103,509
(Increase) decrease in due from other governments	4,617	-	5,253	-	9,870
Increase (decrease) in accounts payable	31,846	(8,988)	38,957	4,417	66,232
Increase (decrease) in accrued liabilities	5,663	2,645	(521)	3,525	11,312
Increase (decrease) in claims and judgements	(21,339)	-	-	-	(21,339)
Increase (decrease) in compensated absences	-	-	(3,080)	7,815	4,735
Net changes in pension related items	(2,579)	99,822	1,372,641	(253,610)	1,216,274
Net changes in OPEB related items	-	-	5,194	7,094	12,288
Total adjustments	115,801	229,342	2,070,337	(94,935)	2,320,545
Net cash provided by (used for) operating activities	\$ 1,052,688	\$ 116,457	\$ 1,587,478	\$ 153,967	\$ 2,910,590

Hillside Open Space Education Coalition

This fund is used to account for the funds received to educate the public as to the importance of hillside preservation.

Downtown Community Facilities District 1996-1 Fund

This fund is used to account for the collection and payment to the holders of the 2014 Special Tax Bonds.

Olinda Heights Community Facilities District 1997-1 Fund

This fund is used to account for the collection and payment to the holders of the 2005 Special Tax Bonds.

Brea Plaza Community Facilities District 2008-02 Fund

This fund is used to account for the collection and payment to the holders of the 2017 Special Tax Bonds.

Integrated Law and Justice Agency of Orange County (ILJAO) Fund

This fund is used to account for the collections and payments related to a joint venture agreement with several other public agencies of Orange County. The City acts as a treasurer for the ILJAO.

Orange County City Managers Association (OCCMA) Fund

This fund is used to account for the collections and payments related to the OCCMA. The City acts as the treasurer for the OCCMA.

City of Brea, California
Combining Balance Sheet
Custodial Funds
June 30, 2022

	Hillside Open Space Education Coalition	Downtown	Olinda Heights	Brea Plaza
Assets				
Cash and investments	\$ 562,389	\$ 2,269	\$ 379,778	\$ 414,880
Receivables				
Accounts	-	-	-	-
Taxes	-	-	6,245	-
Prepaid items	-	-	-	-
Restricted assets				
Cash and investments with fiscal agents	-	-	-	674,469
Capital assets				
Capital assets, net of accumulated depreciation	-	-	-	-
Total assets	562,389	2,269	386,023	1,089,349
Liabilities				
Accounts payable	-	-	-	-
Accrued liabilities	544,586	-	613	337
Total liabilities	544,586	-	613	337
Fiduciary Net Position				
Restricted for outside parties	\$ 17,803	\$ 2,269	\$ 385,410	\$ 1,089,012
				(continued)

City of Brea, California
Combining Balance Sheet
Custodial Funds
June 30, 2022

	ILJAO	OCCMA	Total
Assets			
Cash and investments	\$ 4,803,318	\$ 55,430	\$ 6,218,064
Receivables			
Accounts	9,005	2,750	11,755
Taxes	-	-	6,245
Prepaid items	16,459	-	16,459
Restricted assets			
Cash and investments with fiscal agents	-	-	674,469
Capital assets			
Capital assets, net of accumulated depreciation	4,567	-	4,567
Total assets	4,833,349	58,180	6,931,559
Liabilities			
Accounts payable	181,878	1,056	182,934
Accrued liabilities	-	-	545,536
Total liabilities	181,878	1,056	728,470
Fiduciary Net Position			
Restricted for outside parties	\$ 4,651,471	\$ 57,124	\$ 6,203,089

City of Brea, California
Combining Statement of Changes in Fiduciary Net Position
Custodial Funds
Year Ended June 30, 2022

	Hillside Open Space Education Coalition	Downtown	Olinda Heights	Brea Plaza
Additions				
Special assessment	\$ 21,426	\$ -	\$ 402,889	\$ 560,300
Member contributions	-	-	-	-
Interest income	(21,426)	(207)	(16,711)	(52,011)
Miscellaneous income	-	-	-	-
Total additions	-	(207)	386,178	508,289
Deductions				
Administrative	944	2,000	39,756	24,312
Principal payments	-	225,000	240,000	225,000
Interest expense	-	2,903	104,050	295,119
Capital expenses	-	-	-	-
Depreciation	-	-	-	-
Total deductions	944	229,903	383,806	544,431
Changes in fiduciary net position	(944)	(230,110)	2,372	(36,142)
Net position				
Beginning fiduciary net position	18,747	232,379	383,038	1,125,154
Ending fiduciary net position	<u>\$ 17,803</u>	<u>\$ 2,269</u>	<u>\$ 385,410</u>	<u>\$ 1,089,012</u>

(continued)

City of Brea, California
Combining Statement of Changes in Fiduciary Net Position (Continued)
Custodial Funds
Year Ended June 30, 2022

	ILJAO	OCCMA	Total
Additions			
Special assessment	\$ -	\$ -	\$ 984,615
Member contributions	1,272,208	54,096	1,326,304
Interest income	(44,235)	(1,549)	(136,139)
Miscellaneous income	58,256	25,615	83,871
Total additions	1,286,229	78,162	2,258,651
Deductions			
Administrative	1,046,318	21,038	1,134,368
Principal payments	-	-	690,000
Interest expense	-	-	402,072
Capital expenses	22,336	-	22,336
Depreciation	2,284	-	2,284
Total deductions	1,070,938	21,038	2,251,060
Changes in fiduciary net position	215,291	57,124	7,591
Net position			
Beginning fiduciary net position	4,436,180	-	6,195,498
Ending fiduciary net position	\$ 4,651,471	\$ 57,124	\$ 6,203,089

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Statistical Section

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This part of the City of Brea’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 factors affecting the City's ability to generate its property and sales taxes.

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 information about the City's operations and resources to help the reader understand how the City's financial information 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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CITY OF BREA

**NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(Accrual basis of accounting)**

	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22
Governmental Activities										
Net investment in capital assets	\$ 165,031,654	\$ 164,750,324	\$ 158,976,819	\$ 165,493,107	\$ 170,548,467	\$ 204,322,724	\$ 202,990,193	\$ 215,840,370	\$ 207,378,698	\$ 209,037,834
Restricted	53,379,627	48,418,876	56,883,753	54,629,374	52,867,078	52,729,420	44,544,588	59,862,606	54,214,155	45,160,707
Unrestricted	29,028,179	30,997,188	(64,027,907)	(58,217,717)	(57,154,376)	(76,701,929)	(69,878,160)	(91,248,810)	(79,365,186)	(23,291,146)
Total governmental activities net position	\$ 247,439,460	\$ 244,166,388	\$ 151,832,665	\$ 161,904,764	\$ 166,261,169	\$ 180,350,215	\$ 177,656,621	\$ 184,454,166	\$ 182,227,667	\$ 230,907,395
Business-type Activities										
Net investment of capital assets	\$ 36,804,832	\$ 31,396,904	\$ 33,367,826	\$ 33,174,074	\$ 42,091,695	\$ 58,347,144	\$ 55,408,764	\$ 61,114,088	\$ 27,842,597	\$ 89,364,917
Restricted	7,411,252	5,213,677	6,203,193	6,165,829	5,641,012	5,657,518	5,843,171	2,132,985	2,285,353	2,179,014
Unrestricted	6,023,885	19,603,041	8,603,346	12,637,920	14,392,925	15,322,371	26,097,664	29,126,601	77,820,553	29,242,853
Total business-type activities net position	\$ 50,239,969	\$ 56,213,622	\$ 48,174,365	\$ 51,977,823	\$ 62,125,632	\$ 79,327,033	\$ 87,349,599	\$ 92,373,674	\$ 107,948,503	\$ 120,786,784
Primary Government										
Net investment of capital assets	\$ 201,836,486	\$ 196,147,228	\$ 192,344,645	\$ 198,667,181	\$ 212,640,162	\$ 262,669,868	\$ 258,398,957	\$ 276,954,458	\$ 235,221,295	\$ 298,402,751
Restricted	60,790,879	53,632,553	63,086,946	60,795,203	58,508,090	58,386,938	50,387,759	61,995,591	56,499,508	47,339,721
Unrestricted	35,052,064	50,600,229	(55,424,561)	(45,579,797)	(42,761,451)	(61,379,558)	(43,780,496)	(62,122,209)	(1,544,633)	5,951,707
Total primary government net position	\$ 297,679,429	\$ 300,380,010	\$ 200,007,030	\$ 213,882,587	\$ 228,386,801	\$ 259,677,248	\$ 265,006,220	\$ 276,827,840	\$ 290,176,170	\$ 351,694,179

CITY OF BREA

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual basis of accounting)**

	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22
Expenses:										
Governmental activities:										
General government	\$ 7,495,185	\$ 7,352,190	\$ 7,569,787	\$ 7,297,652	\$ 7,758,276	\$ 6,679,825	\$ 7,546,630	\$ 8,738,602	\$ 7,987,050	\$ 4,209,806
Public safety	35,849,288	31,408,789	32,409,727	31,372,155	33,938,469	40,137,072	41,777,845	45,285,893	42,671,837	2,479,739
Community Development	2,615,088	5,201,569	2,836,727	3,010,978	3,403,082	3,784,020	3,410,346	3,905,234	3,368,772	707,641
Community services	6,622,332	7,023,682	7,441,012	7,267,829	7,598,666	8,054,662	8,442,748	9,077,264	7,202,383	5,187,919
Public Works	9,718,841	10,092,864	12,367,078	13,544,061	16,306,542	18,324,571	16,207,579	4,222,899	14,390,950	9,072,608
Interest on long-term debt	501,265	458,021	435,772	435,207	414,974	380,159	78,066	349,806	161,293	282,769
Total governmental activities expenses	62,801,999	61,537,115	63,060,103	62,927,882	69,420,009	77,360,309	77,463,214	71,579,698	75,782,285	21,940,482
Business-type activities:										
Urban run-off	288,517	310,717	388,493	415,328	376,623	396,030	422,699	356,600	388,559	247,623
Water utility	14,883,425	16,048,442	15,752,822	14,085,433	14,882,443	17,306,036	18,136,961	17,197,843	19,767,041	16,082,429
Sewer utility	1,353,552	1,525,820	1,575,738	1,590,905	1,630,319	1,896,662	2,623,606	2,086,307	1,997,061	547,069
Sanitation	2,789,289	2,849,515	2,910,840	2,937,684	3,045,308	3,283,613	3,450,228	3,638,796	3,667,210	1,603,331
Information Technology External Support	1,271,540	1,228,919	1,240,462	1,312,899	1,724,116	1,790,154	1,656,765	1,599,359	1,024,382	(279,366)
Golf Course	-	-	-	-	-	-	-	-	2,884,293	3,925,036
Total business-type activities expenses	20,586,323	21,963,413	21,868,355	20,342,249	21,658,809	24,672,495	26,290,259	24,878,905	29,728,546	22,126,122
Total primary government expenses	\$ 83,388,322	\$ 83,500,528	\$ 84,928,458	\$ 83,270,131	\$ 91,078,818	\$ 102,032,804	\$ 103,753,473	\$ 96,458,603	\$ 105,510,831	\$ 44,066,604
Program Revenues:										
Governmental activities:										
Charges for services:										
General government	\$ 1,890,749	\$ 1,631,098	\$ 1,663,401	\$ 1,765,913	\$ 1,605,816	\$ 1,403,754	\$ 1,137,478	\$ 2,117,359	\$ 1,296,032	\$ 1,235,741
Public safety	7,315,925	1,533,213	1,376,553	1,282,646	1,297,025	1,689,176	1,392,205	996,068	777,596	846,870
Community Development	1,535,351	1,092,041	998,141	1,577,964	2,151,955	4,619,615	1,048,258	1,530,959	1,058,408	756,751
Community services	3,638,056	4,672,523	5,640,412	3,021,505	2,818,718	3,023,144	3,117,696	1,353,397	1,088,410	1,668,359
Public Works	1,688,142	1,909,409	1,706,630	1,257,168	1,610,889	506,348	237,689	1,684,711	197,022	3,088,349
Operating contributions and grants	4,955,213	3,502,773	3,238,366	3,399,311	2,632,718	3,964,816	5,210,335	6,814,195	12,230,204	5,445,862
Capital contributions and grants	3,495,573	1,187,623	3,908,617	2,336,984	5,668,485	43,192,575	4,959,143	6,319,418	3,239,077	2,650,189
Total governmental activities program revenues	24,519,009	15,528,680	18,532,120	14,641,491	17,785,606	58,399,428	17,102,804	20,816,107	19,886,749	15,692,121
Business-type activities:										
Charges for services:										
Urban run-off	361,321	380,256	384,523	402,205	412,086	418,426	444,857	455,330	457,378	476,329
Water utility	16,401,415	18,813,373	18,242,242	16,520,362	20,098,490	22,885,107	21,870,826	21,483,133	23,635,320	23,134,358
Sewer utility	2,018,405	2,136,760	2,141,422	2,236,813	2,322,756	2,239,774	2,593,670	2,496,874	2,496,871	2,608,205
Sanitation	3,199,135	3,317,183	3,431,013	3,531,648	3,584,153	3,727,950	2,969,334	3,198,072	3,349,980	3,418,855
Information Technology External Support	1,499,019	1,472,730	1,532,097	1,807,305	1,959,634	1,695,050	1,380,895	1,000,093	1,051,148	880,372
Golf Course	-	-	-	-	-	-	-	-	4,311,445	4,386,528
Operating contributions and grants	11,323	11,371	-	11,371	525,165	501,959	501,990	11,371	22,888	127,648
Capital contributions and grants	-	1,209,000	1,521,000	-	-	14,285,715	2,705,537	-	-	-
Total business-type activities program revenues	23,490,618	27,340,673	27,252,297	24,509,704	28,902,284	45,753,981	32,467,109	28,644,873	35,325,030	35,032,295
Primary government program revenues	\$ 48,009,627	\$ 42,869,353	\$ 45,784,417	\$ 39,151,195	\$ 46,687,890	\$ 104,153,409	\$ 49,569,913	\$ 49,460,980	\$ 55,211,779	\$ 50,724,416

CITY OF BREA
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual basis of accounting)

Net (Expense)/Revenue:

Governmental activities	\$ (38,282,990)	\$ (46,008,435)	\$ (44,527,983)	\$ (48,286,391)	\$ (51,634,403)	\$ (18,960,881)	\$ (60,360,410)	\$ (50,763,591)	\$ (55,895,536)	\$ (6,248,361)
Business-type activities	2,904,295	5,377,260	5,383,942	4,167,455	7,243,475	21,081,486	6,176,850	3,765,968	5,596,484	12,906,173
Total primary government net expense	<u>\$ (35,378,695)</u>	<u>\$ (40,631,175)</u>	<u>\$ (39,144,041)</u>	<u>\$ (44,118,936)</u>	<u>\$ (44,390,928)</u>	<u>\$ 2,120,605</u>	<u>\$ (54,183,560)</u>	<u>\$ (46,997,623)</u>	<u>\$ (50,299,052)</u>	<u>\$ 6,657,812</u>

General Revenues and Other Changes in Net Position:

Governmental activities:

Taxes										
Property taxes	\$ 12,320,889	\$ 13,314,758	\$ 14,627,073	\$ 16,656,050	\$ 17,887,984	\$ 19,357,620	\$ 20,667,280	\$ 22,029,810	\$ 24,060,158	\$ 24,423,764
Transient occupancy taxes	1,401,140	1,513,160	1,591,839	1,605,590	1,716,180	1,786,589	1,805,609	1,352,527	1,050,303	1,777,438
Sales taxes	19,315,104	20,657,918	20,572,655	21,611,873	21,200,598	19,235,559	23,319,589	21,495,924	21,479,210	24,098,002
Franchise taxes	1,693,964	1,682,274	1,625,872	1,589,950	1,680,293	1,594,432	2,550,523	2,485,834	2,372,747	2,621,096
Business licenses taxes	985,391	1,054,054	1,035,220	1,101,915	1,078,509	1,107,537	1,110,975	1,036,931	994,727	1,090,315
Other taxes	690,840	860,520	977,074	797,475	392,075	579,840	484,664	430,231	441,622	651,010
Motor vehicle in lieu	71,847	68,846	69,978	72,551	75,398	79,899	79,772	78,478	107,321	110,178
Use of money and property	603,010	802,974	686,757	1,602,076	1,110,886	1,482,370	3,840,130	4,087,504	3,467,362	(3,486,383)
Gain on sale of assets	6,923	76,461	31,396	83,139	(1,731)	23,639	108,661	68,909	168,580	26,322
Other	2,820,335	1,812,159	1,713,163	3,891,552	9,725,201	3,686,032	4,215,913	4,242,750	4,252,757	4,554,597
Extraordinary gain on dissolution of Redevelopment Agency ¹	21,522,303	-	(944,392)	-	-	-	-	-	-	-
Transfers	3,256,862	892,239	1,525,979	1,590,527	1,125,415	450,000	(516,300)	252,238	(4,639)	(745,061)
Total governmental activities	<u>64,688,608</u>	<u>42,735,363</u>	<u>43,512,614</u>	<u>50,602,698</u>	<u>55,990,808</u>	<u>49,383,517</u>	<u>57,666,816</u>	<u>57,561,136</u>	<u>58,390,148</u>	<u>55,121,278</u>
Business-type activities:										
Use of money and property	54,871	125,999	151,348	303,514	(23,077)	(25,014)	1,240,123	1,491,758	120,888	(941,040)
Gain on sale of assets	-	-	-	-	-	-	-	18,587	67,962	45,416
Other	1,320,699	1,362,633	580,062	401,566	250,269	44,024	89,293	-	82,890	82,671
Transfers	(3,256,862)	(892,239)	(1,525,979)	(1,590,527)	(1,125,415)	(450,000)	516,300	(252,238)	4,639	745,061
Total business-type activities	<u>(1,881,292)</u>	<u>596,393</u>	<u>(794,569)</u>	<u>(885,447)</u>	<u>(898,223)</u>	<u>(430,990)</u>	<u>1,845,716</u>	<u>1,258,107</u>	<u>276,379</u>	<u>(67,892)</u>
Total primary government	<u>\$ 62,807,316</u>	<u>\$ 43,331,756</u>	<u>\$ 42,718,045</u>	<u>\$ 49,717,251</u>	<u>\$ 55,092,585</u>	<u>\$ 48,952,527</u>	<u>\$ 59,512,532</u>	<u>\$ 58,819,243</u>	<u>\$ 58,666,527</u>	<u>\$ 55,053,386</u>

Change in Net Position:

Governmental activities	\$ 26,405,618	\$ (3,273,072)	\$ (1,015,369)	\$ 2,316,307	\$ 4,356,405	\$ 30,422,636	\$ (2,693,594)	\$ 6,797,545	\$ 2,494,629	\$ 48,872,917
Business-type activities	1,023,003	5,973,653	4,589,373	3,282,008	6,345,252	20,650,496	8,022,566	5,024,075	5,872,863	12,838,281
Total primary government	<u>\$ 27,428,621</u>	<u>\$ 2,700,581</u>	<u>\$ 3,574,004</u>	<u>\$ 5,598,315</u>	<u>\$ 10,701,657</u>	<u>\$ 51,073,132</u>	<u>\$ 5,328,972</u>	<u>\$ 11,821,620</u>	<u>\$ 8,367,492</u>	<u>\$ 61,711,198</u>

¹During the fiscal year ended June 30, 2012, the assets, liabilities and fund balances of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of the dissolution of Redevelopment Agencies in California.

CITY OF BREA

FUND BALANCES - GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(Modified accrual basis of accounting)

	Fiscal Year 2012-13 ¹	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22
General Fund										
Nondisposable	\$ 1,675,150	\$ 1,096,665	\$ 856,591	\$ 615,605	\$ 412,659	\$ 139,562	\$ 8,826	\$ 2,485	\$ 14,960	\$ 591
Restricted	1,191,585	1,161,494	1,392,800	7,448,016	8,201,746	8,112,011	8,661,782	8,883,451	11,337,663	9,743,633
Committed	7,496,895	8,649,210	8,616,218	9,091,623	-	867,841	980,101	1,353,559	1,388,993	1,382,302
Assigned	667,696	800,857	573,064	590,815	11,316,072	12,270,563	12,777,708	11,807,691	11,914,029	12,010,304
Unassigned	21,224,287	21,046,657	23,586,834	19,154,869	14,077,609	14,703,360	21,203,689	19,891,467	29,410,655	25,265,822
Total general fund	<u>\$ 32,255,613</u>	<u>\$ 32,754,883</u>	<u>\$ 35,025,507</u>	<u>\$ 36,900,928</u>	<u>\$ 34,008,086</u>	<u>\$ 36,093,337</u>	<u>\$ 43,632,106</u>	<u>\$ 41,938,653</u>	<u>\$ 54,066,300</u>	<u>\$ 48,402,652</u>
All Other Governmental Funds										
Nondisposable	\$ -	\$ 18,212,052	\$ 18,067,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Restricted	52,188,042	29,045,330	28,721,740	47,181,358	44,665,332	44,617,410	43,625,108	50,392,782	46,045,148	45,160,707
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	(144,652)	(89,971)	(78,497)	(79,171)	(19,272)	(9,653)	(27,156)	(98,401)	(152,390)	(206,320)
Total all other governmental funds	<u>\$ 52,043,390</u>	<u>\$ 47,167,411</u>	<u>\$ 46,710,366</u>	<u>\$ 47,102,187</u>	<u>\$ 44,646,060</u>	<u>\$ 44,607,757</u>	<u>\$ 43,597,952</u>	<u>\$ 50,294,381</u>	<u>\$ 45,892,758</u>	<u>\$ 44,955,387</u>

¹ During the fiscal year ended June 30, 2013, the Successor Agency transferred to the City of Brea the housing assets of the former Brea Redevelopment Agency.

CITY OF BREA

CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified accrual basis of accounting)

	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22
Revenues:										
Taxes	\$ 33,464,585	\$ 35,621,119	\$ 37,453,770	\$ 40,526,309	\$ 40,215,974	\$ 41,074,462	\$ 47,100,463	\$ 45,845,391	\$ 47,267,539	\$ 51,499,865
Licenses and permits	485,113	608,664	645,054	782,250	870,940	584,841	606,355	823,019	451,865	350,510
Intergovernmental	7,391,599	5,921,198	7,992,057	10,535,171	9,506,268	24,323,998	15,360,014	19,156,439	18,725,429	12,857,692
Contributions	2,299,568	199,811	497,304	2,080	535	105,514	102,886	-	-	-
Charges for services	12,386,985	7,416,279	8,125,141	5,451,452	6,188,947	8,008,055	3,953,235	6,239,512	2,225,756	3,691,879
Use of money and property, net	1,797,849	2,580,210	2,379,065	2,778,480	2,542,341	1,914,998	4,445,507	4,154,607	3,282,919	(3,333,344)
Fines and forfeitures	1,500,354	1,067,593	842,001	790,247	597,476	824,358	892,120	405,841	550,471	635,774
Other revenues	5,377,484	2,907,555	3,025,883	2,852,006	5,462,816	3,660,707	3,424,423	4,422,384	4,241,978	5,823,553
Total revenues	64,703,537	56,322,429	60,960,275	63,717,995	65,385,297	80,496,933	75,885,003	81,047,193	76,745,957	71,525,929
Expenditures:										
General Government	5,569,582	5,479,851	5,635,476	5,751,038	5,645,218	5,365,030	5,867,534	7,132,329	5,384,946	7,769,057
Public Safety	35,270,155	31,461,089	31,340,804	33,095,380	34,377,568	35,511,682	36,294,416	38,848,662	39,623,318	41,750,889
Community Development	2,669,989	5,206,914	2,853,942	3,191,325	3,470,595	3,469,989	3,040,469	3,394,609	3,186,707	3,139,570
Community Services	6,141,746	6,450,201	6,750,909	7,048,955	7,395,363	7,284,303	7,540,687	7,584,500	6,607,980	8,269,116
Public Works	4,769,385	4,925,155	5,200,858	5,456,277	5,778,004	5,390,103	5,377,987	6,880,759	6,229,636	9,081,410
Capital Outlay	6,896,432	7,350,289	8,129,441	9,372,430	14,808,389	21,198,635	9,524,720	8,631,178	11,090,335	6,417,881
Debt service:										
Principal retirement	368,460	350,000	370,000	618,132	410,411	435,389	465,458	2,595,619	295,873	330,152
Interest and fiscal charges	460,878	439,402	416,792	420,772	397,243	383,551	368,468	351,681	197,523	162,385
Transfer to Successor Agency	-	-	-	-	-	-	-	-	1,391,670	-
Total expenditures	62,146,627	61,662,901	60,698,222	64,954,309	72,282,791	79,038,682	68,479,739	75,419,337	74,007,988	76,920,460
Excess (deficiency) of revenues over (under) expenditures	2,556,910	(5,340,472)	262,053	(1,236,314)	(6,897,494)	1,458,251	7,405,264	5,627,856	2,737,969	\$ (5,394,531)
Other Financing Sources (Uses):										
Transfers in	6,904,709	5,890,552	6,507,993	4,378,333	10,082,394	5,791,699	3,143,969	4,799,670	9,563,936	4,877,737
Transfers out	(4,733,798)	(4,934,249)	(4,956,467)	(2,826,881)	(8,533,869)	(5,203,002)	(4,020,269)	(5,424,295)	(9,568,575)	(5,745,798)
Sale of capital assets	6,850	7,460	-	-	-	-	-	-	11,601	10,240
Capital leases	-	-	-	1,952,104	-	-	-	-	-	-
Long-term debt issued	-	-	-	-	-	-	-	-	-	2,220,000
Refunded debt redeemed	-	-	-	-	-	-	-	-	-	(2,760,000)
Bond premium	-	-	-	-	-	-	-	-	-	530,190
Cost of issuance	-	-	-	-	-	-	-	-	-	(145,663)
Total other financing sources (uses)	2,177,761	963,763	1,551,526	3,503,556	1,548,525	588,697	(876,300)	(624,625)	6,962	(1,013,294)
Extraordinary gain on dissolution of Redevelopment Agency ^{1, 2}	21,522,303	-	-	-	-	-	-	-	-	-
Net change in fund balances	\$ 26,256,974	\$ (4,376,709)	\$ 1,813,579	\$ 2,267,242	\$ (5,348,969)	\$ 2,046,948	\$ 6,528,964	\$ 5,003,231	\$ 2,744,931	\$ (6,407,825)
Debt service as a percentage of noncapital expenditures	1.52%	1.43%	1.41%	1.87%	1.41%	1.42%	1.41%	4.43%	0.78%	0.70%

¹ During the fiscal year ended June 30, 2012, the assets, liabilities (current and long-term debt obligations) and fund balances of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of the dissolution of redevelopment agencies in California.

² During the fiscal year ended June 30, 2013, the Successor Agency transferred to the City of Brea the housing assets of the former Brea Redevelopment Agency.

CITY OF BREA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Residential Property	Commercial Property	Industrial Property	Other Property ¹	Total Taxable Assessed Value ²	Total Direct Tax Rate
2013	\$ 3,805,741,803	\$ 1,544,954,532	\$ 1,145,495,173	\$ 682,982,424	\$ 7,179,173,932	0.17402
2014	3,927,143,843	1,569,625,782	1,112,039,475	839,411,616	7,448,220,716	0.17402
2015	4,377,268,712	1,580,151,775	1,167,513,932	826,734,462	7,951,668,881	0.17402
2016	4,945,219,822	1,670,210,797	1,168,849,914	740,725,273	8,525,005,806	0.17402
2017	5,359,064,633	1,725,644,969	1,264,334,778	775,342,859	9,124,387,239	0.17402
2018	5,598,174,721	1,844,339,813	1,437,177,754	774,675,165	9,654,367,453	0.17402
2019	6,016,606,483	1,998,943,577	1,491,711,794	757,185,866	10,264,447,720	0.17402
2020	6,407,150,882	2,063,879,311	1,630,616,856	797,206,400	10,898,853,449	0.17402
2021	6,659,815,739	2,179,834,530	1,705,370,536	777,646,078	11,322,666,883	0.17402
2022	6,920,919,399	2,292,085,820	1,786,413,204	824,597,074	11,824,015,497	0.17402

¹ Other property includes recreational, institutional, vacant, and miscellaneous property.

² Tax-exempt property is excluded from the total taxable assessed value.

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 few exceptions, property is only reassessed at the time that it is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed 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 limitations described above.

Sources: HdL Coren & Cone; Orange County Assessor

CITY OF BREA

DIRECT AND OVERLAPPING PROPERTY TAX RATES LAST TEN FISCAL YEARS

	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22
City Direct Rates:										
City of Brea	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902	\$ 0.12902
City of Brea Paramedics Tax ¹	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500	0.04500
Total City Direct Rate	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402	0.17402
Overlapping Rates:										
Brea-Olinda Unified School District General Fund	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990	0.43990
Brea-Olinda Unified School District Bonds	0.02365	0.02470	0.02528	0.02292	0.02298	0.02325	0.02370	0.02291	0.02489	0.02376
NOC Community College General Fund	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660	0.06660
NOC Community College Bonds	0.01902	0.01704	0.01704	0.01704	0.01704	0.01704	0.01704	0.01704	0.01704	0.01704
Educational Revenue Augmentation Fund	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260	0.18260
Orange County Department of Education	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910	0.03910
Orange County Flood Control District	0.01888	0.01888	0.01888	0.01888	0.01888	0.01888	0.01888	0.01888	0.01888	0.01888
Orange County General Fund	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890	0.05890
Orange County Harbors, Beaches & Parks	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459	0.01459
Orange County Library District	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592	0.01592
Orange County Sanitation District Two Operating	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080	0.03080
Orange County Transportation Authority	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268	0.00268
Orange County Vector Control	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107	0.00107
Metropolitan Water District	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
Total Direct Rate	\$ 1.09123	\$ 1.09030	\$ 1.09088	\$ 1.08852	\$ 1.08858	\$ 1.08885	\$ 1.08930	\$ 1.08851	\$ 1.09049	\$ 1.08936

¹ The City of Brea Paramedic Tax rate is per \$100 of assessed value.

NOTE:

In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of bonded debt and property tax overrides.

The Redevelopment Agency tax rate is not presented above in that property within the project area is subject to a tax rate of 1.0495%, which includes the Proposition 13 property tax rate of 1.00% and the applicable voter approved debt.

Source: HdL Coren & Cone, Orange County Assessor Combined Tax Rolls

CITY OF BREA

**PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO**

Taxpayer	Fiscal Year 2021-22			Fiscal Year 2012-13		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Retail Property Trust	\$ 262,232,126	1	2.18%	\$ 226,432,457	1	3.09%
RAR2 200 North Puente LLC	207,239,476	2	1.72%	103,699,998	3	1.42%
Olen Pointe Brea LLC	178,839,622	3	1.49%	100,326,521	5	1.37%
Amazon Com Services, LLC	122,174,367	4	1.02%	-	-	-
Beckman Coulter Inc.	106,287,393	5	0.88%	160,824,020	2	2.20%
FW CA-Brea Marketplace LLC	103,477,226	6	0.86%	96,755,699	6	1.32%
Brea Place II LLC	95,731,609	7	0.80%	-	-	-
Avalon Brea Place, LLC	89,886,535	8	0.75%	-	-	-
Brea Union Plaza II LLC	85,517,040	9	0.71%	73,449,003	8	1.00%
Sarah L Wilcox Trust	65,698,659	10	0.55%	-	-	-
ICE Holdings LLC	-	-	0.00%	50,592,207	9	0.69%
Acquiport Brea LP	-	-	0.00%	101,387,999	4	1.38%
Maguire Properties LP	-	-	0.00%	75,265,515	7	1.03%
Mercury Casualty Company	-	-	0.00%	49,395,920	10	0.67%
	<u>\$ 1,317,084,053</u>		<u>10.96%</u>	<u>\$ 1,038,129,339</u>		<u>14.17%</u>

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

Sources: HdL Coren & Cone, County of Orange Assessor's Office

CITY OF BREA

**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 the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2013 ¹	\$ 12,449,282	\$ 12,125,387	\$ 97	\$ 195,502	\$ 12,320,889	98.97
2014	13,412,523	13,173,993	98.22	140,765	13,314,758	99.27
2015	14,720,458	14,481,121	98.37	145,952	14,627,073	99.37
2016	16,669,635	16,489,408	98.92	166,642	16,656,050	99.92
2017	17,274,771	16,771,004	97.08	172,238	16,943,242	98.08
2018	19,516,778	19,193,847	98.35	163,773	19,357,620	99.18
2019	20,815,715	20,526,862	98.61	140,418	20,667,280	99.29
2020	22,223,439	21,836,049	98.26	193,761	22,029,810	99.13
2021	24,227,814	23,892,502	98.62	167,656	24,060,158	99.31
2022	24,790,572	24,686,602	99.58	262,838	24,423,764	98.52

¹ Beginning February 1, 2012, the property tax revenues of the former Brea Redevelopment Agency are now accounted for in the Successor Agency to the Brea Redevelopment Agency.

NOTE:

The amounts presented include 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: County of Orange Auditor Controller's Office

CITY OF BREA

**TAXABLE SALES BY CATEGORY
LAST TEN FISCAL YEARS**

Category	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Department Stores	\$ 3,060,495	\$ 3,000,876	\$ 3,020,454	\$ 2,959,079	\$ 2,827,804	\$ 2,576,479	\$ 2,496,605	\$ 2,024,839	\$ 1,963,194	\$ 2,350,485
Restaurant	2,004,400	2,082,644	2,159,263	2,258,542	2,305,596	2,512,626	2,441,525	2,129,793	1,981,935	2,741,013
Light Industry	1,759,297	2,142,298	2,049,527	2,171,917	2,158,761	2,000,878	2,162,541	2,220,495	2,431,072	2,720,925
Building Materials-Wholesale	1,622,498	1,676,631	1,799,592	2,051,748	2,116,119	2,071,993	2,251,101	2,264,618	2,176,465	2,455,321
Apparel Stores	1,755,021	1,697,734	1,732,123	1,696,435	1,676,921	1,589,063	1,608,941	1,298,914	1,118,845	1,503,442
Miscellaneous Retail	1,600,599	1,707,983	1,779,009	1,652,697	1,558,413	1,575,008	1,430,115	1,160,807	1,222,469	1,561,652
Furniture/Appliance	708,157	686,308	801,114	763,158	810,168	976,083	1,071,240	895,046	685,518	936,838
Service Stations	991,760	1,001,724	844,593	712,761	674,913	705,984	740,148	603,696	494,880	797,492
Food Markets	284,288	358,917	358,917	469,420	488,165	437,616	421,421	430,868	528,657	480,219
Building Materials-Retail	450,631	450,013	446,278	470,340	472,178	500,971	430,202	396,907	527,090	512,632
Heavy Industry	498,859	346,253	356,465	408,035	359,099	674,914	745,514	633,444	726,287	615,256
Auto Sales-New	262	330,614	315,306	288,732	441,956	534,567	2,522,614	2,173,665	1,340,847	2,291,054
Other	1,798,200	1,774,919	1,805,690	1,922,933	1,927,869	1,680,294	1,800,006	5,262,832	6,281,952	5,131,673
Total	\$ 16,534,467	\$ 17,256,914	\$ 17,468,331	\$ 17,825,797	\$ 17,817,962	\$ 17,836,476	\$ 20,121,973	\$ 21,495,924	\$ 21,479,211	\$ 24,098,002

NOTE:

Totals do not include portion of State and County pool as well as the impact of the State Triple Flip.

Source: MuniServices until 2019. Beginning in 2020 Avenu Insights & Analytics Company

CITY OF BREA

**RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	Governmental Activities					Business-Type Activities		Percentage of Personal Income ⁴	Debt Per Capita ⁴
	Tax Allocation Bonds ¹	Lease Revenue Bonds ¹	Leases ^{3, 5}	Total Governmental Activities	Water Revenue Bonds ²	Total Primary Government			
2013	\$ -	\$ 2,760,000	\$ 4,659,564	\$ 7,419,564	\$ 36,325,000	\$ 43,744,564	2.10%	1,057	
2014	-	2,760,000	4,169,409	6,929,409	35,350,000	42,279,409	1.83%	997	
2015	-	2,760,000	3,652,690	6,412,690	52,890,000	59,302,690	2.48%	1,369	
2016	-	2,760,000	4,833,071	7,593,071	53,325,495	60,918,566	2.41%	1,394	
2017	-	2,760,000	4,261,876	7,021,876	50,150,000	57,171,876	2.08%	1,293	
2018	-	2,760,000	3,658,172	6,418,172	49,110,000	55,528,172	1.89%	1,237	
2019	-	2,760,000	3,192,714	5,952,714	48,010,000	53,962,714	1.71%	1,183	
2020	-	2,760,000	597,095	3,357,095	46,042,678	43,797,095	1.51%	1,083	
2021	-	2,760,000	301,222	3,061,222	46,054,015	45,286,222	1.46%	1,088	
2022	-	2,220,000	27,080	2,247,080	44,195,517	42,922,080	1.22%	991	

¹ For the fiscal year ended June 30, 2012, outstanding long term debts of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of dissolution of redevelopment agencies in California.

² For the fiscal year ended June 30, 2015, the Brea Community Benefit Financing Authority issued over \$18 million of water revenue bonds.

³ For the fiscal year ended June 30, 2016, the City of Brea entered into a lease purchase agreement for \$1,952,104.

⁴ See the Schedule of Demographic and Economic Statistics for personal income and population data.

⁵ In the fiscal year ended June 30, 2022, the City implemented GASB 87.

NOTE: Details regarding the outstanding debt can be found in the notes of the financial statements.

CITY OF BREA

**RATIO OF NET GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	General Bonded Debt Outstanding			Restricted for Debt Service ²	Net Bonded Debt	Percentage of Assessed Value of Property ³	Per Capita ⁴
	Tax Allocation Bonds ^{1, 2}	Lease Revenue Bonds ²	Total				
2013	\$ -	\$ 2,760,000	\$ 2,760,000	\$ 291,130	\$ 2,468,870	0.03%	60
2014	-	2,760,000	2,760,000	293,713	2,466,287	0.03%	58
2015	-	2,760,000	2,760,000	264,636	2,495,364	0.03%	58
2016	-	2,760,000	2,760,000	269,453	2,490,547	0.03%	57
2017	-	2,760,000	2,760,000	265,707	2,494,293	0.03%	57
2018	-	2,760,000	2,760,000	265,506	2,494,494	0.03%	56
2019	-	2,760,000	2,760,000	270,863	2,489,137	0.02%	55
2020	-	2,760,000	2,760,000	269,853	2,490,147	0.02%	55
2021	-	2,760,000	2,760,000	262,772	2,497,228	0.02%	55
2022	-	2,220,000	2,220,000	-	2,220,000	0.02%	47

¹ For the fiscal year ended June 30, 2011, the Redevelopment Agency issued over \$29 million of tax allocation bonds in June, 2011, which included over \$22 million in new bonds resulting in the increase

² For the fiscal year ended June 30, 2012, outstanding long term debts of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of dissolution of Redevelopment Agencies in California.

³ See schedule of Assessed Value and Estimated Actual Value of Taxable Property for property value data.

⁴ Population data can be found in schedule of Demographic and Economic Statistics.

NOTE: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF BREA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF JUNE 30, 2022

City Assessed Valuation: \$ 11,934,362,924

	Estimated Percentage Applicable ¹	Debt Outstanding	Estimated Share of Overlapping Debt
Overlapping Debt Repaid with Property Taxes:			
Metropolitan Water District	0.351	\$20,175,000	\$ 70,814
North Orange County Joint Community College District	7.911	209,339,039	16,560,811
Brea-Olinda Unified School District	97.088	5,766,300	5,598,385
Placentia-Yorba Linda Unified School District	1.272	228,563,760	2,907,331
Rowland Unified School District	0.172	215,679,578	370,969
Fullerton Joint Union High School District	2.145	187,410,000	4,019,945
Fullerton School District	0.007	17,003,572	1,190
La Habra City School District	11.963	34,974,970	4,184,056
City of Brea Community Facilities Districts	100	9,550,000	9,550,000
Brea-Olinda Unified School District Community Facilities District No. 95-1	100	3,830,000	3,830,000
Total overlapping debt repaid with property taxes		932,292,219	47,093,501
Overlapping Other Debt:			
Orange County General Fund Obligation	1.751	\$376,780,000	\$ 6,597,418
Orange County Pension Obligations Bonds	1.751	521,784,000	9,136,438
Orange County Board of Education Certificates of Participation	1.751	11,620,000	203,466
North Orange Regional Occupation Program Certificates of Participation	8.127	8,200,000	666,414
Brea-Olinda Unified School District Certificates of Participation	97.088	10,290,000	9,990,355
Placentia-Yorba Linda Unified School District Certificates of Participation	1.272	87,930,000	1,118,470
Fullerton Joint Union High School District Certificates of Participation	2.145	16,535,000	354,676
Fullerton School District Certificates of Participation	0.007	3,265,000	229
Total overlapping general fund debt			28,067,466 ²
Total overlapping debt			\$ 75,160,967
City of Brea Direct Debt:			
Lease Revenue Bonds			\$ 2,220,000
Capital Leases			27,080
Total City of Brea Direct Debt			\$ 2,247,080
Combined total direct and overlapping debt			\$ 77,408,047 ³

¹ Percentage of overlapping agency's assessed valuation located within the boundaries of the City.

² Previously classified Orange County Sanitation District certificates of participation have been reclassified as district revenue supported issues and are no longer included as a general fund debt in the debt statement.

³ Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and tax allocation bonds.

NOTE:

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Brea. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Source: California Municipal Statistics, Inc.

CITY OF BREA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15	Fiscal Year 2015-16	Fiscal Year 2016-17	Fiscal Year 2017-18	Fiscal Year 2018-19	Fiscal Year 2019-20	Fiscal Year 2020-21	Fiscal Year 2021-22
Assessed value ³	\$ 7,556,214,577	\$ 7,815,157,069	\$ 8,026,908,085	\$ 8,532,576,967	\$ 9,116,002,399	\$ 9,660,027,845	\$ 10,286,668,026	\$ 10,859,937,204	\$ 11,344,344,046	\$ 11,934,362,924
Debt limit: 3.75% of assessed value	283,358,047	293,068,390	301,009,053	319,971,636	341,850,090	362,251,044	385,750,051	407,247,645	425,412,902	447,538,610
Total net debt applicable to limit										
Total general obligation bonded debt										-
Less net assets in debt service fund										-
Total amount of debt applicable to debt limit									\$	-
Legal debt margin									\$	447,538,610

NOTE:
Under state finance law, the City of Brea's outstanding general obligation debt should not exceed 3.75% of total assessed property value.
By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF BREA

PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Tax Allocation Bonds					Water Revenue Bonds					
	Tax Increment ^{4, 5}	Debt Service		Coverage ⁵	Gross Revenues ¹	Less:	Net	Available Revenue	Debt Service		Coverage
		Principal ⁵	Interest ⁵			Operating			Principal	Interest ³	
						Expenses ²					
2013	\$ -	\$ -	\$ -	\$ -	\$ 15,639,630	\$ 10,700,731	\$ 4,938,899	\$ 940,000	\$ 1,548,591	1.98	
2014	-	-	-	-	18,204,836	11,873,994	6,330,842	975,000	1,540,597	2.52	
2015	-	-	-	-	17,803,755	10,685,147	7,118,608	1,015,000	2,351,374	2.11	
2016	-	-	-	-	16,489,077	9,162,038	7,327,039	1,315,000	2,348,737	2.00	
2017	-	-	-	-	19,194,816	9,865,661	9,329,155	1,425,000	2,381,873	2.45	
2018	-	-	-	-	22,692,925	11,972,562	10,720,363	1,040,000	2,361,556	3.15	
2019	-	-	-	-	21,492,916	12,636,817	8,856,099	1,100,000	2,286,421	2.62	
2020	-	-	-	-	21,445,311	13,006,772	8,438,539	1,165,000	1,668,816	2.98	
2021	-	-	-	-	23,512,550	15,881,851	7,630,699	865,000	1,545,361	3.17	
2022	-	-	-	-	22,939,213	9,797,841	13,141,372	1,732,749	2,519,136	3.09	

¹ Gross revenues exclude connection fees.

² Operating expenses do not include interest or depreciation.

³ Interest expense is net of the Build America Bonds interest refund credits.

⁴ Beginning fiscal year ended June 30, 2010, tax increment is net of tax increment revenue sharing payments.

⁵ For the fiscal year ended June 30, 2012, outstanding long term debts of the Brea Redevelopment Agency were transferred to the Successor Agency on February 1, 2012, as a result of dissolution of redevelopment agencies in California.

NOTE: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF BREA

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Population ¹	Personal Income (in thousands)	Per Capita Personal Income ²	Unemployment Rate ³
2013	41,394	\$ 2,087,913	\$ 50,440	5.2%
2014	42,397	2,311,442	54,519	4.2%
2015	43,328	2,387,199	55,096	3.9%
2016	43,710	2,524,209	57,749	3.4%
2017	44,214	2,744,407	62,071	3.1%
2018	44,890	2,935,806	65,400	3.0%
2019	45,606	3,159,036	69,268	2.8%
2020	45,629	3,272,101	71,711	13.6%
2021	45,137	3,368,033	74,618	6.5%
2022	46,872	3,798,226	81,034	2.8%

Sources:

¹ City Community Development, Planning Division

² Per capita income for Orange County; U.S. Department of Commerce, Bureau of Economic Analysis

³ State of California Employment Development Department - Labor Market Information Division

CITY OF BREA

PRINCIPAL EMPLOYERS CURRENT FISCAL YEAR AND NINE YEARS AGO

Employer	Fiscal Year 2021-22			Fiscal Year 2012-13		
	Employees	Rank	Percent of Total City Employment ¹	Employees	Rank	Percent of Total City Employment
Mercury Insurance Group ²	1,440	1	6.10%	1,500	2	7.32%
Albertson's, Inc.	1,334	2	5.65%	680	4	3.32%
Beckman Coulter, Inc. ²	837	3	3.55%	1,200	3	5.85%
Brea Olinda Unified School District ²	621	4	2.63%	630	6	3.07%
Kirkhill - TA Company ²	535	5	2.27%	700	5	3.41%
Nationwide (formerly Veterinary Pet Ins.) ²	460	6	1.95%	400	8	1.95%
Service Champions Plumbing, HVAC	407	7	1.72%	-		-
Bristol Industries	405	8	1.72%	400	9	1.95%
Peterson Brothers Construction	338	9	1.43%	300	10	1.46%
Nordstrom Department Store	250	10	1.06%	475	7	2.32%
Bank of America ³	-		-	1,500	1	7.32%
Total	<u>6,627</u>		<u>28.08%</u>	<u>7,785</u>		<u>37.97%</u>

¹ Based upon the Employment Development Department's Labor Force estimate of 23,600 in 2022 out of a total population of 46,872.

² Used prior year employee count

³ Bank of America call center is no longer in the City of Brea

Source: City of Brea Business License Division and calls to businesses.

CITY OF BREA

**FULL-TIME EQUIVALENT CITY EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS**

Function	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Government	59	58	59	60	59	54	50	48	46	45
Public Safety	212	167	158	158	159	157	156	155	156	157
Community Development	20	21	21	21	23	22	19	19	21	22
Community Services	52	52	52	55	56	54	55	67	67	53
Public Works	42	41	42	45	47	49	47	47	47	48
Water Utility	15	17	17	17	15	16	18	17	17	17
Sewer Utility	6	6	6	6	6	6	5	5	5	5
Sanitation	2	2	2	2	4	3	2	1	1	1
External Information Technology	9	10	10	10	12	11	8	7	6	4
Total	417	373	367	374	381	372	360	366	366	352

Source: City of Brea Adopted Budget and Supplements to the Adopted Budget.

CITY OF BREA

**OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Function:										
Police										
Calls dispatched	22,810	22,412	23,026	24,359	26,027	25,185	28,510	27,973	27,845	27,996
Crime reports	4,450	4,207	4,490	4,798	4,881	4,888	4,798	4,011	3,961	4,191
Moving citations	5,573	3,272	3,426	2,483	2,409	2,799	2,801	1,559	3,158	1,183
Parking citations	10,651	11,178	10,057	10,528	10,467	10,591	9,331	3,267	1,632	2,714
Water										
Number of customer accounts	12,258	12,637	12,951	13,153	13,224	13,338	13,428	13,449	13,474	13,467
Average daily consumption (millions of gallons)	9.77	10.30	9.54	7.86	7.71	8.78	8.20	7.97	8.97	9.22
Water samples taken	840	624	686	732	780	824	783	821	821	821
Community Development										
Permits issued	1,404	1,418	1,561	2,072	2,170	2,045	2,002	1,756	1,276	1,528
Inspections conducted	5,604	7,955	7,997	6,903	6,833	7,611	8,697	9,753	5,383	7,127
Public Works										
Square feet of graffiti removal	10,944	7,713	4,545	3,609	6,950	7,074	5,310	8,100	6,542	12,135
Streetsweeping miles	19,365	19,494	20,128	20,333	21,060	21,476	17,300	11,373	10,613	9,759
Trees pruned per year	3,136	2,069	3,408	3,275	2,830	2,158	2,745	1,838	1,879	1693
Traffic signal intersections maintained ¹	52	52	52	53	56	56	53	53	54	54
Infrastructure improv. projects administered	6	9	10	8	8	6	8	9	8	
Culture and Recreation										
Gallery promotions and mailings	18,500	18,500	18,500	14,800	14,800	14,800	14,800	7,400	-	5,995
Gallery attendance	9,596	10,674	10,042	12,807	10,175	7,700	7,000	6,740	1,790	2,854
Theatre annual program brochures mailed	32,359	44,517	26,258	34,670	31,853	10,200	21,906	16,086	-	28,177
Theatre attendance	12,516	12,889	12,926	50,476	47,832	41,499	34,803	23,861	2,306	6,176
General government										
Accounts payable warrants issued	7,872	7,829	8,599	7,569	7,154	6,980	7,026	7,215	6,632	6,092

¹ Doesn't include five flashing beacons the City maintains

Source: City of Brea

CITY OF BREA

CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Function:										
Highways and streets										
Miles of streets	119	120	120	121	121	121	126	126	126	126
Street lights	3,388	3,401	3,401	3,452	3,452	3,452	3,452	3,452	3,452	3,452
Water										
Number of water wells	1	1	1	1	1	1	1	1	1	1
Number of reservoirs	6	7	7	7	7	7	7	7	7	7
Miles of lines & mains	167	167	197	197	212	212	212	225	225	225
Sewer										
Miles of sanitary sewers	110	111	111	112	112	112	114	114	114	114
Miles of storm drains	25	26	26	27	27	27	27	27	27	27
Culture and Recreation										
Number of parks	12	13	13	13	13	14	14	14	14	14
Number of other facilities	7	7	7	7	7	7	7	7	7	7

Source: City of Brea



December 29, 2022

To the Members of the City Council
City of Brea, California

We have audited the financial statements of the governmental, business-type activities, each major fund, and the aggregate remaining fund information of the City of Brea, California (City) as of and for the year ended June 30, 2022 and have issued our report thereon dated December 29, 2022. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and Government Auditing Standards

As communicated in our letter dated April 27, 2022, our responsibility, as described by professional standards, is to form and express opinions about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

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

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our comments regarding a *material weakness* identified during our audit in our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* dated December 29, 2022.

Planned Scope and Timing of the Audit

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

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the City is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, management adopted Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, effective July 1, 2021. Accordingly, the effect of the accounting change as of the beginning of the year is reported in Note 18 of the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

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

The most sensitive accounting estimates affecting the financial statements are:

- The net pension liability and related deferred inflows of resources and deferred outflows of resources and disclosures are based on actuarial valuations.
- The total other post-employment benefits (OPEB) and related deferred inflows of resources and deferred outflows of resources are based on actuarial valuations.
- Self-insurance reserves.
- The estimation of lease receivables and deferred inflows using the discount rate developed by management.

We evaluated key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the City's financial statements relate to:

- Note 4 to the financial statements describes the City's related party activities with the California Domestic Water Company (CDWC), which includes the City holding water rights and equity in CDWC as well as purchasing water from CDWC.
- Note 10 to the financial statements discloses key elements of the City's pension plans, administered by the California Public Employees' Retirement System (CalPERS). As disclosed in the footnote, a 1% increase or decrease in the discount rate can have a material effect on the City's net pension liability.
- Note 11 to the financial statements discloses key elements to the City's OPEB plan. As disclosed in the footnote, a 1% increase or decrease in either the discount rate or the healthcare cost trend rate can have a material effect on the City's total OPEB liability.
- Note 17 to the financial statements describes the effect of the adoption of GASB Statement No. 87, *Leases*, as well as the correction of an error impacting beginning balances of net position/fund balance.

Significant Difficulties Encountered during the Audit

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

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit.

The attached schedule of corrected misstatements summarizes misstatements identified as a result of our audit procedures were brought to the attention of, and corrected by, management.

The attached schedule of uncorrected financial statement misstatements whose effects in the current and prior periods, as determined by management, are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

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

Circumstances that Affect the Form and Content of the Auditor's Report

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. As described in Note 17 to the financial statements, due to the adoption of GASB Statement 87, *Leases*, the City restated opening balances as of July 1, 2021. Additionally, the report included an emphasis of matter relating to the correction of an error. We have included an emphasis of matter in our report regarding this restatement.

Representations Requested from Management

We have requested certain written representations from management that are included in the management representation letter dated December 29, 2022.

Management's Consultations with Other Accountants

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

Other Significant Matters, Findings, or Issues

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

Group Audits

The financial statements include the financial statements of the Brea Public Financing Authority, Brea Community Benefit Financing Authority, and the Midbury Assessment Authority, which are blended component units of the City, which for the purposes of our audit we do not consider to be significant components within the financial statements. Consistent with the audit of the financial statements as a whole, our audit included obtaining an understanding of the component units and their environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and completion of further audit procedures.

Other Information Included in Annual Reports

Pursuant to professional standards, our responsibility as auditors for other information, whether financial or nonfinancial, included in the City's annual reports, does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. We read the other information and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements.

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

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

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Laguna Hills, California

City of Brea, California
Uncorrected and Corrected Misstatements
June 30, 2022

Number	Fund	Object Description	Debit	Credit
1	Risk Management	Claims and judgments Claims and judgments payable	\$ 947,569	\$ 947,569
<i>To correct the claims and judgments payable.</i>				
2	General Fund	Deferred inflows - leases Lease revenue Lease interest revenue Lease receivable	5,433,200 10,574 142,555	5,586,329
<i>To adjust for the correct calculation of lease amounts.</i>				
3	General Fund	Intergovernmental revenues Deferred inflows - unavailable revenue	49,661	49,661
<i>To adjust revenues for amounts not received within the City's period of availability.</i>				
4	General Fund	Accounts receivable Charges for services	79,064	79,064
<i>To true-up the City's accounts receivable to the supporting subledger.</i>				
5	Development Fund	Fund balance Unearned revenues	335,314	335,314
<i>To correct for revenues erroneously recognized in the prior year.</i>				
6	OCCMA	Net position Contributions	54,096	54,096
<i>To correct the recognition of contributions to the fund during the fiscal year.</i>				
7	Capital Improvements	Unavailable revenues Fund balance	142,120	142,120
<i>To correct for unavailable revenues for transactions which should have been recognized in the prior year.</i>				

City of Brea, California
Uncorrected Misstatements
June 30, 2022

Number	Fund	Object Description	Debit	Credit
1	General Fund	Intergovernmental revenues	\$ 157,050	
		Unavailable revenue		\$ 157,050

To adjust for revenues collected beyond the City's period of availability.



Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

To the Members of the City Council
City of Brea, California

We have audited, 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Brea, California (City), as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated December 29, 2022. Our report contained an emphasis of matter stating that the City adopted Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, effective July 1, 2021. Our report contained an additional emphasis of matter paragraph stating that the City restated beginning net position/fund balance for the correction of an error.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. We identified a deficiency in internal control, described in the accompanying Schedule of Findings and Responses as item 2022-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying Schedule of Findings and Responses. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Esde Bailly LLP". The signature is written in a cursive, flowing style.

Laguna Hills, California
December 29, 2022

2022-001 Financial Reporting

Type of Finding: Material Weakness

Criteria:

Management is responsible for the preparation and fair presentation of the financial statements. Management is responsible for ensuring that all financial records and related information is reliable and properly recorded.

Condition:

Management identified and corrected the following misstatements:

- Management identified and corrected the Successor of the former Redevelopment Agency Private Purpose Trust Fund for an overstatement of interest expense in the prior year.

During our audit, we identified audit adjustments related to the following:

- A misstatement to beginning balances related to the recognition of certain revenues of the development special revenue fund.
- A misstatement to beginning balances related to certain transactions in the capital improvements fund that occurred during the fiscal year ended June 30, 2021, that were not recognized until the current year.
- Correction of claims and judgments in the internal service fund.
- Correction of the initial measurement of the lease receivable in the general fund.
- Correction to derecognize revenues that had not been received within the period of availability in the general fund.
- Correction to accrue certain receivables in the general fund.

Cause:

The City's review of the financial statements and transactions did not identify the misstatements.

Effect:

Adjustments were necessary to fairly present the financial statements.

Recommendation:

We recommend that the City review and strengthen its procedures over the review of transactions and the financial statements.

Views of Responsible Officials and Planned Corrective Action

We concur.

Similarly, to many other municipal agencies, the Accounting, Auditing and Purchasing Division of the City experienced 3.5 full-time employees vacancies, which resulted in an increased distribution of duties among the two remaining employees' during the preparation of the FY 2021-22 audit. One of those positions included a key accounting staff member, who assisted in the year end process, including the reconciliation of the accounts in question. It has been challenging with staff shortages, required implementation of Government Accounting Standards Board (GASB) Statement No. 87, *Leases*, and to continue to meet the audit and financial deadlines before year end. Currently, the Department reassigned purchasing duties and are actively recruiting to fill the division's vacant positions. Division management will strengthen its review processes for transactions and financial statements.



Independent Accountant's Report on
Applying Agreed-Upon Procedures Related to
The Article XIII-B Appropriations Limit Calculation
For the Fiscal Year Ended June 30, 2022

City of Brea, California



Independent Accountant's Report on Applying Agreed-Upon Procedures Related to the Article XIII-B Appropriations Limit Calculation

To the Members of the City Council
City of Brea, California

We have performed the procedures enumerated below, on the Appropriations Limit Calculation of the City of Brea, California (City) prepared in accordance with Article XIII-B of the California Constitution for the fiscal year ended June 30, 2022. The City's management is responsible for the Appropriations Limit Calculation.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of evaluating the Appropriations Limit Calculation and we will report on findings based on the procedures performed. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

1. We obtained the completed worksheets setting forth the calculations necessary to establish the City's appropriations limit and compared the limit and annual adjustment factors included in those worksheets to the limit and annual adjustment factors that were adopted by resolution of the City Council. We also compared the population and inflation options included in the aforementioned worksheets to those that were selected by a recorded vote of the City Council. We recalculated the appropriations limit calculation provided by the City.

Finding: No exceptions were found as a result of this procedure.

2. We added last year's limit to the annual adjustment amount and compared the resulting amount to the 2021-2022 appropriations limit.

Finding: No exceptions were found as a result of this procedure.

3. We compared the current year information in the worksheets described in Procedure 1 above to information provided by the California State Department of Finance.

Finding: No exceptions were found as a result of this procedure.

4. We agreed the prior year appropriations limit to the prior year appropriations limit adopted by the City Council.

Finding: No exceptions were found as a result of this procedure.

We were engaged by the City to perform this agreed-upon engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the City's appropriations limit calculation. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

No procedures have been performed with respect to the determination of the appropriation limit for the base year, as defined by Article XIII-B of the California Constitution.

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

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Laguna Hills, California
December 29, 2022