

**SAN BERNARDINO COUNTY REDEVELOPMENT  
SUCCESSOR AGENCY**

**Basic Financial Statements and  
Independent Auditor's Report**

**For the year ended June 30, 2021**

**San Bernardino County Redevelopment  
Successor Agency  
Basic Financial Statements**

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## *Independent Auditor's Report*

To the Countywide Oversight Board  
San Bernardino County Redevelopment  
Successor Agency

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the accompanying fiduciary fund financial statements of the San Bernardino County Redevelopment Successor Agency (the Successor Agency), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Successor Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the Successor Agency, as of June 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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. 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 Successor Agency 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 opinion.

#### ***Emphasis of Matter***

As discussed in Note 1, the financial statements present only the Successor Agency and do not purport to, and do not present fairly the financial position of San Bernardino County, as of June 30, 2021, the changes in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

### ***Responsibilities of Management for the Financial Statements***

The Successor Agency's 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 Successor Agency's ability to continue as a going concern for one year after the date that the financial statements are issued.

### ***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 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, 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 Successor Agency'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 Successor Agency'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***

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated October 18, 2021, on our consideration of the Successor Agency'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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Successor Agency's internal control over financial reporting and compliance.

*Rogers, Anderson, Malody & Scott, LLP.*

San Bernardino, California  
October 18, 2021

**San Bernardino County Redevelopment  
Successor Agency  
Statement of Fiduciary Net Position  
June 30, 2021**

	<b>Private-purpose Trust Fund</b>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 2,354,119
Interest receivable	10,675
Restricted assets:	
Cash and investments with fiscal agents	3,485,312
Prepaid bond insurance	1,112,629
Land held for resale	13,276,321
Total assets	20,239,056
<b>DEFERRED OUTFLOW OF RESOURCES</b>	
Deferred amount on refunding of debt	1,176,164
<b>LIABILITIES</b>	
Accrued interest payable	780,368
Due to other governments	88,946
Noncurrent liabilities:	
Due within one year	2,644,961
Due in more than one year	61,365,061
Total liabilities	64,879,336
<b>DEFERRED INFLOW OF RESOURCES</b>	
Deferred amount on refunding of debt	555,439
<b>NET POSITION</b>	
Net position held in trust (deficit)	(44,019,555)
Total net position	\$ (44,019,555)

*The accompanying notes are an integral part of these financial statements*

**San Bernardino County Redevelopment  
Successor Agency  
Statement of Changes in Fiduciary Net Position  
For the year ended June 30, 2021**

	<u>Private-purpose Trust Fund</u>
<b>ADDITIONS</b>	
Property taxes	
Redevelopment Agency property tax trust fund	\$ 4,900,484
Investment earnings	(28,638)
Other revenues	<u>247,627</u>
Total additions	<u>5,119,473</u>
<b>DEDUCTIONS</b>	
Administrative expenses	1,012,788
Interest on debt	<u>2,295,807</u>
Total deductions	<u>3,308,595</u>
Change in net position	1,810,878
Net position held in trust (deficit), beginning	<u>(45,830,433)</u>
Net position held in trust (deficit), ending	<u><u>\$ (44,019,555)</u></u>

*The accompanying notes are an integral part of these financial statements*

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 1: Summary of Operations and Significant Accounting Policies**

*Reporting Entity*

On January 10, 2012, the County of San Bernardino Board of Supervisors adopted Resolution No. 2012-01, electing to become the Successor Agency (the Successor Agency) to the former Redevelopment Agency of the County of San Bernardino (the Redevelopment Agency). Upon the dissolution of California redevelopment agencies on February 1, 2012, the Successor Agency is responsible for continuing to pay and meet the former Redevelopment Agency's enforceable obligations, overseeing completion of redevelopment projects, disposing of assets and properties of the former Redevelopment Agency, as directed and approved by the San Bernardino Countywide Oversight Board. As of July 1, 2018, Health and Safety Code §34179(j), replaced the twenty-six countywide oversight boards with the San Bernardino Countywide Oversight Board (Oversight Board). The Oversight Board has fiduciary responsibility to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenue. The Oversight Board is comprised of seven members appointed by the:

- County Board of Supervisors (two members)
- County Superintendent of Education (one member)
- California Community College (one member)
- Recognized Employee organization (one member)
- Independent Special District (one member) and
- City selection (one member)

County employees perform the necessary day-to-day activities of the Successor Agency to bring projects to completion, collect information and perform analysis regarding disposal of Redevelopment Agency assets, and provide administrative support to the Oversight Board.

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

The accompanying financial statements present only the Successor Agency, a Private Purpose Trust Fund of San Bernardino County, and are not intended to present fairly the financial position or changes in financial position of the County in accordance with accounting principles generally accepted in the United States of America.

The Successor Agency serves as the custodian of the assets for the dissolved Redevelopment Agency. Based on the nature of this custodial role, the assets and liabilities of the dissolved Redevelopment Agency are reported as a fiduciary fund (private-purpose trust fund). The private-purpose trust fund financial statements consist of a statement of fiduciary net position (balance sheet) and a statement of changes in fiduciary net position (income statement).

Private purpose trust funds are accounted for using the economic resources measurement focus and accrual basis of accounting. Accordingly, all assets and liabilities (both current and noncurrent) are included on the statement of fiduciary net position. The statement of changes in fiduciary net position presents additions (revenues) and deductions (expenses) in total net position. Property tax allocations are recognized when they are due and when a formal commitment to provide the tax distribution has been made. Expenses are recognized when they are due or incurred.



**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 1: Summary of Operations and Significant Accounting Policies (continued)**

*Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)*

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

*Annual Budget*

Pursuant to AB X1 26, the Successor Agency is required to adopt a Recognized Obligation Payments Schedule (ROPS), listing all enforceable obligations due and payable in the six-month coverage period. The ROPS was prepared semi-annually with a distribution of semi-annual property tax revenues from the Redevelopment Property Tax Trust Fund (RPTTF). Management has determined that the ROPS will replace the Successor Agency's annual budget. The ROPS is presented and approved by the Successor Agency governing board and Oversight Board and subsequently approved by the State Department of Finance. SB 107 was passed which changed the ROPS from a semi-annual submittal to the DOF to an annual submittal, but it continues to distribute property taxes of RPTTF funds on a semi-annual basis.

*Cash and Investments*

The Successor Agency's cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition are considered to be cash and cash equivalents. The Successor Agency maintains substantially all of its cash in the San Bernardino County Treasury. The County's investment pool operates in accordance with appropriate state laws and regulations. The reported value of the pool is the same as the fair value of the pool shares, is readily convertible to cash, available for immediate withdrawal, and, therefore, is considered a cash equivalent for financial statement reporting purposes. In addition, the State authorizes the Successor Agency to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements and the State Treasurer's investment pool. Investments of the Successor Agency are reported at fair value based on quoted market prices.

*Capital Assets*

Capital assets, which include only equipment, are reported in the statement of fiduciary net position. The Successor Agency defines capital assets as assets with an initial individual cost of more than \$5,000 and an estimated useful life of more than three (3) years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at their estimated acquisition value at the date of acquisition.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets of the Successor Agency are depreciated using the straight-line method over the following estimated useful lives of the assets. The Successor Agency's capital assets are depreciated over 3-10 years.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 1: Summary of Operations and Significant Accounting Policies (continued)**

*Restricted Assets*

Certain proceeds of the Successor Agency are classified as restricted assets on the statement of fiduciary net position because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

*Land Held for Resale*

Land held for resale are assets acquired and held with the intent of sale and it is not the intent of management to hold these assets for income or profit. These assets are being carried at the lower of cost or estimated net realizable value, until such time as there is an event, which would indicate an agreed-upon sales price. At June 30, 2021, the land held for resale is being carried at a cost of \$13,276,321. Of this amount \$221,426 has been identified as liquidation property and will be sold by the Successor Agency. The other \$13,054,895 has been identified as future development property and will be transferred to San Bernardino County for development. All transfers have been previously approved by the State of Department of Finance. Upon the County's sale of the land, the sales proceeds will be distributed to all of the appropriate taxing entities at the close of escrow.

*Liabilities*

Liabilities reflect the Successor Agency's financial obligations as of June 30, 2021, including the repayment of tax allocation bonds issued by the former Redevelopment Agency. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Long-term debt is reported net of any bond discounts or premiums.

*Property Taxes*

Property taxes are assessed under various legislative provisions, contained in the Government Code and the Revenue and Taxation Code, by the County Assessor-Recorder-Clerk. Taxes on real property are limited to one percent of assessed valuation plus additional taxes for repayment of any existing voted indebtedness. The Successor Agency receives a portion of the property tax income based on a formula prescribed in Section 26912(b) of the Government Code and Sections 95-100 of the California Revenue and Taxation Code and as amended by the passage of AB 454.

The Successor Agency's main source of funding is property taxes allocated by the County Auditor-Controller/Treasurer/Tax Collector (ATC) from the Redevelopment Property Tax Trust Fund (RPTTF). The allocation of property taxes is related to the repayment of the former Redevelopment Agency's enforceable obligations. The Successor Agency prepares a Recognized Obligation Payment Schedule (ROPS) estimating the RPTTF funds required to pay its obligations for the subsequent fiscal year. The ROPS is subject to review and approval of the Oversight Board, ATC, and State Department of Finance (DOF). These taxes are generally distributed in January and May of each fiscal year.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 1: Summary of Operations and Significant Accounting Policies (continued)**

*Property Taxes (continued)*

The Successor Agency receives allocation of property taxes for its approved ROPS items after payment of the County’s administrative costs and pass-through payments to affected taxing entities. In addition to the ROPS payments, the Successor Agency is allocated an annual administrative allowance equal to 3% of the approved RPTTF funding or the minimum amount of \$250,000, whichever is greater.

*Use of Estimates*

The preparation of these financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions. Those estimates and assumptions affect the reported amounts of assets, liabilities, revenues, and expenses, as well as disclosure of contingent assets and liabilities. Actual results could differ from those estimates. Management believes that the estimates are reasonable.

**Note 2: Cash and Investments**

The Successor Agency is a participant in the San Bernardino Treasurer’s Pool (County Pool). The County Pool is an external investment pool not registered with the Securities Exchange Commission (SEC). The San Bernardino County Treasury Oversight Committee conducts County Pool oversight. The County Pool is actively managed in accordance with the California Government Code, the Treasurer’s Statement of Investment Policy, and internal investment guidelines. The Investment Policy is reviewed annually by the County’s Treasury Oversight Committee and approved by the County Board of Supervisors.

Cash on deposit in the County Pool at June 30, 2021, is stated at fair value. Cash and cash equivalents include the cash balance of monies deposited with the ATC which are pooled and invested for the purpose of increasing earnings through investment activities. Interest earned on pooled investments is deposited to the Successor Agency’s account based upon the Successor Agency’s average daily deposit balance during the allocation period. Cash and cash equivalents are shown as follows as of June 30, 2021:

External investment pool – Cash in San Bernardino County Treasury	\$	2,353,919
Cash on hand		200
Subtotal		2,354,119
Restricted assets:		
Investments held with fiscal agent – Bank of New York Mellon Trust Company, N.A.:		
Money Market funds invested in U.S. Treasuries		3,485,312
Total value of cash and investments	\$	5,839,431

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 2: Cash and Investments (continued)**

See San Bernardino County's Annual Comprehensive Financial Report (ACFR) for details of their investment policy and disclosures related to investment types, credit risk, concentration of credit risk, interest rate risk and custodial credit risk, as required by GASB Statement No. 40. The County pool is rated AAA by Fitch. The Successor Agency's investments in U.S. Treasuries Money Market funds through the Bank of New York Mellon Trust Company, N.A were generally rated AAAM by Standard & Poor's.

The Successor Agency follows the County's investment policy for permitted investments. The bond document allows the fiscal agent to invest in obligations of the United States government obligations, United States Agencies, deposit accounts, federal funds, bankers' acceptances, certificates of deposit, commercial paper, municipal obligations, repurchase agreements, investment agreements and money market funds.

The Successor Agency 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.

The County Pool values participant shares on an amortized cost basis during the year and adjusts to fair value at year-end. The Successor Agency's money market funds are valued at amortized cost. The Successor Agency has no investments subject to the fair value hierarchy established by generally accepted accounting principles.

There were no investments in any one issuer (other than for U.S. Treasury securities, mutual funds and external investment pools) that represent 5% or more of the Successor Agency's total investments at June 30, 2021.

**Note 3: Capital Assets**

At June 30, 2021, the Successor Agency held no capital assets.

**Note 4: Transactions with San Bernardino County**

The Successor Agency has entered into several agreements with San Bernardino County to provide for virtually all services to the Successor Agency, including personnel and administrative services, cash flow management, risk management and project costs. Payment for these services is reflected in the statement of changes in fiduciary net position as administrative expenses. The Successor Agency also has notes payable due to the County as further discussed in Note 5.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities**

*Changes in long-term liabilities*

The following is a schedule of changes in long-term debt of the Successor Agency for the year ended June 30, 2021:

	Beginning balance	Additions	Deletions	Ending balance	Due within one year
<b>Bonds</b>					
2010 A TAB's, Taxable	\$ 15,070,000	\$ -	\$(15,070,000)	\$ -	\$ -
2010 B TAB's, Taxable	13,605,000	-	(13,605,000)	-	-
2010 TAB's Cedar Glen	4,385,000	-	(4,385,000)	-	-
2016 A TAB's, Taxable	24,725,000	-	(1,155,000)	23,570,000	1,185,000
2016 B TAB's	12,155,000	-	(525,000)	11,630,000	550,000
2020 A Refunding	-	23,965,000	-	23,965,000	645,000
2020 B Refunding	-	3,440,000	-	3,440,000	205,000
Subtotal bonds	69,940,000	27,405,000	(34,740,000)	62,605,000	2,585,000
Issuance discount	(958,275)	-	789,257	(169,018)	(49,889)
Issuance premium	1,120,097	563,793	(109,850)	1,574,040	109,850
Total bonds	70,101,822	27,968,793	(34,060,593)	64,010,022	2,644,961
<b>Notes payable from direct borrowing</b>					
County loans	1,904,095	-	(1,904,095)	-	-
Total long-term liabilities	<u>\$ 72,005,917</u>	<u>\$ 27,968,793</u>	<u>\$(35,964,688)</u>	<u>\$ 64,010,022</u>	<u>\$ 2,644,961</u>

Interest expense (interest on debt, including amortized amounts) in the statement of changes in fiduciary net position was \$2,295,807 for the year ended June 30, 2021.

**Bonds Payable**

**A. 2010 Series A Tax Allocation Bonds**

In November 2010, the former Redevelopment Agency issued Redevelopment Agency of the County of San Bernardino (San Sevaire Redevelopment Project) Tax Allocation Bonds, 2010 Series A (Taxable) (the 2010 A Bonds) in the amount of \$16,945,000 to provide funds for the acquisition and construction of various projects in the San Sevaire Redevelopment Project Area and to replenish an account of the Successor Agency's Low and Moderate Income Housing Fund. The 2010 A Bonds are special obligations of the former Redevelopment Agency and are payable solely from and secured by a pledge of tax increment revenues (RPTTF) and Bond Tax Subsidy Payments. Bond interest is payable semi-annually on each March 1 and September 1, commencing on March 1, 2011. The 2010 A Bonds have stated interest rates ranging from 7.135% to 8.40% over the life of the bonds. The 2010 A Bonds maturing after September 1, 2020, are not subject to optional redemption prior to maturity. The 2010 A Bonds maturing after September 1, 2021, are subject to redemption, at the option of the Successor Agency.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*Bonds Payable (continued)*

*A. 2010 Series A Tax Allocation Bonds (continued)*

During the current fiscal year, the 2010 Series A bonds were advance refunded by the 2020 Series A Bonds (taxable). See Note 5, E for more information on the 2020 Series A Bonds.

*B. 2010 Series B Tax Allocation Bonds*

In November 2010, the former Redevelopment Agency issued Redevelopment Agency of the County of San Bernardino (San Sevaire Redevelopment Project) Tax Allocation Bonds, 2010 Series B (Taxable Recovery Zone Economic Development Bonds) (the 2010 B Bonds) in the amount of \$13,605,000 to provide funds for the acquisition and construction of various projects in the San Sevaire Redevelopment Project Area and to fund a reserve account for the 2010 B Bonds. The 2010 B Bonds are special obligations of the former Redevelopment Agency and are payable solely from and secured by a pledge of tax increment revenues and Bond Tax Subsidy Payments. Bond interest is payable semi-annually on each March 1 and September 1, commencing on March 1, 2011. The 2010 B Bonds have a stated interest rate of 8.50% over the life of the bonds.

During the current fiscal year, the 2010 Series B bonds were advance refunded by the 2020 Series A Bonds (taxable). See Note 5, E for more information on the 2020 Series A Bonds.

*C. Cedar Glen Series 2010 Tax Allocation Bonds*

In October 2010, the former Redevelopment Agency issued Redevelopment Agency of the County of San Bernardino Cedar Glen Disaster Recovery Project Area Tax Allocation Bonds, Series 2010 (the 2010 Bonds) in the amount of \$5,750,000 to provide funds for the acquisition and construction of various projects in the Cedar Glen Disaster Recovery Project Area and to fund a reserve account for the 2010 Bonds. The 2010 Bonds are special obligations of the former Redevelopment Agency and are payable solely from, and secured by, a pledge of tax increment revenues. Bond interest is payable semi-annually on each March 1 and September 1, commencing on March 1, 2011. The 2010 Bonds have stated interest rates ranging from 1.875% to 6.00% over the life of the bonds. The 2010 Bonds maturing after September 1, 2018, are not subject to optional redemption prior to maturity. The 2010 Bonds maturing after September 1, 2019 are subject to redemption at the option of the Successor Agency.

During the current fiscal year, the 2010 Tax Allocation Bonds were advance refunded by the 2020 Series B Bonds. See Note 5, F for more information on the 2020 Series A and B Refunding Bonds.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*Bonds Payable (continued)*

*D. San Sevaine 2016 Series A (taxable) and B Refunding Tax Allocation Bonds*

In February 2016, the Successor Agency issued the \$28,790,000 Series A (taxable) Refunding Tax Allocation Bonds and \$13,985,000 Series B Refunding Tax Allocation Bonds (collectively the 2016 Bonds) to advance refund the remaining 2005 Series A Refunding Tax Allocation Bonds with an aggregate amount of \$47,030,000. The proceeds were used to advance refund the 2005 Series A bonds which were retired during the prior fiscal year. The remaining proceeds of the 2016 Bonds will be used to (i) pay the premium of a debt service reserve insurance policy for the 2016 Bonds concurrently with the delivery of the 2016 Bonds to satisfy the 2016 reserve amount and (ii) pay the costs of issuing the 2016 Bonds, including the premium for the Bond Insurance Policy.

The Series A bonds are payable in annual installments ranging from \$745,000 to \$2,095,000 commencing September 1, 2016. The final bond matures September 1, 2035. Interest is payable semi-annually on March 1 and September 1 at rates ranging from 1.00% to 4.00% per annum.

The Series B bonds are payable in annual installments ranging from \$395,000 to \$1,010,000 commencing September 1, 2016. The final bond matures September 1, 2035. Interest is payable semi-annually on March 1 and September 1 at rates ranging from 2.00% to 3.25% per annum.

The bonds are payable from and secured by a pledge of the tax revenues, RPTTF revenues, bond tax subsidy payments and moneys in certain funds and accounts under the indenture, including a debt service reserve account.

The following schedule illustrates the annual debt service requirements to maturity for the 2016 Series A Bonds outstanding as of June 30, 2021:

2016 Series A		
Fiscal years ending June 30,	Principal	Interest
2022	\$ 1,185,000	\$ 988,094
2023	1,225,000	950,413
2024	1,265,000	908,369
2025	1,305,000	862,578
2026	1,355,000	813,519
2027-2031	7,665,000	3,139,788
2032-2036	9,570,000	1,176,054
Total	\$ 23,570,000	\$ 8,838,815

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*Bonds Payable (continued)*

The following schedule illustrates the annual debt service requirements to maturity for the 2016 Series B Bonds outstanding as of June 30, 2021:

2016 Series B		
Fiscal years ending June 30,	Principal	Interest
2022	\$ 550,000	\$ 477,875
2023	575,000	449,752
2024	600,000	420,377
2025	635,000	389,500
2026	665,000	357,000
2027-2031	3,865,000	1,237,500
2032-2032	4,740,000	382,931
Total	\$ 11,630,000	\$ 3,714,935

If an event of default of either the Series A or B bonds referenced above and is continuing, if requested in writing by the owners of a majority in aggregate principal amount of the bonds then outstanding, the Trustee shall (a) declare the principal of the bonds, together with the accrued interest thereon, to be due and payable immediately, and upon any such declaration the same shall become immediately due and payable, anything in the indenture or in the bonds to the contrary notwithstanding.

*E. San Sevaine 2020 Series A (taxable) Tax Allocation Bonds*

In October 2020, the Successor Agency issued the \$23,965,000 Series A (taxable) Refunding Tax Allocation Bonds to advance refund the remaining 2010 Series A and B Refunding Tax Allocation Bonds with an aggregate amount of \$28,385,000. The proceeds were used to advance refund the 2010 Series A and B bonds. The remaining proceeds of the 2020 Series A Bonds will be used to (i) pay the premium of a debt service reserve insurance policy for the 2020 Bonds concurrently with the delivery of the 2020 Bonds to satisfy the 2020 reserve amount and (ii) pay the costs of issuing the 2020 Bonds, including the premium for the 2020 Insurance Policy.

The Series A bonds are payable in annual installments ranging from \$645,000 to \$3,155,000 commencing September 1, 2021. The final bond matures September 1, 2040. Interest is payable semi-annually on March 1 and September 1 at rates ranging from 0.779% to 3.462% per annum.

The bonds are payable from and secured by a pledge of, security interest in and lien on all of the tax revenues, RPTTF revenues and moneys in certain funds and accounts under the indenture, including any debt service reserve account.



**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*Bonds Payable (continued)*

*E. San Sevaine 2020 Series A (taxable) Tax Allocation Bonds (continued)*

The refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$1,182,517. This difference, reported as a deferred outflow of resources, is being amortized on a straight-line basis as interest expense (interest on debt). The Successor Agency advance refunded the 2010 Series A and B bonds to reduce its total debt service payments by \$21,672,436 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$9,212,798. The advance refunding did not add any additional time allowed to repay the bonded indebtedness.

The following schedule illustrates the annual debt service requirements to maturity for the 2020 Series A Bonds outstanding as of June 30, 2021:

2020 Series A		
Fiscal years ending June 30,	Principal	Interest
2022	\$ 645,000	\$ 703,201
2023	550,000	698,271
2024	560,000	692,894
2025	565,000	686,341
2026	575,000	678,660
2027-2031	3,025,000	3,220,429
2032-2036	3,430,000	2,791,229
2037-2041	14,615,000	1,304,395
Total	\$ 23,965,000	\$ 10,775,420

If an event of default has occurred under the indenture and is continuing, if requested in writing by the owners of a majority in aggregate principal amount of the bonds then outstanding, the trustee will (a) declare the principal of the bonds, together with the accrued interest thereon, to be due and payable immediately, and upon any such declaration the same will become immediately due and payable, anything in the Indenture or in the bonds to the contrary notwithstanding, (b) apply all or any portion of any moneys remaining in the Redevelopment Fund and the Low and Moderate Income Housing Fund transferred by the Successor Agency to the trustee for the purpose of paying the principal of and interest on the bonds, and (c) the trustee will, subject to the provisions of the indenture, exercise any other remedies available to the trustee and the bond owners in law or at equity.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*Bonds Payable (continued)*

*F. Cedar Glen 2020 Series B Tax Allocation Bonds*

In October 2020, the Successor Agency issued the \$3,440,000 Series B Refunding Tax Allocation Bonds to refund the remaining Series 2010 Tax Allocation Bonds with an aggregate amount of \$4,185,000. The proceeds were used to refund the Series 2010 bonds. The remaining proceeds of the 2020 Series B Bonds will be used to (i) pay the premium of a debt service reserve insurance policy for the 2020 Bonds concurrently with the delivery of the 2020 Bonds to satisfy the 2020 reserve amount and (ii) pay the costs of issuing the 2020 Bonds, including the premium for the 2020 Insurance Policy.

The Series B bonds are payable in annual installments ranging from \$205,000 to \$1,175,000 commencing September 1, 2021. The final bond matures September 1, 2040. Interest is payable semi-annually on March 1 and September 1 at a rate of 4.00% per annum.

The bonds are payable from and secured by a pledge of, security interest in and lien on all of the tax revenues, RPTTF revenues and moneys in certain funds and accounts under the indenture, including any debt service reserve account.

The refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$56,543. This difference, reported as a deferred outflow of resources, is being amortized on a straight-line basis as interest expense (interest on debt). The Successor Agency advance refunded the 2010 bonds to reduce its total debt service payments by \$1,486,334 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$1,015,048. The advance refunding did not add any additional time allowed to repay the bonded indebtedness.

The following schedule illustrates the annual debt service requirements to maturity for the 2020 Series B Bonds outstanding as of June 30, 2021:

2020 Series B		
Fiscal years ending June 30,	Principal	Interest
2022	\$ 205,000	\$ 133,500
2023	195,000	125,500
2024	205,000	117,500
2025	210,000	109,200
2026	220,000	100,600
2027-2031	1,230,000	360,800
2032-2036	1,175,000	96,300
Total	\$ 3,440,000	\$ 1,043,400

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*F. Cedar Glen 2020 Series B Tax Allocation Bonds (continued)*

If an event of default has occurred under the indenture and is continuing, if requested in writing by the owners of a majority in aggregate principal amount of the bonds then outstanding, the trustee will (a) declare the principal of the bonds, together with the accrued interest thereon, to be due and payable immediately, and upon any such declaration the same will become immediately due and payable, anything in the Indenture or in the bonds to the contrary notwithstanding, (b) apply all or any portion of any moneys remaining in the Redevelopment Fund and the Low and Moderate Income Housing Fund transferred by the Successor Agency to the trustee for the purpose of paying the principal of and interest on the bonds, and (c) the trustee will, subject to the provisions of the indenture, exercise any other remedies available to the trustee and the bond owners in law or at equity.

*Notes payable from direct borrowing - San Bernardino County*

The Successor Agency entered into loan agreements with San Bernardino County for \$10,415,000. The original loans bear interest at 1% over the County investment pool rate and were to be repaid over ten years. The loans were to be paid utilizing tax increment revenue from the project areas. The loans were made available for the Cedar Glen Disaster Recovery Redevelopment Area operating costs and project improvement costs of \$10,365,000 and Mission Boulevard Joint Redevelopment Project for administrative costs of \$50,000.

In the 2013 fiscal year, the Department of Finance indicated that the repayment of the debt was not an enforceable obligation and therefore, the Successor Agency removed the debt and associated accrued interest payable from its liabilities. In the 2014 fiscal year, the Department of Finance indicated the debt was an enforceable obligation, and therefore the Successor Agency has returned the debt and associated accrued interest payable to its liabilities. The accrued interest payable has been reduced from the original amount of \$2,358,726 to \$224,341 based on the provisions of the Health and Safety §34191.4 per the letter from the DOF dated May 16, 2014. The accrued interest balance of \$224,341 was paid during fiscal year June 30, 2015.

The loans are to be paid out in semi-annual installments in amounts not to exceed the sum determined pursuant to Health and Safety §34191.4(b)(2)(A). The interest rate to be applied is the LAIF rate in effect from time to time as posted on the State Treasurer's website. Payments are applied first to accrued interest and then to outstanding principal. The new agreement does not contain any default or termination clauses with finance-related consequences, nor does it contain any subjective acceleration clauses. However, if the amount of funds available to be distributed by the San Bernardino County Auditor-Controller/Treasurer/Tax Collector from the Redevelopment Property Tax Trust Fund for any ROPS period is not sufficient to fully fund the other enforceable obligations on the ROPS, payments due on the loans, and the administrative costs of the Successor Agency for that period, then the amount of the loan payments due shall be reduced to the extent necessary to fully fund the other enforceable obligations and administrative costs. The reduced Loan payments shall be applied first to accrued interest and then to outstanding principal. In that event, the unpaid portion of the payment shall be deferred and the term for repayment of the Loans shall be extended for additional, successive semi-annual ROPS periods as necessary until all outstanding principal and accrued interest has been repaid in full.

**San Bernardino County Redevelopment  
Successor Agency  
Notes to Financial Statements  
For the year ended June 30, 2021**

**Note 5: Long-Term Liabilities (continued)**

*Notes payable from direct borrowing - San Bernardino County (continued)*

The loan was paid in full during the current fiscal year.

**Note 6: Commitments and Contingencies**

*Enforceable obligations*

Some enforceable obligations of the Successor Agency represent agreements, contracts or other commitments for the expenditure of monies. They do not constitute as expense or liability for financial statement purposes because these commitments will be honored in subsequent years.

*Covid-19*

In December 2019, a novel strain of coronavirus has spread around the world resulting in business and social disruption. The coronavirus was declared a Public Health Emergency of International Concern by the World Health Organization on January 30, 2020, and has continued to be an issue throughout the current fiscal year. The extent to which the coronavirus may impact future activity or investment results will depend on future developments, which are highly uncertain and cannot be predicted as new strains may develop. The Successor Agency has not included any contingencies in the financial statements specific to this issue.



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**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**

*Independent Auditor's report*

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American Institute of  
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*PCPS The AICPA Alliance  
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*Governmental Audit  
Quality Center*

*Employee Benefit Plan  
Audit Quality Center*

California Society of  
Certified Public Accountants

To the Countywide Oversight Board  
San Bernardino County Redevelopment  
Successor Agency

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 San Bernardino County Redevelopment Successor Agency (the Successor Agency) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Successor Agency's basic financial statements, and have issued our report thereon dated October 18, 2021.

***Internal Control over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Successor Agency's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Successor Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Successor Agency'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 over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### ***Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Successor Agency'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 determination of financial statement amounts. 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*.

### **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.

*Rogers, Anderson, Malody & Scott, LLP.*

San Bernardino, California  
October 18, 2021