



**Paradise Recreation and Park District
Board of Directors - Regular Meeting**
Terry Ashe Recreation Center, Room B
Wednesday, October 14, 2026, 6:00 pm

Members of the public may submit comments prior to the meeting via email to BODclerk@paradisepspd.com before 1:00 p.m. on the day of the meeting or they may comment on Agenda items on during the time the item is presented. Speakers may comment on items not listed on the Agenda under Public Comment. Comments should be limited to a maximum of three (3) minutes. State Law prohibits the PRPD Board of Directors from acting on items not listed on the agenda. Please notify the meeting clerk prior to the start of the meeting if you wish to be heard. The public may access this meeting remotely:
Web Access: <https://us02web.zoom.us/j/84518561101?pwd=TXRZdUNPTk5MNFM1SWdvdzlmZENUQT09>
Telephone Access: **Dial:** +1 669 900 9128. **Meeting ID:** 845 1856 1101 **Password:** 6626

1. CALL TO ORDER

- 1.1. Pledge of Allegiance
- 1.2. Roll Call
- 1.3. Welcome Guests
- 1.4. Special Presentations: Jim McCourt (Meeder Investment)

2. PUBLIC HEARING

CONTINUED PUBLIC HEARING

At this time the PRPD Board of Directors will continue with the Public Hearing for public comment and discussion for the purposes of presenting certain findings and approving an Energy Services Contract with SitelogIQ, for the implementation of certain energy-related improvements to PRPD facilities in accordance with California Government code Section 4217.10 to 4217.18.

PUBLIC HEARING PROCEDURES

1. Staff Report
2. Open Hearing to the Public (3 minutes maximum per speaker)
3. Close Hearing to the Public
4. Board Discussion
5. Motion
6. Vote

CLOSE PUBLIC HEARING

1. Staff recommends that the PRPD Board of Directors consider the 4217 Energy Master Services agreement with SitelogIQ, pending the completion of financial analysis and legal review.
2. Staff recommends that the PRPD Board of Directors consider Resolution #26-10-1-565 for the approval of findings for government code section 4217.10-4217.18.

3. PUBLIC COMMENT

4. CONSENT AGENDA

- 4.1. Board Minutes:
 - A. Regular Meeting (September 9, 2026)
 - B. Special Meeting (September 16, 2026)
- 4.2. Payment of Bills/Disbursements (Warrants and Checks Report)
Check # 061223 - 061406 and ACHs
- 4.3. Fiscal Year (FY) 2023-2024 Audit. –Harshwal & Company LLP (Auditor) recently completed the FY 2023-2024 audit. There were zero significant findings in the report. The Finance Committee has

recommended the report for BOD consideration and approval. **Recommendation:** *Accept the FY 2023-2024 Audit.*

4.4. Information Items (Acceptance only): Safety Committee Minutes (August and September)

5. **COMMITTEE REPORTS**

5.1. Finance Committee

6. **OLD BUSINESS**

- 6.1. Cell Tower Development – Staff received an updated draft lease agreement from Assurance Development (Applicant) for a communications facility at Coutolenc Park. The updated agreement reflects an evolution from the original offer. **Recommendation:** *Approve the proposed lease agreement as presented.*
- 6.2. Prequalified Contractors – Acceptance of Shortlist Applicants – The District anticipates several significant construction projects (including Lakeridge Park, Bille Park Enhancements, Oak Creek Park, the maintenance shop, and potentially improvements to Coutolenc Park and other properties) over the next year. To ensure a timely selection bidding process, the District developed a pre-qualified list of contractors that meet District and State requirements. The District received 10 packets with 9 scoring as qualified. **Recommendation:** *Approve the list of qualified contractors that are eligible to bid on District projects until September 30, 2027.*

7. **NEW BUSINESS:**

- 7.1. Resolution #26-10-3-566- Declaration of Official Intent to Reimburse District Expenditures Through Tax-Exempt Financing for Solar and Energy Improvements - The proposed resolution establishes the intent to seek reimbursement for eligible project expenditures through future tax-exempt financing for an amount not to exceed \$3.0 million. The resolution does not authorize debt issuance or commit the District to a financing transaction and satisfies a federal procedural requirement that allows reimbursement of eligible expenditures from future tax-exempt financing proceeds should the District elect to move forward with financing. **Recommendation:** *Adopt resolution #26-10-2-566*

8. **REPORT**

8.1. District Report

9. **CLOSED SESSION**

9.1. Section 54956.8 – Potential Interest in Real Estate Negotiations Related to Park Expansion within District Boundaries.

10. **BOARD COMMENT**

11. **ADJOURNMENT**

Adjourn to the next regular meeting on 11/18/2026 at 6:00 p.m., in Conference Room B, at the Terry Ashe Recreation Center (6626 Skyway, Paradise, California).



In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate in the meeting, please contact the District Administrative Office at 530-872-6393 or info@paradisepd.com at least 48 hours in advance of the meeting.

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

OCTOBER 14, 2026

Paradise Recreation & Park District Investment Strategy Update

PRESENTED BY: JIM MCCOURT, CFA



MEEDER
PUBLIC FUNDS

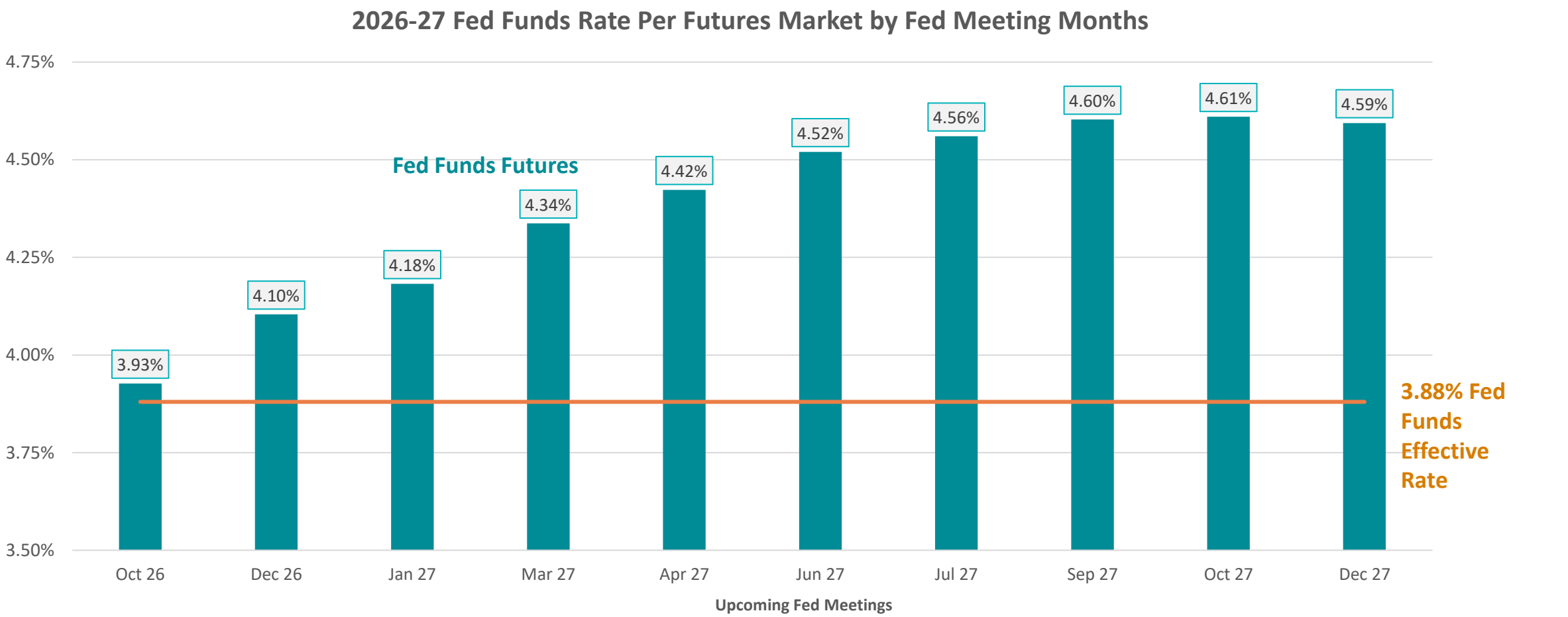


ECONOMIC UPDATE

	METRIC	OUTLOOK AND COMMENTARY
	Fed Funds Rate	After lowering the Fed Funds rate 1.75%, from 5.5% to 3.75% (2023-2025), the Fed hiked by .25% at the September meeting and the futures market is pricing in another hike by the end of this year and more next year, primarily due to persistent inflation and high federal debt.
	Inflation	The Consumer Price Index (CPI) continues to remain above 2% (Fed's target) with the current rate at 3.4% on a YoY basis. The war with Iran has materially boosted oil prices from earlier in the year, which has moved inflation higher.
	Growth	Gross Domestic Product (GDP) grew 2.2% the second quarter of 2026. Economists surveyed by Bloomberg project growth to be 2.2% for all of 2026. Consumer spending continues to remain robust, driven in large part by upper-income households.
	Employment	Average job growth remains above the Fed's breakeven rate. The unemployment rate remains below its long-term average but has increased since the low of the cycle in 2023. The current rate is 4.2%. Additionally, initial jobless (unemployment) claims remain historically low.
	Yields	Interest rates climbed materially since the start of the Iran war in early 2026. The 2-year T-note's yield is approximately 290 basis points higher than its average the past 20 years.

KEY TAKEAWAYS

The Fed Funds futures expected 2.5 quarter-point cuts at the start of 2026. With elevated inflation, the futures market now pricing in about 1 hike by the end of 2026 and approximately 2 additional hikes in 2027.



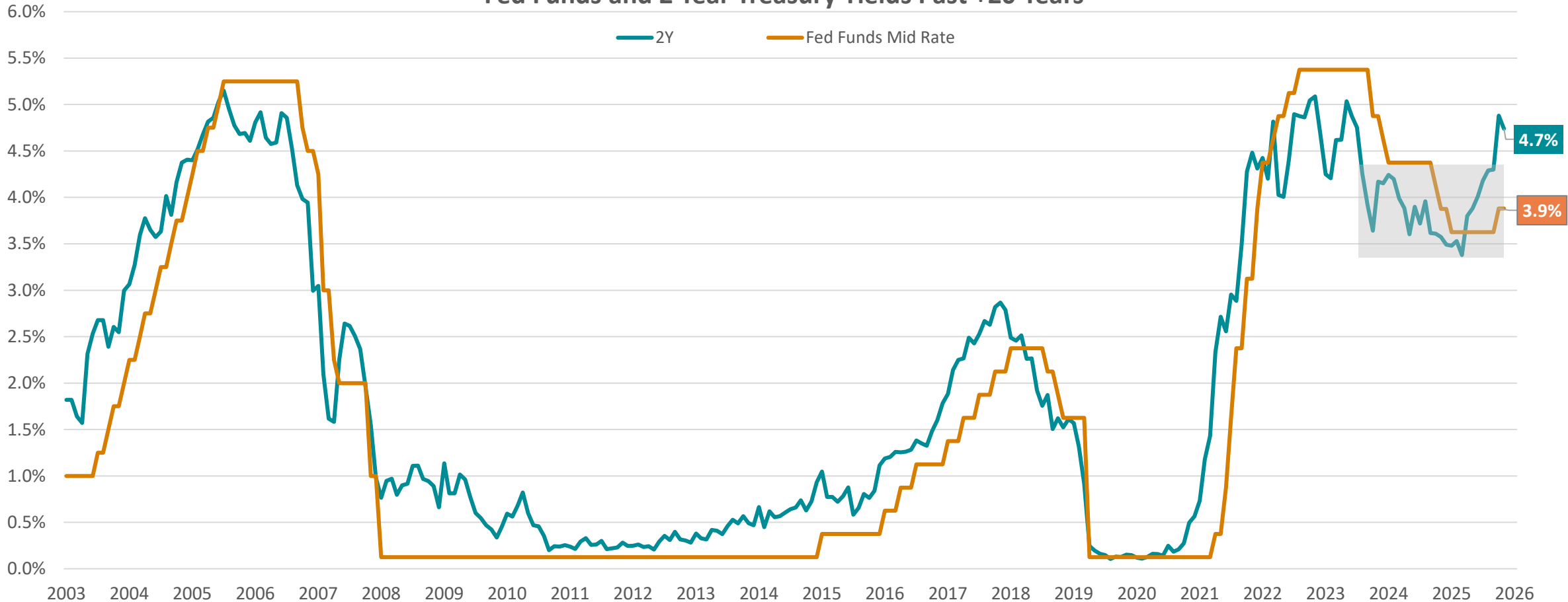
SOURCE: BLOOMBERG AS OF 10/2/26

Yields: Historical Perspective

KEY TAKEAWAYS

Intermediate-term interest rates are around levels not seen since 2007. The 2-year U.S. Treasury was in an approximate 100 basis point range (3.4% to 4.4%) since July 2024 but recently broke out to the upside, signaling potential Fed rate hikes ahead.

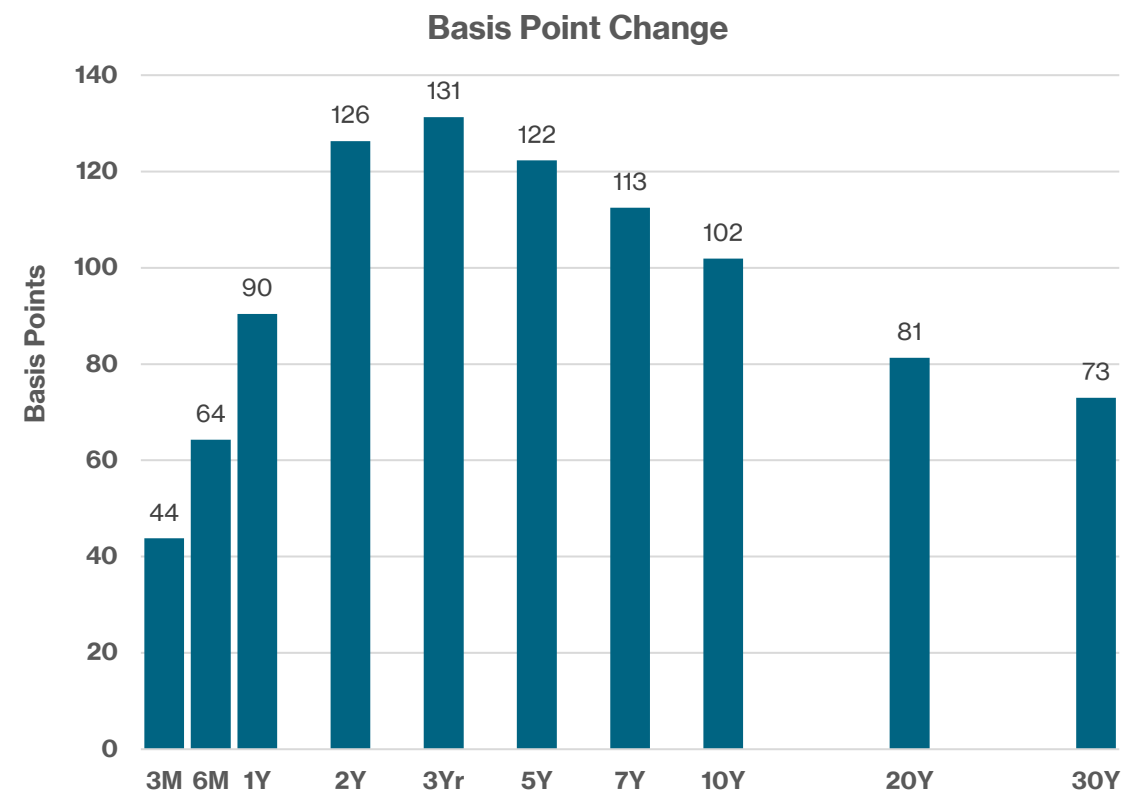
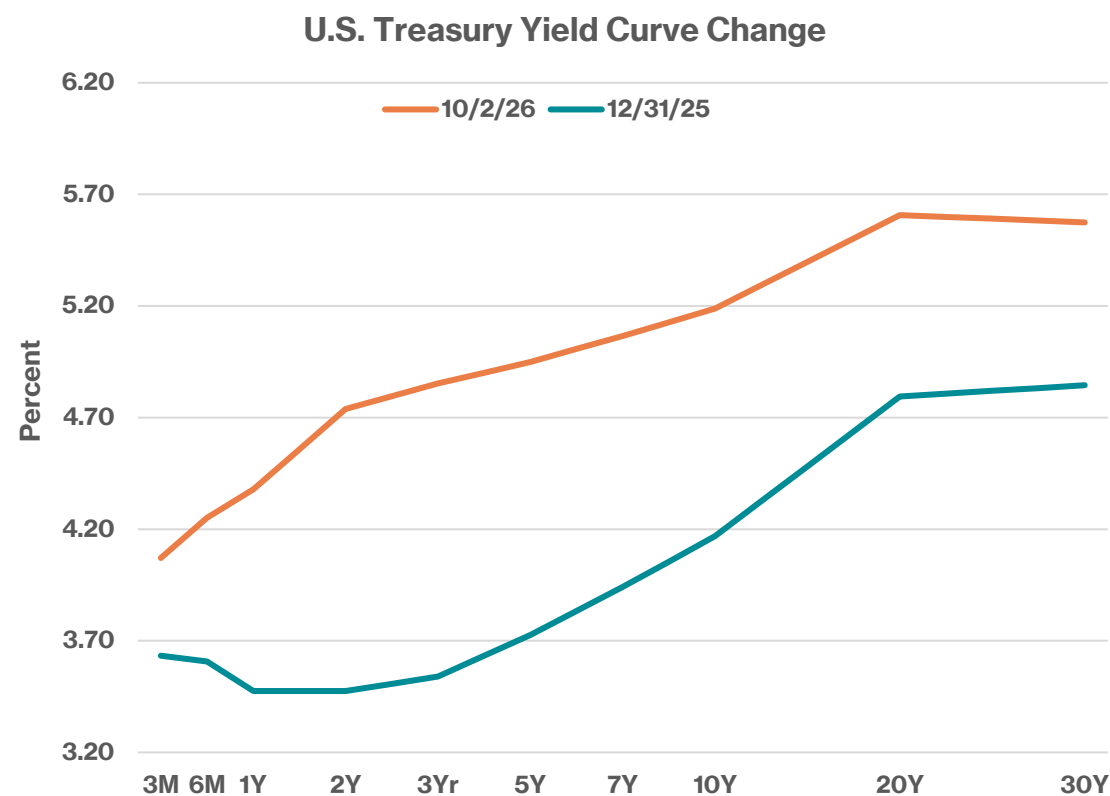
Fed Funds and 2 Year Treasury Yields Past +20 Years



Yields: U.S. Treasury Curve YTD

KEY TAKEAWAYS

2026 started the year with an inverted yield curve out to about the 4-year tenor. With the Iran war and other factors pushing up inflation, rates have moved higher across the U.S. Treasury yield curve, with shorter-term rates moving the most.



SOURCE: BLOOMBERG AS OF 10/2/26



PORTFOLIO REVIEW

Current Portfolio

Paradise Recreation & Park District portfolio as of 9/30/2026

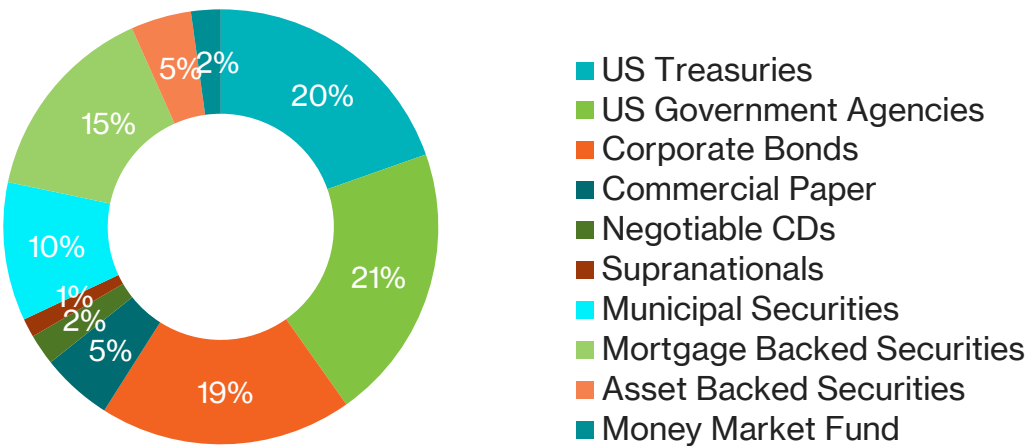
Your Portfolio

Securities Book Value \$32,576,308

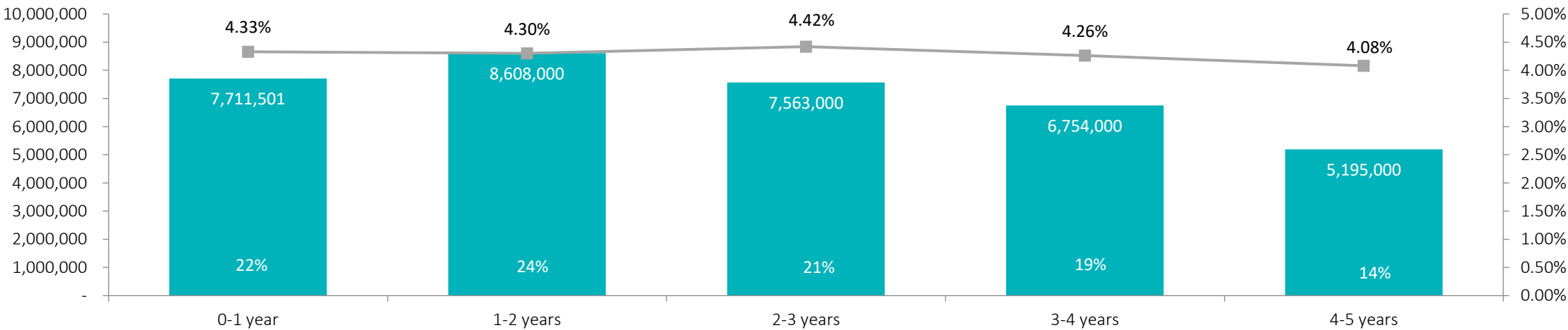
Your Securities

Weighted Average Maturity 2.33 years
Weighted Average Yield 4.29%

Your Asset Allocation



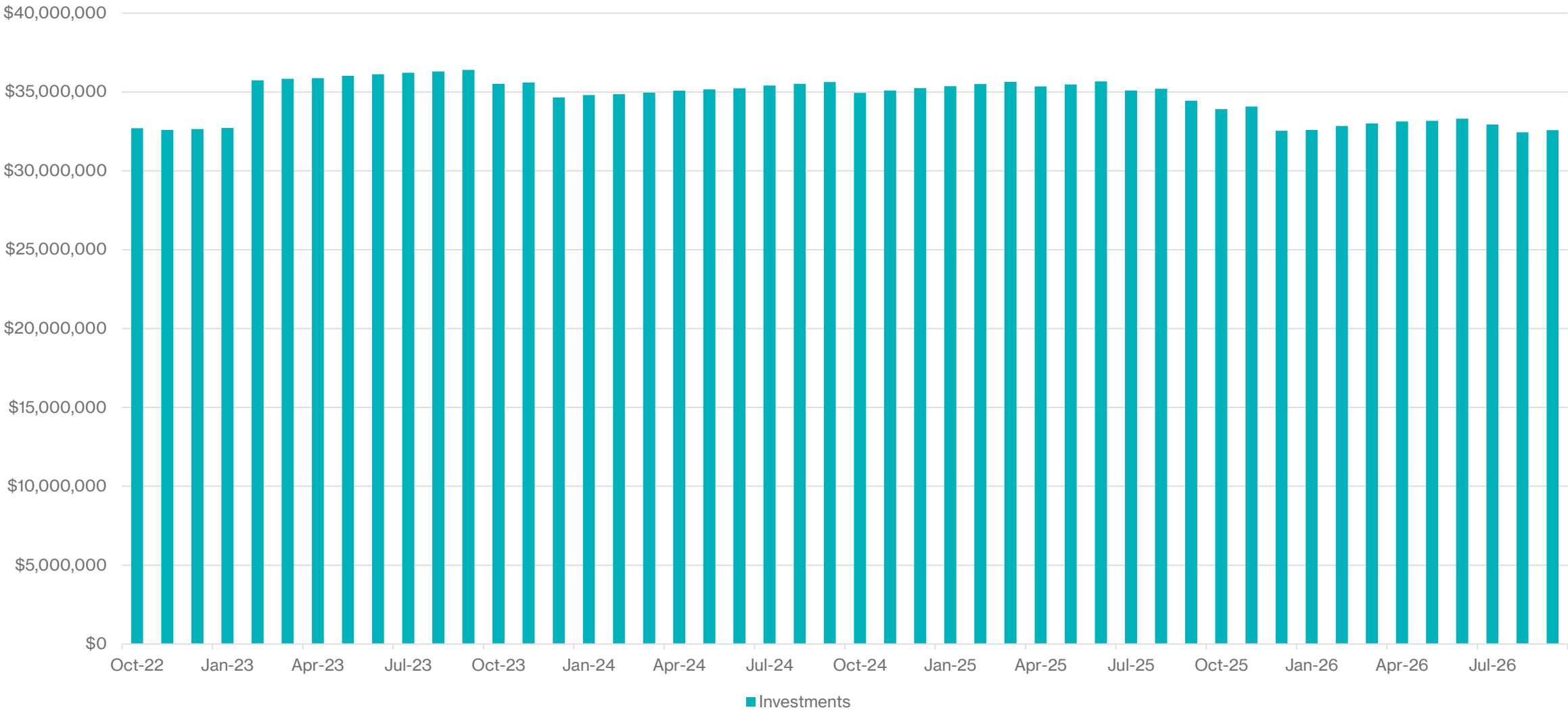
Your Maturity Distribution



YIELD AND INTEREST INCOME INFORMATION IS ANNUALIZED. ALL YIELD INFORMATION IS SHOWN GROSS OF ANY ADVISORY AND CUSTODY FEES AND IS BASED ON YIELD TO MATURITY AT COST. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS.

Portfolio Review

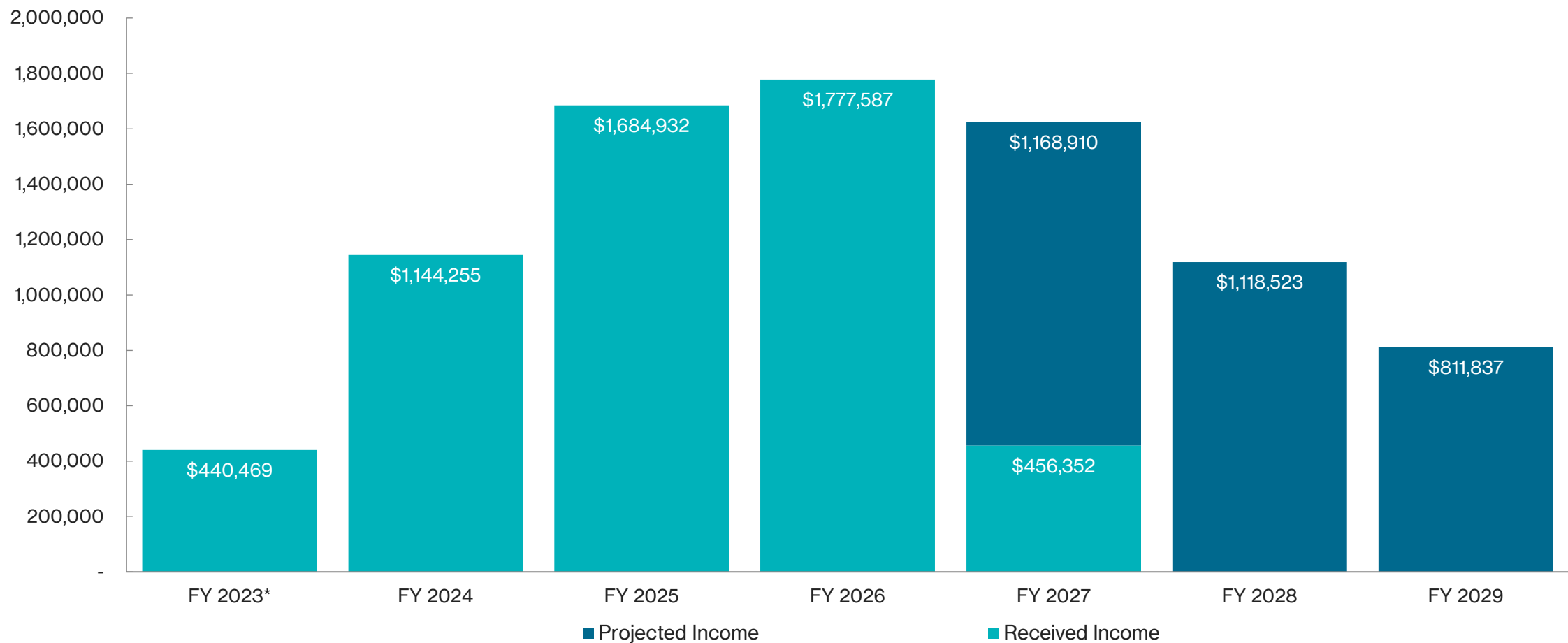
Paradise Recreation & Park District Historical Portfolio Balances



Portfolio Review

Paradise Recreation & Park District portfolio as of 9/30/2026

INVESTMENT INCOME PROJECTIONS



INTEREST INCOME REFLECTS INCOME RECEIVED ON SECURITIES HELD IN THE CUSTODY ACCOUNT AND DOES NOT INCLUDE INCOME RECEIVED ON CLIENT MANAGED ASSETS.

* PORTFOLIO CONSTRUCTED IN NOVEMBER 2022.

Meeder Public Funds, Inc. is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Past performance does not guarantee future results. Opinions and forecasts are all subject to change at any time, based on market and other conditions, and should not be construed as a recommendation of any specific security. Investing in securities involves inherent risks, including the risk that you can lose the value of your investment. Any forecast, projection, or prediction of the market, the economy, economic trends, and fixed-income markets are based upon current opinion as of the date of issue and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Meeder Public Funds, Inc. cannot and does not claim to be able to accurately predict the future investment performance of any individual security or of any asset class. There is no assurance that the investment process will consistently lead to successful results. The investment return and principal value of an investment will fluctuate, thus an investor's shares, or units, when redeemed, may be worth more or less than their original cost.

Meeder Public Funds

6125 Memorial Drive
Dublin, OH 43017

866.633.3371



M E E D E R

PUBLIC FUNDS

MeederPublicFunds.com

Staff Report

October 14, 2026



DATE: 10/8/2026
 TO: Board of Directors (BOD)
 FROM: Dan Efseaff, District Manager
 SUBJECT: Public Hearing – Energy related improvements in accordance with California Government code Section 4217.10 to 4217.18 – Projects with SiteLogIQ

Report in Brief

At the January 14, 2026 meeting, the BOD authorized the District Manager to sign an agreement letter with SiteLogIQ (Consultant) to explore potential energy and conservation services at District facilities. Since then, the District has been working with the Consultant on Energy Conservation projects to include energy efficiency improvements to various District sites including the use of Government Code Section 4217.10-4217.18 to implement additional scopes of work for Solar PV Power Generation and EV Charging. The project will require an upfront payment; however, the project is anticipated to save the District significant electrical expenses in the next few years. Many of the programs have expiring incentives that the District can use, if the project starts by certain milestones. The Consultant will be able to outline the expenses, program, and timeline for the project at the meeting.

At the September 16, 2026 BOD special meeting, the BOD indicated additional questions and Staff recommended continuance pending legal review and analysis of more detailed financial information. Notably, Staff had considerable concern about the total cost of the systems, maintenance and service costs, and the time for the return on investment. Staff provided a list of detailed questions on October 1, 2026 and SiteLogIQ provided responses on October 7, 2026.

Staff provides that information as attachments; however, Staff and our Construction project management team have not reviewed the materials. Without that review, staff will not provide a recommendation in time for this report, but may have further information for the BOD at the meeting.

The agreement is currently under legal review with the District's lawyer. If this is not completed in time for the meeting or if there are still outstanding questions, staff may recommend continuance to an upcoming BOD meeting.

Recommendation: 1) Consider the Energy Master Services agreement with SiteLogIQ,(pending the completion of legal review); and 2) Consider Adoption of Resolution #26-10-1-565.

Attachments:

- A. Resolution #26-10-1-565
- B. Exhibit C Work Order
- C. PRPD CFA
- D. 10-year historical utility escalation
- E. PRPD Board Response

https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2026/26.1014/BOD.SiteLogIQ.Hearing.Report.26.1008.docx
 10/8/2026



Paradise Recreation & Park District

6626 Skyway
Paradise, CA 95969
Email: info@ParadisePRPD.com

Phone: 530-662-2037
Fax: 530-872-8619
Website: www.ParadisePRPD.com

RESOLUTION #26-10-1-565

**APPROVAL OF FINDINGS FOR GOVERNMENT CODE SECTION 4217.10-4217.18,
APPROVAL OF FACILITY SOLUTIONS AGREEMENT BETWEEN THE PARADISE
RECREATION AND PARK DISTRICT FOR THE PURPOSE OF CONSTRUCTION,
INSTALLATION OF RENEWABLE GENERATION MEASURES ON SELECTED
DISTRICT SITES**

WHEREAS, the Paradise Recreation and Park District (“District”) Board of Directors (“Board”) has endorsed the goal of energy efficiency and directed staff to develop energy efficient and renewable generation projects for use at existing District sites. Based on an analysis of energy efficiency savings and capabilities the District has selected SitelogIQ based on their qualifications and references as to be “Best Value;” and

WHEREAS, the District approved an agreement to enter into negotiations with SitelogIQ (“Supplier”) which proposes an Energy Conservation project to the District to include energy efficiency improvements to the sites including the use of Government Code Section 4217.10-4217.18 to implement additional scopes of work for Solar PV Power Generation and EV Charging; and

WHEREAS, the Board has received, and reviewed information and data presented by District staff demonstrating that the cost to the District for Supplier to provide energy conservation and renewable generation measures pursuant to the Agreement will be less than the anticipated energy savings to the District; and

WHEREAS, in order to maximize the cost savings from the energy project, the District desires to improve the building energy efficiency at specified sites with the scope of work.

NOW THEREFORE, BE IT RESOLVED that based on comments, staff reports, and documentation reviewed by the Board, the Board makes the following formal findings pursuant to Government Code §4217.12:

1. That the anticipated cost to the public agency for thermal or electrical energy or conservation services provided by the energy conservation facility under the contract will be less than the anticipated marginal cost to the public agency of thermal, electrical, or other energy that would have been consumed by the public agency in the absence of those purchases; and

2. That the difference, if any, between the fair rental value for the real property subject to the facility ground lease and the agreed rent, is anticipated to be offset by below-market energy purchases or other benefits provided under the energy service contract.

BE IT FURTHER RESOLVED that the Board hereby approves the Energy Services Master Agreement, a true and correct copy of which is attached hereto and incorporated herein as Exhibit “A.”

APPROVED AND ADOPTED at a regular meeting of the Board of Directors of the Paradise Recreation and Park District the 14th day of October 2026 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

 Al McGreehan, Chairperson

 Steve Rodowick, Vice-Chairperson

EXHIBIT C Work Order #1

Photovoltaic Renewable Energy System and Electric Vehicle Charger Installation

PROJECT SCOPE OF WORK INDEX

<u>Section 1</u>	Basis of Energy Engineering
<u>Section 2</u>	Solar Plant Scope of Work
<u>Section 3</u>	Proposed Project Installation Timeline & Coordination
<u>Section 4</u>	Work Milestones
<u>Section 5</u>	Fixed Price Amount
<u>Section 6</u>	Progress Payment Schedule
<u>Section 7</u>	Performance and Payment Bonds
<u>Section 8</u>	Terms and Conditions

1.0 BASIS OF ENERGY ENGINEERING

Forecasted energy savings are the difference between the pre- and post-retrofit period consumption for the equipment included in the scope of Work. The pre-retrofit (or Baseline) data for this project was calculated using industry standard benchmark metrics for new construction including ASHRAE EUI, DOE Climate maps, and building square footage. The calculated Baseline also includes the energy consumption from the proposed EV chargers, each charging port assumed to be used for 3.0 hours a day at full power.

Since Contractor does not control/follow the building/site operations on a day-by-day basis, it is virtually impossible to track the energy consumption and savings from utility bills due to many dynamic factors that are out of Contractor's control. These factors (permanent or temporary) include, but are not limited to: weather changes; changes in the use of any facility and number of occupants (including, but not limited to, staff); changes to the hours of operation of any facility; changes to the control system scheduling; changes or modifications to the equipment or services provided under this Agreement; changes in utility suppliers, method of utility billing, number of days in the billing cycle, utility rates or method of utility purchasing; improper maintenance of the equipment or of any energy-consuming equipment; changes to the equipment or to any facility required by changes to building codes; additions or deletions of energy-consuming equipment; personal portable heaters; refrigerators and vending machines and/or additions or deletions of any facilities (i.e. portable buildings), etc.

In any event, the overall energy use of the facility would be lower than if the energy saving measures (retrofits) identified in the scope of work herein had not been implemented.

If desired, Contractor may provide additional utility data analysis and benchmarking based on the standard engineering principals for an additional fee (excluded from this Scope of Work). The District is to notify Contractor in writing no later than thirty (30) days after any changes as outlined above made to the Property that would affect the energy usage at the Property. The District shall make available to Contractor no later than thirty (30) days upon receipt, on a monthly basis for at least one year after Completion and Acceptance Date, copies of required energy bills, energy usage data, and any other such documentation related to changes to energy usage as outlined above.

Scope of Work presented herein is based on retrofits feasibility, cost effectiveness and maximum energy savings for the different ECM's. Equipment brand and/or materials noted herein can be substituted with similar equipment/materials based on the availability and costs at the time of the scheduled installation, constructability and other considerations as determined by the engineer and project manager.

In order to achieve energy savings in the future years and for trouble-free operation, District agrees to maintain and service the equipment and systems included in the Scope of Work per equipment manufacturer's guidelines and in accordance with industry standards as applicable to the specific systems. The District may need to provide accurate preventative maintenance and repair records for any work performed on the systems included herein.

2.0 SOLAR PLANT SCOPE OF WORK

General

The scope of work for the new systems include engineering, permitting, procurement, construction, and commissioning, supervision, materials and supplies, labor, tools, construction equipment and machinery, utilities and transportation for the proper execution and completion of a fully integrated and operational System, unless otherwise excluded in this Scope of Work. Contractor shall perform, supervise and direct the Work in accordance with Industry Standards, Applicable Law and Project Milestone dates.

2.1 Solar System Summary

System Descriptions

Site 1

1. Premises Location: Maintenance Yard

6220 Clark Road, Paradise, CA 95969

2. Approximate System Size (DC kW): 54.56 (DC)

3. System Description:

☐ Ground Mount ☐ Roof Mount ☒ Canopy Structure ☐ Other:_____

Module: Canadian Solar, CS6.2-66TB-620 or similar

Inverter: CPS, SCA50KTL or similar

Racking: Teichert Solar Canopy or Similar

4. Electrical Vehicle (EV) Charging System Description:

Manufacturer: ChargePoint or similar

Type: Level 2 or similar

Quantity: Three (3) Dual-port

Site 2**1. Premises Location:** Community Center

877 Nunneley Rd, Paradise, CA 95969

2. Approximate System Size (DC kW): 77.50 (DC)**3. System Description:**

☐ Ground Mount ☐ Roof Mount ☒ Canopy Structure ☐ Other:_____

Module: Canadian Solar, CS6.2-66TB-620 or similar

Inverter: CPS, SCA60KTL or similar

Racking: Teichert Solar Canopy or Similar

Electrical Vehicle (EV) Charging System Description:

Manufacturer: ChargePoint or similar

Type: Level 2 or similar

Quantity: Five (5) Dual-port

In general, the PV Systems will consist of the following:

- a. PV modules
- b. PV module support structure
- c. Inverter(s)
- d. EV Chargers
- e. System electrical protection
- f. Electrical disconnects
- g. Switchgear
- h. Control and monitoring systems
- i. Outdoor rated equipment enclosures
- j. Cables, wires, jumpers, connectors, system grounding and associated trenching and/or boring
- k. Equipment foundations
- l. Under Canopy Lighting
- m. Signage

2.2 Engineering Design Services

Contractor shall be responsible for detailed design and operational coordination of equipment and materials installed for the System. Contractor shall conform to Industry Standard and Applicable Law. The following design services shall be provided by the Contractor:

A. Civil Engineering design, including the preparation of the following:

- Site Plan
- Geotechnical Report (if required)

B. Structural Engineering Design, including:

- Foundations and other structural concrete
- PV module support structural design
- Structural design calculations, as required

C. Electrical Systems design, including:

- PV modules
- Inverter
- DC combiners, disconnects, fuses, and wiring
- AC breakers and disconnects
- Revenue metering
- Enclosures, conduit, and wiring
- Communications and control systems as described herein
- Other electrical systems included in the scope of work

Shade Structure Design Basis Table

Finish Type	Pier Depth	Degree Tilt Max	Minimum Clear Height	Assumed SdS Value	Wind Max Value	Wind Exposure	Snow Load
Painted Columns, Galvanized Purlins	12'-0"	5 degrees (max)	13'-6"	0.76g478	94 mph	C	67 psf

2.3 Permits

Contractor shall obtain and shall file on a timely basis any documents required to obtain Applicable Permits except those permits that are the responsibility of the District ("District Permits"). District shall obtain, and shall file on a timely basis, any documents required to obtain all such District Permits. District shall pay for all taxes, fees, and costs required to obtain all Permits.

Applicable Permits include:

- Fire Marshall
- General Construction and Building Permits

District Permits include:

- CEQA (Categorical Exemption certified by the District is assumed for this project)
- Easements required to complete the work.
- All other permits required for construction of the System, except for Applicable Permits

2.4 Procurement

Contractor shall procure all materials and equipment included in the Scope of Work for the installation of a complete System under this Scope of Work.

2.5 Construction Services

The following services shall be provided by Contractor as part of the general construction activities:

- A. Civil construction, including surveying, excavation, trenching, and backfill.
- B. Structural construction, including foundations, concrete work, grouting, anchors, erection of PV racks, shade structures, and other support structures.

- C. Electrical construction, including PV modules, combiners, inverter, disconnects, wiring, breakers, metering, control and monitoring systems, telecom systems, electric vehicle chargers, and lighting systems as required for a complete System.
- D. Safety services, including on-site safety equipment, personnel training, and safety monitoring of construction activities.
- E. Support services, including Contractor's trailers, shaded worker rest areas, restroom facilities, and security.
- F. Coordination with District's staff for site access, laydown, and storage with minimal interference with District operations.
- G. Operator training services.
- H. Restoration of landscape and hardscape to pre-construction condition, or in accordance with new design, as needed.
- I. Coordination of construction inspections, material verification, and testing as required.
- J. Lawful Disposal of refuse, spoils, chemicals, and waste materials associated with construction activities.
- K. Testing and start-up services for electrical and control systems included in the scope of work. Testing shall include pre-operational functional tests, equipment calibration, and insulation resistance tests. All necessary test equipment and instrumentation will be provided.
- L. Miscellaneous consumable materials required to erect the System.
- M. Coordination with District's Staff and Representatives, including Inspector of Record ("IOR") for all inspections and submittals.

2.6 Documentation Submittals

Contractor will prepare and submit designs, drawings, and specifications to the District for review and approval. District shall review the documents and provide any comments in writing to Contractor within ten (10) Business Days after receipt of such documents (the "Design Review Period"). Contractor will proceed with the assumption that District has approved the documents if no comments are received within ten (10) Business Days. Any comments provided by District after ten (10) Business Days that result in re-work shall constitute a Change Order. District shall consolidate all comments for each review cycle such that Contractor does not receive comments in separate submittals at different times from various District personnel. Any re-work as a result of receiving comments in separate submittals shall constitute a Change Order. To the extent consistent with Applicable Law and Industry Standards, Contractor will incorporate District comments into the final designs, drawings, and specifications (the "Construction Documents"), as applicable. Contractor shall submit such revised documents to District for additional Design Review Periods, which shall not extend longer than ten (10)

Business Days, until District approves such revised documents subject to the terms of the Agreement.

The following list is not all inclusive but defines the Contract Documents that are required to be submitted by Contractor for review and approval by the District.

- A. Facility drawing with Project improvements drawn to scale (Site Plan).
- B. Electrical design package including:
 - Single Line AC and DC diagrams
 - Communication, Monitoring and Control schematics
 - Electrical Circuit and Conduit schedule
 - Electrical Equipment installation plans
 - Lighting plan, if required
 - Placard schedule
 - Equipment data sheets
- C. Structural Calculations package including:
 - Ground structural elements for ground-mount systems
 - Equipment foundations and enclosures
- D. System energy production calculations and software model based on Site Plan.
- E. Approved Applicable Permits.
- F. Geotechnical report including Project applicable soil properties (if required).
- G. Project Schedule.
- H. Environment, Health and Safety Plan.
- I. System Manual with specifications, startup, commissioning and testing procedures for relevant equipment.
- J. System Operation and Maintenance manual (O&M plan).
- K. As-Builts (Record Drawings).
- L. Professional Engineer Wet Stamps and signatures on final design documents:
 - Electrical Design package
 - Structural Calculation package
- M. Interconnection Agreement with Local Utility.

2.7 Workmanship Warranty

Commencing on the Final Completion Date and for a period of one (1) year thereafter, Contractor warrants that the Systems will be free from defects (“Workmanship Warranty”). If a System has a defect, and District provides written notification of said defect within the one (1) year workmanship warranty period, Contractor will, at its option, either repair or replace the portion of the System that is defective at no cost to District within forty-five (45) days of notification. The Workmanship Warranty shall not apply to the extent such defect is caused by any of the following:

- (a) Alterations or repairs made to the supporting structure of any System or associated wiring and parts without Contractor's prior written approval;

- (b) Failure of a System to perform caused by legislative, administrative, or executive regulation, order or requisition of the government, local utility or public utilities commission, or any state, provincial or municipal government or official;
- (c) Use of a System beyond the scope contemplated in its operating manuals or technical specifications;
- (d) Damage to a System not caused directly or indirectly by Contractor or its subcontractors under any agreement between Contractor and District;
- (e) Force Majeure Events;
- (f) A change in usage of that portion of the Site on which the System is located which may affect building or site permits and related requirements, without the written approval of Contractor, or a change in ownership of building or property and the new owner has not signed an assumption agreement of the terms and conditions herein,
- (g) Any defect of deficiency to the extent the same results from a specific written direction from the District if, prior to implementing such written direction, Contractor advised District that District's written direction would so affect the warranty provided by Contractor hereunder.

2.8 Manufacturer Warranties

Contractor shall procure and assign to District warranties from the equipment manufacturers (the "Manufacturer Warranty") to the extent said equipment is purchased and provided for the Solar Plant by Contractor. Solar energy equipment included in the scope of work for electrical generation (PV modules, inverters) shall have a minimum ten (10) year manufacturer performance warranty to protect against degradation of electrical generation output of more than 15% from their originally rated electrical output. Except as expressly provided in this Agreement, Contractor's obligations under this warranty do not apply to any defects whatsoever in the equipment purchased and provided by Contractor for the Solar Plant, provided Contractor has procured and assigned to District the Manufacturer Warranty of such equipment. Contractor makes no representation or warranty, and District shall seek no recourse from Contractor, regarding the Manufacturer Warranties, including, without limitation, any degradation in electrical generation output of the PV modules.

Contractor shall require that Manufacturers provide the following warranties:

- a. Inverters shall have a ten (10) year standard Manufacturer Warranty.
- b. PV modules shall have the following standard Manufacturer Warranties:
 - i. Five (5) year material and workmanship warranty;
 - ii. Ten (10) year power output warranty at ninety percent (90%) of rated nominal power output; and
 - iii. Twenty-five (25) year power output warranty at eighty percent (80%) of rated nominal power output.
- c. Meters shall have a one (1) year standard Manufacturer Warranty.
- d. Electric Vehicle Chargers shall have a 2-year standard Manufacturer Warranty.

2.9 Project Closeout

- a. Contractor shall deliver to District an owner's manual, operator's manual and as-built drawings for the System no later than ninety (90) days after Substantial Completion occurs. For the avoidance of doubt, the as-built drawings shall be included in the punchlist items.
- b. At District's request, Contractor shall provide District's personnel up to four (4) hours of detailed and complete on-site operation training with respect to the System. District's personnel shall have the qualifications necessary to perform their activities and will be hired by District or its Affiliate. Contractor shall provide District reasonable assistance in soliciting and obtaining any subsidies, rebates or incentives that may be available from any Governmental Authority pursuant to or in connection with the purchase or operation of the System or otherwise. Contractor makes no representation nor warranty to District as to the availability or amount of any such subsidies, rebates or incentives.

2.10 District Responsibilities

Contractor shall not be obligated to perform any work or activity beyond the scope of the work and its other obligations under this Agreement. In particular, the following shall not be included in the Scope of Work and therefore shall be performed by District:

- a. The District shall furnish, to the extent not already provided to Contractor: (a) all surveys or other information in District's possession that describe the physical characteristics, legal limitations, and utility locations in and around the Site; (b) any prior environmental review documentation and all known information in District's possession concerning subsurface conditions, including without limitation the existence of any known Hazardous Materials, in or around the general area of the Site where the Work will be performed; (c) all relevant information in District's possession, including any structural or other relevant as-built drawings and photographs, of prior construction undertaken in the general area where the Work will be performed; (d) title reports less than one (1) year in age; and (e) any and all easements, zoning variances, planning approvals, including any resolution of any environmental impact issues, and any other legal authorization regarding utilization of the Site essential to the execution of the Work;
- b. District shall provide continuous access to the Site to perform the Work according to the Construction Schedule;
- c. District shall make water source available at the Site for construction water;
- d. District shall obtain the District Permits;
- e. District shall select its own personnel so that it is present at the date of Substantial Completion;

- f. District shall pay for and provide communication access for system monitoring;
- g. District shall pay for all taxes, fees, and costs required to obtain all Permits;
- h. District shall provide access to, and allow Contractor the use of, water lines, sewer lines, storm water lines, power lines, fuel lines, telephone and communication lines, pipelines, and drainage ditches; and
- i. District shall be responsible for operating the System from and after Substantial Completion.

2.11 General Clarifications & Qualifications to Scope of Work

- a. One (1) review cycle by District of the equipment layout drawings, one (1) review cycle by District of final design documentation, and one (1) final set of as-built drawings delivered to District in electronic format and hard copy.
- b. District will review and provide comments on drawings within 10 business days.
- c. Scope is based on code approved conduit and wiring methods.
- d. Contractor will not encounter any ground water during trenching and excavating.
- e. Native Soil can be utilized for backfill and compaction.
- f. Wiring from PV panels to combiners is USE cable and not placed in raceways.
- g. Grounding as required by NEC.
- h. Plastic UV-Rated cable ties and UV-Rated Cable Clips for wire management.
- i. Underground conduits shall be schedule 40 PVC with schedule 80 PVC risers.
- j. Placards shall be adhered and not mechanically affixed.
- k. AC and DC wiring to be aluminum where possible.
- l. Inverters shall be mounted via piles or on columns with Unistrut. No Equipment Pads.
- m. Price is based on the COMEX and The Steel Index (TSI) material pricing as of the Effective Date. Increases to COMEX and The Steel Index (TSI) may result in an increase in the Contract Price.
- n. One (1) mobilization per site.
- o. Site parking being available to all Contractor and Subcontractor employees.
- p. Scope of Work Price is based on straight time Monday to Friday (no holidays) work week, 40 hours per week between 6:00 AM and 6:00 PM.
- q. Due to high heat index, work will be limited during Summer (or in excess of 100 degrees Fahrenheit).
- r. Prevailing Wage Labor included. Any delays or increased prevailing wage requirements not included.
- s. District will receive all necessary easements within 45 business days after the Effective Date.

- t. Contractor cannot guarantee any Inflation Reduction Act Tax Credits or any other rebate/grant relative to the project scope of work.
- u. There are no existing encumbrances or easements on the site.
- v. Assumes three (3) trees for removal.
- w. Assumes up to 300' distance maximum for trenching from switchgear to EV Charging stations.
- x. Assumes there is enough physical capacity in the existing switchgear at Community Center and the Maintenance Yard for the EV breaker.
- y. Assumes the existing load at the Community Center is low enough to allow for the addition of the EV load.
- z. Assumes solar and EV engineering and design to be included as part of overall permit package to be performed by District Architect and Engineers. Contractor to provide structural engineering and electrical engineering for PV and EV scopes of work only.

2.12 Solar Scope of Work Exclusions

The Solar Work excludes the following:

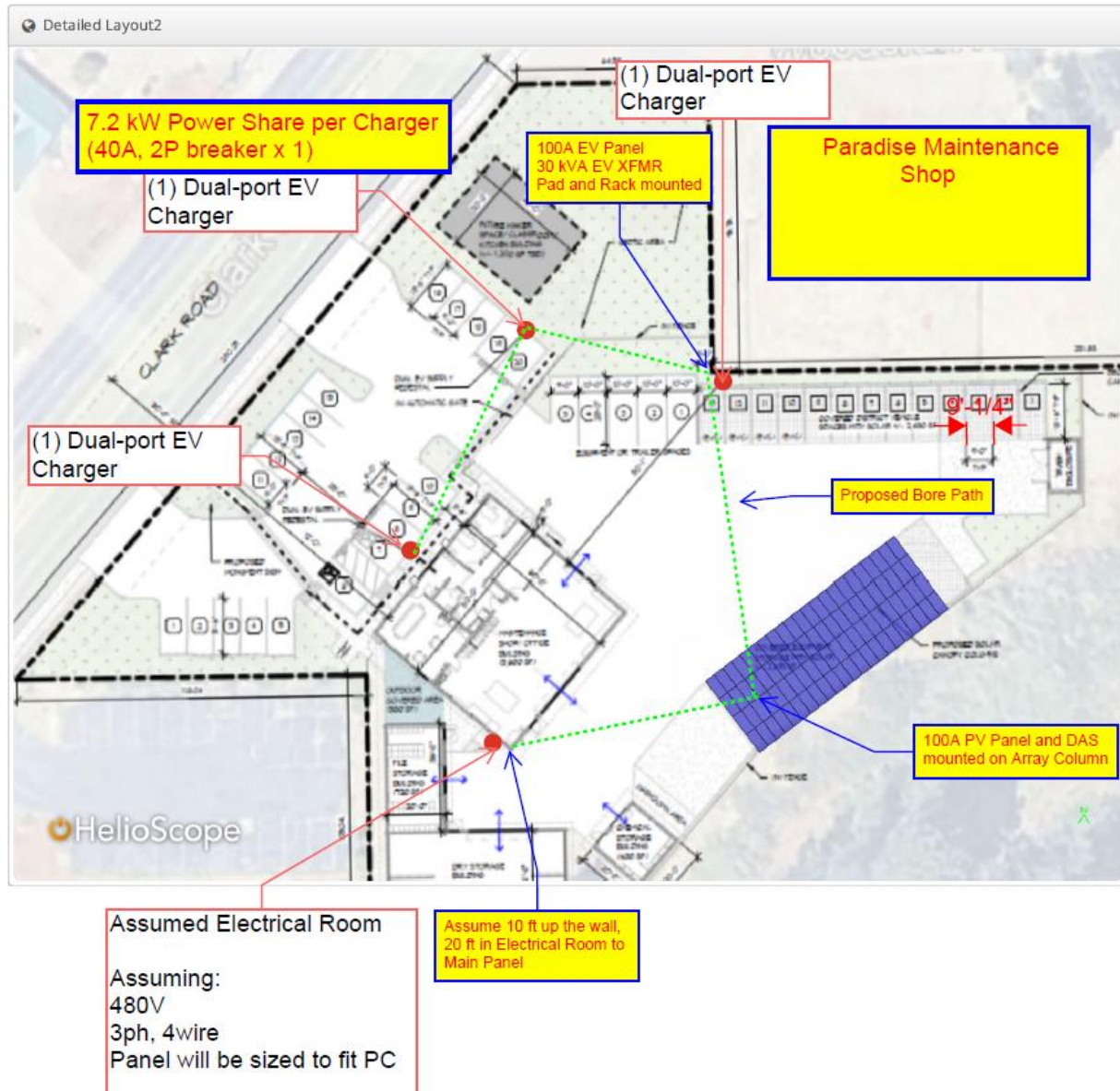
- a. Plumbing, Fire Sprinklers, Fire and Life Safety equipment and its components.
- b. Warranty, repair and/or upgrade of the existing mechanical, plumbing and electrical systems, air distribution and control systems found in disrepair or not compliant to code. Any and all systems and structure defects repairs/replacements as a result of pre-existing condition.
- c. Fees for expediting the manufacturing and/or delivery of electrical equipment.
- d. Upgrade of the existing site electrical service capacity and transformer.
- e. Any upgrades to existing parking lots, sidewalks, etc. unless otherwise included in scope.
- f. Drill hole casing, water mitigation, underground obstructions, caving soils, or Rock drilling.
- g. Any conditions, such as rock or hard-pan, that a 310 SG backhoe or similar cannot excavate.
- h. Fine grading.
- i. Special inspections.
- j. Hazardous material abatement and/or removal of any kind.
- k. Plan Check Fees (to be paid directly by the District).
- l. Inspector of Record fees.
- m. Storm Water Pollution Prevention Plan (SWPPP) or perimeter silt fencing.

- n. Americans with Disabilities Act (ADA) improvements including curb cutting, truncated dome installation, repainting, restriping, or installation of new signs.
- o. Tree removal, unless otherwise noted.
- p. Tree Mitigation Costs.
- q. String level monitoring.
- r. Relocation and modification of underground utilities.
- s. Premium time (except for utility tie-in).
- t. Field painting – lot striping, conduit painting, etc. above and beyond any items altered during construction or otherwise specified in the scope of work.
- u. Asphalt (fog, coating, and striping)
- v. Operation and Maintenance services.
- w. Net Generation Output Meter (NGOM).
- x. Site Security.
- y. Temporary power / back up power during shutdown.
- z. Metallic cable ties for wire management.
- aa. Privacy screen for temporary or permanent fencing. Barb wire for fencing.
- bb. Other Fees (plan check, utility permits, parking, etc.).
- cc. Compliance with Buy American, Buy America or Domestic Content Provision of the Inflation Reduction Act.
- dd. Any additional costs associated with COVID-19 (this includes, but not limited to, safety training, sanitizing equipment, limitation on number of workers in a space, etc.).
- ee. Any items not specified in this scope.

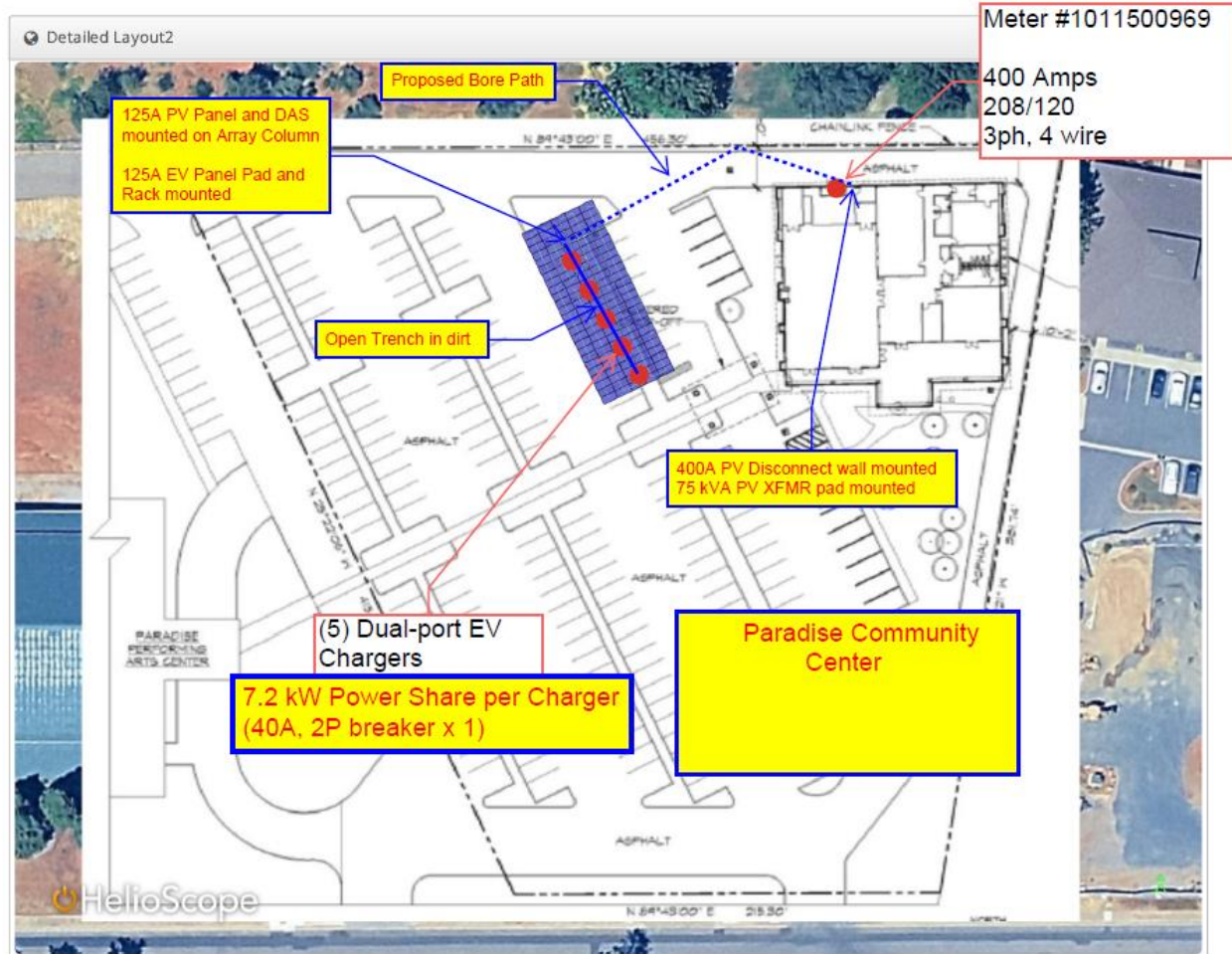
Contractor will notify the District of any excluded work or repairs which are necessary to the function of the Work as soon as Contractor becomes aware of such, and before proceeding with related work.

2.13 Site Plans

Site #1 PV Layout



Site #2 PV Layout



3.0 PROPOSED PROJECT INSTALLATION TIMELINE & COORDINATION

This project will require extensive scheduling and coordination to ensure the efficient implementation of the Work shown herein. Contractor will provide retrofit services in Phases. Each construction Phase will include a complete PV system retrofit at a given building or site. Contractor will provide adequate and suitable supervision with a dedicated Project Manager.

The District shall provide safe access to the buildings and provide the necessary security for staff safety during the rigging and equipment handling process. During the retrofit services, areas of the building designated by Contractor may need to be vacated to ensure the safety of the occupants. It will be the District's responsibility to temporarily relocate the occupants to other buildings and/or, if needed, provide temporary facilities for the duration of the given phase of each project.

In order to minimize the disruption of District's operation, coordination and scheduling will take

place prior to the start of construction. Contractor will work with the District to develop a detailed project schedule. Once the project schedule is confirmed, Contractor will provide the District with a Schedule of Values and a progress payment schedule, which corresponds to the project schedule. The installation of this project will start upon executing this Agreement and ordering and obtaining necessary equipment, parts and materials needed for installation, as listed in the scope of work. It is anticipated the construction phase of this project would be performed in 2027.

District and its representatives shall coordinate all the project activities with Contractor's Project Manager only.

4.0 WORK MILESTONES

Estimated Milestone Schedule	
Milestone	Milestone Date
Notice to Proceed	TBD
Equipment Procurement	Notice to Proceed + 8 Weeks
Construction Mobilization	AHJ Approval + 12 weeks
Substantial Completion	Construction Mobilization + 20 weeks
Final Completion	Substantial Completion + 12 weeks

Contractor shall be given a day-for-day slip in the Work Milestone Schedule for a delay in utility approvals beyond 12 weeks from Construction Mobilization date above. Contractor shall be given a day-for-day slip in the Work Milestone Schedule for a delay in Equipment delivery from the manufacture due to supply chain issues.

5.0 FIXED PRICE AMOUNT

The fixed price for this Scope of Work is **One Million, Nine Hundred Ninety-Two Thousand, Three Hundred Seventy-Four US Dollars (\$1,992,374.00)**

District Controlled Contingency

The following District Controlled Contingency is included in the Fixed Price Amount Above:

- i. **Sixty-Three Thousand, One Hundred Fifty-Three US Dollars (\$63,153)**, for the use of the Contractor, as approved by the District, to pay for cost escalations, Changes, or Unforeseen Conditions as defined in the Agreement. Contractor shall obtain written approval from District prior to using the District Controlled Contingency. If upon Final Completion of the

Project, funds are remaining in the District Controlled Contingency, such funds shall remain unspent and allocated back to the District.

6.0 PROGRESS PAYMENT SCHEDULE

The District shall pay to Contractor the progress payments set forth below when Contractor has completed the Work associated with such payment. Contractor must submit documentation at the time of invoicing for related progress payments.

Progress Payments Schedule	
Payment Milestone	% of Total Task Order Price
Notice to Proceed	10%
Equipment Deposit	25%
Progress Payments	50%
Substantial Completion	10%
Final Completion	5%

7.0 PERFORMANCE AND PAYMENT BONDS

Prior to commencement of work, and as required by California Civil Code section 9550 et seq. and Public Contract Code section 7103, Contractor shall provide evidence of the following bonds to District:

- a. **Performance Bond.** A bond issued by a corporate surety authorized to issue surety insurance in California, and reasonably acceptable to District, in an amount equal to one-hundred percent (100%) of this Scope of Work Price payable under the Agreement securing the faithful performance of this Scope of Work; and
- b. **Payment Bond.** A bond issued by a corporate surety authorized to issue surety insurance in California, and reasonably acceptable to District, in an amount equal to one-hundred percent (100%) of this Scope of Work Price payable under the Agreement securing the payment of all claims for the performance of labor or services on, or the furnishing of materials for, the performance of this Scope of Work.

The Performance and Payment Bonds shall guarantee timely completion of the Work in accordance with this Scope of Work and shall cover the installation period. The warranty period shall extend one (1) year following Final Completion.

The surety, having provided the Performance and Payment Bonds under this Scope of Work, shall assume no liability to Contractor, District or any third parties, should Contractor fail, for any reason, to deliver acceptable warranties beyond the one (1) year warranty period following Final Completion.

8.0 WORK ORDER #1 TERMS AND CONDITIONS

Unless otherwise stated, this Work Order shall be completed within the terms of the Government Code Section 4217 Energy Services Master Agreement executed on _____ between SitelogIQ, and the District.

[Signatures to follow]

IN WITNESS, WHEREOF, the Parties hereto have duly executed and delivered this Work Order as of the date set forth below.

SitelogIQ, Inc
a Delaware Corporation

By: _____ Date: _____

Name: John Gajan
Title: President, West Energy

Paradise Recreation and Park District,
a District organized and existing under the laws of the State of California

By: _____ Date: _____

Name:
Title:

Work Order #2

**Reserved for Lakeridge Park Photovoltaic Renewable Energy System and Electric Vehicle
Charger Installation**

The Allowance price for this Scope of Work is not to exceed **Five Hundred Ninety-Five Thousand
US Dollars (\$595,000.00)**

For the use of Contractor, as approved by the District, to pay for the installation of electrical vehicle chargers and solar at Lakeridge Park (14030 Lakeridge Circle, Magalia, CA 95954). This allowance is based on 37.2 kW of rooftop mounted solar and (3) level 2 dual-port electric vehicle chargers. Any additional costs or credits will be reported to the District upon completion of the final engineering review and corresponding equipment & installation cost estimating.

9.0 WORK ORDER #2 TERMS AND CONDITIONS

Unless otherwise stated, this Work Order shall be completed within the terms of the Government Code Section 4217 Energy Services Master Agreement executed on _____ between SitelogIQ, and the District.

[Signatures to follow]

IN WITNESS, WHEREOF, the Parties hereto have duly executed and delivered this Work Order as of the date set forth below.

SitelogIQ, Inc
a Delaware Corporation

By: _____ Date: _____

Name: John Gajan
Title: President, West Energy

Paradise Recreation and Park District,
a District organized and existing under the laws of the State of California

By: _____ Date: _____

Name:
Title:

Paradise Recreation and Park District
10/7/2026

PROJECT PROFORMA CASH FLOW ^{1,2}

WO1 Scope: Solar PV at Maintenance Yard and Community Center; Level 2 EV at each site; Rate change at Rec Center/DO and Moore Park. WO2 Scope: Lakeridge Park PV and EV Charger Budget - Project is Cash Funded						
Year	Cash	Solar O&M	IRA Incentive	Air Quality District Grant	Annual Project Energy Savings	Net Annual Savings
0	\$ 2,637,781	-	\$ -	\$ -	\$ -	\$ (2,637,781)
1		\$ 10,400	\$ -	\$ 50,000	\$ 91,025	\$ 130,625
2		\$ 10,712	\$ 448,401	\$ -	\$ 96,123	\$ 533,812
3		\$ 11,033	\$ -		\$ 101,506	\$ 90,472
4		\$ 11,364	\$ -		\$ 107,190	\$ 95,826
5		\$ 11,705	\$ -		\$ 113,193	\$ 101,487
6		\$ 12,056	\$ -		\$ 119,531	\$ 107,475
7		\$ 12,418			\$ 126,225	\$ 113,807
8		\$ 12,791			\$ 133,294	\$ 120,503
9		\$ 13,174			\$ 140,758	\$ 127,584
10		\$ 13,570			\$ 148,641	\$ 135,071
11		\$ 13,977			\$ 156,965	\$ 142,988
12		\$ 39,396			\$ 165,755	\$ 126,359
13		\$ 14,828			\$ 175,037	\$ 160,209
14		\$ 15,273			\$ 184,839	\$ 169,566
15		\$ 15,731			\$ 195,190	\$ 179,459
16		\$ 16,203			\$ 206,121	\$ 189,918
17		\$ 16,689			\$ 217,663	\$ 200,974
18		\$ 17,190			\$ 229,852	\$ 212,663
19		\$ 17,705			\$ 242,724	\$ 225,019
20		\$ 18,236			\$ 256,317	\$ 238,080
21		\$ 18,784			\$ 270,670	\$ 251,887
22		\$ 19,347			\$ 285,828	\$ 266,481
23		\$ 19,927			\$ 301,834	\$ 281,907
24		\$ 20,525			\$ 318,737	\$ 298,212
25		\$ 21,141			\$ 336,586	\$ 315,445
26		\$ 21,775			\$ 355,435	\$ 333,660
27		\$ 22,429			\$ 375,340	\$ 352,911
28		\$ 23,101			\$ 396,359	\$ 373,257
29		\$ 23,794			\$ 418,555	\$ 394,760
30		\$ 24,508			\$ 441,994	\$ 417,485
Totals	\$ 2,637,781	\$ 519,784	\$ 448,401	\$ 50,000	\$ 6,709,286	\$ 4,050,122

Notes:

- 1.) SiteLogIQ is not a Municipal Financial Advisor and this tool is used to confirm if the proposed project is Budget Neutral or better in compliance with CA Govt. Code 4217.
 2.) Cash Flow is based on a Preliminary Analysis using rough order of magnitude budgetary estimates and other standard assumptions. Final analysis and results may vary.
 3.) This cash flow should not be considered a proposal.
 4.) Work Order 2 Scope of Work includes an allowance for Solar PV and EV Chargers at Lakeridge Park based on provided data for park community center building.

Proprietary & Confidential

Project Summary Table	
BASE PROJECT COST	\$ 2,524,145
Contingency	\$ 63,153
Soft Costs	\$ 50,483
Closing Costs	\$ -
TOTAL PROJECT COST	\$ 2,637,781

Finance Metrics	Solar Only	Total Project
NPV at 3% Discount Rate	\$ 2,088,117	\$ 1,366,876
NPV at 5% Discount Rate	\$ 1,092,034	\$ 383,650
NPV at 7% Discount Rate	\$ 447,913	\$ (248,063)
Return on Investment	13 Years	14 Years
Simple Payback	15 Years	17 Years
Internal Rate of Return	7.25%	6.05%

Financing Parameters Breakdown	
Cash	
Total Cash Funding	\$ 2,637,781
\$	-
Other Parameters	
Utility Escalation	6%
Contingency Cost (%)	3%
Soft Costs (%)	2%

Paradise Pricing Breakouts								
	Solar Size (kW)	PV Cost/Watt	EV Charging Ports	Price/EV Port	Steel Structure and Foundations	PV Installation	EV Chargers	Total
Lake Ridge Park	37.2							\$ 594,924
Community Center	77.5	\$ 4.54	10	\$ 26,892	\$ 372,819	\$ 352,163	\$ 268,919	\$ 993,901
Maintenance Yard	54.56	\$ 5.22	6	\$ 46,311	\$ 372,819	\$ 284,636	\$ 277,865	\$ 935,320

Notes

1 - Breakout pricing is based on a single mobilization for all sites. Modification of scope or multiple mobilization will result in modification of pricing.

2 - Solar is sized to support the facility energy load as well as the new EV Installation.

3 - Lakeridge Park scope is a budgetary estimate based on a 37.2 kW rooftop solar PV system and (3) dualport Level 2 EV Chargers. This scope is subject to change and will be executed as a second phase.

10-year PG&E historical utility escalation lookback (2016-2026) & 10-year forecast (2027-2036)

PG&E confirmed that legacy tariffs are scheduled to expire in 2027 and transition

Based on PG&E's commercial rate trajectory over the last decade and the mandatory migration from legacy E-19 and A-10 tariffs to B-19 and B-10 beginning in 2027,

facilities can reasonably expect utility costs to nearly triple over the twenty-year period from 2016 through 2036 absent any energy mitigation measures.

Historical Summary (2016-2026)

Metric	Value
Starting Index	100
2026 Index	185
Total Increase	85%
Average Annual Increase	~6.3%
Utility Cost Multiplier	1.85x

Utility Cost Escalation Model *(Indexed to 2016 = 100)*

Year	(E-19)	(A-10)	Annual Escalation
2016	100	100	Baseline
2017	104	104	4.0%
2018	109	109	5.0%
2019	114	114	4.5%
2020	120	120	5.0%
2021	128	128	6.5%
2022	139	139	8.5%
2023	153	153	10.0%
2024	165	165	8.0%
2025	175	175	6.0%
2026	185	185	5.5%

Paradise Recreation & Park District | Board Response

Solar Carport, EV Charging & Energy Program: Responses to Board Questions

Prepared for the PRPD Board of Directors & Dan Efseaff, District Manager
October 7, 2026 • Prepared by Kristy Coughlin, MPA, EEP, SitelogIQ

Purpose of This Response

Thank you to the Board of Directors and District Manager Dan Efseaff for the thoughtful questions on the District's solar, carport and EV charging program at the **Maintenance Yard**, the **Paradise Community Center** and the **Lakeridge Park Community Center**. This document gives clear answers to each question, explains the fixed-price scope, and summarizes the financial model behind the **Government Code 4217** findings. The full year-by-year 30-year cash flow proforma is provided as an attachment.

CRITICAL

IRA Tax Credit: Solar Must Be Online by December 31, 2027

The District's **IRA Elective Pay tax credit**, valued at over **\$440,000**, is critical to this project's success and its capital stack. To qualify, all solar systems must be **online and placed in service no later than December 31, 2027**. Timely Board action keeps the project on schedule to secure this credit.

Project at a Glance

\$2,637,781

Fixed price: Community Center + Maintenance Yard scopes + Budget for Lakeridge Park

\$91,025

Projected first-year energy savings

249,552 kWh

Modeled annual solar production, all three sites

Year 14

Projected break-even on the self-funded program

Owner contingency

\$63,153, used only at the District's discretion

Key assumptions

6% rate escalation • 0.5%/yr panel degradation

Funding basis

Cash; no financing costs assumed

Project Scope & Design Rationale

- **Solar is required at both new facilities.** Current regulations require solar on new construction. Per the District's request, carport solar was specified and coordinated with the design teams for the **Maintenance Shop** and the **Lakeridge Park Community Center**.
- **Paradise Community Center.** The building came with a small baseline rooftop array. That array does not offset the building's current energy use and cannot support the new EV charging infrastructure.
- **Why carport solar.** Carports provide added cover, shade and protection for vehicles and equipment under snow load, and create covered space for community events such as farmers' markets and car shows.
- **Right-sized systems.** Every solar system is sized to serve the facility's energy load plus the new EV charging installation.
- **Code compliance.** The solar and EV charging designs meet all applicable government and building code requirements.

Responses to Board Questions

Board Question	SitelogIQ Response
Is the \$2.168M a not-to-exceed figure until details are resolved? The total out-of-pocket cost may be too much for a single year.	The price for Work Order #1 has been reduced to \$1,929,221 . It is a fixed-price amount for the Community Center and Maintenance Yard scopes described in the contract, including carport solar and EV charging. It includes \$63,153 of owner-controlled contingency. SitelogIQ is glad to work with staff on phasing or financing options if the Board prefers to spread the cost across more than one fiscal year. SitelogIQ has provided a rough budget for Lakeridge Park under a separate Work Order.
The PCC solar glitch has been fixed. Is the cost overestimated, since the array was not producing?	No. The Community Center scope already assumed the existing rooftop solar is functioning as designed, so the repair does not change the scope or the price.
Please provide the complete financial model used for any Government Code 4217 finding.	The attached year-by-year 30-year cash flow proforma was prepared in compliance with Government Code 4217.
What is the projected annual kWh production at each site?	Modeled annual production: • Maintenance Yard: 82,049 kWh • Community Center: 114,008 kWh • Lakeridge Park: 53,495 kWh (37.2 kW rooftop-mounted solar)
What is the projected annual utility bill savings in dollars?	First-year projected energy savings are \$91,025 .
What utility rate escalation assumptions were used?	6% annual escalation , based on conservative historic PG&E averages and rate increases (see the Escalation Sheet provided to the Board). The Board should also note the PG&E tariff rate increases taking effect January 1, 2027 .
Is there an annual panel or system degradation assumption?	Yes. The model assumes 0.5% annual panel degradation , per the manufacturer's specifications and warranty terms.
What annual O&M costs were assumed?	O&M costs appear in the O&M column of the cash flow. They cover annual panel washing and maintenance, plus equipment replacement for wear on panels, inverters and related equipment. These figures reflect SitelogIQ's experience building and maintaining more than 400 PV systems over the last 20+ years.
What financing costs were included in the analysis?	None. The analysis assumes the District pays cash.
What is the projected simple payback period?	This is a self-funded energy program under Government Code 4217. On a cash basis, the program breaks even in Year 14 .
What is the District's expected rate of return? Was EV revenue included?	The program breaks even in Year 14 and produces net savings for the remainder of the 30-year period (see the attached cash flow). The IRR is 6%. The proforma assumes no EV charging revenue , since charging is currently set as a public service. If the District chooses to set or raise charging rates at each site, that revenue would improve the return.

Pricing Considerations

Several statewide factors affect pricing for public-agency solar projects:

- **Prevailing wage** is required on California public agency projects.
- **Assumes Structural Steel carport structures**.
- **Tariffs** have increased equipment costs.
- **NAESCO-certified ESCO warranties** protect the District's long-term investment.

Procurement Summary: Design-Build & Government Code 4217

The State's Preferred Procurement Process for Energy Projects: Gov. Code 4217

Government Code 4217.10–4217.18 lets a public agency enter into energy service contracts, including solar and EV charging, on terms its governing board finds to be in the agency's best interest. The Board adopts findings at a regularly scheduled public hearing, noticed at least two weeks in advance, that the anticipated cost is less than the cost the District would otherwise pay for energy. The attached 30-year proforma supports that finding.

Experience With Government Code 4217.10 et al.

SitelogIQ has more experience than any other company delivering energy conservation and design-build projects for California cities, counties, special districts, tribes and K-12 schools.

No other company has completed more California Energy Commission Proposition 39 submissions with successful final reports (over 260 in total).

SitelogIQ has also accessed more zero- to low-interest public agency financing for local government projects than any other entity in California.

Over the last five years, SitelogIQ was awarded and completed more than **400 energy conservation and energy generation design-build projects** for California local governments, totaling more than **\$350 million**.

Attachments: Year-by-year 30-year cash flow proforma (Gov. Code 4217); Utility Escalation Sheet.

005111

Paradise Recreation and Park District
Board of Directors Regular Meeting
 Terry Ashe Recreation Center
 September 9, 2026

MINUTES

1. CALL TO ORDER:

Chairperson McGreehan called the Regular Meeting of the Paradise Recreation and Park District Board of Directors to order at 3:02 p.m.

1.1 PLEDGE OF ALLEGIANCE:

Chairperson McGreehan led the Pledge of Allegiance.

1.2 ROLL CALL:

Present: Al McGreehan (Chairperson), Steve Rodowick (Vice-Chairperson), Robert Anderson (Director), John Stonebraker (Director).

Excused: Joleen Levey (Secretary)

PRPD STAFF:

Present: Dan Efseaff (District Manager), Kristi Sweeney (Assistant District Manager), Sarah Hoffman (Board Clerk), Mark Cobb (Park Supervisor), Jeff Dailey (Recreation Supervisor), Olivia Longstaff (Recreation Specialist), Sunny Quigley (Administrative Assistant II)

1.3 WELCOME GUESTS:

Chairperson McGreehan welcomed guests.

Present: Chris Rauen, Donna Bristol, Sars Clifford, Maria Badilla, Lauren Davies, Eddie Jordan, Kristy Coughlin-Johnston, Eric James

Present via-zoom: Jake Bentley, Michael Miller, Brian Wilson

There was Board concurrence to move all items to before Item 2 (Public Hearing).

3. PUBLIC COMMENT: Citizen Bristol and Citizen Badilla

4. CONSENT AGENDA:

4.1. Board Minutes: Regular Meeting (August 12, 2026)

4.2. Payment of Bills/Disbursements (Warrants and Checks Report)

Check # 061048 - 061222 and ACHs

MOTION: Approve Consent Agenda **MADE BY:** Rodowick. **SECOND:** Anderson. **Roll Call Vote:**
AYES: 4 (McGreehan, Rodowick, Anderson, Stonebraker). **NOES:** 0. **ABSENT:** 1 (Levey)

005112

5. COMMITTEE REPORTS: None

6. OLD BUSINESS:

7. NEW BUSINESS:

7.1. Honey Run Covered Bridge Association (HRCBA) – Introduction of Management Options Report (Information Only). – Under a 2023 Memorandum of Understanding (MOU) with the HRCBA, the District completed a draft Exploration of Management Options Report (Report) for comments. The District awaits additional review from the HRCBA over the next couple of months. **Recommendation: Information Only**

8. REPORTS

8.1 District Report

9. BOARD COMMENT

There were comments from Vice-Chairperson Rodowick, Director Stonebraker, and Chairperson McGreehan.

There was Board concurrence to take a break at 3:59 PM

The meeting came back from break at 6:00 PM

2. PUBLIC HEARING

Chairperson McGreehan followed the hearing procedure as outlined in the agenda. The Chairperson opened the Public Hearing at 6:00 PM.

Public Comment: Helena Rose Baker

There was Board concurrence to continue the public hearing at a later date.

10. ADJOURNMENT:

Chairperson McGreehan adjourned the meeting at 6:51 PM until the next Regular Board meeting, scheduled for October 14, 2026, at 6:00 p.m. at the Terry Ashe Recreation Center.

Al McGreehan, Chairperson

Steve Rodowick, Vice-Chairperson

005113

Paradise Recreation and Park District
Board of Directors Special Meeting
 Terry Ashe Recreation Center
 September 16, 2026

MINUTES

1. CALL TO ORDER:

Chairperson McGreehan called the Regular Meeting of the Paradise Recreation and Park District Board of Directors to order at 3:00 p.m.

1.1 PLEDGE OF ALLEGIANCE:

Chairperson McGreehan led the Pledge of Allegiance.

1.2 ROLL CALL:

Present: Al McGreehan (Chairperson), Steve Rodowick (Vice-Chairperson), John Stonebraker (Director).

Excused: Joleen Levey (Secretary)

Absent: Robert Anderson (Director)

PRPD STAFF:

Present: Dan Efseaff (District Manager), Kristi Sweeney (Assistant District Manager), Sarah Hoffman (Board Clerk), Sunny Quigley (Administrative Assistant II), Connor Finnigan (Recreation Coordinator)

1.3 WELCOME GUESTS:

Chairperson McGreehan welcomed guests.

Present: Nick Trover, Eddie Jordan, Kristy Coughlin-Johnston, Eric James, Chris Rauen, Maria Badilla, Donna Bristol, Lauren Davies, Lauren Wemmer.

Present via zoom- Brian Wilson

2. PUBLIC HEARING- CONTINUED FROM 9/9/2026

Chairperson McGreehan followed the hearing procedure as outlined in the agenda. The Chairperson continued the Public Hearing from 9/9/2026 at 3:01 PM .

Public Comment: None

There was Board Concurrence to continue the discussion at a later date. There was then a motion to close the Public Hearing and re-notice it.

MOTION: Close the Public Hearing and re-notice it for October 14, 2026 **MADE BY:** McGreehan.
SECOND: Rodowick. **Roll Call Vote: AYES:** 3 (McGreehan, Rodowick, Stonebraker). **NOES:** 0.
ABSENT: 2 (Levey, Anderson)

005114

The Public Hearing closed at 3:38 PM.

3. PUBLIC COMMENT: None

4. CONSENT AGENDA:

4.1. Trover Construction Project Management (TCPM, Consultant) Agreement - Amendment #2
-The amendment extends the agreement with the Consultant to December 2028 and increase the not-to-exceed limit by \$100,000. The extension better aligns with grant agreements and timelines. Funding for the agreement primarily comes from insurance proceeds and grants. **Recommendation: Adopt the amendment as presented.**

4.2. Cooperative Purchasing Program Membership - The Interlocal Purchasing System (TIPS) -
Staff requests BOD consideration of the District to become a member of The Interlocal Purchasing System (TIPS). TIPS competitively solicits and awards contracts for a wide variety of goods, equipment, materials, and services for eligible public agencies. Participation in TIPS would provide the District with an additional cooperative purchasing resource in addition to CMAS and SourceWell. **Recommendation: Approve Resolution #26-09-2-562.**

Items pulled from Consent Agenda (4.1 and 4.2)

4.1. Trover Construction Project Management (TCPM, Consultant) Agreement

MOTION: Adopt the amendment with the noted corrections. **MADE BY:** Rodowick. **SECOND:** Stonebraker. **Roll Call Vote: AYES:** 3 (McGreehan, Rodowick, Stonebraker). **NOES:** 0. **ABSENT:** 2 (Levey, Anderson)

4.2 Cooperative Purchasing Program Membership - The Interlocal Purchasing System (TIPS)

MOTION: Approve Resolution #26-09-2-562. **MADE BY:** Stonebraker **SECOND:** Rodowick. **Roll Call Vote: AYES:** 3 (McGreehan, Rodowick, Stonebraker). **NOES:** 0. **ABSENT:** 2 (Levey, Anderson)

5. OLD BUSINESS

5.1. Lakeridge Park Development - Planning and Construction Design Development for the Recreation Center - As a The Interlocal Purchasing System (TIPS) approved vendor, Varco Pruden (Vendor) meets District procurement requirements under a cooperative purchasing program to provide governmental pricing. This agreement allows the vendor to provide the required design work and costs of the engineered metal building. Procurement of the building would require separate BOD action. **Recommendation: Authorize the District Manager to complete the agreement with Vendor, once membership is authorized.**

Public Comment: Citizen Bristol, Citizen Wemmer, Citizen Badilla, Citizen Davies

MOTION: Authorize the District Manager to complete the agreement with Vendor once membership is authorized. **MADE BY:** Rodowick. **SECOND:** McGreehan. **Roll Call Vote: AYES:** 2 (McGreehan, Rodowick). **NOES:** 0. **ABSTENTION:** 1 (Stonebraker) **ABSENT:** 2 (Levey, Anderson)

005115

6. NEW BUSINESS:

6.1. Resolution #26-09-3-563- Declaration of Official Intent to Reimburse District Expenditures Through Tax-Exempt Financing for Solar and Energy Improvements - The proposed resolution establishes the intent to seek reimbursement for eligible project expenditures through future tax-exempt financing for an amount not to exceed \$3.0 million. The resolution does not authorize debt issuance or commit the District to a financing transaction and satisfies a federal procedural requirement that allows reimbursement of eligible expenditures from future tax-exempt financing proceeds should the District elect to move forward with financing. **Recommendation: Adopt resolution #26-09-3-563.**

Item 6.1 was tabled for a later date.

7. BOARD COMMENT

There were comments from Director Stonebraker and Chairperson McGreehan.

8. ADJOURNMENT:

Chairperson McGreehan adjourned the meeting at 4:28 PM until the next Regular Board meeting, scheduled for October 14, 2026, at 6:00 p.m. at the Terry Ashe Recreation Center.

Al McGreehan, Chairperson

Steve Rodowick, Vice-Chairperson

PARADISE RECREATION & PARK DISTRICT
COUNTY MONTHLY CHECK REGISTER

Fund 2510

September

CHECK	ISSUE DATE	VOID	PAYEE	SALARY AND BENEFITS	SERVICE SUPPLIES	FIXED ASSETS	NET CHECK	NOTES

061223-061257	9/2/2026		Payroll Summary	19,182.82	0.00	0.00	19,182.82	

Direct Deposit	9/2/2026		Payroll Summary	43,416.71	0.00	0.00	43,416.71	

061291-061319	1/0/1900		Payroll Summary	15,309.39	0.00	0.00	15,309.39	

Direct Deposit	9/16/2026		Payroll Summary	44,677.31	0.00	0.00	44,677.31	

061377-061406	9/30/2026		Payroll Summary	18,597.22	0.00	0.00	18,597.22	

Direct Deposit	9/30/2026		Payroll Summary	45,614.17	0.00	0.00	45,614.17	

061258	9/4/2026		VOYA INSTITUTIONAL TRUST CO	500.00			500.00	
061259	9/4/2026		MISSION SQUARE RETIREMENT	1,692.69			1,692.69	
061260	9/4/2026		FRANCHISE TAX BOARD	50.00			50.00	
061261	9/4/2026		PARADISE RECREATION & PARK DIS	1,184.62			1,184.62	A)
061262	9/4/2026		PARADISE RECREATION & PARKS	43,416.71			43,416.71	B)
061263	9/4/2026		SARAH HOFFMAN		51.30		51.30	C)
061264	9/4/2026		C&C PRINTS		3,958.50		3,958.50	D)
061265	9/4/2026		PG&E		2,335.46		2,335.46	
061266	9/4/2026		PAYLESS BUILDING SUPPLLY		1,155.81		1,155.81	
061267	9/4/2026		THE CENTER OF EXCELLENCE IN EDUCATION		1,960.00		1,960.00	
061268	9/4/2026		CANON FINANCIAL SERVICES INC		282.40		282.40	
061269	9/4/2026		VERIZON WIRELESS		95.25		95.25	
061270	9/4/2026		TREE OF LIFE		1,250.00		1,250.00	
061271	9/4/2026		MILLIMAN		2,685.00		2,685.00	
061272	9/4/2026		SASHA THOMAS BROWN		12.00		12.00	Refund
061273	9/4/2026		REBECCA BERRY		200.00		200.00	Refund
061274	9/4/2026		CARSON WEST		285.00		285.00	Refund
061275	9/4/2026	Void	DANIELLE CUSEO		0.00		0.00	
061276	9/4/2026	Void	DEE CUSEO		0.00		0.00	
061277	9/4/2026	Void	QUINCY CUSEO		0.00		0.00	
061278	9/4/2026		CARE NET PREGNANCY CENTER		200.00		200.00	Refund
061279	9/11/2026		THOMAS ACE HARDWARE		1,634.05		1,634.05	
061280	9/11/2026		PG&E		1,211.18		1,211.18	
061281	9/11/2026		INDUSTRIAL POWER PRODUCTS		33.67		33.67	
061282	9/11/2026		SOPHIA MUNOZ OLIVEREZ		20.66		20.66	C)
061283	9/11/2026		JONATHAN CLARK		245.00		245.00	
061284	9/11/2026		KELLY MUNSON		1,575.00		1,575.00	
061285	9/11/2026		O'REILLY AUTO PARTS		237.66		237.66	
061286	9/11/2026		CHICO ENVIRONMENTAL		2,250.00		2,250.00	
061287	9/11/2026		FOOTHILL MILL & LUMBER CO		345.80		345.80	
061288	9/11/2026		ELAN FINANCIAL SERVICES		473.59		473.59	
061289	9/11/2026		MARSHA BURCH		4,027.50		4,027.50	
061290	9/11/2026		ACCULARM SECURITY SYSTEMS		88.00		88.00	
061320	9/18/2026		HUMANA INSUARANCE CO	1,232.37			1,232.37	
061321	9/18/2026		ANTHEM BLUE CROSS	20,523.86			20,523.86	
061322	9/18/2026		PARADISE RECREATION & PARKS	44,677.31			44,677.31	B)
061323	9/18/2026		IRAYZ MOVEMENT		220.00		220.00	
061324	9/18/2026		VERIZON WIRELESS		673.73		673.73	
061325	9/18/2026		ACME TOILET RENTALS LLC		451.79		451.79	

CHECK	ISSUE DATE	VOID	PAYEE	SALARY AND BENEFITS	SERVICE SUPPLIES	FIXED ASSETS	NET CHECK	NOTES
061326	9/18/2026		PG&E		198.09		198.09	
061327	9/18/2026		COLUMBIA BANK		16,248.53		16,248.53	
061328	9/18/2026		PRIMO BRANDS		208.79		208.79	
061329	9/18/2026		DEL ORO WATER COMPANY		101.90		101.90	
061330	9/18/2026		CALIFORNIA SPECIAL DISTRICT ASSOCIATION		571.26		571.26	
061331	9/18/2026		FGL ENVIRONMENTAL		449.00		449.00	
061332	9/18/2026		WELL INDUSTRIES INC		1,106.07		1,106.07	
061333	9/18/2026		ARCH NEXUS		6,207.50		6,207.50	E)
061334	9/18/2026		BUTTE COUNTY NEAL ROAD LANDFILL		354.68		354.68	
061335	9/18/2026		NORTHERN RECYCLING & WASTE SERVICES LLC		2,192.18		2,192.18	
061336	9/18/2026		CAPRI		33,720.00		33,720.00	F)
061337	9/18/2026		CIVICPLUS LLC		461.30		461.30	
061338	9/18/2026		COZY CATTLE CO		1,092.00		1,092.00	
061339	9/18/2026		COMCAST		11.54		11.54	
061340	9/18/2026		DUNN EDWARDS PAINTS		291.54		291.54	
061341	9/18/2026		LES SCHWAB TIRES		1,793.17		1,793.17	
061342	9/18/2026		SCOTT AMICK		20.60		20.60	
061343	9/18/2026		TARA PASH		36.00		36.00	Refund
061344	9/18/2026		PAT PLUMB		12.00		12.00	Refund
061345	9/18/2026		LISA HARRISON		12.00		12.00	Refund
061346	9/18/2026		CYNTHIA HARRISON		12.00		12.00	Refund
061347	9/18/2026		MARGUERITE MATTIER		12.00		12.00	Refund
061348	9/18/2026		MICHELLE MULLINAX		12.00		12.00	Refund
061349	9/18/2026		KRISTEN SOUTHAM		12.00		12.00	Refund
061350	9/18/2026		SANDY GRANICHER		12.00		12.00	Refund
061351	9/18/2026		STEPHANIE GIACOVELLI		12.00		12.00	Refund
061352	9/18/2026		LAURA DOHOJDA		12.00		12.00	Refund
061353	9/18/2026		TERRI BROWN		12.00		12.00	Refund
061354	9/18/2026		FLORENCE BEAUCHEMIN		12.00		12.00	Refund
061355	9/18/2026		VOYA INSTITUTIONAL TRUST CO	500.00			500.00	
061356	9/18/2026		MISSION SQUARE RETIREMENT	1,692.69			1,692.69	
061357	9/18/2026		FRANCHISE TAX BOARD	50.00			50.00	
061358	9/25/2026		PRINCIPAL LIFE INSURANCE COMPA	283.43			283.43	
061359	9/25/2026		SARAH HOFFMAN		91.55		91.55	
061360	9/25/2026		PG&E		8,749.95		8,749.95	
061361	9/25/2026		KELLER SUPPLY COMPANY		1,009.17		1,009.17	
061362	9/25/2026		NORTHSTAR ENGINEERING		8,551.68		8,551.68	G)
061363	9/25/2026		BASIC BENEFITS		76.50		76.50	
061364	9/25/2026		COMCAST		106.30		106.30	
061365	9/25/2026		COMCAST		1,632.26		1,632.26	
061366	9/25/2026		EXTRA SELF STORAGE		1,634.00		1,634.00	
061367	9/25/2026		GLOBAL OFFICE INC		878.32		878.32	
061368	9/25/2026		PAYLESS BUILDING SUPPLY		149.88		149.88	
061369	9/25/2026		PARADISE POLICE DEPARMENT ALARM UNIT		250.68		250.68	
061370	9/25/2026		PRO ACTIVE		85.00		85.00	
061371	9/25/2026		CANON FINANCIAL SERVICES INC		308.59		308.59	
061372	9/25/2026		HARSHWAL & COMPANY LLP		19,642.50		19,642.50	H)
061373	9/25/2026		STONE RIDGE TERMITE & PEST		425.00		425.00	
061374	9/25/2026		COMPUTERS PLUS		496.08		496.08	
061375	9/25/2026		ISOLVED		98.75		98.75	
061376	9/25/2026		STOUT RISIUS ROSS LLC		500.50		500.50	
ACH	9/4/2026		ACH STATE PR TAX	2,959.52			2,959.52	
ACH	9/4/2026		ACH FED PR TAX	17,731.70			17,731.70	
ACH	9/4/2026		ACH CALPERS	11,960.91			11,960.91	
ACH	9/22/2026		ACH STATE PR TAX	2,941.85			2,941.85	
ACH	9/22/2026		ACH FED PR TAX	17,364.22			17,364.22	
ACH	9/22/2026		ACH CALPERS	11,302.74			11,302.74	
ACH	9/22/2026		ACH CALPERS	5,707.75			5,707.75	

CHECK	ISSUE DATE	VOID	PAYEE	SALARY AND BENEFITS	SERVICE SUPPLIES	FIXED ASSETS	NET CHECK	NOTES
ACH	9/22/2026		ACH CALPERS	220.00			220.00	

TOTALS				185,992.37	137,841.21	0.00	323,833.58	
---------------	--	--	--	-------------------	-------------------	-------------	-------------------	--

GRAND TOTALS				239,081.80	137,841.21	0.00	376,923.01	
---------------------	--	--	--	-------------------	-------------------	-------------	-------------------	--

Notes:

Refunds = 865.00

- A) PRPD employee FSA
- B) Transferring funds to the Five Star Bank account for direct deposit payroll
- C) reimbursement
- D) Activity guides
- E) PCC design
- F) Workers' Comp payment
- G) Shop rebuild
- H) Fiscal Year Audit Bill

Z:\Finance\Reports\Month_End_Reports\[Disbursements report 2026.xlsx]Sep 2026

Staff Report

October 14, 2026



DATE: 10/7/2026
 TO: Board of Directors (BOD)
 FROM: Catherine Merrifield, District Accountant
 SUBJECT: Fiscal Year (FY) 2023-2024 District Audit

Report in Brief

At the 10/25/2022 meeting, the BOD approved Harshwal & Company LLP (Auditor) to perform the Fiscal Year (FY) audits for five years starting with FY 2021-22, with the contract ending Dec. 31, 2026. The Auditor has completed 2 audits (FY 2021-2022 and FY 2022-2023) and has recently completed the draft FY 2023-2024 audit.

There were zero significant findings in the report.

The Finance Committee did not have comments on the report and recommended it for BOD consideration. Staff will schedule the Auditor to attend a future Finance Committee meeting to provide an opportunity for members to ask questions and understand more about the audit process.

Staff have inquired with the Auditor to ensure that under the contract that the following audits will be completed by 12/31/2026:

- FY 2024- 2025
- FY 2025-2026

The Auditor indicates that their team will prioritize the District's audits and indicated confidence that they can complete the FY 2024-25 and FY 2025-26 audits by the end of this calendar year, provided that they receive the requested information, supporting documentation, and responses to audit inquiries from the District in a timely manner. The District Manager has instructed staff that completion of the audits is a top priority.

Recommendation: *Accept the FY 2023-2024 Audit Report.*

Attachments:

- A. FY 2023-2024 Audit Report- Draft

PARADISE RECREATION AND PARK DISTRICT
FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT
JUNE 30, 2024



PARADISE RECREATION AND PARK DISTRICT
TABLE OF CONTENTS
JUNE 30, 2024

	<u>Page(s)</u>
Independent Auditor's Report	1
Official Roster	4
Management's Discussion and Analysis	5
Basic Financial Statements	
Government-Wide Financial Statements:	
Statement of Net Position.....	9
Statement of Activities.....	11
Fund Financial Statements:	
Balance Sheet - Governmental Funds.....	12
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position.....	13
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds.....	14
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds to the Statement of Activities.....	15
Notes to Basic Financial Statements.....	16
Required Supplementary Information	
Budgetary Comparison Schedule - General Fund.....	40
Schedule of the District's Proportionate Share of the Net Pension Liability.....	41
Schedule of the District's Pension Contributions.....	42
Schedule of Changes in Total OPEB Liability and Related Ratios.....	43
Notes to Required Supplementary Information.....	44
Compliance Section	
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 <i>Government Auditing Standards</i>	45
Schedule of Findings and Responses	47
Summary Schedule of Prior Year Audit Findings	49



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Paradise Recreation and Park District
Paradise, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the major fund, and the aggregate remaining fund information of the Paradise Recreation and Park District (the "District"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the major fund, and the aggregate remaining fund information of the District as of June 30, 2024, 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 Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 District 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.

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 District'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 generally accepted auditing standards 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 generally accepted auditing standards 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 District'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 District'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 from pages 5 - 8, and required supplementary information from pages 40 - 44 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August XX, 2026, on our consideration of the District'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 District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

San Diego, California
August XX, 2026

Draft

PARADISE RECREATION AND PARK DISTRICT
OFFICIAL ROSTER
JUNE 30, 2024

BOARD OF DIRECTORS

<u>Board Members</u>	<u>Term Expires December</u>
Steve Rodowick, Chairperson	2026
Robert Anderson, Vice-Chairperson	2024
Mary Bellefeuille, Secretary	2026
Al McGreehan, Director	2026
Jenni Goodlin, Director	2024

DISTRICT MANAGER

Dan Efseaff

ASSISTANT DISTRICT MANAGER

Kristi Sweeney

DISTRICT ACCOUNTANT

Catherine Merrifield

**PARADISE RECREATION AND PARK DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024**

The following discussion and analysis of the financial performance of Paradise Recreation and Park District (the "District") during the stated period provides an overview of the District's operational activities that had an impact on the financial performance of the District.

This report consists of a series of financial statements with accompanying notes. The Statements of Net Position reflect the financial position of the District as of June 30, 2024, and June 30, 2023. The Statement of Activities provide the results from operations through the fiscal years ended June 30, 2024, and June 30, 2023, and reflect how the operating results for the fiscal years affected the Statements of Net Position.

The statements referenced above include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of current year's revenues and expenses is taken into account regardless of when cash is received or paid.

The notes that follow the financial statements provide additional information that is essential to a full understanding of the data provided in the financial statements. The District has made substantial progress over the last five years to improve transparency and financial practices, and Staff and Board are committed to continuing improvement in the next year.

The following summarizes the net position of the District and the change in net position from the prior fiscal year.

	<u>2024</u>	<u>2023 (Restated)</u>	<u>Net Change</u>	<u>% Change</u>
ASSETS				
Current assets				
Cash and investment	\$ 41,560,498	\$ 42,146,508	\$ (586,010)	(1.39)%
Receivables and other current assets	<u>1,000</u>	<u>1,000</u>	<u>-</u>	<u>0.00 %</u>
Total current assets	<u>41,561,498</u>	<u>42,147,508</u>	<u>(586,010)</u>	<u>(1.39)%</u>
Noncurrent assets				
Designated agency fund	3,155	3,086	69	2.24 %
Loan receivable	300,322	300,322	-	0.00 %
Capital assets, net	4,682,270	4,497,407	184,863	4.11 %
Right-to-use lease assets, net	<u>93,831</u>	<u>97,124</u>	<u>(3,293)</u>	<u>(3.39)%</u>
Total noncurrent assets	<u>5,079,578</u>	<u>4,897,939</u>	<u>181,639</u>	<u>3.71 %</u>
Total assets	<u>46,641,076</u>	<u>47,045,447</u>	<u>(404,371)</u>	<u>(0.86)%</u>
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows of resources - pensions	404,075	382,544	21,531	5.63 %
Deferred outflows of resources - OPEB	<u>15,944</u>	<u>20,141</u>	<u>(4,197)</u>	<u>(20.84)%</u>
Total deferred outflows of resources	<u>420,019</u>	<u>402,685</u>	<u>17,334</u>	<u>4.30 %</u>
Total assets and deferred outflows of resources	<u>\$ 47,061,095</u>	<u>\$ 47,448,132</u>	<u>\$ (387,037)</u>	<u>(0.82)%</u>

**PARADISE RECREATION AND PARK DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024**

	<u>2024</u>	<u>2023 (Restated)</u>	<u>Net Change</u>	<u>% Change</u>
LIABILITIES AND NET POSITION				
LIABILITIES				
Current liabilities				
Accounts payable	\$ 25,875	\$ 53,640	\$ (27,765)	(51.76)%
Accrued payroll and liabilities	39,218	57,133	(17,915)	(31.36)%
Line of Credit	7,844	12,140	(4,296)	(35.39)%
Compensated absences	74,087	61,373	12,714	20.72 %
Deferred revenue	35,314	64,359	(29,045)	(45.13)%
Loan payable	60,566	60,286	280	0.46 %
Deposits held for others	1,000	1,000	-	0.00 %
Lease liabilities	<u>1,879</u>	<u>1,830</u>	<u>49</u>	<u>2.68 %</u>
Total current liabilities	<u>245,783</u>	<u>311,761</u>	<u>(65,978)</u>	<u>(21.16)%</u>
Noncurrent liabilities				
Lease liabilities, net of current portion	94,796	97,523	(2,727)	(2.80)%
Net pension liability	645,056	542,157	102,899	18.98 %
Other post-employment benefits	<u>68,674</u>	<u>309,317</u>	<u>(240,643)</u>	<u>(77.80)%</u>
Total noncurrent liabilities	<u>808,526</u>	<u>948,997</u>	<u>(140,471)</u>	<u>(14.80)%</u>
Total liabilities	<u>1,054,309</u>	<u>1,260,758</u>	<u>(206,449)</u>	<u>(16.37)%</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows of resources from pensions	7,225	23,565	(16,340)	(69.34)%
Deferred inflows of resources from OPEB	<u>119,798</u>	<u>90,177</u>	<u>29,621</u>	<u>32.85 %</u>
Total deferred inflows of resources	<u>127,023</u>	<u>113,742</u>	<u>13,281</u>	<u>11.68 %</u>
NET POSITION				
Net investment in capital assets	4,679,426	4,495,178	184,248	4.10 %
Restricted	1,173,690	1,324,433	(150,743)	(11.38)%
Unrestricted	<u>40,026,647</u>	<u>40,254,021</u>	<u>(227,374)</u>	<u>(0.56)%</u>
Total net position	<u>45,879,763</u>	<u>46,073,632</u>	<u>(193,869)</u>	<u>(0.42)%</u>
Total liabilities, deferred inflows of resources, and net position	<u>\$ 47,061,095</u>	<u>\$ 47,448,132</u>	<u>\$ (387,037)</u>	<u>(0.82)%</u>

- Capital assets increased primarily due to land purchases and ongoing capital improvement projects, partially offset by depreciation.
- Accounts payable decreased mainly due to the timing of vendor payments and fewer unpaid invoices outstanding at year-end.
- Deferred revenue decreased as the related expenditures were incurred and the previously deferred amounts were recognized as revenue.
- Pension liability changed primarily due to the CalPERS actuarial valuation and related pension adjustments.

**PARADISE RECREATION AND PARK DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024**

The following section provides a summary of the functional activities (revenues and expenditures) and changes in the position of the District for the current and prior fiscal year.

	2024	2023 (Restated)	Change	% Change
REVENUES				
Program service fees	\$ 291,434	\$ 306,765	\$ (15,331)	(5.00)%
Property taxes	1,179,253	1,303,706	(124,453)	(9.55)%
Impact and development fees	113,734	105,127	8,607	8.19 %
Grant and donation revenue	341,492	886,081	(544,589)	(61.46)%
Investment income, net	1,761,737	1,152,181	609,556	52.90 %
Other revenue	24,331	393,807	(369,476)	(93.82)%
Total revenues	3,711,981	4,147,667	(435,686)	(10.50)%
EXPENDITURES				
Salaries and benefits	2,198,375	2,242,549	(44,174)	(1.97)%
Services and supplies	1,299,541	1,136,327	163,214	14.36 %
Depreciation and amortization	407,934	374,542	33,392	8.92 %
Total expenditures	3,905,850	3,753,418	152,432	4.06 %
Change in net position	(193,869)	394,249	(588,118)	(149.17)%
Net position, beginning of year	46,073,632	45,679,383	394,249	0.86 %
Net position, end of year	\$ 45,879,763	\$ 46,073,632	\$ (193,869)	(0.42)%

- Investment income increased due to interest from Five Star Bank, US Bank investments, California CLASS investment and unrealized investment gains.
- Grant and donation revenue changed primarily due to increased State Parks grant funding, partially offset by a significant decrease in Ice Rink donations and sponsorships.
- Services and supplies changed mainly due to higher insurance and facility rental costs.

Capital Assets and Long-Term Obligations

Capital Assets - As of June 30, 2024, the District's capital assets net of depreciation were \$4,682,270. This represents land and construction in progress, which are not subject to depreciation, as well as buildings and improvements, furniture, equipment, and vehicles totaling \$10,550,399 offset by accumulated depreciation of \$5,868,129.

Right-to-use leased assets - As of June 30, 2024, the Right-to-use lease assets, net of amortization, were \$93,831. This represents right-to-use assets totaling \$103,229 offset by accumulated amortization of \$9,398.

Long-Term Obligations - As of June 30, 2024, the District's long-term obligations consist of a loan payable of \$60,566, lease liability of \$96,675, net pension liability of \$645,056, and other post-employment benefits liability of \$68,674.

**PARADISE RECREATION AND PARK DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2024**

Actual Results Compared to Budget

The Board of Directors adopts an annual budget every June for the following fiscal year, commencing on July 1. The Board continuously monitors performance against this budget throughout the year. The following presents a summary of the actual results in comparison to the budget.

	<u>2024</u>	<u>Budget</u>
REVENUES		
Program service fees	\$ 291,434	\$ 314,000
Property taxes	1,146,372	1,146,000
Impact fee	113,734	103,000
Grant and donations	341,492	1,325,000
Investment income, net	1,761,737	1,187,200
Other revenue	<u>24,331</u>	<u>486,600</u>
Total revenues	<u>3,679,100</u>	<u>4,561,800</u>
EXPENDITURES		
Salaries and benefits	2,327,458	2,862,200
Services and supplies	1,113,068	1,725,700
Capital outlay	589,504	-
Debt payment		
Principal	2,678	-
Interest	<u>2,569</u>	<u>-</u>
Total expenditures	<u>4,035,277</u>	<u>4,587,900</u>
Change in fund balance	<u><u>\$ (356,177)</u></u>	<u><u>\$ (26,100)</u></u>

Requests for Information:

This report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report should be addressed to the District Manager, Paradise Recreation and Park District, 6626 Skyway, Paradise, CA 95969.

BASIC FINANCIAL STATEMENTS

Draft

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Draft

PARADISE RECREATION AND PARK DISTRICT
STATEMENT OF NET POSITION
JUNE 30, 2024

ASSETS

Current assets

Cash and investment	\$ 41,560,498
Deposits and other assets	<u>1,000</u>
Total current assets	<u>41,561,498</u>

Noncurrent assets

Designated agency fund	3,155
Loan receivable	300,322
Capital assets, net	4,682,270
Right-to-use lease assets, net	<u>93,831</u>
Total noncurrent assets	<u>5,079,578</u>

Total assets	<u>46,641,076</u>
--------------	-------------------

DEFERRED OUTFLOWS OF RESOURCES

Pension related	404,075
OPEB related	<u>15,944</u>
Total deferred outflows of resources	<u>420,019</u>
Total assets and deferred outflows of resources	<u><u>\$ 47,061,095</u></u>

**LIABILITIES, DEFERRED INFLOWS OF RESOURCES,
AND NET POSITION**

LIABILITIES

Current liabilities

Accounts payable	\$ 25,875
Line of credit	7,844
Accrued payroll and liabilities	39,218
Compensated absences	74,087
Deferred revenue	35,314
Loan payable	60,566
Deposits held for others	1,000
Lease liabilities	<u>1,879</u>
Total current liabilities	<u>245,783</u>

Noncurrent liabilities

Lease liabilities, net of current portion	94,796
Net pension liability	645,056
Other post-employment benefits	<u>68,674</u>
Total noncurrent liabilities	<u>808,526</u>

Total liabilities	<u><u>\$ 1,054,309</u></u>
-------------------	----------------------------

The accompanying notes are an integral part of the financial statements.

PARADISE RECREATION AND PARK DISTRICT
STATEMENT OF NET POSITION
JUNE 30, 2024

DEFERRED INFLOWS OF RESOURCES

Pension related	\$ 7,225
OPEB related	<u>119,798</u>
Total deferred inflows of resources	<u>127,023</u>

NET POSITION

Net investment in capital assets	4,679,426
Restricted	1,173,690
Unrestricted	<u>40,026,647</u>
Total net position	<u>45,879,763</u>
Total liabilities, deferred inflows of resources, and net position	<u><u>\$ 47,061,095</u></u>

Draft

PARADISE RECREATION AND PARK DISTRICT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

EXPENSES

Governmental activities	
Salaries and benefits	\$ 2,198,375
Services and supplies	1,299,541
Depreciation and amortization	<u>407,934</u>
Total expenses	<u>3,905,850</u>

PROGRAM REVENUES

Program service fees	291,434
Grant and donations	<u>341,492</u>
Total program revenues	<u>632,926</u>
Net program expenses	<u>3,272,924</u>

GENERAL REVENUES

Property taxes	1,179,253
Investment income, net	1,761,737
Impact and development fees	113,734
Other revenues	<u>24,331</u>
Total general revenues	<u>3,079,055</u>
Change in net position	<u>(193,869)</u>
Net position, beginning of year	45,923,397
<i>Error Correction (Note 13)</i>	<u>150,235</u>
Net position, beginning of year, <i>restated</i>	<u>46,073,632</u>
Net position, end of year	<u><u>\$ 45,879,763</u></u>

The accompanying notes are an integral part of the financial statements.

FUND FINANCIAL STATEMENTS

Draft

PARADISE RECREATION AND PARK DISTRICT
BALANCE SHEET- GOVERNMENTAL FUNDS
JUNE 30, 2024

	<u>General Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
ASSETS			
Cash and investment	\$ 41,273,201	\$ 287,297	\$ 41,560,498
Deposits and other assets	1,000	-	1,000
Designated agency fund	3,155	-	3,155
Loan receivable	<u>300,322</u>	<u>-</u>	<u>300,322</u>
Total assets	<u>41,577,678</u>	<u>287,297</u>	<u>41,864,975</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	25,875	-	25,875
Line of credit	7,844	-	7,844
Accrued payroll and liabilities	39,218	-	39,218
Deferred revenue	35,314	-	35,314
Deposits held for others	<u>1,000</u>	<u>-</u>	<u>1,000</u>
Total liabilities	<u>109,251</u>	<u>-</u>	<u>109,251</u>
FUND BALANCES			
Restricted			
Restricted for impact and development	886,393	-	886,393
Restricted for special projects	-	287,297	287,297
Assigned	610,000	-	610,000
Unassigned	<u>39,972,034</u>	<u>-</u>	<u>39,972,034</u>
Total fund balances	<u>41,468,427</u>	<u>287,297</u>	<u>41,755,724</u>
Total liabilities and fund balances	<u>\$ 41,577,678</u>	<u>\$ 287,297</u>	<u>\$ 41,864,975</u>

The accompanying notes are an integral part of the financial statements.

PARADISE RECREATION AND PARK DISTRICT
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
JUNE 30, 2024

Fund balances - governmental funds \$ 41,755,724

Amounts reported for governmental activities in the Statement of Net Position are different from those reported in the balance sheet - governmental funds above because of the following:

Capital assets and Right-to-use lease assets, used in governmental activities are not short-term financial resources, and therefore are not reported in the governmental fund financial statements:

Capital assets, net	4,682,270	
Right-to-use lease assets, net	<u>93,831</u>	4,776,101

In governmental funds, deferred outflows and inflows of resources relating to pensions and OPEB are not reported because they are applicable to future periods. In the statement of net position, deferred outflows of resources and inflows of resources relating to pensions/OPEB are reported.

Deferred outflows of resources related to pension	404,075	
Deferred outflows of resources related to OPEB	15,944	
Deferred inflows of resources related to pension	(7,225)	
Deferred inflows of resources related to OPEB	<u>(119,798)</u>	292,996

In governmental funds, only current liabilities are reported. In the statement of net position, all liabilities, including long-term liabilities, are reported. Long-term liabilities and compensated absences relating to governmental activities consist of

Net pension liability	(645,056)	
Net OPEB liability	(68,674)	
Compensated absences payable	(74,087)	
Lease liability payable	(96,675)	
Loan payable	<u>(60,566)</u>	<u>(945,058)</u>

Net position of governmental activities		<u><u>\$ 45,879,763</u></u>
---	--	-----------------------------

PARADISE RECREATION AND PARK DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	<u>General Fund</u>	<u>Non Major Governmental Funds</u>	<u>Total</u>
REVENUES			
Program service fees	\$ 291,434	\$ -	\$ 291,434
Property taxes	1,146,372	32,881	1,179,253
Impact and development fees	113,734	-	113,734
Grant and donations	341,492	-	341,492
Investment income, net	1,761,737	-	1,761,737
Other operating revenues	<u>24,331</u>	<u>-</u>	<u>24,331</u>
Total revenues	<u>3,679,100</u>	<u>32,881</u>	<u>3,711,981</u>
EXPENDITURES			
Current:			
Salaries and benefits	2,327,458	-	2,327,458
Services and supplies	1,113,068	183,624	1,296,692
Capital outlay	589,504	-	589,504
Debt payment:			
Principal	2,678	-	2,678
Interest	<u>2,569</u>	<u>-</u>	<u>2,569</u>
Total expenditures	<u>4,035,277</u>	<u>183,624</u>	<u>4,218,901</u>
Excess (deficiency) of revenues over expenditures	<u>(356,177)</u>	<u>(150,743)</u>	<u>(506,920)</u>
Net fund balances, beginning of year	41,674,369	438,040	42,112,409
<i>Error Correction (Note 13)</i>	<u>150,235</u>	<u>-</u>	<u>150,235</u>
Net fund balances, beginning of year, <i>restated</i>	<u>41,824,604</u>	<u>438,040</u>	<u>42,262,644</u>
Net fund balances, end of year	<u><u>\$ 41,468,427</u></u>	<u><u>\$ 287,297</u></u>	<u><u>\$ 41,755,724</u></u>

The accompanying notes are an integral part of the financial statements.

PARADISE RECREATION AND PARK DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

Net change in fund balances - governmental funds \$ (506,920)

Amounts reported for governmental activities in the statement of activities are different from those reported in the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds above because of the following:

Governmental funds report additions of capital assets and right-to-use assets as part of capital outlay and other program expenditures. However, in the Government-Wide Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of capital assets recorded in the current period.

Capital outlays	589,504	
Less: Depreciation expenses	(404,641)	
Less: Amortization expenses	<u>(3,293)</u>	181,570

Some expenses and changes in deferred outflows and inflows of resources 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.

Changes in compensated absences	(12,714)	
Net pension income (expenses)	(65,028)	
Net OPEB income (expenses)	206,825	
Principal payment of lease	2,678	
Proceeds from loan	<u>(280)</u>	<u>131,481</u>
Change in net position - governmental activities		<u><u>\$ (193,869)</u></u>

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Paradise Recreation and Park District (the "District"), established in 1948, is an independent special district serving over 50,000 residents in the Sierra Nevada foothills of Northern California. Covering approximately 165 square miles, the District manages 73 acres of developed park land and 358 acres of natural open space, offering recreational facilities and programs such as sports, aquatics, after-school activities, senior services, and special events.

The District was formed under Section 5780-5791 of the *Public Resources Code* Article V, and is governed by a five-member Board of Directors elected by the voters of the District. A salaried general manager administers the operations of the District in accordance with policies adopted by the Board of Directors. These financial statements encompass all fiscal activities conducted by the District.

The District's basic financial statements include the operations of all organizations for which the Board of Directors exercises oversight responsibility. Oversight responsibility is demonstrated by financial interdependency, selection of the governing authority, designation of management, ability to significantly influence operations, and accountability of fiscal matters.

A. Measurement Focus and Basis of Accounting

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned or, for property tax revenues, in the period for which they are levied. Expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when both measurable and available. Measurable means the amount of the transaction can be determined and available means collectible in the current period or soon enough thereafter to be used to pay liabilities of the current period. Resources not available to finance expenditures and commitments of the current period are recognized as deferred revenue or as a reservation of fund balance. The District considers property taxes available if they are collected within sixty-days after year-end.

Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt, as well as compensated absences and claims and judgments are recorded only when payment is due. General capital assets acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and capital leases are reported as other financing sources.

B. Basis of Presentation

The accounts of the District are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts established for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations. The District's resources are accounted for in these individual funds based on the purpose for which they are to be spent and the means by which spending activity is controlled. For financial reporting, these funds have been grouped into the fund types discussed below:

Governmental Fund Types - Governmental funds are used to account for the District's expendable financial resources and related liabilities (except those accounted for in proprietary and similar trust funds). The measurement focus is based on determination of changes in financial position.

**PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024**

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

B. Basis of Presentation (Cont'd)

Following are the District's governmental funds:

- **General Fund** - This fund accounts for all the financial resources not required to be accounted for in another fund. This fund consists primarily of general government-type activities.
- **Special Projects Fund** - This fund manages funds obtained from special assessments intended for specific park and recreation facilities and operations.

C. Restricted Assets

Restricted assets are financial resources generated for a specific purpose, such as construction of improvements and financing of debt obligations. These amounts are restricted, as their use is limited by applicable bond covenants or other external requirements.

D. Budgetary Control

The District's fiscal year is the 12-month period commencing on July 1. The general budget policy is that the District submit to the Butte County Auditor a board-approved budget estimating revenues and expenditures for the subsequent fiscal year prior to June 30. The final budget is legally enacted by a board resolution on or before August 10 after necessary adjustments, if any, have been made. Within certain legal restrictions, adjustments to final budget amounts may be made by the Board of Directors during the year to account for unanticipated occurrences.

E. Property Taxes

The District receives property taxes from Butte County (County), which has been assigned the responsibility for assessment, collection, and apportionment of property taxes for all taxing jurisdictions within the County. The District's property taxes are levied each July 1, on the assessed values of the prior January 1, for all real and personal property located in the District. Property sold after the assessment date (January 1) is reassessed and the amount of supplemental property tax levied is prorated. Secured property taxes are due in two installments on November 1, and February 1, and are delinquent after December 10 and April 10, respectively. Property taxes on the unsecured roll are due on January 1 lien date and become delinquent if unpaid by August 31. Property tax revenues are recognized in the fiscal year they are received. The District received approximately 38.30% of its general revenue in 2024 from property taxes.

The District participates in the County "Teeter Plan" method of property tax distribution and thus receives 100% of the District's apportionment each fiscal year, eliminating the need for an allowance for uncollectible taxes. In return, the County collects all penalties and interest on the related delinquent taxes. Under the Teeter Plan, the County remits property taxes to the District based on assessments, not collections, according to the following schedule: 55 percent in December, 40 percent in April, and 5 percent at the end of the fiscal year.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

F. Revenue Recognition

Revenue from grants is recognized to the extent of incurred expenses, up to the grant ceiling. Any excess of expenses incurred over cash received is recorded as a receivable; any excess of cash received over expenses incurred is recorded as deferred revenue. The District uses the allowance method to determine uncollectible revenue. The allowance is based on prior years' experience and management's analysis of specific grant agreements, if applicable.

G. Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits in a financial institution, and deposits in the Butte County Treasury (County). The accounts at the financial institution include money market accounts as well as an account that serves as a clearing account into which the District makes daily deposits and then writes a check at least once each month for deposit to the County.

The District maintains some of its cash in the County treasury as part of a common investment pool. Deposits in the pool are valued using the amortized cost method (which approximates fair value) and includes accrued interest. The pool has deposits and investments with a weighted-average maturity of less than two years. As of June 30, 2024, Information regarding the amount of dollars invested in derivatives with the County was not available. The pool is subject to regulatory oversight by the Treasury Oversight Committee as required by *California Government Code*, Section 27130. The District is considered to be a voluntary participant in the County investment pool.

H. Fair Value Measurements

The District measures some assets at fair value on a recurring basis as described in note 2. The District may be required, from time to time, to measure certain assets and liabilities at fair value on a non-recurring basis. The District classifies its fair value assets and liabilities into a hierarchy of three levels based on the markets in which they are traded and the reliability of the assumptions used to determine fair value. The asset or liability measurement level within the hierarchy is based on the lowest level of any assumption that is significant to the measurement.

Valuations within the hierarchy levels are based on the following:

- Level 1: Quoted market prices for identical instruments traded in active exchange markets.
- Level 2: Quoted prices for similar instruments in active markets, quoted prices for identical or similar instruments in markets that are not active, and model-based valuation techniques for which all significant assumptions are observable or can be corroborated by observable market data.
- Level 3: Model-based techniques that use at least one significant assumption not observable in the market.

These unobservable assumptions reflect an organization's estimates of assumptions that market participants would use on pricing an asset or liability. Valuation techniques include management's judgment and estimation which may be significant. Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used during the year ended June 30, 2024.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

H. Fair Value Measurements (Cont'd)

- **Designated Agency Fund:** Each beneficiary in the investment pool held by North Valley Community Foundation (the "Foundation") is assigned units based on the fair market value of the assets at the time they are transferred to the Foundation. Shares in the investment pool are valued daily based on the underlying securities owned. The investments in the investment pool are primarily made up of cash, cash equivalents, and mutual funds (level 2 inputs).

I. Fund Balances

In February 2009, the GASB issued Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, which establishes accounting and financial reporting standards for all governments that report governmental funds. Under GASB 54, fund balance for governmental funds should be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

- **Nonspendable Fund Balance** - this fund balance classification includes amounts that cannot be spent because they are either not in spendable form (i.e. prepaid expenses) or legally or contractually required to be maintained intact.
- **Restricted Fund Balance** - this fund balance classification should be reported when there are constraints placed on the use of resources externally (by creditors, grant sources, contributors, etc.) or imposed by law or enabling legislation.
- **Committed Fund Balance** - this fund balance classification can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority (i.e. fund balance designations passed by board resolution).
- **Assigned Fund Balance** - this fund balance classification are amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed.
- **Unassigned Fund Balance** - this fund balance classification is the residual classification for the general fund.

J. Capital Assets

Capital assets are presented in the financial statements at their historical cost, or in the case of donated items, they are recorded at their acquisition value on the date of donation. Capital assets include land, buildings and building improvements, and equipment. Capital assets are defined by the District as assets with an initial, individual cost of \$5,000 or more. The expenses incurred for routine maintenance and repairs, which do not contribute to an asset's value increase or significantly extend its lifespan, are not capitalized. Notably, significant expenditures for capital assets and improvements are capitalized during project construction. Depreciation is recorded in the financial statements on the straight-line basis over the estimated useful life of the assets as follows:

Assets	Years
Buildings	25 years
Building improvements	5-15 years
Equipment	5-7 years
Vehicles	7 years

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

K. Interfund Receivable/(Payable)

Occasionally, the Special Projects Fund has been underwritten by the General Fund for operating costs not covered by the annual property tax assessment or developer fees. Any interfund receivable/(payable) represents the amount due to the General Fund for these costs.

L. Equity Classifications

In the government-wide and proprietary fund financial statements, equity is classified as net position and divided into three components:

- **Net Investment in Capital Assets** - Net investment in capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- **Restricted Net Position** - Consists of net position with constraints placed on the use of either (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) laws through constitutional provisions or enabling legislation. Descriptions for the related restrictions for net position restricted for "other purposes" are described in the Notes to the Basic Financial Statements (if any).
- **Unrestricted Net Position** - All other net positions that do not meet the definition of "restricted" or "Net investment in capital assets."

M. Deferred Outflows/ Inflows of Resources from Pensions

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period which will only be recognized as an outflow of resources (expense) in the future. District pension contributions subsequent to the measurement date related to pension plans are reported as deferred outflow of resources in the government-wide statement of net position. District pension contributions subsequent to the measurement date will be amortized during the next fiscal year.

In addition to liabilities, the statement of net position includes a separate section for deferred inflow of resources. This separate financial statement element, deferred inflow of resources, represents an acquisition of net position that applies to a future period and would only be recognized as an inflow of resources (revenue) at that time.

Changes in proportion and differences between the District's contributions and proportionate share of pension contributions, the District's proportionate share of the net difference between projected and actual earnings on pension plan investments, changes in assumptions, and the differences between the District's expected and actual experience, are reported as deferred inflow of resources or deferred outflow of resources in the government-wide statement of net position. These amounts are amortized over the estimated service lives of the pension plan participants.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

N. 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 disclosure of contingent assets and liabilities at the date of the financial statements, as well as the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

O. Deferred Revenue

Activity fees paid prior to the utilization of the services are recorded as deferred revenue. Grants given, based on the expectation that specific expenses will be incurred, and for which the expenses have not yet been incurred as of the end of the fiscal year, are also recorded as deferred revenue.

P. Compensated Absences

Compensated absences represent the liability for paid leave benefits earned by employees but not yet used. The District provides paid time off benefits, including vacation PTO and sick PTO, to eligible employees. Vacation PTO accrues based on years of compensated and continuous service, with employees accruing 12 days per year during the first five years, 20 days per year during years six through fifteen, and 23 days per year beginning with the sixteenth year of service. Sick PTO accrues for full-time employees at the rate of one working day per month, subject to the applicable accumulation limits. The District maintains records of accrued vacation and sick leave benefits for employees.

Q. Net Pension Liability

For purposes of measuring the net pension liability, deferred outflows of resources/ deferred inflow of resources related to pension, and pension expense, information about the fiduciary net position of the California Public Employees' Retirement System (CalPERS), and additions to/ deductions from CalPERS's fiduciary net position, have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable with the benefit terms. Investments are reported at fair value.

R. Postemployment Benefits other than Pensions

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflow of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the District's Plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

S. Operating Revenue and Expenses

The Statement of Activities distinguishes between Program Revenues, General Revenues, and Expenses. Program revenues include all revenues received to provide recreation services. These revenues consist of program service fees from recreational activities, grant and donation revenue and FEMA disaster recovery loan forgiveness. General revenues include property taxes, investment income, impact and development fees, and other revenues. Expenses include all costs incurred to provide governmental activities, including salaries and benefits, services and supplies, contributions to other agencies, and depreciation and amortization.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

T. Lease Liabilities

On July 01, 2021, the District adopted GASB 87 - Leases and adopted the changes to conform to the provisions of GASB 87 Implementation Guide. Lease liabilities are recognized based on the present value of the future minimum lease payments over the lease term at commencement date. The District has a lease primarily for office space. The lease liability is measured at the present value of the remaining lease payments, using a discount rate based on the rate implicit in the lease, if readily determinable. Otherwise, the District uses its incremental borrowing rate at commencement date to determine the present value of future payments.

U. Leases

Lessee

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight line basis over its useful life. Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lessor

At the commencement of a lease, the District initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term. Key estimates and judgments include how the District determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The District uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

U. Leases - Cont'd

The District monitors changes in circumstances that would require a remeasurement of its leases, and will remeasure the lease receivable and deferred inflow of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

V. Subscription-Based Information Technology Arrangements (SBITAs)

The District evaluates its information technology arrangements in accordance with GASB Statement No. 96 to determine whether they meet the definition of subscription-based information technology arrangements (SBITAs). At the commencement of a SBITA, the District initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made and increased by interest expense.

The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for subscription payments made at or before the commencement date and certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over the subscription term. Key estimates and judgments related to SBITAs include the determination of (1) the discount rate used to measure the subscription liability, (2) the subscription term, and (3) the subscription payments. The District uses the interest rate stated in the subscription agreement, if readily determinable. When the subscription agreement does not state an interest rate, the District uses the risk-free rate as a practical expedient, based on U.S. Treasury rates for a similar subscription term, in accordance with GASB Statement No. 96. The subscription term includes the noncancelable period of the arrangement, and subscription payments included in the measurement of the subscription liability consist of fixed payments.

The District monitors changes in circumstances that would require remeasurement of its SBITAs and remeasures the subscription asset and subscription liability when changes occur that are expected to significantly affect the amount of the subscription liability. Subscription assets are reported as intangible assets, and subscription liabilities are reported as long-term liabilities in the statement of net position.

For the year ended June 30, 2024, the District determined that it had no material SBITAs; therefore, no subscription assets or subscription liabilities were recognized.

W. Implementation of Governmental Accounting Standards Board Statements

Current Accounting Pronouncements - During the fiscal years presented, the District implemented the following applicable Governmental Accounting Standards Board statements.

Governmental Accounting Standards Board Statement No. 99

In April 2022, GASB issued Statement No. 99, Omnibus 2022. The primary objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during the implementation and application of certain GASB Statements and (2) accounting and financial reporting for guarantees. The requirements of this Statement related to leases, PPPs, and SBITAs are effective for the District's fiscal year ending June 30, 2023, and the requirements related to financial guarantees and the classification and reporting of derivative instruments within the scope of Statement 53 are effective for the District's fiscal year ending June 30, 2024. Application of this Statement had no material impact on the District's financial statements for the fiscal year ending June 30, 2024.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

W. Implementation of Governmental Accounting Standards Board Statements - Cont'd

Governmental Accounting Standards Board Statement No. 100

In June 2022, GASB issued Statement No. 100, Accounting Changes and Error Corrections - An Amendment of GASB Statement No. 62. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. The District has implemented the provisions of this statement in the current fiscal year.

Future Accounting Pronouncements - These Statements are not effective until July 1, 2025, or later, and may be applicable for the District. However, the District has not determined the effects, if any, on the financial statements.

Governmental Accounting Standards Board Statement No. 101

In June 2022, GASB issued Statement No. 101, Compensated Absences. The primary objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences by aligning the recognition and measurement guidance under a unified model and amending certain previously required disclosures. The requirements of this Statement are effective for the District's fiscal year ending June 30, 2025.

Governmental Accounting Standards Board Statement No. 102

In December 2023, GASB issued Statement No. 102, Certain Risk Disclosures. The primary objective of this Statement is to provide users of governmental financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. A concentration is defined as a lack of diversity related to an aspect of a significant inflow of resources. A constraint is a limitation imposed on a government by an external party or by a formal action of the government's highest level of decision-making authority. The requirements of this Statement are effective for the District's fiscal year ending June 30, 2025.

Governmental Accounting Standards Board Statement No. 103

In April 2024, GASB issued Statement No. 103, Financial Reporting Model Improvements. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for the District's fiscal year ending June 30, 2026.

Governmental Accounting Standards Board Statement No. 104

In September 2024, GASB issued Statement No. 104, Disclosure of Certain Capital Assets. The objectives of this Statement are to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be disclosed separately in the capital asset note disclosures required by Statement 34, and also requires additional disclosures for capital assets held for sale. The requirements of this Statement are effective for the District's fiscal year ending June 30, 2026.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 1 - NATURE OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONT'D

W. Implementation of Governmental Accounting Standards Board Statements - Cont'd

Governmental Accounting Standards Board Statement No. 105

The Governmental Accounting Standards Board (GASB) issued Statement No. 105, Subsequent Events, which establishes accounting and financial reporting standards for events that occur after the financial statement date but before the statements are issued. This Statement requires governments to evaluate subsequent events to determine whether they should be recognized in the financial statements or disclosed in the notes. GASB Statement No. 105 is effective for fiscal years beginning after June 15, 2026. The District will analyze the impact of these new Statements prior to the effective dates listed above. The provisions of these Statements are generally required to be applied retroactively for all periods presented.

NOTE 2 - CASH AND INVESTMENT

The District maintains certain funds in the Butte County Treasury. The County Treasury pools these funds with those of other governmental entities and invests them pursuant to California Government Code Sections 53635 and 53635.2, subject to the applicable limitations of Section 53601. Authorized deposits and investments may include demand deposits with financial institutions, savings accounts, certificates of deposit, U.S. Treasury securities, federal agency securities, State of California notes or bonds, notes or bonds of local agencies within the State of California, bankers' acceptances, and commercial paper, subject to applicable statutory limitations. The District also maintains cash on hand, checking and money market deposit accounts with financial institutions, investments held through U.S. Bank/Meeder, and an investment in California CLASS.

A. Financial Statement Presentation

As of June 30, 2024, the District's cash and investment are reported in the financial statements as follows:

	<u>Amount</u>
Petty cash	\$ 300
Cash and cash equivalents (1)	3,526,325
Investments that are not securities (2)	
County Treasury investment pool	1,636,985
Investment	<u>36,396,888</u>
Total cash and investment	<u>\$ 41,560,498</u>

- 1) **Cash and cash equivalents:** Cash and cash equivalents include cash on hand, deposits with financial institutions, and highly liquid investments that are readily convertible to known amounts of cash. The District's cash equivalents include investments in a government money market mutual fund held through U.S. Bank.
- 2) **Investments that are not securities:** A "security" is a transferable financial instrument that evidences ownership or creditorship, whether in physical or book-entry form. Investments that are not securities do not have custodial credit risk because they do not involve a transferable financial instrument. Thus, they are not categorized into custodial credit risk categories.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 2 - CASH AND INVESTMENT - CONT'D

B. Cash

At year-end, the carrying amount of the District's cash deposits (including the amount in checking accounts and money market accounts) was \$2,691,005, and the bank balance was \$2,651,801. The difference between the bank balance and the carrying amount represents outstanding checks and deposits in transit.

Custodial Credit Risk - Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, the District may not recover its deposits. The District's investment policy requires deposits with financial institutions to comply with applicable provisions of the California Government Code. Under these provisions, public deposits exceeding applicable federal deposit insurance limits are required to be secured by eligible collateral with market values ranging from 105 percent to 150 percent of the deposits, depending on the type of collateral.

The cash balances in the bank at June 30, 2024, amounted to \$2,651,801. Deposits amounting to \$569,635 are covered by depository insurance with the Federal Deposit Insurance Corporation (FDIC), and the balance is subject to the collateralization agreement.

C. Investment

Concentration of Credit Risk - California Government Code, Section 53635, places the following concentration limits on the county investment pool:

No more than 40% may be invested in eligible commercial paper; no more than 10% may be invested in the outstanding commercial paper of any single issue.

California Government Code, Section 53601, places the following concentration limits on the District's investments:

No more than 5% may be invested in the securities of any one issuer, except the obligations of the U.S. government, U.S. government agencies, and U.S. government-sponsored enterprises; no more than 10% may be invested in any one mutual fund; no more than 25% may be invested in commercial paper; no more than 10% of the outstanding commercial paper of any single issuer may be purchased; bankers' acceptances may not exceed 40% of the District's available investment funds, with no more than 30% invested in any one banker; no more than 30% may be invested in negotiable certificates of deposit; no more than 20% may be invested in repurchase agreements or reverse repurchase agreements; and no more than 30% may be invested in medium-term notes.

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The District's policy seeks to limit credit risk by investing in creditworthy securities, prequalifying financial institutions, and diversifying the investment portfolio.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 2 - CASH AND INVESTMENT - CONT'D

The following table presents the Moody's ratings reported for the U.S. Bank fixed-income securities at June 30, 2024. California CLASS is also included in the table; however, its rating is presented as N/A.

Moody's Rating			S&P Rating		
Rating	Fair Value	% of Portfolio	Rating	Fair Value	% of Portfolio
Aaa	\$ 26,898,935	73.90 %	AAA	\$ 416,700	1.14 %
Aa1	305,469	0.85 %	AA+	14,756,391	40.54 %
Aa2	1,420,286	3.90 %	AA	1,805,439	4.96 %
Aa3	1,371,810	3.77 %	AA-	1,513,556	4.16 %
A1	1,144,519	3.14 %	A+	1,272,902	3.50 %
A2	498,565	1.37 %	A	498,565	1.37 %
N/A	3,793,692	10.42 %	N/A	15,169,723	41.68 %
Non rated	963,612	2.65 %	Not Rated	963,612	2.65 %
Total	<u>\$ 36,396,888</u>	<u>100.00 %</u>		<u>\$ 36,396,888</u>	<u>100.00 %</u>

California CLASS is included under N/A.

Interest Rate Risk - Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. The District's policy mitigates this risk by structuring maturities to meet anticipated cash-flow requirements and maintaining shorter-term liquidity. At June 30, 2024, the U.S. Bank/Meeder fixed-income portfolio had a weighted-average maturity of 2.40 years and an effective duration of 2.17 years. The District also maintained an investment in California CLASS, an external investment pool. The supplied California CLASS statement did not specify a contractual maturity, weighted-average maturity, or effective duration; accordingly, the District's position in California CLASS is presented as having no stated contractual maturity and is excluded from the U.S. Bank/Meeder portfolio maturity and duration measures.

	Fair Value	Investment Maturities (In Years)	
		Less Than 1 Year	More Than 1 Year
California CLASS	\$ 1,033,536	\$ 1,033,536	\$ -
Corporate Issues	4,491,191	1,315,556	3,175,635
U.S. government securities	27,365,289	5,029,234	22,336,055
Taxable Municipal Issues	3,124,852	1,334,286	1,790,566
Non Taxable Municipal Issues	382,020	-	382,020
Total Investments	<u>\$ 36,396,888</u>	<u>\$ 8,712,612</u>	<u>\$ 27,684,276</u>

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 2 - CASH AND INVESTMENT - CONT'D

D. Fair Value Measurements

The District categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America.

The District has the following recurring fair value measurements as of June 30, 2024:

- County treasurer's investment pool of \$1,636,985 are valued using quoted prices for similar instruments in active market and quoted prices for identical or similar instruments in markets that are not active (level 2 inputs).

NOTE 3 - RIGHT-TO-USE LEASE ASSETS

The following is a summary of right-to-use lease assets for the year ended June 30, 2024:

	June 30, 2023	Increase/ (Decrease)	June 30, 2024
Right-to-use lease assets	\$ 103,229	\$ -	\$ 103,229
Less: accumulated amortization	(6,105)	(3,293)	(9,398)
Total	<u>\$ 97,124</u>	<u>\$ (3,293)</u>	<u>\$ 93,831</u>

The amortization expense on right-to-use lease asset for the year ended June 30, 2024, was \$3,293.

NOTE 4 - CAPITAL ASSETS

The following is a summary of changes in capital assets for the years ended June 30:

	Balance July 01, 2023	Additions/ (Deletions)	Transfer	Balance June 30, 2024
Capital assets, not being depreciated:				
Land	\$ 1,461,697	\$ 258,362	\$ -	\$ 1,720,059
Construction in progress	993,684	305,311	-	1,298,995
Total capital assets, not being depreciated	<u>2,455,381</u>	<u>563,673</u>	<u>-</u>	<u>3,019,054</u>
Capital assets, being depreciated:				
Buildings and improvements	5,777,144	-	-	5,777,144
Vehicle	110,908	-	-	110,908
Equipment	1,617,462	25,831	-	1,643,293
Total capital assets, being depreciated	7,505,514	25,831	-	7,531,345
Less: accumulated depreciation	<u>(5,463,488)</u>	<u>(404,641)</u>	<u>-</u>	<u>(5,868,129)</u>
Total capital assets, being depreciated, net	<u>2,042,026</u>	<u>(378,810)</u>	<u>-</u>	<u>1,663,216</u>
Total governmental activities capital assets, net	<u>\$ 4,497,407</u>	<u>\$ 184,863</u>	<u>\$ -</u>	<u>\$ 4,682,270</u>

Depreciation for the year ended June 30, 2024 was \$404,641.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 5 - COMPENSATED ABSENCES

The schedule of changes in compensated absences for the year ended June 30, 2024:

	<u>Balance July 01, 2023</u>	<u>Addition</u>	<u>Deletion</u>	<u>Balance June 30, 2024</u>
Compensated absences	<u>\$ 61,373</u>	<u>\$ 123,867</u>	<u>\$ (111,153)</u>	<u>\$ 74,087</u>
Total	<u><u>\$ 61,373</u></u>	<u><u>\$ 123,867</u></u>	<u><u>\$ (111,153)</u></u>	<u><u>\$ 74,087</u></u>

NOTE 6 - FEMA DISASTER LOAN

On June 12, 2020, the District received and executed a promissory note with the Federal Emergency Management Agency (FEMA) to secure disaster loan assistance as part of the Community Disaster Loan program. The loan amounting to \$521,589, carries an annual interest rate at 0.375%. The loan, if utilized, is due and payable on June 11, 2025. The District's outstanding obligation, combining both the principal and interest, amounts to \$60,566.

NOTE 7 - LINES OF CREDIT

The following is a summary of the District's outstanding lines of credit:

	<u>Interest Rate</u>	<u>Credit Limit</u>	<u>Balance</u>
Mechanics Bank	18.24 %	<u>\$ 25,000</u>	<u>\$ 764</u>
Umpqua Bank	21.99 %	<u>25,000</u>	<u>7,080</u>
		<u><u>\$ 50,000</u></u>	<u><u>\$ 7,844</u></u>

The balances for the lines of credit are typically paid in full at the end of each month. The Umpqua Bank line of credit must be paid in full each month.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 8 - LEASE LIABILITY

For the year ended July 01, 2021, the financial statements include the adoption of Governmental Accounting Standards Board (GASB) Statement No. 87, Leases. The primary objective of this statement is to enhance the relevance and consistency of information about a government's leasing activities. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right-to-use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and a deferred inflows of resources.

On September 01, 2021, the District entered into a 376-month lease agreement with County of Butte. As of June 30, 2024, the value of the lease liability is \$96,675. The lease has an interest rate of 3.50%.

	<u>Balance July 01, 2023</u>	<u>Repayment</u>	<u>Balance June 30, 2024</u>	<u>Due within one year</u>
Governmental activities:				
Lease liability	\$ 99,353	\$ (2,678)	\$ 96,675	\$ 1,879
Total	<u>\$ 99,353</u>	<u>\$ (2,678)</u>	<u>\$ 96,675</u>	<u>\$ 1,879</u>

Future minimum lease payments are as follows:

<u>Year ending June 30,</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 1,879	\$ 3,369
2026	1,946	3,302
2027	2,015	3,233
2028	2,087	3,161
2029	2,161	3,087
2030-2034	12,254	14,221
2035-2039	15,209	11,817
2040-2044	18,362	8,908
2045-2049	22,501	5,336
2050-2052	18,261	1,225
	<u>\$ 96,675</u>	<u>\$ 57,659</u>

NOTE 9 - APPROPRIATIONS LIMIT

The District establishes appropriation limits, pursuant to Section 9c of Article XIII B of the *California Constitution*, since the District's ad valorem tax on property exceeded \$0.125 per \$100 assessed valuation in the 1977-78 fiscal year.

The District's Board established the appropriation limits for the 2023-2024 fiscal year to be \$5,805,042.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 - GENERAL INFORMATION ABOUT THE PENSION PLAN

Qualified employees are covered under a cost-sharing multiple-employer defined benefit pension plan maintained by an agency of the state of California. Qualified permanent and probationary employees are members of CalPERS.

California Public Employees' Retirement System

Plan Description

Qualified permanent and probationary employees of the District participate in the Miscellaneous Plan of PRPD (the Plan) under CalPERS, a cost-sharing multiple-employer public employee retirement system defined benefit pension plan administered by CalPERS. Benefit provisions are established by state statute, as legislatively amended, within the Public Employees' Retirement Law. CalPERS issues a publicly available financial report that can be obtained at www.calpers.ca.gov.

Benefits Provided

The Plan provides retirement, disability benefits, and death benefits to plan members and beneficiaries. The benefits are based on members' years of service, age, final compensation, and benefit formula. Members become fully vested in their retirement benefits earned to date after five years of credited service.

Contributions

Member contribution rates are defined by law. Employer contribution rates are determined by periodic actuarial valuations. The actuarial methods and assumptions used for determining the rate are those adopted by the CalPERS Board of Administration. Active plan members are required to contribute 7.00% of their salary, which is partially paid by the District depending on the employee group. The District is moving towards employees covering 100% of the employee portion. The required employer contribution for the 2023-24 fiscal year was 11.84%.

The District's contribution to CalPERS for the fiscal year ended June 30, 2024, was \$141,890.

Pension Liabilities, Pension Expense, and Deferred Outflows and Deferred Inflows of Resources Related to Pensions

As of June 30, 2024, the District reported a net pension liability of \$645,056 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022, rolled forward to June 30, 2023, using standard update procedures. The District's portion of the net pension liability was based on a projection of the District's long-term share of contributions to the pension plan relative to the projected contributions of all participating organizations and the state of California, actuarially determined.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 - GENERAL INFORMATION ABOUT THE PENSION PLAN - CONT'D

Pension Liabilities, Pension Expense, and Deferred Outflows and Deferred Inflows of Resources Related to Pensions (Cont'd)

The District's proportionate share of the net pension liability for the Plan as of June 30, 2024, and June 30, 2023, were as follows:

Proportion - June 30, 2023	0.01159%
Proportion - June 30, 2024	<u>0.01290%</u>
Changes- Increase/(Decrease)	<u><u>0.00131%</u></u>

For the year ended June 30, 2024, the District recognized pension expense of \$65,028. The District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows Resources</u>	<u>Deferred Inflows Resource</u>
Net difference between projected and actual on pension plan	\$ 104,440	\$ -
Changes in assumptions	38,945	-
Differences between expected and actual	32,953	(5,112)
Differences between District contributions and proportionate	29,848	(2,113)
Changes in District's proportions	55,999	-
District contributions subsequent to the measurement date	<u>141,890</u>	<u>-</u>
	<u><u>\$ 404,075</u></u>	<u><u>\$ (7,225)</u></u>

The \$141,890 reported as deferred outflows of resources related to pensions, resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending June 30</u>	<u>Amount</u>
2025	\$ 95,196
2026	62,713
2027	94,054
2028	<u>2,997</u>
Total	<u><u>\$ 254,960</u></u>

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 - GENERAL INFORMATION ABOUT THE PENSION PLAN - CONT'D

Actuarial Assumptions

The total pension liability in the June 30, 2022, actuarial valuation for CalPERS was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Valuation date	June 30, 2022
Measurement date	June 30, 2023
Actuarial cost method	Entry age normal Cost Method
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Salary increases	Varies by entry age and service
Investment rate of return	6.90%, net of pension plan investment and administrative expenses; including inflation
Mortality rate table *	Derived using CalPERS' Membership Data for all Funds

* The mortality table was developed based on CalPERS-specific data. The rates incorporate Generational Mortality to capture ongoing mortality improvement using 80% of Scale MP 2020 published by the Society of Actuaries. For more details, please refer to the 2021 experience study report that can be found on the CalPERS website.

Discount Rate

The discount rate used to measure the total pension liability was 6.90%. The amortization and smoothing periods recently adopted by CalPERS were utilized to determine whether the municipal bond rate should be used in the calculation of a discount rate. A projection of expected benefit payments and contributions was performed to determine if the assets would run out. The test revealed the assets would not run out. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. CalPERS uses custom mortality tables to best fit the patterns of mortality among its members. The mortality table used was developed based on CalPERS specific data. The rates incorporate Generational Mortality to capture ongoing mortality improvement using 80% of Scale MP 2020 published by the Society of Actuaries.

The Actuarial assumptions used in the June 30, 2022, valuation were based on the results of 2021 experience study report.

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

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 10 - GENERAL INFORMATION ABOUT THE PENSION PLAN - CONT'D

Discount Rate (Cont'd)

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation.

<u>Asset Class</u>	<u>Assumed Asset Allocation</u>	<u>Rate of Return Years 1 - 10</u>
Global equity - cap-weighted	30.00%	4.54%
Global equity non-cap-weighted	12.00%	3.84%
Private Equity	13.00%	7.28%
Treasury	5.00%	0.27%
Mortgage-backed Securities	5.00%	0.50%
Investment Grade Corporates	10.00%	1.56%
High Yield	5.00%	2.27%
Emerging Market Debt	5.00%	2.48%
Private Debt	5.00%	3.57%
Real assets	15.00%	3.21%
Leverage	(5.00)%	(0.59)%

- In the System's Annual Comprehensive Financial Report (ACFR), Fixed Income is included in Global Debt Securities; Liquidity is included in Short-Term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.
- An expected inflation of 2.30% used for this period.
- Figures are based on the 2021-22 Asset Liability Management study.

Sensitivity of the District's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the District's proportionate share of the net pension liability calculated using the discount rate of 6.90%, as well as the District's proportionate share of the net pension liability if it was calculated using a discount rate that is one percentage point lower or higher, than the current rate:

	<u>Discount Rate-1%</u>	<u>Current Discount Rate</u>	<u>Discount Rate+1%</u>
District's proportionate share of the net pension liability	\$ 1,069,216	\$ 645,056	\$ 295,936

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in CalPERS's separately issued Comprehensive Annual Financial Report.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 - POST-EMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS

Plan Description

The District provides post-employment health care benefits to qualifying employees through a single-employer defined benefit healthcare plan administered by CalPERS.

Benefits Provided

Employees hired before July 1, 1999 were eligible for post-retirement health coverage. Employees hired after July 1, 1999 may obtain health insurance coverage through CalPERS, but such coverage is not paid for by the District. The District contributes the statutory minimum (\$149 per month for calendar year 2022; \$151 per month for 2023) on behalf of each eligible retiree who enrolls in a CalPERS medical plan.

Employees Covered

Employees covered by the benefit terms of the Plan consisted of:

Covered Employees	No. of Employees
Inactive Plan members or beneficiaries currently receiving benefit payment	7
Active Plan members	14
Total	21

Contributions

The District opened an irrevocable OPEB trust with California Employers Retiree Benefit Trust (CERBT) in the measurement period ending June 30, 2023 and made a contribution of \$180,000.

Discount Rate

The discount rate used to measure the total OPEB liability was 5.50%. The discount rate is based on the index for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or better as required under GASB Statement No. 75.

Net Other Post-Employment Benefits (OPEB) Liability

The District’s net OPEB liability for the Plan is measured as the total OPEB liability, less the Plan’s fiduciary net position. The total OPEB liability of the Plan was measured as of June 30, 2023, using the alternative measurement method. The June 30, 2024 total OPEB liability was based on the alternative measurement method and assumptions as shown below:

Valuation date	June 30, 2023
Actuarial cost method	Entry age, level percent of pay
Actuarial assumptions:	
Inflation rate	2.50%
Salary increases	3.00%
Discount rate	5.50%
Healthcare cost trend	5.20 percent for 2023 through 2034; 5.00 percent for 2035 through 2049; 4.50 percent for 2050 through 2064; and 4.00 percent for 2065 and later years

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 - POST-EMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS - CONT'D

Changes in the Total OPEB Liability

The changes in the total OPEB liability for the Plan are as follows:

	<u>Total OPEB Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net OPEB Liability</u>
Balance as of June 30, 2023	\$ 309,317	\$ -	\$ 309,317
Changes recognized for the measurement period:			
Service cost	13,554	-	13,554
Changes in assumptions or other inputs	(54,385)	-	(54,385)
Interest	11,344	-	11,344
Contributions-employer	-	211,156	(211,156)
Benefit payments	<u>(31,156)</u>	<u>(31,156)</u>	<u>-</u>
Net change in total OPEB liability	<u>(60,643)</u>	<u>180,000</u>	<u>(240,643)</u>
Balance as of June 30, 2024	<u><u>\$ 248,674</u></u>	<u><u>\$ 180,000</u></u>	<u><u>\$ 68,674</u></u>

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

The following presents the District's net OPEB liability calculated using the discount rate of 5.50% as well as the District's total OPEB liability if it was calculated using a discount rate that is one percentage point lower (4.50%) or one percentage point higher (6.50%) than the current rate:

	<u>Discount Rate-1% (4.50%)</u>	<u>Discount Rate 5.50%</u>	<u>Discount Rate+1% (6.50%)</u>
Total OPEB liability	\$ 96,574	\$ 68,674	\$ 45,096

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents the District's total OPEB liability calculated using the healthcare cost trend rate as well as the District's net OPEB liability if it was calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	<u>Current Trend -1%</u>	<u>Current Trend</u>	<u>Current Trend +1%</u>
Total OPEB liability	\$ 41,762	\$ 68,674	\$ 100,629

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 11 - POST-EMPLOYMENT BENEFITS OTHER THAN PENSION BENEFITS - CONT'D

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

For the year ended June 30, 2024, the District recognized OPEB income of \$206,825, as calculated by the actuarial valuation in its report. As of June 30, 2024, the District reported deferred outflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ -	\$ (31,056)
Changes in assumptions or other inputs	<u>15,944</u>	<u>(88,742)</u>
Total	<u><u>\$ 15,944</u></u>	<u><u>\$ (119,798)</u></u>

Amounts reported as deferred outflows/inflows of resources related to OPEB will be recognized as OPEB expense as follows:

<u>Fiscal Year Ending June 30,</u>	<u>Deferred Outflows /(Inflows) of Resources</u>
2025	\$ (20,567)
2026	(20,567)
2027	(20,567)
2028	(21,411)
2029	(16,559)
Thereafter	<u>(4,183)</u>
Total	<u><u>\$ (103,854)</u></u>

Alternative Measurement Method Assumptions

The alternative valuation method of an ongoing plan involves estimates of the value of reported amounts and assumptions about the probability of occurrence of events in the future. Examples include assumptions about future employment, mortality, and health care cost trends. Amounts determined regarding the funded status of the plan, and the annual required contributions of the employer, are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the benefits provided at the time of each valuation and the historical pattern of benefit costs at that point. The assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets consistent with the long-term perspective of the calculations.

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 12 - RISK MANAGEMENT

The District obtains general liability and automobile liability coverage through the California Association for Park and Recreation Indemnity (CAPRI), a risk-sharing joint powers authority. Coverage for the fiscal year was effective from July 1, 2023 through July 1, 2024. The certificates of coverage provide general liability and automobile liability limits of \$1,000,000.

The District also maintains property insurance through the Alliant Property Insurance Program (APIP). Property coverage was effective from July 1, 2023 through July 1, 2024 and provides an all-risk property loss limit of \$1,000,000,000 per occurrence, including a flood limit of \$10,000,000 and boiler and machinery coverage of \$100,000,000. Earthquake coverage is excluded.

Property coverage is generally subject to a \$150,000 deductible per occurrence, except for wildfire losses, which are subject to a \$5,000,000 deductible per occurrence. Flood losses are subject to percentage-based deductibles and minimum deductible amounts based on the applicable flood zone.

NOTE 13 - ERROR CORRECTION

Correction of an error in previously issued financial statements

During the current year, the District identified an error in the accounting for capital improvement grant funding. Certain grant amounts that had satisfied the applicable revenue-recognition criteria in prior periods continued to be reported as deferred revenue rather than being recognized as revenue. Accordingly, the District restated beginning fund balance by \$150,235 to correct the prior-period portion of the error.

The following prior-period adjustments were made in the District's financial statements to properly state beginning fund balances and net position:

	<u>Net position</u>	<u>General Fund</u>	<u>Nonmajor Governmental Funds</u>
Beginning net position and fund balance as previously reported at June 30, 2023	\$ 45,923,397	\$ 41,674,369	\$ 438,040
Prior period adjustments:			
Deferred Revenue	<u>150,235</u>	<u>150,235</u>	<u>-</u>
Net position and fund balance as restated, July 01, 2023	<u>\$ 46,073,632</u>	<u>\$ 41,824,604</u>	<u>\$ 438,040</u>

PARADISE RECREATION AND PARK DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
JUNE 30, 2024

NOTE 14 - SUBSEQUENT EVENTS

The District has evaluated subsequent events through August XX, 2026, the date at which the financial statements were available to be issued, and has determined that no adjustments are necessary to the amounts reported in the accompanying financial statements, nor have any subsequent events occurred, the nature of which would require disclosure.

Draft

REQUIRED SUPPLEMENTARY INFORMATION

Draft

PARADISE RECREATION AND PARK DISTRICT
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2024

	<u>Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues			
Program service fees	\$ 314,000	\$ 291,434	\$ (22,566)
Property taxes	1,146,000	1,146,372	372
Impact and development fees	103,000	113,734	10,734
Grant revenue	1,250,000	341,492	(908,508)
Investment income, net	1,187,200	1,761,737	574,537
Donations	75,000	-	(75,000)
Other operating revenues	<u>486,600</u>	<u>24,331</u>	<u>(462,269)</u>
Total revenues	<u>4,561,800</u>	<u>3,679,100</u>	<u>(882,700)</u>
Expenditures			
Current:			
Salaries and benefits	2,862,200	2,327,458	534,742
Services and supplies	1,725,700	1,113,068	612,632
Capital outlays	-	589,504	(589,504)
Debt payment:			
Principal	-	2,678	(2,678)
Interest	<u>-</u>	<u>2,569</u>	<u>(2,569)</u>
Total expenditures	<u>4,587,900</u>	<u>4,035,277</u>	<u>552,623</u>
Excess/(deficiency) of revenues over expenditures	<u>\$ (26,100)</u>	<u>\$ (356,177)</u>	<u>\$ (330,077)</u>

See accompanying notes to required supplementary information.

PARADISE RECREATION AND PARK DISTRICT
SCHEDULE OF THE DISTRICT'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FOR THE LAST 10 YEARS*

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Proportionate share percentage of collective net pension liability (%)	0.013 %	0.012 %	0.009 %
Proportionate share of collective net pension liability	\$ 645,056	\$ 542,157	\$ 165,961
Covered payroll	\$ 1,931,788	\$ 1,658,514	\$ 1,495,055
Proportionate share of the net pension liability as a percentage of covered payroll	33.39 %	32.69 %	11.10 %
Plan fiduciary net position as % of the total pension liability	79.43 %	80.00 %	93.00 %

The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30, 2024

* Fiscal year 2022 was the 1st year of implementation; ten years of information will be presented as data became available.

**PARADISE RECREATION AND PARK DISTRICT
SCHEDULE OF THE DISTRICT'S PENSION CONTRIBUTIONS
FOR THE LAST TEN YEARS***

	<u>2024</u>	<u>2023</u>	<u>2022</u>
Actuarially determined contribution	\$ 141,890	\$ 132,792	\$ 130,043
Actual contributions during the measurement period	<u>(141,890)</u>	<u>(132,792)</u>	<u>(130,043)</u>
Contribution deficiency/(excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 1,931,788	\$ 1,658,514	\$ 1,495,055
Contributions as a percentage of covered employee payroll	7.35 %	8.01 %	8.70 %

* Fiscal year 2022 was the 1st year of implementation; ten years of information will be presented as data became available.

PARADISE RECREATION AND PARK DISTRICT
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
FOR THE LAST 10 YEARS*

	<u>June 30, 2024</u>	<u>June 30, 2023</u>	<u>June 30, 2022</u>	<u>June 30, 2021</u>
Total OPEB Liability:				
Service cost	\$ 13,554	\$ 17,156	\$ 6,931	\$ 6,729
Interest	11,344	8,064	9,501	9,561
Differences between expected and actual experience	-	(44,860)	-	-
Changes of assumptions	(54,385)	(61,714)	28,535	-
Contributions - employer	-	(24,247)	-	-
Benefit payments	<u>(31,156)</u>	<u>-</u>	<u>(21,810)</u>	<u>(15,963)</u>
Net change in total OPEB liability	(60,643)	(105,601)	23,157	327
Total OPEB Liability - beginning	<u>309,317</u>	<u>414,918</u>	<u>391,761</u>	<u>391,434</u>
Total OPEB Liability - ending (a)	<u><u>\$ 248,674</u></u>	<u><u>\$ 309,317</u></u>	<u><u>\$ 414,918</u></u>	<u><u>\$ 391,761</u></u>
Plan fiduciary net position				
Employer contributions	\$ 211,156	\$ 24,247	\$ 21,810	\$ 15,963
Employee contributions	-	-	-	-
Net investment income	-	-	-	-
Administrative expenses	-	-	-	-
Benefit payments	<u>(31,156)</u>	<u>(24,247)</u>	<u>(21,810)</u>	<u>(15,963)</u>
Net change in plan fiduciary net position	180,000	-	-	-
Plan fiduciary net position - Beginning	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Plan fiduciary net position - Ending (b)	<u>180,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net OPEB Liability - Ending (a) - (b)	<u><u>\$ 68,674</u></u>	<u><u>\$ 309,317</u></u>	<u><u>\$ 414,918</u></u>	<u><u>\$ 391,761</u></u>
Plan fiduciary net position as a percentage of the total OPEB liability	72.38 %	0.00 %	0.00 %	0.00 %
OPEB-eligible payroll for the measurement period	\$ 724,706	\$ 563,429	\$ 665,462	\$ 369,023
Net OPEB Liability as a % of eligible payroll	9.48 %	54.90 %	62.35 %	106.16 %

* Fiscal year 2021 was the 1st year of implementation; ten years of information will be presented as data became available.

**PARADISE RECREATION AND PARK DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
JUNE 30, 2024**

BUDGETS AND BUDGETARY ACCOUNTING

As required by State law, the District prepares and legally adopts a final operating budget. Public hearings were conducted on the proposed and final budget to review all appropriations and the sources of financing.

The budget for the general fund is adopted on the modified accrual basis of accounting. The budget for the general fund is the only legally adopted budget.

At the object level, actual expenditures cannot exceed budgeted appropriations. Management can transfer budgeted amounts between expenditure accounts within an object without the approval of the Board of Directors. Significant amendments and appropriation transfers between objects or funds must be approved by the Board of Directors. Appropriations lapse at fiscal year-end.

The budgetary data presented in the accompanying financial statements include all revisions approved by the Board of Directors.

Draft

COMPLIANCE SECTION

Draft



**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 Board of Directors
Paradise Recreation and Park District
Paradise, California

We have audited, in accordance with the 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 major fund, and the aggregate remaining fund information of the Paradise Recreation and Park District (the "District"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated August XX, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District'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 District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District'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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District'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*.

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.

San Diego, California
August XX, 2026

Draft

PARADISE RECREATION AND PARK DISTRICT
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED JUNE 30, 2024

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified that are not considered to be material weakness(es)?	None reported
• Noncompliance material to financial statements noted?	No

Draft

**PARADISE RECREATION AND PARK DISTRICT
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED JUNE 30, 2024**

SECTION II - FINANCIAL STATEMENTS FINDINGS

There are no findings in the current year to report.

Draft

**PARADISE RECREATION AND PARK DISTRICT
SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS
FOR THE YEAR ENDED JUNE 30, 2024**

There were no findings in the previous year.

Draft



Paradise Recreation & Park District

6626 Skyway
Paradise, CA 95969
Email: info@ParadisePRPD.com

Phone: 530-872-6393
Fax: 530-872-8619
Website: www.ParadisePRPD.com

SAFETY COMMITTEE MEETING Report/Minutes

DATE: August 20, 2026, at 8:30 a.m.

LOCATION: Teams

ATTENDANCE: Dan Efseaff, District Manager
Kristi Sweeney, Assistant District Manager
Jeff Dailey, Recreation Supervisor
Sarah Hoffman, Executive Assistant
Mark Cobb, Park Supervisor

ABSENT:

FACILITATOR: Sarah Hoffman

#####

1. CALL TO ORDER: 8:31 AM

2. MINUTES:

- Kristi Sweeney moved to approve the minutes from July 16, 2026, Safety Committee with the noted corrections. Jeff Dailey seconded the motion, and the rest of the committee concurred.

3. SAFETY AND HEALTH ISSUES DISCUSSED:

a. THE FOLLOWING SAFETY MEETINGS WERE HELD:

- | | |
|-----------------|--|
| • July 2, 2026 | Rescue Response Evaluation
Led by Josh Peters, Pool Manager |
| • July 9, 2026 | Red Cross Regulations
Led by Josh Peters, Pool Manager |
| • July 15, 2026 | Heat Illness
Led by Kris Kearns, Park Assistant III |
| • July 23, 2026 | Emergency Training
Led by Josh Peters, Pool Manager |
| • July 29, 2026 | Evacuation Requirements
Led by Jim Pickett, Park Maintenance II |

- July 30, 2026 In Service Training
Led by Josh Peters, Pool Manager
- August 6, 2026 Issues with Fire Extinguishers
Led by Ed Gravage, Park Maintenance II
- August 6, 2026 In Service Training
Led by Josh Peters, Pool Manager
- August 12, 2026 School Zone Safety
Led by Joes Carney, Park Assistant III

b. DOCUMENTED SITE INSPECTIONS, REPAIRS, AND OTHER ACCOMPLISHMENTS RELATED TO SAFETY:

- None

c. ACCIDENT/INCIDENT REPORTS:

- 2026 Internal Accident/Incident Summary
 - 7/11/2026- Windshield crack noticed in Van #9
 - 7/11/2026- Fence at Crain was reported damaged
 - 7/29/2026- Pool Incident

d. WORKERS' COMPENSATION REPORTS:

- Workers Compensation Open Detail Report since July 31, 2026
 - Closed Claim for 4A26048B6D30001
 - Open Claim for 4A23036N0290001
 - Open Claim for 4A2512PMXVL0001

4. MISCELLANEOUS:

Next Safety Meeting Date: September 17, 2026, at 8:30 a.m.

Facilitator: Sarah Hoffman

Adjourned: 8:52 AM

Sarah Hoffman, Safety Committee Secretary

Date:

cc: CAPRI
PRPD Board

https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/Safety Committee/2026/SC_26.0820/26.0820.SC.Minutes.Draft.docx



Paradise Recreation & Park District

6626 Skyway
Paradise, CA 95969
Email: info@ParadisePRPD.com

Phone: 530-872-6393
Fax: 530-872-8619
Website: www.ParadisePRPD.com

SAFETY COMMITTEE MEETING Report/Minutes

DATE: September 23, at 10:00 a.m.

LOCATION: Teams

ATTENDANCE: Dan Efseaff, District Manager
Kristi Sweeney, Assistant District Manager
Jeff Dailey, Recreation Supervisor
Sarah Hoffman, Executive Assistant

ABSENT: Mark Cobb, Park Supervisor

FACILITATOR: Sarah Hoffman

#####

1. **CALL TO ORDER:** 10:00 AM

2. **MINUTES:**

- Jeff Dailey moved to approve the minutes from August 20, 2026, Safety Committee. Kristi Sweeney seconded the motion, and the rest of the committee concurred.

3. **SAFETY AND HEALTH ISSUES DISCUSSED:**

a. THE FOLLOWING SAFETY MEETINGS WERE HELD:

- August 19, 2026 Heavy Equipment Operation Safety
Led by Paul Schoewe, Park Maintenance II
- August 26, 2026 Vehicle Inspections.
Led by Spencer Strauss, Park Maintenance III
- September 2, 2026 Safety Glasses
Led by Matt Warner, Park Maintenance II
- September 9, 2026 Electrical Tools
Led by Robert Neste, Park Assistant II

b. DOCUMENTED SITE INSPECTIONS, REPAIRS, AND OTHER ACCOMPLISHMENTS
RELATED TO SAFETY:

- Mc TARC- 8/27/2026
- Nally-7/27/2026

c. ACCIDENT/INCIDENT REPORTS:

- 2026 Internal Accident/Incident Summary
 - 8/17/2026- Compact Generator stolen from work truck
 - 8/29/2026- Bent BBQ grill at the TARC

d. WORKERS' COMPENSATION REPORTS:

- Workers Compensation Open Detail Report since August 31, 2026
 - Open Claim for 4A23036N0290001
 - Open Claim for 4A2207P8RB50001
 - Closed Claim for 4A2512PMXVL0001

4. **MISCELLANEOUS:**

- There was a brief conversation about documents needed for the pool and safety inspections.

Next Safety Meeting Date: October 15, 2026, at 8:30 a.m.

Facilitator: Sarah Hoffman

Adjourned: 10:17 AM

Sarah Hoffman, Safety Committee Secretary

Date:

cc: CAPRI
PRPD Board

https://paradisepspd.sharepoint.com/sites/BODMeeting/Shared Documents/Safety Committee/2026/SC_26.0917/26.0917.SC.Minutes.Draft.docx

Finance Committee Report

September 17, 2026



DATE: 9/22/2026
 TO: Board of Directors (BOD)
 FROM: Sarah Hoffman, Executive Assistant
 SUBJECT: Finance Committee Report

Attendance: Committee Members: John Stonebraker, Chairperson; and Al McGreehan, Member
 Staff Members: Dan Efseaff, District Manager; Kristi Sweeney, Assistant District Manager; Catherine Merrifield, District Accountant

Guest: Citizen Rauen

Chair Stonebraker called the meeting to order at 1:34 PM

The Committee met to:

1. Review FY 23-24 Draft Audit

District Manager Efseaff introduced the item and then there was discussion amongst the committee regarding the audit. Staff provided clarification on the questions. The committee asked that the auditor be present at the October Finance Committee. After the discussion was completed the committee agreed to take this item to the full Board.

The Committee adjourned at 2:01 PM

https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/_Committee.Finance/2026/FC_26.0917/FC.Report.26.0917.docx
 10/8/2026

Staff Report

October 14, 2026



DATE: 10/8/2026
 TO: Board of Directors (BOD)
 FROM: Dan Efseaff, District Manager
 SUBJECT: Coutolenc Park: Consideration of Cell Tower Lease

Summary

Staff received an updated draft lease agreement from the applicant, Assurance Development (on behalf of The Towers, LLC), for a communications facility at Coutolenc Park. The updated agreement reflects an evolution from the original offer.

Recommendation: Approve the proposed lease agreement terms as presented.

1. Background

In fall 2025, Assurance Development (Applicant), working with a cell phone provider on cell tower leasing, approached the District about a potential lease on the Coutolenc Park Property. The District and Applicant have been in ongoing lengthy discussions on the footprint of the project and terms of the agreement (term, remuneration, location, subleasing, etc.), the applicant has offered several evolutions of the arrangement.

Key issues raised during prior Board and staff review include:

- Monthly rent levels relative to comparable agreements
- Annual escalation rates to address long-term value
- Lease term structure (initial term and extensions)
- Compensation for future co-location of additional tenants
- Protection of recreational uses and site impacts
- Federal compliance due to Bureau of Land Management (BLM) patent conditions

The revised offer from the applicant includes a \$1,800 per month rent with a 2.5% escalation starting at the first renewal term and each renewal term thereafter, and a one-time \$10,000 fee for the second and each additional Broadband tenant(s).

As an aside, BOD members at a previous meeting inquired about the change in coverage, this may be depicted as below:

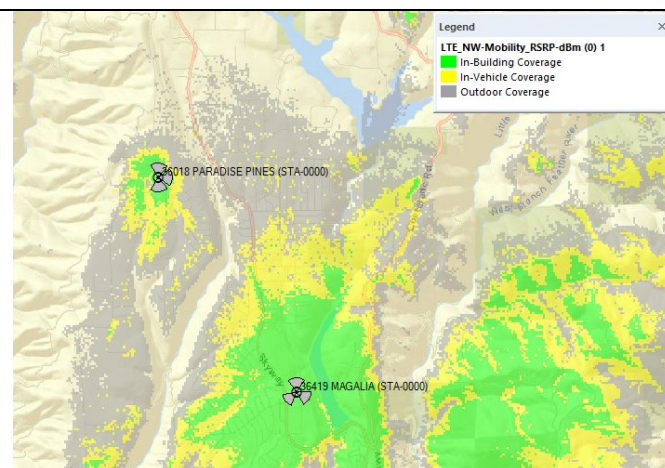


Figure 1. Existing Coverage.

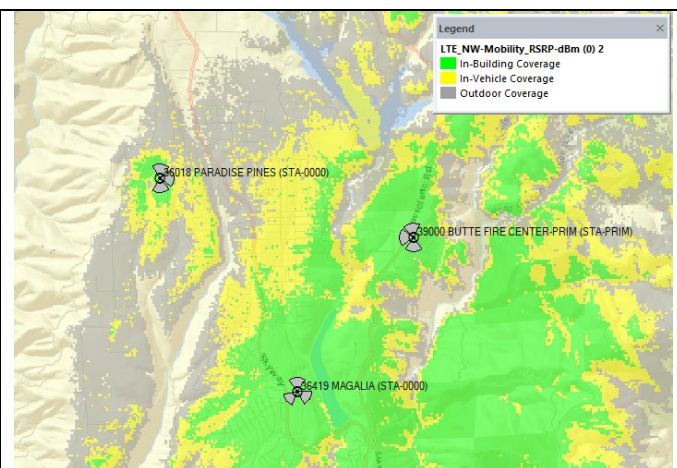


Figure 2. Future Coverage with Site.

2. Fiscal Impact

The financial impact may be summarized as follows:

- **Rent:** \$1,800 per month.
- **Annual Escalation:** 2.5% per year over the lease term.
- **New Tenant Fee:** A one-time payment of \$10,000 upon onboarding each new tenant starting with the second Broadband Carrier, and each additional Broadband Carrier thereafter.

There is also the impact of removal of 2,500 square feet from the recreational footprint of the site, although the dollar amount has not been quantified.

3. Committee Recommendation

This item was discussed at the Finance Committee and Recreation and Park Committee. The Board also provided direction at the February Board Meeting (Closed Session) with direction to staff.

4. Permits and Environmental Review

The District expects that the applicant will complete all permits and requirements for environmental review.

5. Discussion

On May 26, 2026 and with revisions on the agreement, Applicant provided an updated lease for formal consideration.

The following provides some additional details on some of the framework that staff used for discussion of terms. Staff are verifying these details with legal counsel and applicant.

- **Term:** The District indicated reservations with the 50-year commitment and favored a shorter 20-35 year commitment instead. The Applicant responded with an Initial Term of 5 years with (5) additional 5-year renewal options and (1) additional term of 4 years and eleven 11 months (up to 34 years and 11 months total). Renewals are automatic unless tenant opts out. **Concern:** Staff notes that the tenant option removes the discretion from future BODs, park needs and locks the District into a deal with diminishing returns.
- **Renewal Term Escalation:** To maintain long term pacing with inflation and avoid the need for frequent renegotiation, comments centered around an annual escalation (say 3% over the term of the lease, other District's shared this escalation on their agreements) or tied in with the Consumer Price Index. **Concern:** The District is concerned about the long-term nature of the lease and the lack of ability to renegotiate.
- **Subleasing:** We raised concerns about the District's role and retaining approval rights if uses or subleases on the site evolve. In addition, if there's an additional revenue providing collocation of equipment, then the public should receive benefits over time. While the agreement provides for one-time payment, the District would not receive on-going benefits. The District requested a percentage of the gross revenue from co-location licenses or a rental payment from co-locators to provide a fixed monthly increase per additional tenant, subject to the same annual escalation as the base rent
- **Reinvestment Commitment:** While this may not make a difference to the tenant, the proceeds will be reinvested into a public asset and potentially generates good will and good facilities. Any revenue proceeds would be reinvested directly into improvements, maintenance, and stewardship of the park property.
- **Federal Approval Process:** The property is held under a federal patent for recreation with Bureau of Land Management (BLM), and any non-recreational use will require review or approval from them. This federal step will need to be accounted for in the overall timeline. The BLM indicated that with District support, this can be a relatively straightforward process. The BLM provided some of the conditions for use, such as
 1. The third-party use cannot interfere with the existing use
 2. The third-party use must be a direct or indirect benefit to the patent or be in furtherance of a public purpose
 3. The authorization must not pass title or control (that is, it would have to be a lease/agreement/etc. not an easement/conveyance)
 4. Revenue generated by the use must be used on the patent
- **Site Walk / Field Visit:** Once the issues above are on their way to resolution, we believe a joint site visit would be valuable to:
 - Confirm the proposed location, access, and setbacks
 - Discuss vegetation management and visual considerations.

- Identify any opportunities to minimize recreational impacts or, potentially, enhance the surrounding area

Over the course of discussion, Staff conveyed Board direction seeking higher rent, stronger escalation, and ongoing participation in co-location revenue. Staff indicated that they could affirm a recommendation if the following was in agreeance. During prior discussions, Board and staff feedback emphasized:

- **Higher base rent** (generally \$2,000–\$2,500/month range)
- **Higher or inflation-based escalation** (at least 3%)
- **Ongoing revenue from co-location.** The District countered with a percentage of the gross revenue from co-location licenses or a co-location provision to provide a fixed monthly increase per additional tenant, subject to the same annual escalation as the base rent. This approach avoids administrative complexity while ensuring the District shares reasonably in the long-term success of the site, especially with a potential a multi-tenant tower over a 50-year term.
- **Consideration of long-term lease impacts.** Both the base rent and escalation are influenced by the monthly rent and escalation. Staff offered the following approach: If it's a 25-year lease, then we'd look for: An increase to at least \$2,000 monthly. If it's more than 25-year lease, then we'd look for: An annual escalation of at least 3%.

The applicant has indicated that increases beyond the current proposal make the project economically infeasible and so the counter items.

Staff have significant concerns regarding the rental amount, escalation amount and schedule (once per renewal term versus annually), especially when combined with the extended term of the lease, removal of BOD discretion, and lack of monthly co-tenant payments that receive an escalation. On the other hand, rental income from the relatively small footprint should be considered as it may provide revenue to partially offset operating or improvement costs.

The District's legal counsel provided comments and review of an initial agreement but as of the date of this report, we have not received the revised agreement for BOD review.

Attachments:

- A. Cell Tower Agreement- Draft

Document1
10/8/2026

Landlord:

Paradise Recreation and Park District
6626 Skyway
Paradise, California 95969

Tenant:

The Towers, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444

Site #: US-CA-6123

Site Name: BUTTE FIRE CENTER

OPTION AND LEASE AGREEMENT

THIS OPTION AND LEASE AGREEMENT (this “**Agreement**”) is made this _____ day of _____, 20_____ (the “**Effective Date**”) by and between **Paradise Recreation and Park District** (“**Landlord**”), whose address is 6626 Skyway, Paradise, California 95969, and **The Towers, LLC**, a Delaware limited liability company, known in California as The Towers of California, LLC (“**Tenant**”), whose address is 22 W Atlantic Ave, Suite 310, Delray Beach, Florida 33444.

WHEREAS, Landlord owns certain real property located in the County of Butte, in the State of California, that is more particularly described and/or depicted in **Exhibit 1** attached hereto (the “**Property**”); and,

WHEREAS, Tenant desires to lease from Landlord a certain portion of the Property measuring approximately 2,500 square feet more particularly described and/or depicted in **Exhibit 2**, a non-exclusive Access Easement Area depicted in **Exhibit 2A**, and a non-exclusive Utility Easement Area depicted in **Exhibit 2B** (collectively, the “**Premises**”), for the placement of Communications Facilities (defined below). **No** exhibit may be materially modified, replaced, or supplemented except by a written instrument executed by Landlord and Tenant. Tenant shall bear all costs of surveys, legal descriptions, title review, recording, and any required approvals

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree:

1. **OPTION TO LEASE.**

(a) As of the Effective Date, Landlord grants to Tenant the exclusive option to lease the Premises (the “**Option**”) during the Option Period (defined below). At any time during the Option Period and Term (defined below), Tenant and its agents, engineers, surveyors and other representatives will have the right to enter upon the Property solely to inspect, examine, conduct soil borings, drainage testing, material sampling, and other geological or engineering tests or studies of the Property (collectively, the “**Tests**”) with at least two (2) business days’ notice to Landlord, to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Tenant’s sole discretion for its use of the Premises including, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, construction permits and any other permits and approvals deemed necessary by Tenant (collectively, the “**Government Approvals**”), initiate the ordering and/or scheduling of necessary utilities, obtain a title report with respect to the Property, and otherwise to do those things on or off the Property that, in the opinion of Tenant, are necessary in Tenant’s sole discretion to determine the

physical condition of the Property, the environmental history of the Property, and the feasibility or suitability of the Property for Tenant's permitted use under this Agreement, all at Tenant's expense. Tenant shall be authorized to apply for the Government Approvals on behalf of Landlord and Landlord agrees to reasonably cooperate with such applications. Where such Government Approval will bind the Landlord, Tenant must obtain Landlord's written authorization for the application. Tenant will not be liable to Landlord or any third party on account of any pre-existing defect or condition on or with respect to the Property, whether or not such defect or condition is disclosed by Tenant's Tests. Tenant will restore the Property to its condition as it existed prior to conducting any Tests, reasonable wear and tear and casualty not caused by Tenant excepted. In addition, Tenant shall indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or claims arising directly out of Tenant's Tests. Tenant shall promptly provide Landlord copies of all test results, reports, applications, agency correspondence, and approvals relating to the Property or Premises, subject to reasonable confidentiality protections for proprietary technical information. Tenant shall be responsible for, and shall indemnify, defend, and hold harmless Landlord and its directors, officers, employees, agents, and volunteers from, all claims, liabilities, costs, damages, environmental conditions, mechanic's liens, and restoration obligations arising from Tenant's or Tenant Parties' entry, testing, investigations, or activities on the Property. Nothing in this Agreement limits Landlord's governmental, regulatory, police-power, land-management, or proprietary discretion, including discretion exercised through its board, staff, consultants, or other authorized representatives.

(b) In consideration of Landlord granting Tenant the Option, Tenant agrees to pay Landlord the sum of One Thousand Dollars (\$1,000.00) within thirty (30) days of the full execution of this Agreement. The Option Period will be for a term of four (4) years from the Effective Date (the "**Option Period**").

(c) Tenant may exercise the Option at any time during the Option Period by delivery of written notice to Landlord (the "**Notice of Exercise of Option**"). The Notice of Exercise of Option shall set forth the commencement date (the "**Commencement Date**") of the Initial Term (defined below). The Commencement Date shall be no later than thirty (30) days after the date of the Notice of Exercise of Option. If Tenant does not provide a Notice of Exercise of Option during the Option Period, this Agreement will terminate and the parties will have no further liability to each other.

(d) During the Option Period or the Term, Landlord shall not take any action to change the zoning status or land use of the Property which would diminish, impair, or adversely affect the use of the Premises by Tenant for its permitted uses hereunder.

2. TERM.

(a) Effective as of the Commencement Date, Landlord leases the Premises to Tenant subject to the terms and conditions of this Agreement for an initial term of five (5) years (the "**Initial Term**").

(b) Tenant shall have the option to extend the Initial Term for five (5) successive terms of five (5) years each and one (1) additional term of four (4) years and eleven (11) months (each a "**Renewal Term**"). Each Renewal Term shall commence automatically, unless Tenant delivers notice to Landlord, not less than thirty (30) days prior to the end of the then-current Term, of Tenant's intent not to renew. For purposes of this Agreement, "**Term**" shall mean the Initial Term and any applicable Renewal Term(s).

3. RENT

(a) Beginning on the first (1st) day of the second (2nd) month after the Commencement Date (“**Rent Commencement Date**”) and for the Initial Term, Tenant shall pay to Landlord a monthly rent payment of One Thousand Eight Hundred Dollars (\$1,800) (“**Rent**”) at the address set forth in Section 29 below on or before the fifth (5th) day of each calendar month in advance. The initial payment of Rent will be forwarded by Tenant to Landlord within thirty (30) days after the Rent Commencement Date.

(b) Beginning on the first anniversary of the Rent Commencement Date of the first Renewal Term and each five-year anniversary of the Rent Commencement Date of each Renewal Term thereafter throughout the remainder of the Term and Renewal Term(s), if any, the Rent shall be increased by an amount equal to 2.5% of the amount of the Rent for the previous Term or previous Renewal Term, as the case may be, which sum shall be payable in equal monthly installments in advance as herein set forth.

(c) Starting with the second (2nd) Broadband Carrier, and each additional Broadband Carrier thereafter, Tenant agrees to pay to Landlord a one-time payment of Ten Thousand Dollars (\$10,000.00) following Tenant’s receipt of a fully executed sublease or license agreement by and between Tenant and such Broadband Carrier and such Broadband Carrier’s commencement of its sublease or license fee to Tenant. For purposes herein, the term “Broadband Carrier” shall mean Verizon, AT&T, Dish, and T-Mobile and such similar national broadband carriers.

4. **TAXES.** Tenant shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Communications Facilities located on the Premises to the extent they are invoiced directly to Tenant. Landlord shall pay when due all real property taxes and all other fees and assessments attributable to the Property and the Premises. Tenant shall pay as additional rent any increase in real property taxes levied against the Premises, which are directly attributable to Tenant’s use of the Premises (but not, however, taxes either (i) attributable to periods prior to the Commencement Date such as roll-back or greenbelt assessments, or (ii) taxes associated with an increase in the assessed valuation of the Property or Premises generally and not directly attributable to Tenant’s use of the Premises) if Landlord furnishes proof of such increase to Tenant (such increase, the “**Landlord Tax Reimbursement**”). The segregation of the taxes with respect to the Property and the Premises without evidence of an increase shall not impose a requirement on Tenant to pay any real property tax. In the event that Landlord fails to pay when due any taxes affecting the Premises or any easement relating to the Premises, Tenant shall have the right, but not the obligation, to pay such taxes and any applicable interest, penalties or similar charges, and deduct the full amount of the taxes and such charges paid by Tenant on Landlord’s behalf from future installments of Rent. Payment of any disputed tax reimbursement by Tenant shall not constitute a waiver of Tenant’s right to contest the assessment or seek reimbursement of any overpayment. In addition, Tenant shall not have the obligation to pay or reimburse Landlord for the Landlord Tax Reimbursement if Landlord has not provided proof of such amount and demand therefor within one (1) year of the date such amount is due and payable by Landlord.

5. **USE AND RESERVATION OF SPACE ON TOWER FOR LANDLORD.**

(a) **Use.** The Premises are being leased solely for the purpose of erecting, installing, operating, maintaining, repairing and replacing radio or communications towers, transmitting and receiving equipment, antennas, dishes, satellite dishes, mounting structures, equipment shelters and buildings, solar energy conversion and electrical power generation system, fencing and other supporting structures and related equipment (collectively, the “**Communications Facilities**”), and to alter, supplement and/or modify same and for any other lawful purpose. Tenant may, subject to the foregoing, make any improvements, alterations or modifications to the Premises as are deemed appropriate by Tenant for the Communications Facilities use described herein. Tenant shall have the right to clear the Premises of any trees, vegetation, or undergrowth which interferes with the use of the Premises for the intended purposes by Tenant and/or its subtenants and licensees, as applicable in compliance with applicable laws; permit conditions; fire-safety

requirements; Landlord's reasonable rules for the Property as described in Exhibit 5; and all conditions of approval imposed by a governmental agency having jurisdiction. Tenant shall not use or permit the Premises to be used in a manner that creates a nuisance, unreasonable noise, odor, vibration, visual blight, health or safety risk, or interference with Landlord's operations, emergency communications, public use, or lawful activities on the Property.

(b) Tenant shall have the exclusive right to install and operate the Communications Facilities upon the Premises.

(c) **Reservation of Space on Tower for Landlord - Additional consideration.**

(i) At no rent due from Landlord to Tenant nor any reduction in the Rent, Tenant shall reserve for Landlord, without additional rent, the Tower Space and Ground Equipment Area described herein. Tenant shall design and construct the tower with sufficient structural capacity to accommodate Landlord's antennas and appurtenant equipment within the reserved Tower Space, subject to the applicable engineering standards. Pursuant to the foregoing, Tenant hereby agrees to reserve on behalf of Landlord a ten foot (10') vertical envelope at a height of twenty feet (20') to thirty feet (30') with a centerline of twenty-five feet (25') on Tenant's tower at the Premises in the event Tenant builds a tower on the Premises ("**Landlord's Tower Space**"), provided that Landlord shall timely provide Tenant with all relevant engineering specifications, plans, drawings, equipment specifications, loading requirements, and other technical information concerning Landlord's antenna system reasonably necessary for Tenant to engineer the Landlord's Tower Space to accommodate such antenna system and shall ensure that the reserved space is properly engineered to accommodate Landlord's antenna system in accordance with the information provided by Landlord. Any equipment installed on Landlord's Tower Space shall not exceed seven thousand and five hundred (7,500) square inches of wind loading capacity. Upon written approval by Tenant, which shall not be unreasonably withheld, said attachments shall be installed, at Landlord sole expense, by qualified licensed contractors and in accordance with Tenant's directives for the method of installment. In addition to Landlord being responsible for its own installation, Landlord shall also be responsible for its own utilities and operations and agrees that any ground space required for Landlord's Tower Space shall not unreasonably interfere with Tenant's use of the Premises. Landlord acknowledges and agrees that Tenant reserves the right to relocate Landlord's antennas at any time(s) to accommodate modifications required for Tenant's future system requirements, provided such relocation shall provide equivalent quality of service after such relocation.

(ii) Any reservation of right granted to Landlord pursuant to this Section is solely limited to Landlord's use only of the ten foot (10') vertical envelope described above and Landlord acknowledges and agrees that Landlord does not have the right to lease, license, sublease, sublicense, etc. such space on the tower on the Premises to any other party including, without limitation, any wireless communication entity.

6. ACCESS AND UTILITIES.

Landlord grants Tenant and its guests, agents, employees, customers, invitees, subtenants, licensees and assigns a nonexclusive easement for ingress and egress over the Access Easement Area shown on Exhibit 2A, solely for the purposes of accessing the Lease Area and Communications Facilities. Tenant may access the Premises twenty-four (24) hours per day, seven (7) days per week. Landlord grants Tenant a

nonexclusive easement within the Utility Easement Area shown on Exhibit 2B solely to install, operate, maintain, repair, replace in kind, and remove the utility facilities expressly shown on the approved Site Plan. Tenant shall not alter the route, expand the width, or place above-ground utility facilities without Landlord's prior written consent.

Tenant shall obtain, at Tenant's sole cost and risk, all utility service and all off-site access or easement rights necessary to serve the Premises. Landlord has no obligation to acquire, negotiate for, condemn, finance, or guarantee rights across neighboring property. Landlord may reasonably cooperate in Tenant's efforts, provided Landlord incurs no cost or liability and retains sole discretion whether to execute any separate easement, application, or other document. If there are utilities already existing on the Premises which serve the Premises, Tenant may utilize such utilities and services. The rights granted to Tenant herein shall also include the right to partially assign its rights hereunder to any public or private utility company or authority to facilitate the uses contemplated herein, and all other rights and privileges reasonably necessary for Tenant's safe and efficient use and enjoyment of the easements for the purposes described above. Upon Tenant's request, Landlord shall execute and deliver to Tenant requisite recordable documents evidencing the easements contemplated hereunder within fifteen (15) days of Tenant's request, and Landlord shall obtain the consent and joinder of Landlord's mortgagee to any such grant, if applicable. Landlord grants to Tenant the right to receive utility services including, but not limited to electric facilities, appurtenances and associated equipment, and the right for the utility service supplier to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect and use said utility facilities to serve Communication Facilities, together with the right for the utility service supplier to ingress and egress from said utility facilities across the Premises. Landlord grants the right for the utility service supplier to trim or cut down any trees or brush within five (5) feet for U/G and sixteen (16) feet for O/H on each side of the centerline of said utility facilities. In addition, Landlord shall not erect or construct any building or other structure, or drill or operate any well within five (5) feet for U/G and sixteen (16) feet for O/H of each side of the centerline of said utility facilities. Except for the foregoing, Tenant shall not remove or trim trees, vegetation, or landscaping, or disturb drainage, parking, roads, trails, fences, gates, or improvements, except as expressly shown on an approved plan or otherwise as approved in writing by Landlord. Tenant shall repair all damage caused by Tenant or Tenant Parties and restore affected areas to Landlord's reasonable satisfaction.

7. EQUIPMENT, FIXTURES AND REMOVAL. The Communications Facilities shall at all times be the personal property of Tenant and/or its subtenants and licensees, as applicable. Tenant or its customers, subtenants or licensees shall have the right to erect, install, maintain, repair, replace and operate on the Premises such equipment, structures, fixtures, signs, and personal property as Tenant, its customers, subtenants or licensees may deem necessary or appropriate, and such property, including the equipment, structures, fixtures, signs, and personal property currently on the Premises, shall not be deemed to be part of the Premises, but shall remain the property of Tenant or its customers, subtenants or licensees. Within ninety (90) days after the expiration or earlier termination of this Agreement (the "**Removal Period**"), Tenant, customers, subtenants or licensees shall (i) remove its improvements and personal property and restore the Premises to a depth of at least three (3) feet below grade, fences, signs, conduits, cables, and other aboveground improvements installed by or for Tenant, unless Landlord elects in writing to retain a specified item; (ii) remove all hazardous materials and waste brought on the Property by Tenant; (iii) repair all damage to the Property caused by Tenant; (iv) restore grades, drainage, vegetation, landscaping, paving, roads, and other affected improvements to Landlord's reasonable satisfaction; and (v) comply with all applicable environmental and fire-safety requirements. Tenant shall perform all obligations under this Agreement during the Removal Period, including, without limitation, the payment of Rent at the rate in effect upon the expiration or termination of this Agreement.

8. ASSIGNMENT AND SUBLEASE. Tenant may transfer or assign this Agreement to Tenant's Lender (defined below), principal, affiliates, subsidiaries, subsidiaries of its principal or to any entity which acquires all of or substantially all of Tenant's assets or ownership interests by reasons of merger, acquisition or other business reorganization without Landlord's consent (a "**Permitted Assignment**"). In the event of a "Permitted Assignment," Tenant shall notify Landlord within thirty (30) days, and the assignee shall assume in writing all obligations under this Agreement, and assignee must demonstrate financial and operational capacity reasonable acceptable to Landlord. As to transfers or assignments which do not constitute a Permitted Assignment, Tenant is required to obtain Landlord's written consent prior to effecting such transfer or assignment, which consent shall not be unreasonably withheld, conditioned or delayed. No assignment shall release Tenant from liability unless Landlord receives an assumption agreement and evidence that the assignee satisfies Landlord's reasonable financial, insurance, and operational requirements. Tenant shall have the exclusive right to sublease or grant licenses without Landlord's consent to use all or part of the Premises and/or the Communications Facilities, but no such sublease or license shall relieve or release Tenant from its obligations under this Agreement. Landlord may assign this Agreement only in its entirety and only to any person or entity who or which acquires fee title to the Property, subject to Section 15. Landlord may subdivide the Property without Tenant's prior written consent provided the resulting parcels from such subdivision are required to afford Tenant the protections set forth in Section 14 hereof.

9. COVENANTS, WARRANTIES AND REPRESENTATIONS.

(a) Landlord warrants and represents that it has sufficient right, title, and authority to enter into this Agreement and grant the leasehold interest expressly described herein, subject to matters of record, applicable law, and the rights of governmental entities and utility providers, and that it alone has full right to lease the Premises for the Term.

(b) Landlord shall pay promptly, when due, any other amounts or sums due and owing with respect to its ownership and operation of the Property, including, without limitation, judgments, taxes, liens, mortgage payments and other similar encumbrances. If Landlord fails to make any payments required under this Agreement, or breaches any other obligation or covenant under this Agreement, Tenant may (without obligation), after providing ten (10) days written notice to Landlord, make such payment or perform such obligation on behalf of Landlord and offset such payment (including any reasonable attorneys' fees incurred in connection with Tenant performing such obligation) against payments of Rent.

(c) Landlord shall not do or knowingly permit anything that will interfere with or negate any special use permit or approval pertaining to the Premises or cause Tenant's use of the Premises to be in nonconformance with applicable local, state, or federal laws. Landlord shall cooperate with Tenant in any effort by Tenant to obtain certificates, permits, licenses and other approvals that may be required by any governmental authorities. Landlord agrees to execute any necessary applications, consents or other documents as may be reasonably necessary for Tenant to apply for and obtain the Government Approvals required to use and maintain the Premises and the Communications Facilities.

(d) To the best of Landlord's knowledge, Landlord has complied and shall comply with all laws with respect to the Property. No asbestos-containing thermal insulation or products containing PCB, formaldehyde, chlordane, or heptachlor or other hazardous materials have been placed on or in the Property by Landlord or, to the knowledge of Landlord, by any prior owner or user of the Property. There has been no release of or contamination by hazardous materials on the Property by Landlord, or to the knowledge of Landlord, any prior owner or user of the Property.

(e) Tenant shall be solely responsible, at its sole cost and risk, for determining the availability, capacity, cost, and adequacy of all utility services. Landlord makes no representation or warranty regarding utility availability, capacity, continuity, or suitability..

(f) To Landlord's actual knowledge, except as disclosed in writing or shown by matters of public record, Landlord has not granted a presently effective right of occupancy in the Lease Area that would materially conflict with Tenant's authorized use during the Term.

10. HOLD OVER TENANCY. Should Tenant or any assignee, sublessee or licensee of Tenant hold over the Premises or any part thereof after the expiration of this Agreement, such holdover shall constitute and be construed as a tenancy from month-to-month only, but otherwise upon the same terms and conditions except, however, the Rent during any hold over period shall be 150% of the Rent in effect for the last month of the Term prior to expiration of this Agreement. Holdover shall not renew or extend any option or right of renewal and shall be subject to Landlord's right to recover all direct damages caused by the holdover, including costs of delayed construction, leasing, repair, or public use of the Property.

11. INDEMNITIES. Each party agrees to indemnify, defend and hold harmless the other party, its parent company or other affiliates, successors, assigns, officers, directors, shareholders, managers, members, agents and employees (collectively, "**Indemnified Persons**") from and against all claims, actions, judgments, damages, liabilities, losses, expenses and costs (including, without limitation, reasonable attorneys' fees and court costs) (collectively, "**Losses**") caused by or arising out of (a) such party's breach of any of its obligations, covenants, representations or warranties contained herein, or (b) such party's acts or omissions with regard to this Agreement, however, in no event shall a party indemnify the other party for any such Losses to the extent arising from the negligence or willful misconduct of the party seeking indemnification. However, in the event of an Indemnified Person's contributory negligence or other fault, the Indemnified Person shall not be indemnified hereunder to the extent that the Indemnified Person's negligence or other fault caused such Losses. Tenant will indemnify Landlord from and against any mechanic's liens or liens of contractors and subcontractors engaged by or through Tenant. Without limiting the foregoing, Tenant shall indemnify, defend with counsel reasonably acceptable to Landlord, and hold harmless Landlord, its board members, officers, employees, agents, volunteers, and representatives from and against all claims, demands, causes of action, damages, liabilities, penalties, fines, losses, costs, and expenses, including reasonable attorneys' fees, arising from or relating to: (i) Tenant's use or occupancy of the Premises; (ii) the Communications Facilities; (iii) work performed by Tenant Parties; (iv) bodily injury, death, or property damage caused by Tenant Parties; (v) any release or threatened release of Hazardous Materials by Tenant Parties; (vi) mechanic's liens or stop notices; (vii) violations of law, permit conditions, or fire-safety requirements by Tenant Parties; and (viii) claims by Tenant's subtenants, licensees, lenders, customers, contractors, or invitees. Tenant's indemnity obligations shall survive expiration or termination of this Agreement.

12. WAIVERS.

(a) Landlord hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Communications Facilities or any portion thereof, regardless of whether or not such is deemed real or personal property under applicable laws. Landlord will not assert any claim whatsoever against Tenant for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Landlord as a result of the construction, maintenance, operation or use of the Premises by Tenant.

(b) EACH PARTY HERETO WAIVES ANY AND ALL CLAIMS AGAINST THE OTHER FOR ANY LOSS, COST, DAMAGE, EXPENSE, INJURY OR OTHER LIABILITY WHICH IS IN THE

NATURE OF INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES WHICH ARE SUFFERED OR INCURRED AS THE RESULT OF, ARISE OUT OF, OR ARE IN ANY WAY CONNECTED TO THE PERFORMANCE OF THE OBLIGATIONS UNDER THIS AGREEMENT.

(c) This waiver does not limit either party's right to recover unpaid Rent, additional rent, costs of repair, removal, restoration, remediation, indemnity obligations, attorneys' fees, costs recoverable under Section 21, or equitable relief.

13. INSURANCE. Tenant shall insure against property damage and bodily injury arising by reason of occurrences on or about the Premises in the amount of not less than \$2,000,000. The insurance coverage provided for herein may be maintained pursuant to master policies of insurance covering other communication facilities of Tenant and its corporate affiliates. All insurance policies required to be maintained by Tenant hereunder shall be with responsible insurance companies, authorized to do business in the State or Commonwealth where the Premises are located if required by law, and shall provide for cancellation only upon ten (10) days' prior written notice to Landlord. Tenant shall evidence such insurance coverage by delivering to Landlord, if requested, a copy of a certificate of insurance of such policies issued by the insurance companies underwriting such risks.

14. INTERFERENCE. During the Option Period and the Term, Landlord, its successors and assigns, will not grant any ground lease, license, or easement with respect to the Property (outside of the Premises) and any property adjacent or contiguous to the Property or in the immediate vicinity of the Property that is fee owned by Landlord: (a) for any of the uses contemplated in Section 5 herein; or (b) if such lease, license, or easement would detrimentally impact the Communications Facilities or Tenant's economic opportunities at the Premises, or the use thereof. Landlord shall not cause or permit the construction of communications or broadcast towers or structures, fiber optic backhaul facilities, or satellite facilities on the Property or on any other property of Landlord adjacent or contiguous to or in the immediate vicinity of the Property, except for the Communications Facilities constructed by Tenant. Landlord and Tenant intend by this Agreement for Tenant (and persons deriving rights by, through, or under Tenant) to be the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the Option Period and the Term. Landlord agrees that this restriction on the use of the Property is commercially reasonable, not an undue burden on Landlord, not injurious to the public interest, and shall be specifically enforceable by Tenant (and persons deriving rights by, through or under Tenant) in a court of competent jurisdiction. The foregoing restriction shall run with the land and be binding on the successors and assigns of Landlord.

15. LIMITED RIGHT OF FIRST REFUSAL. In the event Landlord determines to sell, transfer, license or otherwise convey any interest, whether fee simple interest, easement interest, leasehold, or otherwise, and whether direct or indirect by way of transfer of ownership interests in Landlord if Landlord is an entity, which interest underlies or affects any or all of the Premises (the "**ROFR Property**") to any third party that is a Third Party Competitor (as defined below), Landlord shall offer Tenant a right of first refusal to purchase the Premises (or such larger portion of the Property that encompasses the Premises, if applicable). For purposes herein, a "**Third Party Competitor**" is any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing communications infrastructure or any person or entity directly or indirectly engaged in the business of owning, acquiring, or investing in real property leases or easements underlying communications infrastructure. In such event, Landlord shall send a written notice to Tenant in accordance with Section 29 below that shall contain an offer to Tenant of a right of first refusal to purchase the ROFR Property, together with a copy of any offer to purchase, or any executed purchase agreement or letter of intent (each, an "**Offer**"), which copy shall include, at a minimum, the purchase price or acquisition price, proposed closing date, and financing terms (collectively, the "**Minimum Terms**"). Within thirty (30) days of receipt of such Offer, Tenant shall

provide written notice to Landlord of Tenant's election to purchase the ROFR Property on the same Minimum Terms, provided: (a) the closing date shall be no sooner than sixty (60) days after Tenant's purchase election notice; (b) given Landlord's direct relationship and access to Tenant, Tenant shall not be responsible for payment of any broker fees associated with an exercise of Tenant's rights to acquire the ROFR Property; and, (c) Tenant shall not be required to match any components of the purchase price which are speculative or incalculable at the time of the Offer. In such event, Landlord agrees to sell the ROFR Property to Tenant subject to Tenant's payment of the purchase price and compliance with a purchase and sale agreement to be negotiated in good faith between Landlord and Tenant. If Tenant provides written notice that it does not elect to exercise its right of first refusal to purchase the ROFR Property, or if Tenant does not provide notice of its election within the thirty (30) day period, Tenant shall be deemed to have waived such right of first refusal only with respect to the specific Offer presented (and any subsequent Offers shall again be subject to Tenant's continuing right of first refusal hereunder), and Landlord shall be permitted to consummate the sale of the ROFR Property in accordance with the strict terms of the Offer ("**Permitted Sale**"). If Landlord does not consummate the Permitted Sale within ninety (90) days of the date of Tenant's waiver of its right of first refusal, including if the Minimum Terms are modified between Landlord and the Third Party Competitor, Landlord shall be required to reissue a New Offer to Tenant.

16. SECURITY. The parties recognize and agree that Tenant shall have the right to safeguard and protect its improvements located upon or within the Premises. Consequently, Tenant may elect, at its expense, to construct such enclosures and/or fences as Tenant reasonably determines to be necessary to secure the Communications Facilities. Tenant may also undertake any other appropriate means to restrict access to the Communications Facilities including, without limitation, if applicable, installing security systems, locks and posting signs for security purposes and as may otherwise be required by law.

17. FORCE MAJEURE. The time for performance by Landlord or Tenant of any term, provision, or covenant of this Agreement shall be deemed extended by time lost due to delays resulting from acts of God, strikes, civil riots, floods, pandemics, material or labor restrictions by governmental authority, government shutdowns, quarantines, and/or other disease control measures and any other cause not within the control of Landlord or Tenant, as the case may be.

18. CONDEMNATION; CASUALTY.

(a) In the event Landlord receives any notice of any condemnation proceedings, or other proceedings in the nature of eminent domain related to the Property or the Premises, it will forthwith send a copy of such notice to Tenant. If all or any part of the Premises is taken by eminent domain, Tenant may, upon written notice to Landlord, elect to terminate this Agreement, whereupon neither party shall have any further liability or obligation hereunder. Notwithstanding any provision of this Agreement to the contrary, in the event of condemnation of all or any part of the Premises, Landlord and Tenant shall be entitled to separate awards with respect to the Premises, in the amount determined by the court conducting such condemnation proceedings based upon Landlord's and Tenant's respective interests in the Premises. If a separate condemnation award is not determined by such court, Landlord shall permit Tenant to participate in the allocation and distribution of the award. In no event shall the condemnation award to Landlord exceed the unimproved value of the Premises, without taking into account the improvements located thereon.

(b) In case of damage to the Premises or the Communications Facilities by fire or other casualty, Landlord shall, with reasonable speed and diligence, subject to delays which may arise by reason of adjustment of loss under insurance policies, governmental regulations, and for delays beyond the control of Landlord, including a force majeure, and at its expense, cause any damage to the Property (excluding the Communications Facilities) to be repaired such that Tenant has reasonable access to the Premises and its

Communications Facilities. Landlord shall coordinate with Tenant as to the completion of Landlord's work to restore the Property so as not to adversely impact Tenant's use of the Premises and the Communications Facilities. Landlord shall not be liable for any inconvenience or annoyance to Tenant, or injury to Tenant's business or for any consequential damages resulting in any way from such damage or the repair thereof, except to the extent and for the time that the Communications Facilities or the Premises are thereby rendered unusable for Tenant's intended purpose the Rent shall proportionately abate. In the event the damage shall be so extensive that Tenant shall decide, in its sole discretion, not to repair or rebuild the Communications Facilities, or if the casualty shall not be of a type insured against under standard fire policies with extended type coverage, or if the holder of any mortgage, deed of trust or similar security interest covering the Communications Facilities shall not permit the application of adequate insurance proceeds for repair or restoration, this Agreement shall, at the sole option of Tenant, exercisable by written notice to Landlord, be terminated as of the date of such casualty, and the obligation to pay Rent (taking into account any abatement as aforesaid) shall cease as of the termination date and Tenant shall thereupon promptly vacate the Premises.

19. DEFAULT. The failure of Tenant or Landlord to perform any of the covenants of this Agreement shall constitute a default. The non-defaulting party shall give the other written notice of such default, and the defaulting party shall cure such default within thirty (30) days after receipt of such notice. In the event any such default cannot reasonably be cured within such thirty (30) day period, if the defaulting party shall proceed promptly after the receipt of such notice to cure such default, and shall pursue curing such default with due diligence, the time for curing shall be extended for such period of time as may be necessary to complete such curing, however, in no event shall this extension of time be in excess of sixty (60) days, unless agreed upon by the non-defaulting party.

Notwithstanding the foregoing:

(i) failure to pay Rent or other sums when due shall be cured within ten (10) business days after written notice;

(ii) failure to maintain required insurance shall be cured within three (3) business days after written notice, or immediately if necessary to protect Landlord;

(iii) health, safety, fire, hazardous-material, unlawful-use, or emergency defaults shall be cured immediately or within such shorter period as is reasonably necessary to protect persons or property; and

(iv) a default is not subject to an extended cure period if it is incapable of cure, involves repeated violations, or creates a material risk to persons or property.

20. REMEDIES. Should the defaulting party fail to cure a default under this Agreement, the other party shall have all remedies available either at law or in equity, and the right to terminate this Agreement. In the event Landlord elects to terminate this Agreement due to a default by Tenant (which remains uncured by Lender), Landlord shall continue to honor all sublease and license commitments made by Tenant through the expiration of the term of any such commitment and shall be entitled to collect and retain the rents or license fees associated with such subleases or license commitments, it being intended hereby that each such commitment shall survive the early termination of this Agreement.

21. ATTORNEYS' FEES. If there is any legal proceeding between Landlord and Tenant arising from or based on this Agreement, the unsuccessful party to such action or proceeding shall pay to the prevailing party all costs and expenses, including, without limitation, reasonable attorneys' fees and disbursements, incurred by such prevailing party in such action or proceeding and in any appeal in connection therewith.

If such prevailing party recovers a judgment in any such action, proceeding or appeal, such costs, expenses and attorneys' fees and disbursements shall be included in and as a part of such judgment.

22. ADDITIONAL TERMINATION RIGHT. If at any time during the Term, Tenant determines, in Tenant's sole and absolute discretion, with or without cause, that the Premises is no longer suitable or desirable for Tenant's intended use and/or purposes, Tenant shall have the right to terminate this Agreement upon one hundred eighty (180) days prior written notice to Landlord and shall not relieve Tenant of removal, restoration, environmental, or other surviving obligations.

23. PRIOR AGREEMENTS. The parties hereby covenant, recognize and agree that the terms and provisions of this Agreement shall constitute the sole embodiment of the arrangement between the parties with regard to the Premises, and that all other written or unwritten agreements, contracts, or leases by and between the parties with regard to the Premises are hereby terminated, superseded and replaced by the terms hereof.

24. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT. In the event the Property is encumbered by a mortgage or deed of trust or other security instrument of any kind (a "**Landlord Mortgage**"), Landlord, within fifteen (15) days following Tenant's request or immediately prior to the creation of any encumbrance created after the date this Agreement is fully executed, will obtain from the holder of each such Landlord Mortgage a fully-executed subordination, non-disturbance and attornment agreement (an "**SNDA**") in recordable form, which shall be prepared or approved by Tenant. The holder of every such Landlord Mortgage shall, in the SNDA, agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Landlord's interest in the Premises, such Landlord Mortgage holder shall recognize and confirm the validity and existence of this Agreement, not disturb the tenancy of Tenant (and its customers, subtenants, and licensees) and Tenant (and its customers, subtenants, and licensees) shall have the right to continue its use and occupancy of the Premises in accordance with the provisions of this Agreement, provided Tenant is not in default of this Agreement beyond applicable notice and cure periods.

25. LENDER'S RIGHTS.

(a) Landlord agrees to recognize the subleases and licenses of all subtenants and licensees and will permit each of them to remain in occupancy of its premises notwithstanding any default hereunder by Tenant so long as each such respective subtenant or licensee is not in default under the lease/license covering its premises. In the event the sublessees remain on the Premises after a default by Tenant, each such subtenant and/or licensee shall enter into a recognition agreement with Landlord requiring assumption of applicable obligations, evidence of insurance, compliance with Landlord's site rules, and payment of amounts due to Landlord. Landlord agrees to execute such documents as any such subtenant and/or licensee might reasonably require, including customary subordination, non-disturbance and attornment agreements and/or Landlord recognition agreements, to further memorialize the foregoing, and further agrees to use Landlord's best efforts to also cause its lenders to similarly acknowledge, in writing, subtenant's and licensee's right to continue to occupy its premises as provided above.

(b) Tenant shall have the right from time to time, upon written notice to the Landlord, to mortgage or otherwise encumber Tenant's interest in this Agreement, the Communications Facilities and/or leasehold estate in the Premises (a "**Tenant Mortgage**") and Landlord consents to the granting by Tenant of a lien and security interest in Tenant's interest in this Agreement and/or leasehold estate of the Premises and all of Tenant's personal property and fixtures attached to the real property described herein, subordinates any lien of Landlord to this Agreement and to liens of Lender, and furthermore consents to the exercise by any such lender of Tenant ("**Lender**") of its rights of foreclosure with respect to its lien and security interest. Landlord agrees to recognize Lender as Tenant hereunder upon any such exercise by

Lender of its rights of foreclosure or any assignment in lieu of foreclosure, subject to the terms of this Agreement. The term “**Lender**” as used in this Agreement shall mean the lender identified in Section 29 hereof and its successors, assigns, designees or nominees (including without limitation, any person or entity acquiring Tenant’s interest in this Agreement and/or leasehold interest in the Premises in connection with an exercise by Lender of its rights of foreclosure or any assignment in lieu of foreclosure).

(c) Landlord shall concurrently provide that lender a copy of any Tenant-default notice at the address identified in this Agreement or as may be provided to Landlord by written notice. The lender may cure a monetary default within ten (10) business days after receipt of notice and may cure a nonmonetary default within the period reasonably necessary to cure it, provided the lender promptly commences cure, diligently pursues cure, and does not unreasonably interfere with Landlord’s rights or the safety and operation of the Property. No lender cure right applies to a health, safety, environmental, emergency, or incurable default. .

(d) Landlord acknowledges that nothing contained herein shall be deemed or construed to obligate Lender to take any action hereunder, or to perform or discharge any obligation, duty or liability of Tenant under this Agreement. Lender shall not become liable under the provisions of this Agreement or any lease executed pursuant to Section 26 hereof unless and until such time as it becomes, and then only for as long as it remains, the owner of the leasehold estate created hereby or thereby.

(e) Landlord shall not be required to obtain lender consent for an amendment unless the lender has delivered a written notice of its interest to Landlord and the proposed amendment would materially and adversely affect the lender’s collateral.

26. RIGHT TO NEW LEASE.

(a) In the case of termination of this Agreement as a result of Tenant’s insolvency, bankruptcy rejection, or a curable default, and an identified institutional lender has timely exercised its cure rights, Landlord shall give prompt notice thereof to Lender at the address set forth in Section 29 (or as may be provided to Landlord in accordance with Section 29). For a period of ninety (90) days thereafter, Landlord, upon written request of Lender, and within thirty (30) days after the receipt of such request, shall promptly execute and deliver a new lease of the Premises and assignment of all subleases and licenses to Lender or its designee or nominee, for the remainder of the Term upon all the covenants, conditions, limitations and agreements contained herein (including, without limitation, options to extend the Term) except for such provisions which must be modified to reflect such termination, rejection or disaffirmance and the passage of time, provided that Lender (i) shall pay to Landlord, simultaneously with the delivery of such new lease, all unpaid rent due under this Agreement up to and including the date of the commencement of the term of such new lease and all reasonable expenses, including, without limitation, reasonable attorneys’ fees and disbursements and court costs, incurred by Landlord in connection with the default by Tenant, the termination of this Agreement and the preparation of the new lease, and (ii) shall cure all defaults existing under this Agreement which are susceptible to being cured by Lender promptly and with due diligence after the delivery of such new lease. Notwithstanding anything to the contrary contained herein, provided Lender shall have otherwise complied with the provisions of this Section, Lender shall have no obligation to cure any defaults which are not susceptible to being cured by Lender (for example, the bankruptcy of Tenant).for any reason, or in the event this Agreement is rejected or disaffirmed pursuant to any bankruptcy, insolvency or other law affecting creditor’s rights, Landlord shall give prompt notice thereof to Lender at the address set forth in Section 29 (or as may be provided to Landlord in accordance with Section 29). For a period of ninety (90) days thereafter, Landlord, upon written request of Lender, and within thirty (30) days after the receipt of such request, shall promptly execute and deliver a new lease of the Premises and assignment of all subleases and licenses to Lender or its designee or nominee, for the remainder of the Term upon all the

covenants, conditions, limitations and agreements contained herein (including, without limitation, options to extend the Term) except for such provisions which must be modified to reflect such termination, rejection or disaffirmance and the passage of time, provided that Lender (i) shall pay to Landlord, simultaneously with the delivery of such new lease, all unpaid rent due under this Agreement up to and including the date of the commencement of the term of such new lease and all reasonable expenses, including, without limitation, reasonable attorneys' fees and disbursements and court costs, incurred by Landlord in connection with the default by Tenant, the termination of this Agreement and the preparation of the new lease, and (ii) shall cure all defaults existing under this Agreement which are susceptible to being cured by Lender promptly and with due diligence after the delivery of such new lease. Notwithstanding anything to the contrary contained herein, provided Lender shall have otherwise complied with the provisions of this Section, Lender shall have no obligation to cure any defaults which are not susceptible to being cured by Lender (for example, the bankruptcy of Tenant).

(b) For so long as Lender shall have the right to enter into a new lease with Landlord pursuant to this Section, Landlord shall not enter into a new lease of the Premises with any person or entity other than Lender, without the prior written consent of Lender.

27. ADDITIONAL PROVISIONS.

(a) The parties hereto agree that (i) Tenant is in possession of the Premises notwithstanding the fact that Tenant has subleased or licensed, or may in the future sublease or license, certain of the improvements thereon or portions of the Premises to third parties, and (ii) the requirements of Section 365(h) of Title 11 of the United States Code (the Bankruptcy Code) with respect to Tenant's possession of the leasehold under this Agreement are satisfied. Accordingly, the right of Tenant to remain in possession of the leasehold under this Agreement shall continue notwithstanding any rejection of this Agreement in any bankruptcy proceeding involving Landlord, or any other actions by any party in such a proceeding. This provision, while included in this Agreement, has been separately negotiated and shall constitute a separate contract between the parties as well as a part of this Agreement. The provisions of this Section are for the benefit of Tenant and its assigns, including, without limitation, Lender. The parties hereto also agree that Lender is a party in interest and shall have the right to appear as a party in any proceeding brought under any bankruptcy law or under any other law which may affect this Agreement.

(b) The provisions of Section 25 and Section 26 hereof and this Section shall survive the termination, rejection or disaffirmance of this Agreement and shall continue in full force and effect thereafter to the same extent as if such Sections were a separate and independent contract made by Landlord, Tenant and Lender and, from the effective date of such termination, rejection or disaffirmance of this Agreement to the date of execution and delivery of such new lease, Lender may use and enjoy the leasehold estate created by this Agreement without hindrance by Landlord. The aforesaid agreement of Landlord to enter into a new lease with Lender shall be deemed a separate agreement between Landlord and Lender, separate and apart from this Agreement as well as a part of this Agreement, and shall be unaffected by the rejection of this Agreement in any bankruptcy proceeding by any party.

(c) Landlord shall have no right, and expressly waives any right arising under applicable law, in and to the rentals or other fees payable to Tenant, if any, under any sublease or license of the Premises by Tenant, which rentals or fees may be assigned by Tenant to Lender.

(d) If a Tenant Mortgage is in effect, this Agreement shall not be modified or amended by the parties hereto, or terminated or surrendered by Tenant, nor shall Landlord accept any such termination or surrender of this Agreement by Tenant, without the prior written consent of Lender.

(e) The provisions of Section 25 and Section 26 and this Section hereof are for the benefit of Lender and may be relied upon and shall be enforceable by Lender as if Lender were a party to this Agreement.

(f) Landlord shall, within ten (10) days of the request of Tenant or any Lender or prospective Lender, provide an estoppel certificate as to any matters reasonably requested by Tenant or Lender.

(g) The right to extend or renew this Agreement and any right of first refusal to purchase the Premises may be exercisable by the holder of a Tenant Mortgage and, before the expiration of any periods to exercise such a right, Landlord must provide to Lender at least thirty (30) days prior written notice before the expiration of the right to so extend or renew in order to extinguish Lender's right to so extend, renew or purchase.

(h) Under no circumstances shall the fee estate of Landlord and the leasehold estate created hereby merge, even though owned by the same party, without the written consent of the holder of a Tenant Mortgage.

28. QUIET ENJOYMENT. So long as Tenant is not in default under this Agreement beyond the applicable notice and cure period, Landlord covenants and agrees that Tenant shall peaceably and quietly hold and enjoy the Premises throughout the Term, without any hindrance, molestation or ejection by Landlord, its successors or assigns or by those claiming by, through or under them. Tenant's quiet-enjoyment rights are subject to Landlord's retained rights under this Agreement, including reasonable inspection, emergency access, maintenance, repair, construction, public-safety measures, wildfire response, and reasonable regulation of the Property.

29. NOTICES. All notices, requests, claims, demands, and other communications hereunder shall be in writing and may be hand delivered (provided the deliverer provides proof of delivery) or sent by nationally established overnight courier that provides proof of delivery, or certified or registered mail (postage prepaid, return receipt requested). Notice shall be deemed received on the date of delivery as demonstrated by the receipt of delivery. Notices shall be delivered to a party at the party's respective address below, or to such other address that a party below may provide from time to time:

If to Landlord:

Paradise Recreation and Park
District
6626 Skyway
Paradise, California 95969

If to Tenant:

The Towers, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Ref: US-CA-6123
Attn: VP Asset Management

If to Lender:

Toronto Dominion (Texas) LLC
31 West 52nd Street
New York, NY 10019
Attn: Admin Agent
Fax No. 416-982-5535

With a copy to: General Counsel

30. COMPLIANCE, CONSTRUCTION, AND CONTRACTOR OBLIGATIONS.

Tenant shall obtain and maintain all permits, licenses, approvals, inspections, and authorizations required for Tenant's work and use. Tenant shall ensure that all contractors are properly licensed and insured; comply with all applicable labor, safety, building, fire, environmental, and accessibility laws; and comply with Landlord's reasonable construction, site-access, safety, and fire-prevention requirements. Tenant shall provide Landlord at least business days' notice (email notice is permitted) before commencing construction and shall submit a construction schedule, contractor list, traffic/staging plan, and emergency contact information for Landlord's approval.

31. MISCELLANEOUS.

(a) Each party hereto warrants and represents that it has the necessary power and authority to enter into and perform its respective obligations under this Agreement

(b) If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

(c) All attached exhibits are hereby incorporated by this reference as if fully set forth herein.

(d) Failure of a party to insist on strict performance of any of the conditions or provisions of this Agreement, or failure to exercise any of a party's rights hereunder, shall not waive such rights.

(e) This Agreement shall be governed by California law. Venue for any action arising out of or relating to this Agreement shall lie exclusively in the state or federal courts located in Butte County, California, unless otherwise required by applicable law.

(f) This Agreement constitutes the entire agreement and understanding of the parties and supersedes all offers, negotiations, other leases and/or agreements with regard to the Premises. There are no representations or understandings of any kind not set forth herein. Any amendment to this Agreement must be in writing and executed by both parties.

(g) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

(h) A short-form Memorandum of Option to Lease (and a short-form Memorandum of Lease in the event Tenant exercises its option to lease the Premises) may be recorded at Landlord's or Tenant's option in the form as depicted in **Exhibit 3** and **Exhibit 4** respectively, attached hereto. In addition, Tenant's subtenants and licensees shall have the right to record a memorandum of its sublease or license with Tenant.

(i) Nothing in this Agreement shall be construed to surrender, limit, impair, contract away, or otherwise affect Landlord's governmental authority, police power, emergency authority, public-safety authority, land-use authority, regulatory discretion, or responsibility to manage, operate, maintain, improve, and protect the Property and the public. Landlord's execution of this Agreement is a proprietary transaction only and does not constitute a commitment or obligation to grant any permit, approval, entitlement, variance, discretionary action, or other governmental approval.

SIGNATURES BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date (date last signed by a party hereto).

WITNESSES: Name: _____ Name: _____	LANDLORD: Paradise Recreation and Park District By: _____ Name: _____ Title: _____ Date: _____
---	---

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of _____

County of _____

On this _____ day of _____, 20____ before me, _____ personally appeared (name of signatory), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

(Tenant signature page to Option and Lease Agreement)

WITNESSES: _____ Name: _____ _____ Name: _____	TENANT: The Towers, LLC a Delaware limited liability company By: _____ Name: _____ Title: _____ Date: _____
---	---

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____
 _____, 20_____, by _____ (name of signatory), _____
 _____ (title of signatory) of The Towers, LLC, a Delaware limited liability company, on
 behalf of the company. He/she is personally known to me.

 Notary Public

Print Name: _____

My Commission Expires: _____

EXHIBIT 1

Legal Description of the Property (Parent Parcel)
(may be updated by  Tenant upon receipt of final legal description from title)

Site Address: 14575 Coutolenc Rd, Magalia, CA 95954

APN: 065-510-001-000

DRAFT

EXHIBIT 2

Premises

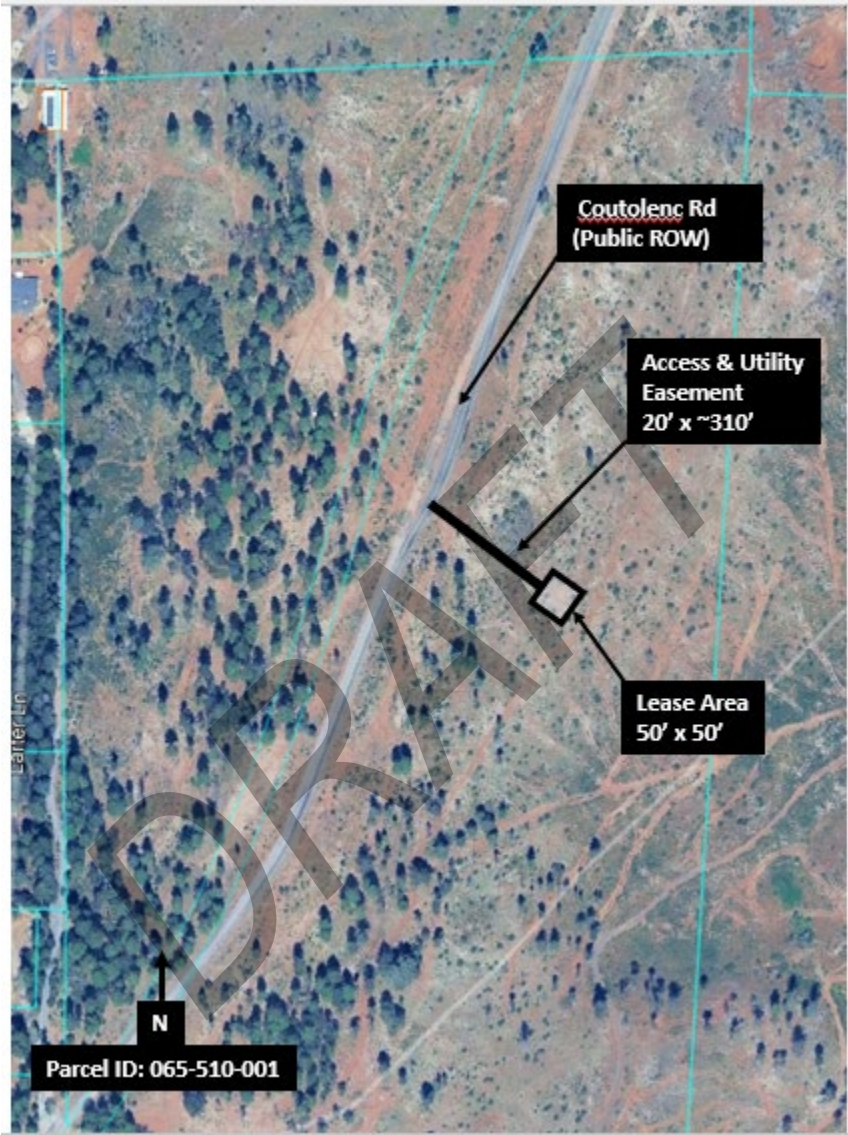


EXHIBIT 3Memorandum of Option to Lease

(Attached)

DRAFT

(Above 3" Space for Recorder's Use Only)

**Recording Requested By and
Upon Recording Return to:**

The Towers, LLC
22 W Atlantic Ave, Suite 310
Delray Beach, Florida 33444
Attn: Allison Cannella, Esq.

This Memorandum is for an OPTION of a future interest in a LEASEHOLD estate on a small portion of the fee parcel reflected herein. This interest is an OPTION ONLY and the option HAS NOT been exercised to date. In no event will a transfer of the fee estate ownership of the property occur from this OPTION nor the leasehold interest contemplated herein if the option is exercised.

Site Name: BUTTE FIRE CENTER
Site Number: US-CA-6123
Commitment #: _____

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease (this "Memorandum") evidences an Option and Lease Agreement (the "Agreement") between **Paradise Recreation and Park District** ("Landlord"), whose address is 6626 Skyway, Paradise, California 95969, and **The Towers, LLC**, a Delaware limited liability company, known in California as The Towers of California, LLC ("Tenant"), whose address is 22 W Atlantic Ave, Suite 310, Delray Beach, Florida 33444, dated _____, 20____ (the "Effective Date"), for a portion (the "Premises") of the real property (the "Property") described in **Exhibit A** attached hereto.

Pursuant to the Agreement, Landlord has granted Tenant an exclusive option to lease the Premises (the "Option"). The Option commenced as of the Effective Date and shall continue in effect for a period of four (4) years from the Effective Date.

Landlord ratifies, restates and confirms the Agreement and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Agreement. The Agreement provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with five (5) renewal option(s) of an additional five (5) years each and one (1) additional renewal option of four (4) years and eleven (11) months, and further provides:

1. Landlord may assign the Agreement only in its entirety and only to a purchaser of the fee interest of the Property;
2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises or the Property from Landlord;
3. Under certain circumstances, Landlord may subdivide the Property without Tenant's prior written consent; and
4. The Agreement restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of the Communications Facilities (as defined in the Agreement).

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement. In the event of a conflict between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE effective as of the date last signed by a party hereto.

WITNESSES: _____ Name: _____ _____ Name: _____	LANDLORD: Paradise Recreation and Park District By: _____ Name: _____ Title: _____ Date: _____
---	---

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of _____

County of _____

On this _____ day of _____, 20____ before me, _____ personally appeared (name of signatory), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

(Tenant's Signature Page to Memorandum of Option to Lease)

WITNESSES: Name: _____ Name: _____	TENANT: The Towers, LLC a Delaware limited liability company By: _____ Name: _____ Title: _____ Date: _____
---	---

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____, 20_____, by _____ (name of signatory), _____ (title of signatory) of The Towers, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

The Property

(may be updated by Tenant upon receipt of final legal description from title)

This Memorandum is for an OPTION of a future interest in a LEASEHOLD estate on a small portion of the fee parcel reflected herein. This interest is an OPTION ONLY and the option HAS NOT been exercised to date. In no event will a transfer of the fee estate ownership of the property occur from this OPTION nor the leasehold interest contemplated herein if the option is exercised.

Site Address: 14575 Coutolenc Rd, Magalia, CA 95954
APN: 065-510-001-000

Access and utilities serving the Premises (as defined in the Agreement) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, employees, customers, invitees, subtenants, licensees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

EXHIBIT 4Memorandum of Lease

(Attached)

DRAFT

(Above 3" Space for Recorder's Use Only)

**Recording Requested By and
Upon Recording Return to:**

The Towers, LLC
 22 W Atlantic Ave, Suite 310
 Delray Beach, Florida 33444
 Attn: Allison Cannella, Esq.

The Memorandum is for a LEASEHOLD interest in only a PORTION of the overall fee owned parcel. In no event has or will a transfer of the fee estate ownership of the property occur from this LEASEHOLD interest contemplated herein.

Site Name: BUTTE FIRE CENTER

Site Number: US-CA-6123

Commitment #: _____

MEMORANDUM OF LEASE

This Memorandum of Lease (this "**Memorandum**") evidences a Lease Agreement (the "**Lease**") between **Paradise Recreation and Park District** ("**Landlord**"), whose address is 6626 Skyway, Paradise, California 95969, and **The Towers, LLC**, a Delaware limited liability company, known in California as The Towers of California, LLC ("**Tenant**"), whose address is 22 W Atlantic Ave, Suite 310, Delray Beach, Florida 33444, dated the _____ day of _____, 20____ (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The Commencement Date of the Lease is _____. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with five (5) renewal option(s) of an additional five (5) years each and one (1) additional renewal option of four (4) years and eleven (11) months, and further provides:

1. Landlord will attorn to any mortgagee of Tenant, subordinate any Landlord's lien to the Lease and to liens of Tenant's mortgagees, and not disturb the tenancy of Tenant;
2. The Lease restricts Landlord's ability to utilize, or allow the utilization of the Property or real property owned by Landlord which is adjacent or contiguous to the Property for the construction, operation and/or maintenance of Communications Facilities (as defined in the Lease);

3. Tenant (and persons deriving rights by, through, or under Tenant) are the sole parties to market, use, or sublease any portion of the Property for Communications Facilities during the term of the Lease (such restriction shall run with the land and be binding on the successors and assigns of Landlord);

4. The Premises may be used exclusively by Tenant for all legal purposes, including, without limitation, erecting, installing, operating and maintaining Communications Facilities;

5. Tenant is entitled to sublease and/or license the Premises, including any Communications Facilities located thereon;

6. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord;

7. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property; and

8. Under certain circumstances, Landlord may subdivide the Property without Tenant's prior written consent.

This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES
BEGIN ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES: Name: _____ Name: _____	LANDLORD: Paradise Recreation and Park District By: _____ Name: _____ Title: _____ Date: _____
---	---

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of _____

County of _____

On this _____ day of _____, 20____ before me, _____ personally appeared (name of signatory), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

(Tenant's Signature Page to Memorandum of Lease)

WITNESSES:	TENANT:
	The Towers, LLC a Delaware limited liability company
_____ Name: _____	By: _____
_____ Name: _____	Name: _____
	Title: _____
	Date: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____, 20_____, by _____ (name of signatory), _____ (title of signatory) of The Towers, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

EXHIBIT A
(TO MEMORANDUM OF LEASE)

The Property

(may be updated by Tenant upon receipt of final legal description from title)

The Memorandum is for a LEASEHOLD interest in only a PORTION of the overall fee owned parcel. In no event has or will a transfer of the fee estate ownership of the property occur from this LEASEHOLD interest contemplated herein.

Site Address: 14575 Coutolenc Rd, Magalia, CA 95954
APN: 065-510-001-000

DRAFT

Staff Report

October 14, 2026



DATE: 9/11/2026
 TO: Board of Directors (BOD)
 FROM: Sarah Hoffman, Executive Assistant
 SUBJECT: Prequalified Contractors – Acceptance of Shortlist Applicants

Report in Brief

At the May 13, 2026 meeting, The BOD authorized the District Manager to develop a list for consideration for pre-qualified contractors for upcoming large projects. The District anticipates several critical construction projects (including Lakeridge Park, Bille Park Enhancements, Oak Creek Park, the maintenance shop, and potentially improvements to Coutolenc Park and other properties) over the next year. While the District may choose to use the pre-qualification pool for other projects, the District is not restricted just to the pool and reserves the right to use an open process and additional bidders for other projects.

To ensure a timely selection process with qualified contractors, Staff recommends that the District develop a pre-qualified list of contractors that meet District and State requirements (even using the State of California's Department of Industrial Relations templates). The prequalification process helps expedite the bidding process for upcoming projects and ensures that contractors bidding are reputable with valid licenses, insurance, and experience to successfully complete public works projects of similar size and complexity.

Once a contractor is prequalified and on the approved short-list, that pool of potential bidders may bid on District projects within a year of their prequalification. After one year, any new development projects will require another prequalification process (should the District choose to continue the process).

On August 4, 2026, the District issued a Request for Qualifications (RFQ) in order build a list of qualified contractors for future projects.

The District received 10 packets and 9 scored as qualified. The District rejected one contractor as upon vetting we discovered that 2 responses were not accurately stated and incorrect.

Recommendation: Approve the list of qualified contractors eligible to bid on selected District projects. The eligibility list will remain valid until September 30, 2027.

Attachments:

- A. List of Qualified Bidders

https://paradisepd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2026/26.0916.Special.Meeting/BOD.Construction.Shortlist.Report.26.0909.docx
 10/8/2026



Paradise Recreation & Park District

6626 Skyway
Paradise, CA 95969
Email: info@ParadisePRPD.com

Phone: 530-872-6393
Fax: 530-872-8619
Website: www.ParadisePRPD.com

List of Pre-Qualified Bidders ***Exp. September 30, 2027***

1. BCM Construction Company
2. Bothman Construction
3. Butte Construction Company
4. Hilbers Inc
5. JCO Engineering
6. Modern Building Inc
7. Sunseri Construction
8. Santos Excavating Inc
9. Walberg Inc

Staff Report

October 14, 2026



DATE: 9/9/2026
 TO: Board of Directors (BOD)
 FROM: Sarah Hoffman, Executive Assistant
 SUBJECT: Resolution #26-10-2-566 - Declaration of Official Intent to Reimburse District Expenditures Through Tax-Exempt Financing for Solar and Energy Improvements

Summary

The proposed resolution establishes the District's official intent to seek reimbursement for eligible project expenditures through a future tax-exempt financing. Adoption of the resolution preserves the District's ability under federal tax regulations to recover qualifying costs incurred for planned solar energy and electric vehicle charging infrastructure improvements. The anticipated financing amount is estimated not to exceed \$3.0 million.

The resolution does not authorize debt issuance or commit the District to a financing transaction. Rather, it satisfies a federal procedural requirement that allows reimbursement of eligible expenditures from future tax-exempt financing proceeds should the District elect to move forward with financing. The resolution preserves financing flexibility while project planning, design, procurement, and funding evaluations continue. Expenditures made with legally available District funds after the applicable reimbursement period may later be reimbursed from tax-exempt financing proceeds, provided all federal requirements are met.

Recommendation: Adopt Resolution #26-10-2-566

Attachments:

A. Resolution #26-10-2-566

https://paradisepd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2026/26.0916.Special.Meeting/BOD.Tax.Exempt.Resolution.Report.26.0909.docx
 10/8/2026



Paradise Recreation & Park District

6626 Skyway
Paradise, CA 95969
Email: info@ParadisePRPD.com

Phone: 530-662-2037
Fax: 530-872-8619
Website: www.ParadisePRPD.com

RESOLUTION #26-10-2-566

**A RESOLUTION OF THE PARADISE RECREATION AND PARK DISTRICT,
DECLARING ITS OFFICIAL INTENT TO REIMBURSE ITSELF WITH THE
PROCEEDS OF A TAX EXEMPT FINANCING FOR CERTAIN EXPENDITURES
UNDERTAKEN OR TO BE UNDERTAKEN BY THE DISTRICT; IDENTIFYING SUCH
EXPENDITURES; AND PROVIDING CERTAIN OTHER MATTERS IN
CONNECTION THEREWITH.**

WHEREAS, the Paradise Recreation and Park District (the “District”), in the State of California (the “State”), is a recreation and park district duly organized and existing pursuant to the constitution and laws of the State; and

WHEREAS, the Board of Directors of the District (the “Board”) is the governing body of the District; and

WHEREAS, the Board has determined that it is in the best interest of the District to make certain expenditures relating to solar and energy improvements (generally consisting of carport solar improvements and EV Chargers) at certain properties of the District, such as the Paradise Community Center, Lakeridge Park Community Center and PRPD Maintenance Shop and Fleet Yard (collectively, the “Project”); and

WHEREAS, the Board currently intends and reasonably expects to participate in a tax-exempt financing that will include an amount which is currently estimated not to exceed \$3,000,000 to reimburse the District for all or a portion of such expenditures paid or to be paid from legally available funds subsequent to a period commencing 60 days prior to the date hereof and ending prior to the later of 18 months of the date such expenditures are paid or the placing in service of the Project (but in no event more than three years after the date of the original expenditure of such moneys); and

WHEREAS, Section 1.150-2 of the United States Treasury Regulations (the “Regulations”) provides that proceeds of tax-exempt bonds may be used to reimburse the issuer of such bonds for expenditures incurred prior to the issuance of the bonds for qualifying expenditures, which include the financing of capital improvements to the Project, subject to certain limitations, provided that the issuer adopts an “official intent” to reimburse itself (in which case reimbursement may be made for expenditures made after the date of the declaration of such official intent and during the sixty days immediately preceding such official intent); and

WHEREAS, the Board hereby desires to declare its official intent, pursuant to § 1.150-2 of the Regulations, to reimburse the District for such expenditures with the proceeds of one or more tax exempt financings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PARADISE RECREATION AND PARK DISTRICT:

Section 1. Declaration of Official Intent. The District shall, presently intends, and reasonably expects to finance a portion of the Project with legally available funds.

Section 2. Dates of Expenditures. All of the expenditures covered by this Resolution were or will be paid on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. Tax-Exempt Financing. The District presently intends and reasonably expects to participate in a tax-exempt financing within 18 months of the date of the expenditure of moneys on the Project or the date upon which the Project is placed in service, whichever is later (but in no event more than three years after the date of the original expenditure of such moneys), and to allocate from such financing an amount not to exceed amounts advanced for the Project from legally available funds to reimburse the District..

Section 4. Confirmation of Prior Acts. All prior acts and doings of the officials, agents and employees of the District which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 5. Effective Date of Resolution. This Resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED at a special meeting of the Board of Directors of the Paradise Recreation and Park District the 14th day of October 2026 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Al McGreehan, Chairperson

Steve Rodowick, Vice-Chairperson

District Report**Meeting Date:** October 14, 2026

DATE: 10/7/2026
 TO: PRPD Board of Directors (BOD)
 FROM: Dan Efseaff, District Manager
 SUBJECT: Monthly District Report

Monthly Report**1. Updates**

- a. Upcoming Meetings – There will be a Special Meeting on October 28th at 10:00 AM and the November Board of Directors meeting is November 18, 2026 (3rd Wednesday) due to the 2nd Wednesday falling on Veterans Day.

2. Administrative and Visitor Services

- a. Front Office- Things have been steady in the front office. This has given staff time to continue integrating the new recreation software and gain efficiency in regular District processes.

3. Finance

- a. Routine Reports – Balance Sheet (Attachment A), Year to Date (YTD) Profit & Loss Budget vs. Actual (Attachment B), Monthly Profit & Loss (Attachment C), Investment and Reserve (Attachment D), Meeder Report (Attachment E), and California Class (Attachment F).
- b. Impact Fees - For the month of Sept., the District received a total of \$7,225.02 in impact fees.
- c. Investments –
- i. Five-Star Bank Interest deposits: Investment Money Market = \$2,321.59 and Grant Money Market = \$1,421.37.
 - ii. Meeder Investments: \$195,219.78
 - iii. California Class: \$3,559.55
 - iv. Tri Counties Bank: \$1,559.98
- d. Updates – Auditor has sent over their request for the FY 2024-25 audit. Staff have started sending the requested materials.

4. Parks

- a. Aquatic Park - All the benches and picnic tables have been sanded and stained, also one of the bridges was completely rebuilt. This gave the park a well overdue face lift that has been appreciated by the patrons (Figure 1).
- b. Bille Park- The Maintenance crew completed the ADA upgrade to the upper playground and restrooms. This has really updated the look of the upper playground area (Figures 2 and 3).
- c. Trails – Staff continues progress on trail building at Oak Creek, though this has been set aside until additional fuels work and a prescribed burn is completed this fall. For the Magalia Paradise Lake Loop Trail, staff met with representatives from the County and the Paradise Irrigation District (PID) in separate field visits to review the work and discuss options. The team is working on the trail alignment and will share the draft maps in 2027. Developed a current sequencing plan to start work that begins on the East Side with some work starting possibly with Lakeridge on the West Side.
- d. Overall- The Maintenance crews have worked diligently this year on all our facilities, and their efforts can be seen everywhere you look. It takes a dedicated hard-working maintenance staff to keep all the PRPD facilities and grounds looking good. The District is very lucky to have such an awesome maintenance staff.

5. Recreation

- a. Ridge Hiking Association - This month's hike was cancelled due to limited hiking lead availability. Information for hiking the Collapsed Mine Trail was provided to hikers to enjoy on their own. RHA is moving to a new email

communication tool through IO Groups for pre/post trail details, photo albums, trail tips, and any other updates as needed and we already have approximately 80 members in less than a month. Anyone interested in joining the email subscription list can subscribe by emailing RidgeHikingAssociation+subscribe@PRPD.groups.io

- b. PRPD Slow Pitch Softball – There were 36 adult softball teams playing in the 2026 PRPD Slow Pitch Softball Leagues. This was a record number of teams since Camp Fire. The teams were divided into seven leagues that played at the Moore Road Ball Park Monday through Thursday. The program began back on June 15th and finished with championship games on September 29th (Figure 4).
- c. Aquatics – The Paradise Swimming Pool will remain up and running for the Paradise High School Swim Team through October 30th. PRPD had its final session open to the public the last week of September. The month of September saw an abbreviated schedule with aqua aerobics and Saturday open swim being the only public programs.
- d. Pony 101 – Nine children participated in this unique program that took place at the PRPD Horse Arena on five evenings in September. The class taught children all about horses and taking care of them. It included learning the parts of the horse and saddle, haltering and tying, brushing and grooming, and beginning horseback riding. The class was instructed by PRPD employee and Paradise Horseman's Association member Tammy Hahn (Figure 5).
- e. Elements – The theme for September in this teen program is Earth, so naturally participants learned how to prep a meal from scratch by visiting GRUB CSA farm, picking their own ingredients and prepping them right there at the farm. Participants also worked with Calli-Jane and Lauren from the Butte Fire Safe Council for a tour of three different sites on the Ridge. Noble Orchards, Paradise Lake, a bumble bee garden! If you really want to stay up on what Elements is doing, check them out on social media on Facebook and Instagram (Figures 6 and 7).
- f. Astronomy on the Lake – 30 participants joined staff at the lake for the Astronomy on the Lake night sky tour in September. Calm water, clear skies, and a positive group of kayakers made for a special evening at the lake. The final Astronomy at the Lake event is October 17th and will sell out (Figures 8 and 9)!
- g. Parks and Rockreation – Connor Finnigan hosted a jam session at the Terry Ashe Center, the 8th of this calendar year, with four PRPD employees holding down the beat and three members of the community learning instruments and chord progressions. Seasonal tunes will be played as the holiday season approaches, sign up on RecTech to get the upcoming song lists.

6. Volunteer Program

- a. Decoupage at Paradise Community Center – Decoupage continues the crafting journey. Crafters new and advanced have been joining to create a custom craft with items we have provided, or some folks have brought their own item to repurpose. This month's item we featured were shells of all sizes and next month be fall/Halloween themed.
- b. Monarch Hub Fellowship – This month HomeTech Charter and community members joined staff to sow seeds in pots for future giveaways. They joined us last fall and were excited to join us for another round. The monarch fellowship has been a beneficial project that ties together seed collection, native plant education, composting, and pollinator conservation efforts for all ages and abilities. Paradise is one hub location of 578 encouraging residents to plant native pollinator gardens featuring milkweed and nectar plants. The goal is to help save monarchs, increase the number of native pollinator gardens, spread awareness about native gardening, and encourage neighbors to begin their native gardening journey (Figures 9 and 10).
- c. NEW Monarch Hub location – Shout out to maintenance for allowing the monarch hub plant location to reside at Bille Park maintenance yard. Due to project interest from sowing seeds for plant giveaways, the new location will not only benefit plant growth but also create a welcoming work area for volunteers and easier set up for giveaways at beautiful Bille Park.
- d. Workability, Butte County Office of Education – Jaycen continues to complete his hours with the maintenance crew during the week. His interest and past outdoor experience align best to work in the parks and consider the next steps after he graduates from high school. Workability program collaborating with PRPD as a host site has been a great fit to get youth outdoors, job development, paychecks in their pocket, and connections with professionals in parks and recreation.
- e. Noble Park Planting Project – PG&E has completed underground utility work at Noble Park and reached out to PRPD with funding for vegetation to complete restoration work along Pentz Rd at the three main workstations. The goal is to replant the areas they worked on with native plants to mitigate erosion. Staff has welcomed volunteers

to collaborate on the plant selection, and permaculture water catchment techniques. Once planning and prep is complete, the community will be invited for a planting day.

7. Project Development

- a. Grant Update – As part of regular reporting to the BOD, staff provides a report on active/in-progress grant amounts, deliverables, award amount, expenditures, and reimbursement status (Attachment G). In addition, staff also provides a summary of grant applications and status (Attachment H).
- b. Lakeridge Park - The project team continues to coordinate with CHIP regarding modification of the property boundary to allow the front portion of the adjacent property to be incorporated into the project for one of the proposed soccer fields. This coordination remains in progress.

Following Board approval of the cooperative purchasing approach (September), the project team began coordination with the selected pre-engineered metal building manufacturer. The first coordination meeting kicked off last week with the metal building team and architect RGA. The teams are working through adjustments necessary to ensure the metal building structural system and architectural design align properly, including column locations and other structural requirements. This coordination will continue as the design progresses.

The project team is targeting the end of this year or early next year for plan submission. Because the architectural and pre-engineered metal building design processes do not necessarily progress on the same schedule, the project team will continue to evaluate whether additional engineering may be beneficial to accelerate completion of the plans. Any additional scope and costs will be brought back to the District for consideration.

Melton Design Group (MDG) continues to advance the park and landscape portions of the project and currently anticipates completing its plans in late fall. We expect the park plans will be completed ahead of the building plans; however, the current intent is to submit the park and building together as a coordinated package rather than submitting the park separately. This may streamline planning review and simplify the construction calendar.

- c. Aquatic Center Building- The project team continues to work through the remaining HVAC commissioning. The District added Jesse Heating and Air, a local contractor, to complete the remaining work. The remaining site and infrastructure improvements are scheduled for next the next couple of weeks and are anticipated to take approximately three weeks. The project team will coordinate with the District and contractor as necessary to maintain access to the Aquatics Center if necessary. Flooring quotes have been received and reviewed by the insurance team and will be scheduled once approved. Completion of the HVAC commissioning, site infrastructure improvements, and flooring represents the primary remaining work necessary to complete the Aquatics Center project.
- d. Bille Park- There are no significant changes to report for Bille Park this month. The project remains positioned to move forward following completion and Board approval of the District's contractor prequalification process.
- e. Moore Road Park- Construction of the Moore Road Park improvements is substantially complete and will open upon inspection. The project team will assist the District with the insurance carrier regarding eligible project costs and reimbursement.
- f. District Shop- The project continues moving through the planning and permitting process, with no significant changes to report this month. The project team anticipates utilizing a cooperative purchasing contract for the pre-engineered metal building, similar to the procurement approach being used for the Lakeridge Community Center. The District may see an item as early as an upcoming Board meeting to authorize the engineering necessary to begin coordination of the metal building system with the project design.
- g. Trails and Easements- The project team continues to coordinate with Butte County regarding the District's planned trail and easement improvements. Based on the ongoing coordination, the District anticipates applying for the necessary encroachment permits during October. The project team continues to coordinate with Butte County regarding the District's planned trail and easement improvements and required documentation for the permit applications.
- h. Contractor Prequalification Program- The District received the contractor prequalification packages and the project team has completed its review. The resulting list of prequalified contractors will be presented as part of this Board agenda for consideration.

8. Upcoming

- a. Community Halloween – PRPD will be holding its annual Halloween celebration at the Terry Ashe Recreation Center on October 24th from 6:00-8:00pm. The event will include games, trick or treat trail, and lots of candy.
- b. Construction Bid Authorization – If the BOD approves the prequalified contractor list, this allows the District to move upcoming projects into the competitive bidding process. Therefore, Staff will formalize the next step and will seek bids for upcoming large projects (Bille, Lakeridge, and Shop). In each case, the BOD will accept the bids and provide authority for contracts over the next few months and into 2027. Because of the importance of timing, staff recommend authorizing the initiation of the bid process to facilitate operational flexibility.
- c. Studies: Buffer Project and Jordan Hill Road OHV – Both Studies are moving towards completion, and staff will have more information in upcoming meetings. Staff notes that public meetings to present these findings are being finalized and to keep an eye out for those announcements.

Photographs



Figure 1. The new bridge at Aquatic Park.



Figure 2. The sidewalk at Bille before repaving.



Figure 3. The sidewalk at Bille after repaving.



Figure 4. 2026 Slow Pitch Softball Champions.



Figure 5. Tammy Hahn in action at the Pony 101 class.



Figure 6. Butte Fire Safe with Elements at Paradise Lake.



Figure 7. Elements at GRUB.



Figure 8. Astronomy on the Lake.

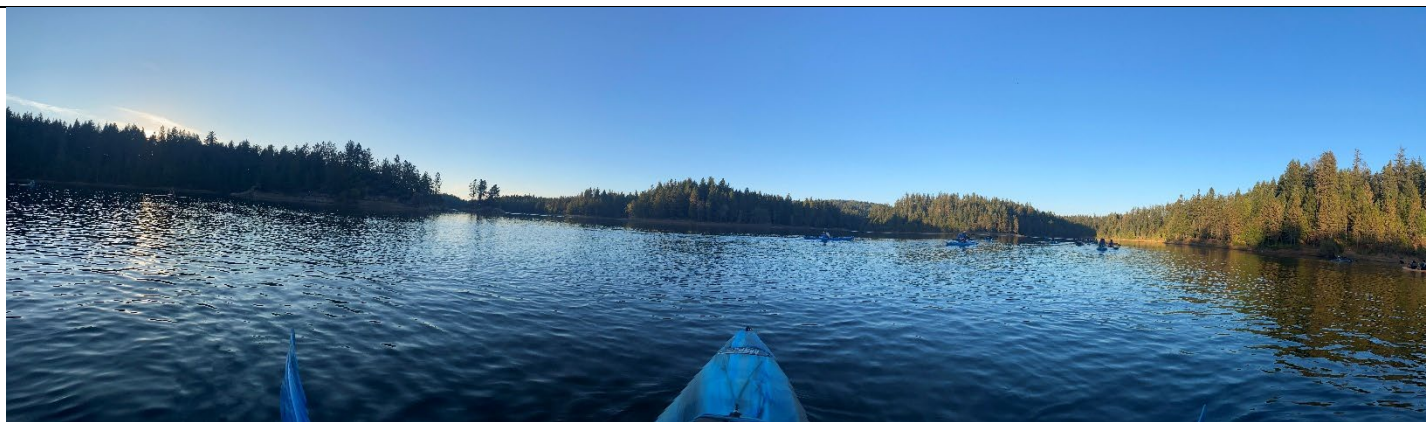


Figure 9. View from a kayaker at Astronomy on the Lake.



Figure 10. The Monarch Hub fellowship sowing seeds in pots.



Figure 11. Monarch Hub Fellowship group photo.

Attachments:

- A. Balance Sheet
- B. YTD Profit & Loss Budget vs. Actual
- C. Monthly Profit & Loss
- D. Investment and Reserve
- E. Meeder Investment Report
- F. California Class Report
- G. Grant Update report
- H. Summary of grant applications and status

https://paradisepprd.sharepoint.com/sites/BODMeeting/Shared Documents/_BOD/2026/26.1014/2026.1014.BOD.District.Report.docx
10/8/2026

10:14 AM

10/05/26

Accrual Basis

PRPD
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1001 · 1 Tri Counties Bank Checking	438,888.91
1003 · Five Star Bank - Payroll	84,977.25
1005 · Petty Cash	300.00
1008 · North Valley Community Found	12,932.68
1010 · Treasury Cash - 2510	
1011 · General Operating	564,969.21
1012 · ACO Reserve	606,700.00
1013 · General Reserve	3,000.00
1014 · Deposits held for others	1,000.00
1010 · Treasury Cash - 2510 - Other	20,000.00
Total 1010 · Treasury Cash - 2510	1,195,669.21
1030 · Investments	
1031 · Five Star Bank Money Market	2,104,421.32
1032 · Five Star Bank Grant M. M.	449,829.27
1033 · Investment Reserves	
1033.01 · CalPERS 115 Trust	8,533.16
1033.02 · Capital Improvement & Acquisit	10,094,464.66
1033.03 · Current Operations	178,949.02
1033.04 · Desig Proj/Sp Use/Grant Match	1,171,245.06
1033.05 · Future Operations	19,323,109.49
1033.06 · Technology	160,615.38
1033.07 · Vehicle Fleet & Equipment	759,049.03
Total 1033 · Investment Reserves	31,695,965.80
1035 · Tri Counties Bank	553,138.09
Total 1030 · Investments	34,803,354.48
1038 · Audit Current Asset Adjustment	701,703.00
1100 · Designated Treasury Funds	
1112 · Grosso Endowment-2512	54,619.72
1113 · Grosso Scholarship-2513	5,489.54
1114 · Designated Donations-2514	
1114.1 · Parks & Facilities Donations	10,817.21
1114.2 · Recreation Donations	
1114.3 · Scholarship Donations	3,868.93
1114.2 · Recreation Donations - Other	6,254.35
Total 1114.2 · Recreation Donations	10,123.28
1114.4 · General Donations	26,876.93
Total 1114 · Designated Donations-2514	47,817.42
Total 1100 · Designated Treasury Funds	107,926.68
1119 · Impact Fees	
1120 · Sub Div Fees - 2520	10,650.96
1121 · Park Acqui Unincorp - 2521	88,543.67
1122 · Park Dev Unincorp - 2522	221,708.92
1124 · District Fac Unincorp - 2524	73,654.16
1126 · Park Acqui Incorp - 2526	249,273.40
1127 · Park Dev Incorp - 2527	892,372.63
1128 · District Fac Incorp - 2528	62,205.33
Total 1119 · Impact Fees	1,598,409.07
Total Checking/Savings	38,944,161.28
Other Current Assets	
1310 · Miscellaneous Receivables	-0.02
1500 · FMV Adjustments	
1510 · FMV Adjustment-2510	2.76

10:14 AM

10/05/26

Accrual Basis

PRPD
Balance Sheet
 As of September 30, 2026

	Sep 30, 26
1512 · FMV Adjustment-2512	307.34
1513 · FMV Adjustment-2513	31.28
1500 · FMV Adjustments - Other	4,716.38
Total 1500 · FMV Adjustments	5,057.76
Total Other Current Assets	5,057.74
Total Current Assets	38,949,219.02
Fixed Assets	
1710 · Land	4,757,264.52
1715 · Land Development	19,349.00
1720 · Buildings	10,332,911.63
1730 · Furn., Fixtures & Equip (>\$5k)	1,759,674.02
1740 · Vehicles	209,778.31
1798 · Accum Depr - Furn Fixture Equip	-755,179.26
1799 · Accum Depr - Buildings	-5,112,950.01
1800 · Construction in Progress	
1810 · CIP-Planning	
1810.1 · CIP-BSF Park Planning	157,272.27
1810.2 · CIP-Yellowstone Kelly (YK)	19,569.00
1810.3 · CIP-Buffer Study (BRIC)	215,007.40
1810.4 · CIP-OHV Study	152,600.69
1810.7 · Buffer (OPR)	308,192.28
Total 1810 · CIP-Planning	852,641.64
1820 · CIP-Acquisition	
1820.1 · Oak & Noble Acquisition (SNC)	37,501.12
1820.2 · Buffer (TNC)	77,664.34
Total 1820 · CIP-Acquisition	115,165.46
1830 · CIP-Development	
1830.1 · CIP-Aquatic Park Lighting	580.01
1830.2 · CIP-State Park Grant (SPPG)	754,632.09
1830.3 · CIP-Per Capita Program (PCP)	116,650.65
Total 1830 · CIP-Development	871,862.75
1840 · CIP-Facility & Park Amenities	
1840.1 · CIP-Paradise Pool Swim Blocks	1,247.17
1840.10 · CIP-GameTime Playground (GT)	5,240.65
1840.4 · CIP-RTGGP Trails Grant	54,380.77
1840.5 · Existing Park Improvements	475,482.90
1840.7 · Recovery Projects	1,441,722.58
1840.8 · CIP-Rotary Grant (PRF)	14,820.93
1840.9 · CIP-Rural Rec & Tourism (RRT)	160,631.75
Total 1840 · CIP-Facility & Park Amenities	2,153,526.75
1850 · CIP-Programs	
1850.1 · North Valley Com Found -HTTN	323.04
1850.2 · Elements Grant (CNRA)	212,917.78
1850.3 · Far Northern Grant (FNRC)	19,023.35
1850.4 · Neighbor to Neighbor Grant(NTN)	203,701.03
1850.5 · Town of Paradise-CDBG	6,123.64
Total 1850 · CIP-Programs	442,088.84
Total 1800 · Construction in Progress	4,435,285.44
Total Fixed Assets	15,646,133.65
Other Assets	
1900 · PCV Promissory Note	300,322.00
1950 · Deferred Outflow - Pension	404,075.00

10:14 AM

10/05/26

Accrual Basis

PRPD
Balance Sheet
 As of September 30, 2026

	Sep 30, 26
Total Other Assets	704,397.00
TOTAL ASSETS	55,299,749.67
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	102,756.60
Total Accounts Payable	102,756.60
Other Current Liabilities	
2100 · Payroll Liabilities	
2110 · Wages Payable	41,266.91
2120 · Payroll Taxes Payable	26,133.18
2130 · Health Benefits Payable	10,038.31
2140 · FSA payable	1,776.93
2160 · 457 Retirement Payable	1,692.69
2170 · CalPers Payable	11,590.13
2180 · Garnishments payable	50.00
2190 · Accrued Leave Payable	
2192 · Sick leave payable	42,049.39
2193 · Vacation leave payable	16,000.00
Total 2190 · Accrued Leave Payable	58,049.39
Total 2100 · Payroll Liabilities	150,597.54
2200 · Accrued Expenses	5,699.96
2300 · Deposits - refundable	1,000.00
2400 · Deferred Revenue	
2430 · Deferred Inflow - Pension	7,224.00
2440 · Deferred CIP Revenue	200,000.00
Total 2400 · Deferred Revenue	207,224.00
Total Other Current Liabilities	364,521.50
Total Current Liabilities	467,278.10
Long Term Liabilities	
2805 · CalPers Pension Liability	645,056.00
2806 · OPEB Liability	68,997.00
Total Long Term Liabilities	714,053.00
Total Liabilities	1,181,331.10
Equity	
2030 · Designated for Petty Cash	300.00
3000 · General Fund Balances-2510	
3010 · General Fund Available	291,149.99
3020 · Imprest Cash Reserve	300.00
3030 · General Reserve	3,000.00
3050 · Designated Capital Outlay	606,700.00
Total 3000 · General Fund Balances-2510	901,149.99
3200 · Designated Fund Balances	
3212 · Grosso Endowment-2512	54,619.72
3213 · Grosso Scholarship-2513	5,489.54
3214 · Donations - 2514	77,722.50
3220 · Impact Fees	968,386.65
Total 3200 · Designated Fund Balances	1,106,218.41
3280 · Invest. in General Fixed Assets	3,188,395.18
3900 · Retained Earnings	49,939,295.96
3999 · Opening Balance Equity	-354,580.80

10:14 AM
10/05/26
Accrual Basis

PRPD
Balance Sheet
As of September 30, 2026

	Sep 30, 26
Net Income	-662,360.17
Total Equity	54,118,418.57
TOTAL LIABILITIES & EQUITY	55,299,749.67

10:16 AM

PRPD

10/05/26

Profit & Loss Budget vs. Actual

Accrual Basis

July through September 2026

	Jul - Sep 26	Budget	\$ Over Budget	% of Bu...
Ordinary Income/Expense				
Income				
4100 · Tax Revenue	0.00	1,418,600.00	-1,418,600.00	0.0%
4200 · Impact Fee revenue	14,043.27	140,000.00	-125,956.73	10.0%
4300 · Program Income	127,773.50	300,000.00	-172,226.50	42.6%
4350 · Concession & Merchandise sales	0.00	600.00	-600.00	0.0%
4400 · Donation & Fundraising Income	2,167.81	20,000.00	-17,832.19	10.8%
4500 · Grant Income	102,695.59	2,500,000.00	-2,397,304.41	4.1%
4600 · Other Revenue	1,629.67	250,000.00	-248,370.33	0.7%
4900 · Interest Income	468,765.93	1,602,000.00	-1,133,234.07	29.3%
Total Income	717,075.77	6,231,200.00	-5,514,124.23	11.5%
Gross Profit	717,075.77	6,231,200.00	-5,514,124.23	11.5%
Expense				
5000 · Payroll Expenses				
5010 · Wages & Salaries	695,151.81	2,913,600.00	-2,218,448.19	23.9%
5020 · Employer Taxes	53,400.84	174,000.00	-120,599.16	30.7%
5030 · Employee Benefits	126,579.99	514,000.00	-387,420.01	24.6%
5040 · Workers Comp Expense	67,440.00	150,000.00	-82,560.00	45.0%
5060 · Other Personnel Costs	1,133.58	8,400.00	-7,266.42	13.5%
Total 5000 · Payroll Expenses	943,706.22	3,760,000.00	-2,816,293.78	25.1%
5100 · Program Expenses				
5110 · Concession & Merchandise Exp.	0.00	2,000.00	-2,000.00	0.0%
5120 · Program Contract Labor	1,358.00	37,000.00	-35,642.00	3.7%
5130 · Program Supplies	6,545.31	62,600.00	-56,054.69	10.5%
Total 5100 · Program Expenses	7,903.31	101,600.00	-93,696.69	7.8%
5140 · Fundraising Expense	0.00	2,200.00	-2,200.00	0.0%
5200 · Advertising & Promotion	1,037.08	20,000.00	-18,962.92	5.2%
5220 · Bank & Merchant Fees	1,281.97	6,700.00	-5,418.03	19.1%
5230 · Contributions to Others	0.00	32,000.00	-32,000.00	0.0%
5240 · Copying & Printing	5,754.32	16,500.00	-10,745.68	34.9%
5260 · Dues, Mbrshps, Subscr, & Pubs	25,902.59	65,000.00	-39,097.41	39.9%
5270 · Education, Training & Staff Dev	2,225.00	23,000.00	-20,775.00	9.7%
5280 · Equip., Tools & Furn (<\$5k)				
5282 · Office ET&F	1,196.12	60,000.00	-58,803.88	2.0%
5284 · Program ET&F	0.00	18,000.00	-18,000.00	0.0%
5286 · Small Tools & Equipment	2,427.25	38,000.00	-35,572.75	6.4%
Total 5280 · Equip., Tools & Furn (<\$5k)	3,623.37	116,000.00	-112,376.63	3.1%
5290 · Equipment Rental	1,119.12	31,800.00	-30,680.88	3.5%
5300 · Insurance	113,063.00	200,000.00	-86,937.00	56.5%
5310 · Interest Expense	44.65	400.00	-355.35	11.2%
5320 · Miscellaneous Expense	0.00	100.00	-100.00	0.0%
5330 · Professional & Outside services				
5332 · Accounting	23,326.64	100,000.00	-76,673.36	23.3%
5334 · Legal	4,027.50	20,000.00	-15,972.50	20.1%
5336 · Engineering	24,491.56	400,000.00	-375,508.44	6.1%
5338 · Other Prof. & Outside Labor	87,132.84	650,000.00	-562,867.16	13.4%
Total 5330 · Professional & Outside services	138,978.54	1,170,000.00	-1,031,021.46	11.9%
5340 · Postage & Delivery	209.72	1,500.00	-1,290.28	14.0%
5350 · Rent-Facility use fees	5,787.00	31,000.00	-25,213.00	18.7%
5360 · Repair & Maintenance				
5361 · Building R&M	1,959.72	6,000.00	-4,040.28	32.7%
5362 · Equipment R&M	1,120.86	22,000.00	-20,879.14	5.1%
5363 · General R&M	1,156.32	8,000.00	-6,843.68	14.5%
5364 · Grounds R&M	18,417.61	66,000.00	-47,582.39	27.9%
5365 · Pool R&M	15,576.18	72,000.00	-56,423.82	21.6%
5366 · Vehicle R&M	3,339.23	20,000.00	-16,660.77	16.7%
5367 · Janitorial	4,280.54	20,000.00	-15,719.46	21.4%

10:16 AM

PRPD

10/05/26

Profit & Loss Budget vs. Actual

Accrual Basis

July through September 2026

	Jul - Sep 26	Budget	\$ Over Budget	% of Bu...
5368 · Security	1,082.48	8,000.00	-6,917.52	13.5%
5369 · Vandalism	0.00	2,100.00	-2,100.00	0.0%
Total 5360 · Repair & Maintenance	46,932.94	224,100.00	-177,167.06	20.9%
5370 · Supplies - Consumable				
5372 · Office Supplies	3,264.43	20,500.00	-17,235.57	15.9%
5374 · Safety & staff supplies	1,752.74	25,000.00	-23,247.26	7.0%
Total 5370 · Supplies - Consumable	5,017.17	45,500.00	-40,482.83	11.0%
5380 · Taxes, Lic., Notices & Permits	1,209.25	21,000.00	-19,790.75	5.8%
5390 · Telephone & Internet	10,134.74	41,700.00	-31,565.26	24.3%
5400 · Transportation, Meals & Travel				
5402 · Air, Lodging & Other Travel	1,128.36	10,000.00	-8,871.64	11.3%
5404 · Fuel	12,674.62	51,000.00	-38,325.38	24.9%
5406 · Meals	1,859.26	15,000.00	-13,140.74	12.4%
5408 · Mileage & Auto Allowance	71.30	2,000.00	-1,928.70	3.6%
Total 5400 · Transportation, Meals & Travel	15,733.54	78,000.00	-62,266.46	20.2%
5410 · Utilities				
5412 · Electric & Gas	36,654.85	124,000.00	-87,345.15	29.6%
5414 · Water	6,580.09	46,000.00	-39,419.91	14.3%
5416 · Garbage	6,507.94	39,000.00	-32,492.06	16.7%
Total 5410 · Utilities	49,742.88	209,000.00	-159,257.12	23.8%
Total Expense	1,379,406.41	6,197,100.00	-4,817,693.59	22.3%
Net Ordinary Income	-662,330.64	34,100.00	-696,430.64	-1,942.3%
Other Income/Expense				
Other Expense				
9999 · Misc. Expense	29.53			
Total Other Expense	29.53			
Net Other Income	-29.53			
Net Income	-662,360.17	34,100.00	-696,460.17	-1,942.4%

10:15 AM

10/05/26

Accrual Basis

PRPD
Profit & Loss
September 2026

	Sep 26
Ordinary Income/Expense	
Income	
4200 · Impact Fee revenue	7,225.02
4300 · Program Income	74,879.14
4400 · Donation & Fundraising Income	102.50
4600 · Other Revenue	1,605.48
4900 · Interest Income	204,082.27
Total Income	287,894.41
Gross Profit	287,894.41
Expense	
5000 · Payroll Expenses	
5010 · Wages & Salaries	258,423.14
5020 · Employer Taxes	19,282.57
5030 · Employee Benefits	51,177.34
5040 · Workers Comp Expense	33,720.00
5060 · Other Personnel Costs	732.00
Total 5000 · Payroll Expenses	363,335.05
5100 · Program Expenses	
5130 · Program Supplies	3,667.79
Total 5100 · Program Expenses	3,667.79
5200 · Advertising & Promotion	131.95
5220 · Bank & Merchant Fees	4.79
5240 · Copying & Printing	317.33
5260 · Dues, Mbrshps, Subscr, & Pubs	8,779.88
5270 · Education, Training & Staff Dev	265.00
5280 · Equip., Tools & Furn (<\$5k)	
5286 · Small Tools & Equipment	24.13
Total 5280 · Equip., Tools & Furn (<\$5k)	24.13
5310 · Interest Expense	1.59
5330 · Professional & Outside services	
5332 · Accounting	22,597.38
5336 · Engineering	8,551.68
5338 · Other Prof. & Outside Labor	11,155.12
Total 5330 · Professional & Outside services	42,304.18
5340 · Postage & Delivery	196.80
5350 · Rent-Facility use fees	1,634.00
5360 · Repair & Maintenance	
5361 · Building R&M	252.17
5362 · Equipment R&M	482.32
5363 · General R&M	468.06
5364 · Grounds R&M	5,724.98
5365 · Pool R&M	1,009.17
5366 · Vehicle R&M	2,663.41
5367 · Janitorial	2,802.95
5368 · Security	338.68
Total 5360 · Repair & Maintenance	13,741.74
5370 · Supplies - Consumable	
5372 · Office Supplies	1,130.82
5374 · Safety & staff supplies	647.73
Total 5370 · Supplies - Consumable	1,778.55
5390 · Telephone & Internet	3,078.95
5400 · Transportation, Meals & Travel	
5402 · Air, Lodging & Other Travel	0.00
5404 · Fuel	3,827.57

10:15 AM
10/05/26
Accrual Basis

PRPD
Profit & Loss
September 2026

	Sep 26
5406 · Meals	1,482.65
5408 · Mileage & Auto Allowance	71.30
Total 5400 · Transportation, Meals & Travel	5,381.52
5410 · Utilities	
5412 · Electric & Gas	11,096.19
5414 · Water	3,196.52
5416 · Garbage	2,546.86
Total 5410 · Utilities	16,839.57
Total Expense	461,482.82
Net Ordinary Income	-173,588.41
Other Income/Expense	
Other Expense	
9999 · Misc. Expense	8.49
Total Other Expense	8.49
Net Other Income	-8.49
Net Income	-173,596.90

**Paradise Recreation & Park District
Investment & Reserves Report
30-Sep-26**

Summary						Annual
Reserve Funds	Maximum Target	6/30/2025 Balance	FY 2025-2026 Allocated	FY 2025-2026 Interest	9/30/2026 Balance	Funding Goal
CalPERS 115 Trust	500,000	8,440.00	0.00	93.15	8,533.15	30,000
Capital Improvement & Acquisition	25,000,000	9,984,267.00	0.00	110,197.66	10,094,464.66	100,000
Current Operations	8,000,000	1,179,011.00	-1,005,172.96	5,110.98	178,949.02	50,000
Designated Project/Special Use/Grant Matching	1,500,000	1,158,459.00	0.00	12,786.06	1,171,245.06	50,000
Future Operations	25,000,000	19,112,166.00	0.00	210,943.48	19,323,109.48	100,000
Technology	150,000	158,862.00	0.00	1,753.38	160,615.38	5,000
Vehicle Fleet & Equipment	1,000,000	795,449.00	-44,827.04	8,427.08	759,049.04	75,000
Total Reserves Funds	61,150,000	32,396,654.00	-1,050,000.00	349,311.81	31,695,965.81	410,000

Detail		
FY 2024 - 2025		
Reserve Accounts	9/30/2026	Interest Earned
CalPERS 115 Trust	8,533.15	41.04
Capital Improvement & Acquisition	10,094,464.66	48,551.22
Current Operations	178,949.02	860.69
Designated Project/Special Use/Grant Matching	1,171,245.06	5,633.32
Future Operations	19,323,109.48	92,938.13
Technology	160,615.38	772.51
Vehicle Fleet & Equipment	759,049.04	3,650.79
Additional Interest	0.00	48,653.22
Total Reserve Accounts	31,695,965.81	201,100.92

Five Star	Beginning Balance	Change	Interest Earned	Ending Balance
Grant Money Market Account	448,407.90	(0.00)	1,421.37	449,829.27
Five Star Investment Money Market	1,409,098.48	✶ (700,000.00)	2,321.59	711,420.07
Payroll Interest Checking	86,158.51	(46,800.30)	4.87	39,363.08
Total Five Star	1,943,664.89	(746,800.30)	3,747.83	1,200,612.42

✶ Funds transferred to Butte County for General Funds Operating 2510

Tri Counties	Deposits	Checks/Fees	
Money Market	551,578.11	1,559.98	553,138.09
Checking (as of Aug 31, 2026)	222,921.04	130,361.57	352,781.08
Total	774,499.15	131,921.55	905,919.17

Total in interest earning accounts	33,449,716.32	204,087.14
Other Investment Income		0.00
Total		204,087.14

Paradise Recreation & Park District's (District) Investment Policy describes the District's commitment to managing risk by selecting investment products based on safety, liquidity and yield. Per California Government Code Section 53600 et. seq., specifically section 53646 and section 53607, this investment report details all investment-related activity in the current period. District investable funds are currently invested in Five Star Bank which meets those standards. That being said, the District's Investment Policy remains a prudent investment course, and is in compliance with the "Prudent Investor's Policy" designed to protect public funds.

Paradise Rec and Park District

Investment Report

As of August 31, 2026



MEEDER

PUBLIC FUNDS

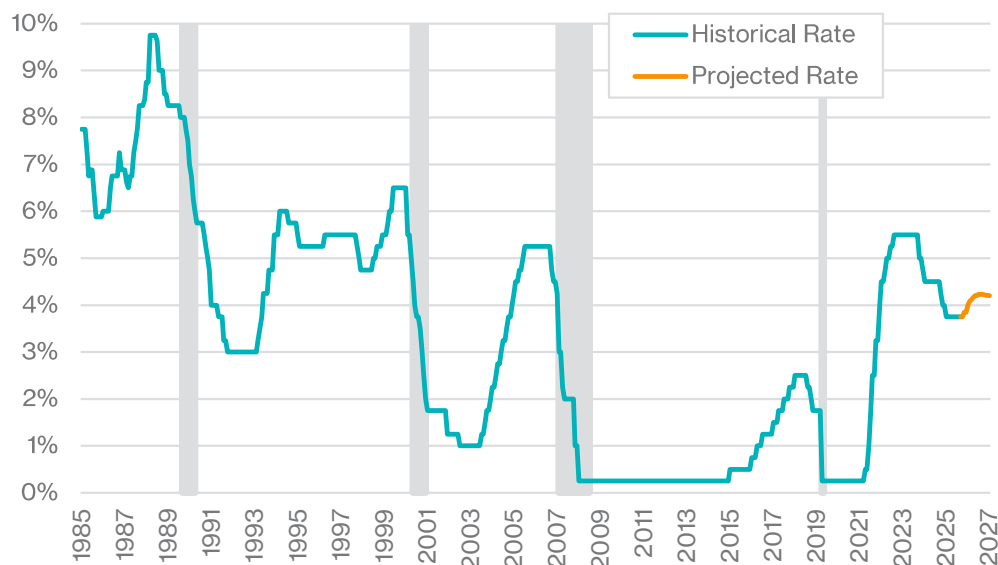


OBSERVATIONS AND EXPECTATIONS

- Fed Chair Warsh said financial conditions are accommodative, but inflation is too high
- Interest rates across the yield curve were mixed for July and higher year to date
- Labor market data continued its general “no hire, no fire” posture, low unemployment
- The 30-year U.S. Treasury bond hit its highest rate in 19 years on debt/inflation worries

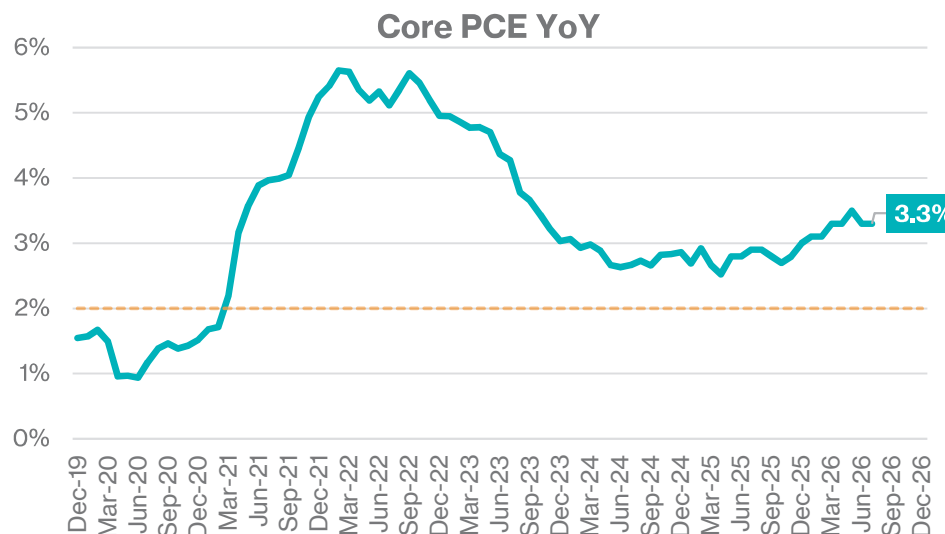
- The Fed has lowered the Fed Funds rate by 1.75% this cycle from 5.5% to 3.75%.
- At the end of August, the futures market was pricing in about two .25% hikes by the end of 2027.
- In contrast, at the end of February (right before the Iran conflict started), the futures market was pricing in about two .25% Fed cuts by the end of 2026.

Fed Funds History and Futures' Projection

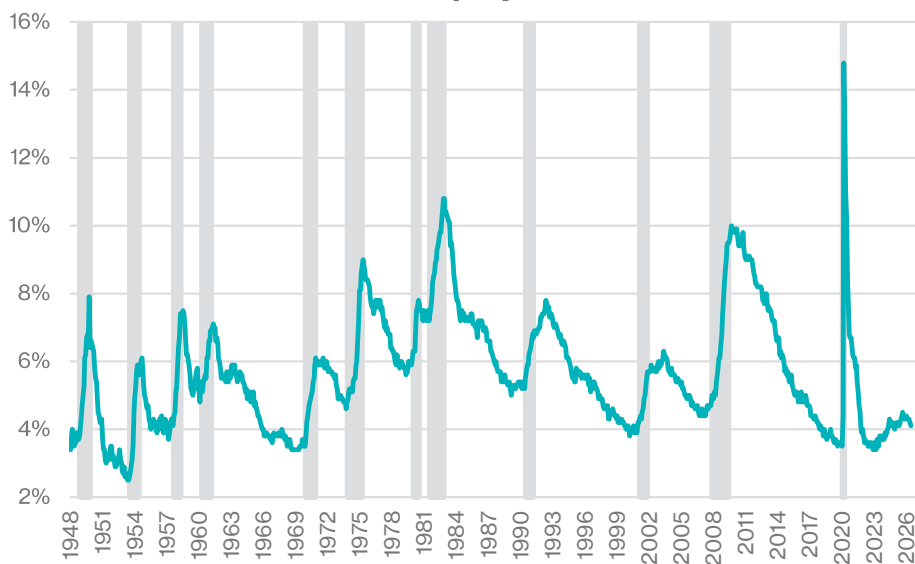


- Core Personal Consumption Expenditure YoY is the Fed's preferred inflation gauge.
- Core excludes food and energy components.
- It's been above the Fed's 2% target for 64 consecutive months.
- Economists expect Core PCE YoY to remain above the Fed's target for the foreseeable future.

SOURCE: BLOOMBERG



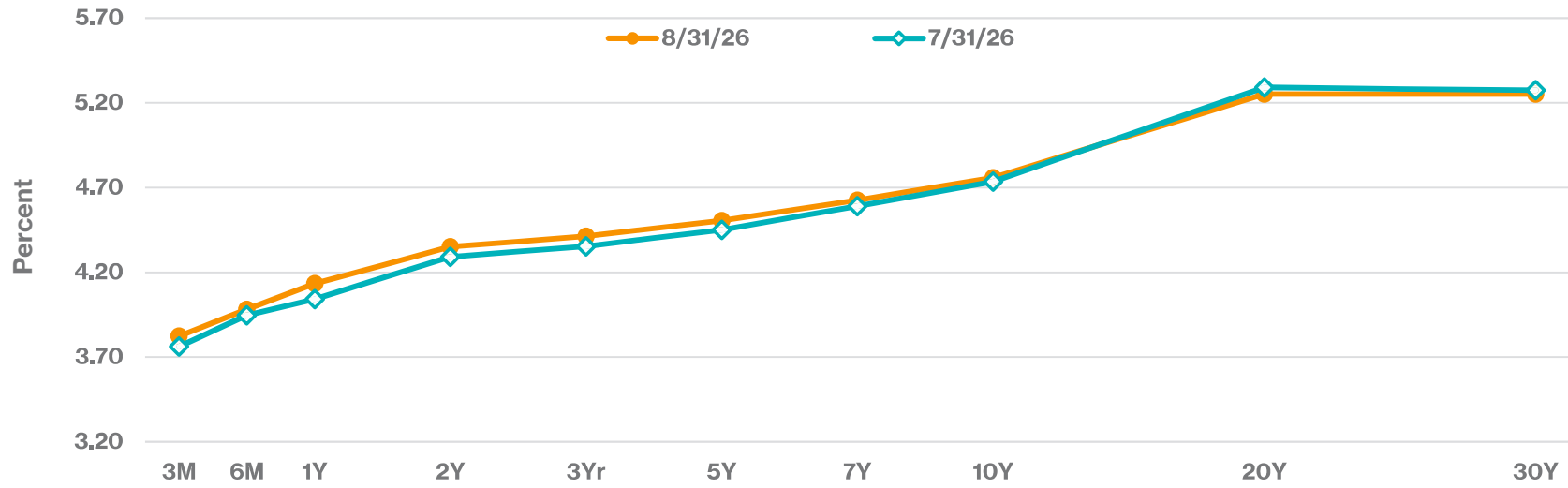
U.S. Unemployment Rate



- The current unemployment rate of 4.1% has declined slightly from earlier this year and remains low by historical standards.
- The Federal Reserve's NAIRU (Non-Accelerating Inflation Rate of Unemployment) is the lowest percentage of unemployment that an economy can have before inflation starts to speed up.
- 4.2% is the median long-run estimate of the NAIRU.

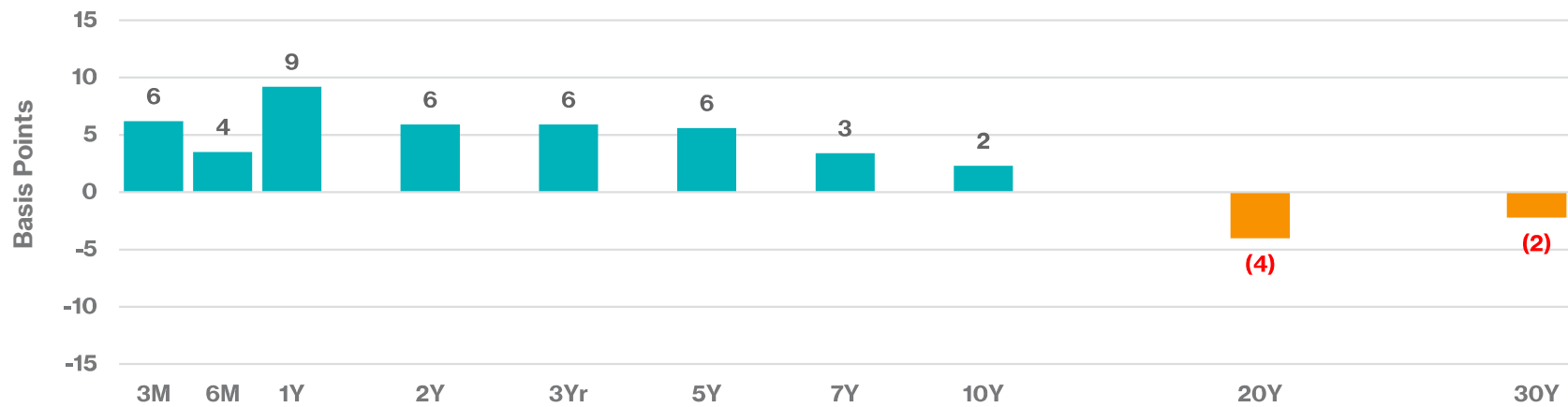
SOURCE: BLOOMBERG, FEDERAL RESERVE

U.S. Treasury Yield Curve Change



SOURCES: BLOOMBERG

Basis Point Change



SOURCES: BLOOMBERG

Contents

Portfolio Summary	6
Position Statement	7
Transaction Statement	12
Income/Dividend Received	13
Contribution/Withdrawals and Expenses	15
Projected Income	16

Portfolio Summary

4.29

Weighted Average Yield to Maturity

2.38

Weighted Average Maturity (Years)

2.13

Portfolio Effective Duration (Years)

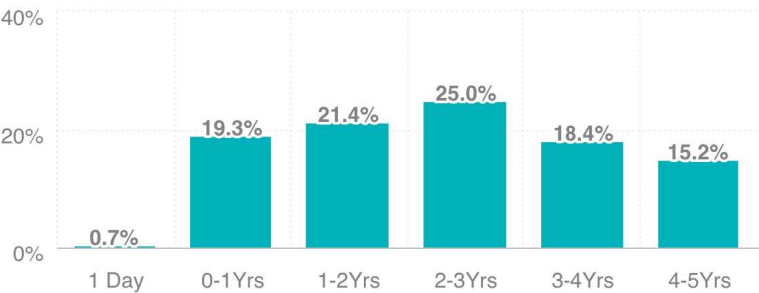
2.30

Weighted Average Life (Years)

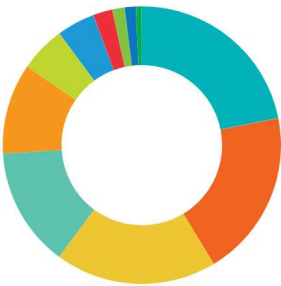
AA

Average Credit Rating

Maturity Distribution

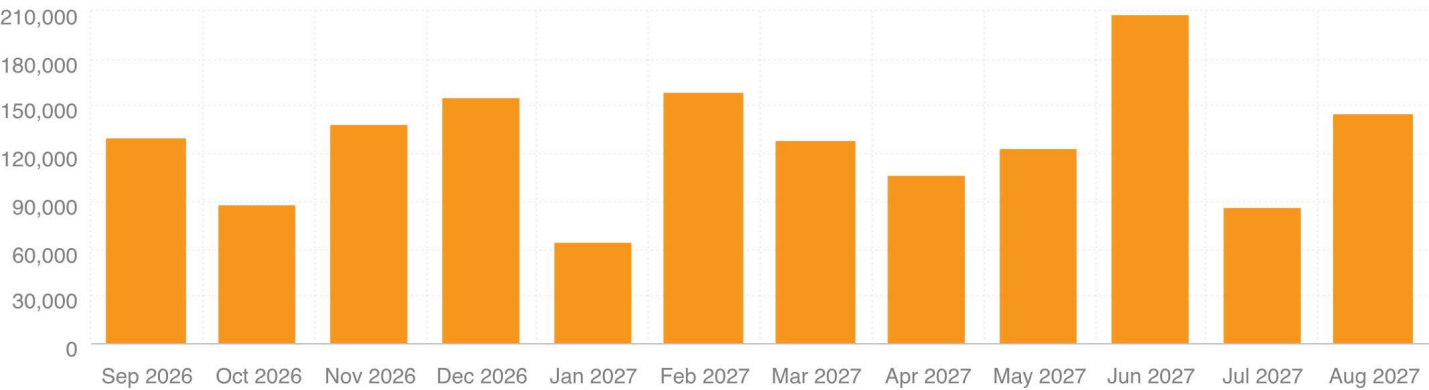


Sector Allocation



U.S. Agencies	21.88%
U.S. Treasuries	19.46%
Corporate Bonds	18.79%
MBS	13.91%
Municipal Bonds	10.54%
Commercial Paper	5.31%
Asset-Backed Securities	4.44%
Negotiable CD's	2.25%
Supranational	1.44%
Commercial MBS	1.30%
Money Market Funds	0.68%

Projected Monthly Income Schedule



	CURRENT MONTH
Beginning	32,931,527.31
Contributions/Withdrawals	(688,000.00)
Management Fees	(1,945.48)
Custodian Fees	(199.39)
Realized Gains Losses	76,276.27
Purchased Interest	0.00
Interest Received	121,088.38
ENDING	32,438,747.09



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
PARADISE REC AND PARK DISTRICT												
MONEY MARKET FUNDS												
31846V567	FIRST AMER:GVT OBLG;Z	08/31/2026 08/31/2026	223,113.91	223,113.91 0.00	223,113.91	3.56		1	1.00 223,113.91	0.00 223,113.91	0.68	Aaa AAA
MONEY MARKET FUNDS TOTAL			223,113.91	223,113.91 0.00	223,113.91	3.56		1	1.00 223,113.91	0.00 223,113.91	0.68	AAA
COMMERCIAL PAPER												
63873KL21	NATIXIS NY 11/02/26	02/05/2026 02/06/2026	560,000.00	544,810.47 0.00	544,810.47	3.73	11/02/2026	63	99.37 556,499.07	11,688.60 544,810.47	1.70	P-1 A-1
63873KL54	NATIXIS NY 11/05/26	03/10/2026 03/10/2026	475,000.00	463,188.33 0.00	463,188.33	3.83	11/05/2026	66	99.33 471,801.01	8,612.68 463,188.33	1.44	P-1 A-1
60710WM43	MIZUHO BANK NY 12/04/26	03/11/2026 03/13/2026	375,000.00	364,637.08 0.00	364,637.08	3.85	12/04/2026	95	99.02 371,337.92	6,700.84 364,637.08	1.13	P-1 A-1
09659CQK7	BNP PARIBAS NY 03/19/27	06/22/2026 06/22/2026	350,000.00	339,158.75 0.00	339,158.75	4.26	03/19/2027	200	97.72 342,009.60	2,850.85 339,158.75	1.04	P-1 A-1
COMMERCIAL PAPER TOTAL			1,760,000.00	1,711,794.63 0.00	1,711,794.63	3.89		98	98.96 1,741,647.59	29,852.96 1,711,794.63	5.31	A-1
U.S. TREASURIES												
91282CFB2	US TREASURY 2.750 07/31/27	07/28/2023 07/31/2023	200,000.00	188,304.69 0.00	188,304.69	4.36	07/31/2027	334	98.68 197,367.19	9,062.50 188,304.69	0.60	Aa1 AA+
91282CFB2	US TREASURY 2.750 07/31/27	11/04/2022 11/07/2022	350,000.00	325,896.48 0.00	325,896.48	4.38	07/31/2027	334	98.68 345,392.58	19,496.10 325,896.48	1.05	Aa1 AA+
9128284N7	US TREASURY 2.875 05/15/28	05/15/2023 05/16/2023	500,000.00	485,820.31 0.00	485,820.31	3.50	05/15/2028	623	97.63 488,164.07	2,343.76 485,820.31	1.49	Aa1 AA+
91282CHX2	US TREASURY 4.375 08/31/28	11/14/2023 11/15/2023	495,000.00	493,839.84 0.00	493,839.84	4.43	08/31/2028	731	100.06 495,309.38	1,469.54 493,839.84	1.51	Aa1 AA+
91282CJF9	US TREASURY 4.875 10/31/28	04/10/2024 04/11/2024	390,000.00	393,458.20 0.00	393,458.20	4.66	10/31/2028	792	101.05 394,082.81	624.61 393,458.20	1.20	Aa1 AA+
91282CKD2	US TREASURY 4.250 02/28/29	04/10/2024 04/11/2024	500,000.00	492,265.63 0.00	492,265.63	4.61	02/28/2029	912	99.72 498,593.75	6,328.12 492,265.63	1.52	Aa1 AA+
91282CKP5	US TREASURY 4.625 04/30/29	05/28/2024 05/29/2024	515,000.00	515,905.27 0.00	515,905.27	4.58	04/30/2029	973	100.58 517,977.34	2,072.07 515,905.27	1.58	Aa1 AA+
91282CKT7	US TREASURY 4.500 05/31/29	05/29/2024 05/31/2024	450,000.00	448,224.61 0.00	448,224.61	4.59	05/31/2029	1,004	100.26 451,160.16	2,935.55 448,224.61	1.38	Aa1 AA+
91282CMA6	US TREASURY 4.125 11/30/29	01/28/2025 01/29/2025	650,000.00	643,804.69 0.00	643,804.69	4.34	11/30/2029	1,187	99.09 644,109.38	304.69 643,804.69	1.96	Aa1 AA+
91282CMG3	US TREASURY 4.250 01/31/30	12/15/2025 12/16/2025	165,000.00	168,706.06 0.00	168,706.06	3.66	01/31/2030	1,249	99.41 164,020.31	(4,685.75) 168,706.06	0.50	Aa1 AA+
91282CMG3	US TREASURY 4.250 01/31/30	02/19/2025 02/20/2025	435,000.00	432,638.08 0.00	432,638.08	4.37	01/31/2030	1,249	99.41 432,417.19	(220.89) 432,638.08	1.32	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
91282CNX5	US TREASURY 3.625 08/31/30	12/15/2025 12/16/2025	600,000.00	597,937.50 0.00	597,937.50	3.70	08/31/2030	1,461	96.95 581,671.88	(16,265.62) 597,937.50	1.77	Aa1 AA+
91282CPR6	US TREASURY 3.625 12/31/30	02/25/2026 02/26/2026	600,000.00	600,234.38 0.00	600,234.38	3.62	12/31/2030	1,583	96.66 579,984.38	(20,250.00) 600,234.38	1.77	Aa1 AA+
91282CQU8	US TREASURY 4.125 05/31/31	06/18/2026 06/22/2026	600,000.00	597,867.19 1,487.70	599,354.89	4.20	05/31/2031	1,734	98.45 590,718.75	(7,148.44) 597,867.19	1.80	Aa1 AA+
U.S. TREASURIES TOTAL			6,450,000.00	6,384,902.93 1,487.70	6,386,390.63	4.21		1,077	98.95 6,380,969.15	(3,933.78) 6,384,902.93	19.46	AA+
U.S. AGENCIES												
3130AMWW8	FHLBANKS 1.100 09/30/26 '26	11/04/2022 11/07/2022	310,000.00	268,925.00 0.00	268,925.00	4.87	09/30/2026	30	99.77 309,293.20	40,368.20 268,925.00	0.94	Aa1 AA+
3130AAAG3	FHLBANKS 2.625 12/11/26	11/22/2022 11/23/2022	365,000.00	343,943.15 0.00	343,943.15	4.19	12/11/2026	102	99.62 363,627.60	19,684.45 343,943.15	1.11	Aa1 AA+
3130AQF65	FHLBANKS 1.250 12/21/26	11/07/2022 11/08/2022	350,000.00	306,731.60 0.00	306,731.60	4.58	12/21/2026	112	99.17 347,084.50	40,352.90 306,731.60	1.06	Aa1 AA+
880591EU2	TVA 2.875 02/01/27	11/15/2022 11/16/2022	350,000.00	333,084.15 0.00	333,084.15	4.14	02/01/2027	154	99.51 348,271.00	15,186.85 333,084.15	1.06	Aa1 AA+
3133ENEQ9	FED FARM CR BNKS 1.640 05/24/27 '25	11/09/2022 11/10/2022	350,000.00	306,701.50 0.00	306,701.50	4.70	05/24/2027	266	98.03 343,115.50	36,414.00 306,701.50	1.05	Aa1 AA+
3133ENL99	FED FARM CR BNKS 3.375 09/15/27	11/04/2022 11/07/2022	350,000.00	333,910.50 0.00	333,910.50	4.44	09/15/2027	380	99.08 346,773.00	12,862.50 333,910.50	1.06	Aa1 AA+
742651DZ2	PEFCO 3.900 10/15/27	06/14/2023 06/16/2023	210,000.00	207,638.55 0.00	207,638.55	4.19	10/15/2027	410	99.28 208,485.90	847.35 207,638.55	0.64	Aa1 NA
742651DZ2	PEFCO 3.900 10/15/27	04/27/2023 05/03/2023	135,000.00	135,216.00 0.00	135,216.00	3.86	10/15/2027	410	99.28 134,026.65	(1,189.35) 135,216.00	0.41	Aa1 NA
742651DZ2	PEFCO 3.900 10/15/27	04/28/2023 05/03/2023	130,000.00	129,792.00 0.00	129,792.00	3.94	10/15/2027	410	99.28 129,062.70	(729.30) 129,792.00	0.39	Aa1 NA
3133EN5N6	FED FARM CR BNKS 4.000 01/06/28	01/27/2023 01/30/2023	470,000.00	475,611.80 0.00	475,611.80	3.73	01/06/2028	493	99.52 467,753.40	(7,858.40) 475,611.80	1.43	Aa1 AA+
880591EZ1	TVA 3.875 03/15/28	03/27/2023 03/30/2023	600,000.00	595,122.00 0.00	595,122.00	4.06	03/15/2028	562	99.25 595,476.00	354.00 595,122.00	1.82	Aa1 AA+
3133EPFU4	FED FARM CR BNKS 3.500 04/12/28	04/14/2023 04/17/2023	550,000.00	543,339.50 0.00	543,339.50	3.77	04/12/2028	590	98.62 542,399.00	(940.50) 543,339.50	1.65	Aa1 AA+
3133EPNH4	FED FARM CR BNKS 3.875 06/21/28	06/15/2023 06/21/2023	500,000.00	497,775.00 0.00	497,775.00	3.97	06/21/2028	660	99.08 495,405.00	(2,370.00) 497,775.00	1.51	Aa1 AA+
3130AMWV0	FHLBANKS 2.000 07/07/28	11/14/2023 11/15/2023	500,000.00	438,260.00 0.00	438,260.00	4.73	07/07/2028	676	95.45 477,225.00	38,965.00 438,260.00	1.46	Aa1 AA+
3130AXEL8	FHLBANKS 4.750 09/08/28	11/14/2023 11/15/2023	405,000.00	409,179.60 0.00	409,179.60	4.51	09/08/2028	739	100.62 407,523.15	(1,656.45) 409,179.60	1.24	Aa1 AA+
742651EA6	PEFCO 4.300 12/15/28	01/23/2024 01/30/2024	575,000.00	577,006.75 0.00	577,006.75	4.22	12/15/2028	837	99.46 571,906.50	(5,100.25) 577,006.75	1.74	Aa1 NA
3133EP5U5	FED FARM CR BNKS 4.125 03/20/29	04/05/2024 04/08/2024	500,000.00	493,885.00 0.00	493,885.00	4.40	03/20/2029	932	99.20 495,975.00	2,090.00 493,885.00	1.51	Aa1 AA+
3133ETBF3	FED FARM CR BNKS 4.000 04/01/30	04/11/2025 04/15/2025	600,000.00	593,899.20 0.00	593,899.20	4.23	04/01/2030	1,309	98.41 590,478.00	(3,421.20) 593,899.20	1.80	Aa1 AA+



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
U.S. AGENCIES TOTAL			7,250,000.00	6,990,021.30 0.00	6,990,021.30	4.25		572	98.96 7,173,881.10	183,859.80 6,990,021.30	21.88	AA+
MBS												
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	07/07/2025 07/10/2025	716,928.25	699,901.18 0.00	699,901.18	4.12	11/25/2027	451	98.51 706,219.91	6,318.73 699,901.18	2.15	NA NA
3140LKDR1	FNBS8211	11/12/2024 11/15/2024	300,000.00	298,558.59 0.00	298,558.59	4.67	05/01/2028	609	99.85 299,546.78	988.19 298,558.59	0.91	Aa1 AA+
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	10/25/2023 10/31/2023	425,000.00	411,449.73 0.00	411,449.73	5.52	09/25/2028	756	100.17 425,712.81	14,263.08 411,449.73	1.30	Aa1 AA+
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	04/23/2024 04/30/2024	400,000.00	401,623.60 0.00	401,623.60	5.01	03/25/2029	937	100.96 403,830.99	2,207.39 401,623.60	1.23	Aa1 AA+
3132XFDR6	FHWN1011	02/21/2025 02/26/2025	500,000.00	450,937.50 0.00	450,937.50	4.64	07/01/2029	1,035	93.36 466,801.79	15,864.29 450,937.50	1.42	Aa1 AA+
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	08/13/2024 08/22/2024	600,000.00	610,484.40 0.00	610,484.40	4.16	07/25/2029	1,059	99.63 597,758.57	(12,725.83) 610,484.40	1.82	Aa1 AA+
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	01/23/2025 01/30/2025	500,000.00	498,377.50 0.00	498,377.50	4.70	11/25/2029	1,182	99.80 499,001.43	623.93 498,377.50	1.52	Aa1 AA+
3140Q1DT4	FN BZ5513	12/15/2025 12/18/2025	600,000.00	599,156.25 0.00	599,156.25	4.08	11/01/2030	1,523	97.18 583,086.21	(16,070.04) 599,156.25	1.78	Aa1 AA+
3140Q2C97	FN BZ6395	02/06/2026 02/18/2026	600,000.00	595,195.31 0.00	595,195.31	4.01	02/01/2031	1,615	96.37 578,235.02	(16,960.29) 595,195.31	1.76	Aa1 AA+
MBS TOTAL			4,641,928.25	4,565,684.06 0.00	4,565,684.06	4.47		1,037	98.29 4,560,193.50	(5,490.56) 4,565,684.06	13.91	AA+
COMMERCIAL MBS												
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	05/18/2023 05/23/2023	427,387.12	415,500.41 0.00	415,500.41	4.18	01/25/2027	147	99.59 425,643.40	10,142.99 415,500.41	1.30	Aa1 AA+
COMMERCIAL MBS TOTAL			427,387.12	415,500.41 0.00	415,500.41	4.18		147	99.59 425,643.40	10,142.99 415,500.41	1.30	AA+
NEGOTIABLE CD'S												
2546732B1	CAPITL ONE NA 4.900 11/30/27	11/18/2022 11/30/2022	243,000.00	243,000.00 0.00	243,000.00	4.90	11/30/2027	456	100.70 244,688.85	1,688.85 243,000.00	0.75	NA NA
90355GPQ3	UBS USA 4.350 07/17/29	07/15/2024 07/17/2024	249,000.00	247,941.75 0.00	247,941.75	4.44	07/17/2029	1,051	99.76 248,391.48	449.73 247,941.75	0.76	NA NA
89235MPT2	TOYOTA FINL SVGS 4.450 07/18/29	07/15/2024 07/18/2024	244,000.00	243,878.00 0.00	243,878.00	4.46	07/18/2029	1,052	99.97 243,929.78	51.78 243,878.00	0.74	NA NA
NEGOTIABLE CD'S TOTAL			736,000.00	734,819.75 0.00	734,819.75	4.60		854	100.14 737,010.11	2,190.36 734,819.75	2.25	NA
MUNICIPAL BONDS												
76913CBB4	RIVERSIDE CNTY CALIF PENSIO 2.963 02/15/27	11/17/2022 11/21/2022	500,000.00	458,065.00 0.00	458,065.00	5.19	02/15/2027	168	99.45 497,253.50	39,188.50 458,065.00	1.52	Aa2 AA



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
250375LA8	DESERT CALIF CMNTY COLLEGE 3.000 08/01/27	11/09/2022 11/14/2022	320,000.00	293,449.60 0.00	293,449.60	5.00	08/01/2027	335	98.87 316,376.32	22,926.72 293,449.60	0.97	Aa1 AA
799017WC8	SAN MATEO CALIF UN HIGH SCH 2.187 09/01/27	11/04/2022 11/08/2022	500,000.00	440,145.00 0.00	440,145.00	5.02	09/01/2027	366	97.90 489,497.00	49,352.00 440,145.00	1.49	Aaa NA
79768HJN9	SAN FRANCISCO CALIF CITY & 4.655 10/01/27 '27	07/01/2025 07/02/2025	395,000.00	400,091.55 0.00	400,091.55	4.02	10/01/2027	396	100.23 395,893.10	(4,198.46) 400,091.55	1.21	Aa2 NA
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	11/05/2024 11/06/2024	455,000.00	456,974.70 0.00	456,974.70	4.40	08/01/2029	1,066	99.73 453,781.06	(3,193.65) 456,974.70	1.38	Aa2 AA-
20772KPB9	CONNECTICUT ST 1.990 06/01/30	12/09/2025 12/10/2025	375,000.00	345,487.50 0.00	345,487.50	3.92	06/01/2030	1,370	90.83 340,605.75	(4,881.75) 345,487.50	1.04	Aa2 AA-
795036CR1	SALINAS VY CALIF SOLID WAST 2.481 08/01/30	05/01/2026 05/04/2026	550,000.00	512,913.50 0.00	512,913.50	4.23	08/01/2030	1,431	92.15 506,829.40	(6,084.10) 512,913.50	1.55	NA AA
54438CYN6	LOS ANGELES CALIF CMNTY COL 1.806 08/01/30	12/17/2025 12/18/2025	500,000.00	460,000.00 0.00	460,000.00	4.15	08/01/2030	1,431	90.99 454,966.00	(5,034.00) 460,000.00	1.39	Aaa AA+
MUNICIPAL BONDS TOTAL			3,595,000.00	3,367,126.85 0.00	3,367,126.85	4.51		825	96.27 3,455,202.12	88,075.27 3,367,126.85	10.54	AA
ASSET-BACKED SECURITIES												
34535EAD4	FCAOT-24A-A3	11/13/2024 11/14/2024	107,419.03	108,333.78 0.00	108,333.78	4.80	12/15/2028	837	100.40 107,843.64	(490.14) 108,333.78	0.33	Aaa NA
14319WAD8	CARMAX-251-A3	01/14/2025 01/22/2025	500,000.00	499,915.50 0.00	499,915.50	4.95	01/15/2030	1,233	100.38 501,913.99	1,998.49 499,915.50	1.53	NA AAA
02582JKV1	AXCMT-254-A	07/08/2025 07/22/2025	204,000.00	203,970.60 0.00	203,970.60	4.30	07/15/2030	1,414	99.58 203,144.45	(826.15) 203,970.60	0.62	NA AAA
92970QAK1	WFCIT-261-A	04/21/2026 04/27/2026	650,000.00	649,908.87 0.00	649,908.87	4.08	04/15/2031	959	98.66 641,308.14	(8,600.73) 649,908.87	1.96	Aaa NA
ASSET-BACKED SECURITIES TOTAL			1,461,419.03	1,462,128.75 0.00	1,462,128.75	4.47		1,108	99.51 1,454,210.22	(7,918.53) 1,462,128.75	4.44	AAA
CORPORATE BONDS												
166764BX7	CHEVRON 1.995 05/11/27 '27	11/17/2022 11/21/2022	350,000.00	316,627.50 0.00	316,627.50	4.36	05/11/2027	253	98.51 344,771.00	28,143.50 316,627.50	1.05	Aa2 AA-
023135BR6	AMAZON.COM 1.200 06/03/27 '27	02/10/2023 02/14/2023	750,000.00	656,025.00 0.00	656,025.00	4.43	06/03/2027	276	97.73 732,997.50	76,972.50 656,025.00	2.24	A1 AA
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	02/19/2025 02/20/2025	500,000.00	500,610.00 0.00	500,610.00	4.51	03/01/2028	548	100.27 501,340.00	730.00 500,610.00	1.53	Aaa AAA
742718GF0	PROCTER GAMBLE 4.350 01/29/29	01/24/2024 01/29/2024	500,000.00	500,645.00 0.00	500,645.00	4.32	01/29/2029	882	99.89 499,435.00	(1,210.00) 500,645.00	1.52	Aa3 AA-
30231GBE1	EXXON MOBIL 2.440 08/16/29 '29	08/30/2024 09/03/2024	325,000.00	301,739.75 0.00	301,739.75	4.05	08/16/2029	1,081	94.36 306,679.75	4,940.00 301,739.75	0.94	Aa2 AA-
713448GB8	PEPSICO 4.600 02/07/30 '30	02/06/2025 02/07/2025	475,000.00	473,888.50 0.00	473,888.50	4.65	02/07/2030	1,256	99.73 473,712.75	(175.75) 473,888.50	1.44	A1 A+
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/15/2025 12/16/2025	725,000.00	652,427.50 0.00	652,427.50	3.97	06/03/2030	1,372	88.50 641,632.25	(10,795.25) 652,427.50	1.96	A1 AA



Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	10/10/2025 10/14/2025	475,000.00	476,790.75 0.00	476,790.75	4.06	09/15/2030	1,476	97.59 463,552.50	(13,238.25) 476,790.75	1.41	Aa3 A+
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	10/10/2025 10/15/2025	650,000.00	656,207.50 0.00	656,207.50	4.08	10/15/2030	1,506	98.56 640,627.00	(15,580.50) 656,207.50	1.95	Aa2 AA-
30303MAB8	META PLATFORMS 4.200 11/15/30 '30	11/14/2025 11/17/2025	600,000.00	600,732.00 0.00	600,732.00	4.17	11/15/2030	1,537	96.96 581,742.00	(18,990.00) 600,732.00	1.77	Aa3 AA-
037833ED8	APPLE 1.650 02/08/31 '30	02/23/2026 02/24/2026	550,000.00	496,369.50 0.00	496,369.50	3.83	02/08/2031	1,622	88.11 484,616.00	(11,753.50) 496,369.50	1.48	Aaa AA+
931142FT5	WALMART 4.150 04/30/31 '31	04/29/2026 04/30/2026	500,000.00	497,750.00 0.00	497,750.00	4.25	04/30/2031	1,703	97.75 488,760.00	(8,990.00) 497,750.00	1.49	Aa2 AA
CORPORATE BONDS TOTAL			6,400,000.00	6,129,813.00 0.00	6,129,813.00	4.22		1,132	96.43 6,159,865.75	30,052.75 6,129,813.00	18.79	AA-
SUPRANATIONAL												
4581X0DGO	IDB 2.250 06/18/29 MTN	06/28/2024 07/01/2024	500,000.00	453,841.50 0.00	453,841.50	4.34	06/18/2029	1,022	94.33 471,660.00	17,818.50 453,841.50	1.44	Aaa AAA
SUPRANATIONAL TOTAL			500,000.00	453,841.50 0.00	453,841.50	4.34		1,022	94.33 471,660.00	17,818.50 453,841.50	1.44	AAA
PARADISE REC AND PARK DISTRICT TOTAL			33,444,848.31	32,438,747.09 1,487.70	32,440,234.79	4.29		869	32,783,396.85	344,649.76 32,438,747.09	100.00	AA
GRAND TOTAL												
GRAND TOTAL			33,444,848.31	32,438,747.09 1,487.70	32,440,234.79	4.29		869	32,783,396.85	344,649.76 32,438,747.09	100.00	AA

Transaction Statement

PARADISE REC AND PARK DISTRICT								
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
MATURITY								
	08/01/2026	08/03/2026	801139AE6	SANTA ANA CALIF PENSION OBLIG 1.176 08/01/2026	(380,000.00)	326,442.80	380,000.00	53,557.20
	08/03/2026	08/03/2026	3133EAG44	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.63 08/03/2026	(308,000.00)	286,992.55	308,000.00	21,007.45
MATURITY TOTAL					(688,000.00)	613,435.35	688,000.00	74,564.65
	TRADE DATE	SETTLE DATE	CUSIP	DESCRIPTION	PAR VALUE	BOOK VALUE	TOTAL	NET REALIZED GAIN/LOSS
PRINCIPAL PAYDOWN								
	08/17/2026	08/17/2026	34535EAD4	FCAOT-24A-A3	(10,034.51)	10,119.96	10,034.51	(85.45)
	08/25/2026	08/25/2026	30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	(1,573.84)	1,536.46	1,573.85	37.39
	08/25/2026	08/25/2026	3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	(63,269.75)	61,510.06	63,269.75	1,759.69
PRINCIPAL PAYDOWN TOTAL					(74,878.09)	73,166.47	74,878.11	1,711.64



Income/Dividend Received

IDENTIFIER	DESCRIPTION	PAYMENT DATE	POST DATE	INTEREST/DIVIDENDS RECEIVED
US BANK				
3133EAG44	FEDERAL FARM CREDIT BANKS FUNDING CORP 2.63 08/03/2026	08/03/2026	08/03/2026	4,050.20
795036CR1	SALINAS VY CALIF SOLID WAST 2.481 08/01/30	08/01/2026	08/03/2026	6,822.75
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	08/01/2026	08/03/2026	10,237.50
250375LA8	DESERT CALIF CMNTY COLLEGE 3.000 08/01/27	08/01/2026	08/03/2026	4,800.00
801139AE6	SANTA ANA CALIF PENSION OBLIG 1.176 08/01/2026	08/01/2026	08/03/2026	2,234.40
880591EU2	TVA 2.875 02/01/27	08/01/2026	08/03/2026	5,031.25
54438CYN6	LOS ANGELES CALIF CMNTY COL 1.806 08/01/30	08/01/2026	08/03/2026	4,515.00
31846V567	FIRST AMER:GVT OBLG;Z	07/31/2026	08/03/2026	622.83
713448GB8	PEPSICO 4.600 02/07/30 '30	08/07/2026	08/07/2026	10,925.00
037833ED8	APPLE 1.650 02/08/31 '30	08/08/2026	08/10/2026	4,537.50
14319WAD8	CARMAX-251-A3	08/15/2026	08/17/2026	2,016.67
90355GPQ3	UBS USA 4.350 07/17/29	08/17/2026	08/17/2026	919.94
02582JKV1	AXCMT-254-A	08/15/2026	08/17/2026	731.00
30231GBE1	EXXON MOBIL 2.440 08/16/29 '29	08/16/2026	08/17/2026	3,965.00
76913CBB4	RIVERSIDE CNTY CALIF PENSIO 2.963 02/15/27	08/15/2026	08/17/2026	7,407.50
92970QAK1	WFCIT-261-A	08/15/2026	08/17/2026	2,210.00
34535EAD4	FCAOT-24A-A3	08/15/2026	08/17/2026	498.20
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	08/01/2026	08/25/2026	1,717.71
3140LKDR1	FN BS8211	08/01/2026	08/25/2026	1,175.42
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	08/01/2026	08/25/2026	1,892.06
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	08/03/2026	08/25/2026	1,958.33
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	08/01/2026	08/25/2026	1,402.46
3140Q1DT4	FN BZ5513	08/01/2026	08/25/2026	2,092.50
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	08/01/2026	08/25/2026	1,726.67
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	08/01/2026	08/25/2026	2,309.00
3132XFDR6	FH WN1011	08/01/2026	08/25/2026	951.53
3140Q2C97	FN BZ6395	08/01/2026	08/25/2026	2,009.83
91282CKD2	US TREASURY 4.250 02/28/29	08/31/2026	08/31/2026	10,625.00

Income/Dividend Received

91282CHX2	US TREASURY 4.375 08/31/28	08/31/2026	08/31/2026	10,828.13
91282CNX5	US TREASURY 3.625 08/31/30	08/31/2026	08/31/2026	10,875.00
US BANK - TOTAL				121,088.38
TOTAL				121,088.38

Contribution/Withdrawals and Expenses

	POST DATE	PAR VALUE	TOTAL
PARADISE REC AND PARK DISTRICT			
WITHDRAWAL			
	08/05/2026	(688,000.00)	(688,000.00)
WITHDRAWAL TOTAL		(688,000.00)	(688,000.00)
CUSTODY FEE			
	08/25/2026	(199.39)	(199.39)
CUSTODY FEE TOTAL		(199.39)	(199.39)
MANAGEMENT FEE			
	08/26/2026	(1,945.48)	(1,945.48)
MANAGEMENT FEE TOTAL		(1,945.48)	(1,945.48)

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
799017WC8	SAN MATEO CALIF UN HIGH SCH 2.187 09/01/27	09/01/2026	5,467.50
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	09/01/2026	11,375.00
3130AXEL8	FHLBANKS 4.750 09/08/28	09/08/2026	9,618.75
02582JKV1	AXCMT-254-A	09/15/2026	731.00
3133ENL99	FED FARM CR BNKS 3.375 09/15/27	09/15/2026	5,906.25
92970QAK1	WFCIT-261-A	09/15/2026	2,210.00
880591EZ1	TVA 3.875 03/15/28	09/15/2026	11,625.00
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	09/15/2026	9,856.25
14319WAD8	CARMAX-251-A3	09/15/2026	2,016.67
34535EAD4	FCAOT-24A-A3	09/15/2026	455.64
90355GPQ3	UBS USA 4.350 07/17/29	09/17/2026	919.94
3133EP5U5	FED FARM CR BNKS 4.125 03/20/29	09/21/2026	10,312.50
3132XFDR6	FH WN1011	09/25/2026	951.53
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	09/25/2026	2,309.00
3140Q1DT4	FN BZ5513	09/25/2026	2,092.50
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	09/25/2026	1,887.91
3140Q2C97	FN BZ6395	09/25/2026	2,009.83
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	09/25/2026	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	09/25/2026	1,827.78
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	09/25/2026	1,717.71
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	09/25/2026	1,221.61
3140LKDR1	FN BS8211	09/25/2026	1,175.42
3130AMWW8	FHLBANKS 1.100 09/30/26 '26	09/30/2026	1,705.00
3130AMWW8	FHLBANKS 1.100 09/30/26 '26	09/30/2026	41,075.00
SEP 2026 TOTAL			130,194.44
3133ETBF3	FED FARM CR BNKS 4.000 04/01/30	10/01/2026	12,000.00
79768HJN9	SAN FRANCISCO CALIF CITY & 4.655 10/01/27 '27	10/01/2026	9,193.63
3133EPFU4	FED FARM CR BNKS 3.500 04/12/28	10/13/2026	9,625.00

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
14319WAD8	CARMAX-251-A3	10/15/2026	2,016.67
34535EAD4	FCAOT-24A-A3	10/15/2026	420.13
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	10/15/2026	13,975.00
02582JKV1	AXCMT-254-A	10/15/2026	731.00
92970QAK1	WFCIT-261-A	10/15/2026	2,210.00
742651DZ2	PEFCO 3.900 10/15/27	10/15/2026	9,262.50
90355GPQ3	UBS USA 4.350 07/17/29	10/19/2026	890.26
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	10/26/2026	2,309.00
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	10/26/2026	1,883.76
3140LKDR1	FN BS8211	10/26/2026	1,139.60
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	10/26/2026	1,352.77
3140Q2C97	FN BZ6395	10/26/2026	1,941.65
3132XFDR6	FH WN1011	10/26/2026	919.42
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	10/26/2026	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	10/26/2026	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	10/26/2026	1,717.71
3140Q1DT4	FN BZ5513	10/26/2026	2,021.19
931142FT5	WALMART 4.150 04/30/31 '31	10/30/2026	10,375.00
OCT 2026 TOTAL			87,669.29
91282CJF9	US TREASURY 4.875 10/31/28	11/02/2026	9,506.25
91282CKP5	US TREASURY 4.625 04/30/29	11/02/2026	11,909.38
63873KL21	NATIXIS NY 11/02/26	11/02/2026	15,189.53
63873KL54	NATIXIS NY 11/05/26	11/05/2026	11,811.67
166764BX7	CHEVRON 1.995 05/11/27 '27	11/12/2026	3,491.25
30303MAB8	META PLATFORMS 4.200 11/15/30 '30	11/16/2026	12,600.00
9128284N7	US TREASURY 2.875 05/15/28	11/16/2026	7,187.50
34535EAD4	FCAOT-24A-A3	11/16/2026	386.12
02582JKV1	AXCMT-254-A	11/16/2026	731.00



Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
92970QAK1	WFCIT-261-A	11/16/2026	2,210.00
14319WAD8	CARMAX-251-A3	11/16/2026	1,949.11
90355GPQ3	UBS USA 4.350 07/17/29	11/17/2026	919.94
3133ENEQ9	FED FARM CR BNKS 1.640 05/24/27 '25	11/24/2026	2,870.00
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	11/25/2026	2,309.00
3140Q2C97	FN BZ6395	11/25/2026	1,939.32
3140Q1DT4	FN BZ5513	11/25/2026	2,018.54
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	11/25/2026	1,726.67
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	11/25/2026	1,236.98
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	11/25/2026	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	11/25/2026	1,717.71
3132XFDR6	FH WN1011	11/25/2026	918.48
3140LKDR1	FN BS8211	11/25/2026	1,128.81
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	11/25/2026	1,879.37
2546732B1	CAPITL ONE NA 4.900 11/30/27	11/30/2026	6,002.43
91282CKT7	US TREASURY 4.500 05/31/29	11/30/2026	10,125.00
91282CQU8	US TREASURY 4.125 05/31/31	11/30/2026	12,375.00
91282CMA6	US TREASURY 4.125 11/30/29	11/30/2026	13,406.25
NOV 2026 TOTAL			139,503.63
20772KPB9	CONNECTICUT ST 1.990 06/01/30	12/01/2026	3,731.25
023135BS4	AMAZON.COM 1.500 06/03/30 '30	12/03/2026	5,437.50
023135BR6	AMAZON.COM 1.200 06/03/27 '27	12/03/2026	4,500.00
60710WM43	MIZUHO BANK NY 12/04/26	12/04/2026	10,362.92
3130AAAG3	FHLBANKS 2.625 12/11/26	12/11/2026	4,790.63
3130AAAG3	FHLBANKS 2.625 12/11/26	12/11/2026	21,056.85
742651EA6	PEFCO 4.300 12/15/28	12/15/2026	12,362.50
14319WAD8	CARMAX-251-A3	12/15/2026	1,854.83
34535EAD4	FCAOT-24A-A3	12/15/2026	352.84



Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
02582JKV1	AXCMT-254-A	12/15/2026	731.00
92970QAK1	WFCIT-261-A	12/15/2026	2,210.00
90355GPQ3	UBS USA 4.350 07/17/29	12/17/2026	890.26
4581X0DG0	IDB 2.250 06/18/29 MTN	12/18/2026	5,625.00
3133EPNH4	FED FARM CR BNKS 3.875 06/21/28	12/21/2026	9,687.50
3130AQF65	FHLBANKS 1.250 12/21/26	12/21/2026	2,187.50
3130AQF65	FHLBANKS 1.250 12/21/26	12/21/2026	43,268.40
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	12/25/2026	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	12/25/2026	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	12/25/2026	1,717.71
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	12/25/2026	1,875.21
3132XFDR6	FH WN1011	12/25/2026	917.87
3140LKDR1	FN BS8211	12/25/2026	1,125.56
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	12/25/2026	996.98
3140Q1DT4	FN BZ5513	12/25/2026	2,016.77
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	12/25/2026	2,309.00
3140Q2C97	FN BZ6395	12/25/2026	1,937.76
91282CPR6	US TREASURY 3.625 12/31/30	12/31/2026	10,875.00
DEC 2026 TOTAL			156,505.83
3133EN5N6	FED FARM CR BNKS 4.000 01/06/28	01/06/2027	9,400.00
3130AMWV0	FHLBANKS 2.000 07/07/28	01/07/2027	5,000.00
34535EAD4	FCAOT-24A-A3	01/15/2027	321.28
02582JKV1	AXCMT-254-A	01/15/2027	731.00
92970QAK1	WFCIT-261-A	01/15/2027	2,210.00
14319WAD8	CARMAX-251-A3	01/15/2027	1,766.18
89235MPT2	TOYOTA FINL SVGS 4.450 07/18/29	01/19/2027	5,473.62
90355GPQ3	UBS USA 4.350 07/17/29	01/19/2027	919.94
3132XFDR6	FH WN1011	01/25/2027	917.14

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3140Q1DT4	FN BZ5513	01/25/2027	2,014.60
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	01/25/2027	1,870.80
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	01/25/2027	2,309.00
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	01/25/2027	295.96
3140LKDR1	FNBS8211	01/25/2027	1,115.56
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	01/25/2027	1,726.67
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	01/25/2027	11,886.71
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	01/25/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	01/25/2027	1,717.71
3140Q2C97	FN BZ6395	01/25/2027	1,935.85
742718GF0	PROCTER GAMBLE 4.350 01/29/29	01/29/2027	10,875.00
JAN 2027 TOTAL			64,445.34
880591EU2	TVA 2.875 02/01/27	02/01/2027	16,915.85
880591EU2	TVA 2.875 02/01/27	02/01/2027	5,031.25
250375LA8	DESERT CALIF CMNTY COLLEGE 3.000 08/01/27	02/01/2027	4,800.00
54438CYN6	LOS ANGELES CALIF CMNTY COL 1.806 08/01/30	02/01/2027	4,515.00
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	02/01/2027	10,237.50
795036CR1	SALINAS VY CALIF SOLID WAST 2.481 08/01/30	02/01/2027	6,822.75
91282CFB2	US TREASURY 2.750 07/31/27	02/01/2027	7,562.50
91282CMG3	US TREASURY 4.250 01/31/30	02/01/2027	12,750.00
713448GB8	PEPSICO 4.600 02/07/30 '30	02/08/2027	10,925.00
037833ED8	APPLE 1.650 02/08/31 '30	02/08/2027	4,537.50
14319WAD8	CARMAX-251-A3	02/15/2027	1,678.92
76913CBB4	RIVERSIDE CNTY CALIF PENSIO 2.963 02/15/27	02/15/2027	41,935.00
34535EAD4	FCAOT-24A-A3	02/15/2027	290.99
76913CBB4	RIVERSIDE CNTY CALIF PENSIO 2.963 02/15/27	02/16/2027	7,407.50
02582JKV1	AXCMT-254-A	02/16/2027	731.00
30231GBE1	EXXON MOBIL 2.440 08/16/29 '29	02/16/2027	3,965.00

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
92970QAK1	WFCIT-261-A	02/16/2027	2,210.00
90355GPQ3	UBS USA 4.350 07/17/29	02/17/2027	919.94
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	02/25/2027	1,866.63
3140Q1DT4	FN BZ5513	02/25/2027	2,012.90
3140LKDR1	FNBS8211	02/25/2027	1,108.07
3132XFDR6	FH WN1011	02/25/2027	916.59
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	02/25/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	02/25/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	02/25/2027	1,717.71
3140Q2C97	FN BZ6395	02/25/2027	1,934.35
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	02/25/2027	2,309.00
FEB 2027 TOTAL			158,785.95
91282CKD2	US TREASURY 4.250 02/28/29	03/01/2027	10,625.00
91282CHX2	US TREASURY 4.375 08/31/28	03/01/2027	10,828.13
799017WC8	SAN MATEO CALIF UN HIGH SCH 2.187 09/01/27	03/01/2027	5,467.50
478160DH4	JOHNSON&JOHNSON 4.550 03/01/28 '28	03/01/2027	11,375.00
91282CNX5	US TREASURY 3.625 08/31/30	03/01/2027	10,875.00
3130AXEL8	FHLBANKS 4.750 09/08/28	03/08/2027	9,618.75
14319WAD8	CARMAX-251-A3	03/15/2027	1,592.29
02582JKV1	AXCMT-254-A	03/15/2027	731.00
3133ENL99	FED FARM CR BNKS 3.375 09/15/27	03/15/2027	5,906.25
92970QAK1	WFCIT-261-A	03/15/2027	2,210.00
880591EZ1	TVA 3.875 03/15/28	03/15/2027	11,625.00
34535EAD4	FCAOT-24A-A3	03/15/2027	262.71
58933YBQ7	MERCK & CO 4.150 09/15/30 '30	03/15/2027	9,856.25
90355GPQ3	UBS USA 4.350 07/17/29	03/17/2027	830.91
09659CQK7	BNP PARIBAS NY 03/19/27	03/19/2027	10,841.25
3133EP5U5	FED FARM CR BNKS 4.125 03/20/29	03/22/2027	10,312.50

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	03/25/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	03/25/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	03/25/2027	1,717.71
3140Q1DT4	FN BZ5513	03/25/2027	2,011.33
3132XFDR6	FH WN1011	03/25/2027	916.10
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	03/25/2027	2,309.00
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	03/25/2027	1,862.45
3140LKDR1	FN BS8211	03/25/2027	1,102.81
3140Q2C97	FN BZ6395	03/25/2027	1,932.97
MAR 2027 TOTAL			128,494.91
79768HJN9	SAN FRANCISCO CALIF CITY & 4.655 10/01/27 '27	04/01/2027	9,193.63
3133ETBF3	FED FARM CR BNKS 4.000 04/01/30	04/01/2027	12,000.00
3133EPFU4	FED FARM CR BNKS 3.500 04/12/28	04/12/2027	9,625.00
34535EAD4	FCAOT-24A-A3	04/15/2027	235.24
166756BJ4	CHEVRON USA 4.300 10/15/30 '30	04/15/2027	13,975.00
02582JKV1	AXCMT-254-A	04/15/2027	731.00
92970QAK1	WFCIT-261-A	04/15/2027	2,210.00
742651DZ2	PEFCO 3.900 10/15/27	04/15/2027	9,262.50
14319WAD8	CARMAX-251-A3	04/15/2027	1,508.24
90355GPQ3	UBS USA 4.350 07/17/29	04/19/2027	919.94
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	04/26/2027	1,857.57
3132XFDR6	FH WN1011	04/26/2027	915.51
3140Q1DT4	FN BZ5513	04/26/2027	2,009.41
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	04/26/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	04/26/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	04/26/2027	1,717.71
3140Q2C97	FN BZ6395	04/26/2027	1,931.28
3140LKDR1	FN BS8211	04/26/2027	1,093.04

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	04/26/2027	2,309.00
91282CJF9	US TREASURY 4.875 10/31/28	04/30/2027	9,506.25
91282CKP5	US TREASURY 4.625 04/30/29	04/30/2027	11,909.38
931142FT5	WALMART 4.150 04/30/31 '31	04/30/2027	10,375.00
APR 2027 TOTAL			106,969.70
166764BX7	CHEVRON 1.995 05/11/27 '27	05/11/2027	3,491.25
166764BX7	CHEVRON 1.995 05/11/27 '27	05/11/2027	33,372.50
34535EAD4	FCAOT-24A-A3	05/17/2027	206.79
9128284N7	US TREASURY 2.875 05/15/28	05/17/2027	7,187.50
02582JKV1	AXCMT-254-A	05/17/2027	731.00
92970QAK1	WFCIT-261-A	05/17/2027	2,210.00
90355GPQ3	UBS USA 4.350 07/17/29	05/17/2027	890.26
30303MAB8	META PLATFORMS 4.200 11/15/30 '30	05/17/2027	12,600.00
14319WAD8	CARMAX-251-A3	05/17/2027	1,419.53
3133ENEQ9	FED FARM CR BNKS 1.640 05/24/27 '25	05/24/2027	43,298.50
3133ENEQ9	FED FARM CR BNKS 1.640 05/24/27 '25	05/24/2027	2,870.00
3140LKDR1	FNBS8211	05/25/2027	1,079.40
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	05/25/2027	1,853.38
3140Q2C97	FN BZ6395	05/25/2027	1,929.51
3132XFDR6	FHWN1011	05/25/2027	914.91
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	05/25/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	05/25/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	05/25/2027	1,717.71
3140Q1DT4	FN BZ5513	05/25/2027	2,007.40
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	05/25/2027	2,309.00
MAY 2027 TOTAL			123,773.65
91282CKT7	US TREASURY 4.500 05/31/29	06/01/2027	10,125.00
91282CQU8	US TREASURY 4.125 05/31/31	06/01/2027	12,375.00

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
2546732B1	CAPITL ONE NA 4.900 11/30/27	06/01/2027	5,904.57
91282CMA6	US TREASURY 4.125 11/30/29	06/01/2027	13,406.25
20772KPB9	CONNECTICUT ST 1.990 06/01/30	06/01/2027	3,731.25
023135BS4	AMAZON.COM 1.500 06/03/30 '30	06/03/2027	5,437.50
023135BR6	AMAZON.COM 1.200 06/03/27 '27	06/03/2027	93,975.00
023135BR6	AMAZON.COM 1.200 06/03/27 '27	06/03/2027	4,500.00
34535EAD4	FCAOT-24A-A3	06/15/2027	179.44
02582JKV1	AXCMT-254-A	06/15/2027	731.00
92970QAK1	WFCIT-261-A	06/15/2027	2,210.00
14319WAD8	CARMAX-251-A3	06/15/2027	1,334.40
742651EA6	PEFCO 4.300 12/15/28	06/15/2027	12,362.50
90355GPQ3	UBS USA 4.350 07/17/29	06/17/2027	919.94
4581X0DG0	IDB 2.250 06/18/29 MTN	06/18/2027	5,625.00
3133EPNH4	FED FARM CR BNKS 3.875 06/21/28	06/21/2027	9,687.50
3140Q1DT4	FN BZ5513	06/25/2027	2,005.59
3140Q2C97	FN BZ6395	06/25/2027	1,927.92
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	06/25/2027	1,848.95
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	06/25/2027	2,309.00
3140LKDR1	FN BS8211	06/25/2027	1,070.02
3132XFDR6	FH WN1011	06/25/2027	914.39
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	06/25/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	06/25/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	06/25/2027	1,717.71
91282CPR6	US TREASURY 3.625 12/31/30	06/30/2027	10,875.00
JUN 2027 TOTAL			208,857.92
3133EN5N6	FED FARM CR BNKS 4.000 01/06/28	07/06/2027	9,400.00
3130AMWV0	FHLBANKS 2.000 07/07/28	07/07/2027	5,000.00
02582JKV1	AXCMT-254-A	07/15/2027	731.00

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
92970QAK1	WFCIT-261-A	07/15/2027	2,210.00
34535EAD4	FCAOT-24A-A3	07/15/2027	152.52
14319WAD8	CARMAX-251-A3	07/15/2027	1,250.34
90355GPQ3	UBS USA 4.350 07/17/29	07/19/2027	890.26
89235MPT2	TOYOTA FINL SVGS 4.450 07/18/29	07/19/2027	5,384.38
3140Q2C97	FN BZ6395	07/26/2027	1,925.79
3140LKDR1	FN BS8211	07/26/2027	1,049.41
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	07/26/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	07/26/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	07/26/2027	1,717.71
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	07/26/2027	1,710.33
3140Q1DT4	FN BZ5513	07/26/2027	2,003.17
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	07/26/2027	2,309.00
3132XFDR6	FH WN1011	07/26/2027	913.71
742718GF0	PROCTER GAMBLE 4.350 01/29/29	07/29/2027	10,875.00
91282CFB2	US TREASURY 2.750 07/31/27	07/31/2027	35,798.83
JUL 2027 TOTAL			87,006.43
250375LA8	DESERT CALIF CMNTY COLLEGE 3.000 08/01/27	08/01/2027	26,550.40
54438CYN6	LOS ANGELES CALIF CMNTY COL 1.806 08/01/30	08/02/2027	4,515.00
13063EGT7	CALIFORNIA STATE 4.500 08/01/29	08/02/2027	10,237.50
795036CR1	SALINAS VY CALIF SOLID WAST 2.481 08/01/30	08/02/2027	6,822.75
91282CFB2	US TREASURY 2.750 07/31/27	08/02/2027	7,562.50
91282CMG3	US TREASURY 4.250 01/31/30	08/02/2027	12,750.00
250375LA8	DESERT CALIF CMNTY COLLEGE 3.000 08/01/27	08/02/2027	4,800.00
037833ED8	APPLE 1.650 02/08/31'30	08/09/2027	4,537.50
713448GB8	PEPSICO 4.600 02/07/30'30	08/09/2027	10,925.00
14319WAD8	CARMAX-251-A3	08/16/2027	1,167.81
34535EAD4	FCAOT-24A-A3	08/16/2027	126.17

Projected Income

For the Period September 01, 2026 to August 31, 2027

CUSIP	DESCRIPTION	POST DATE	AMOUNT
30231GBE1	EXXON MOBIL 2.440 08/16/29 '29	08/16/2027	3,965.00
02582JKV1	AXCMT-254-A	08/16/2027	731.00
92970QAK1	WFCIT-261-A	08/16/2027	2,210.00
90355GPQ3	UBS USA 4.350 07/17/29	08/17/2027	919.94
3140Q1DT4	FN BZ5513	08/25/2027	2,000.96
3137HCKV3	FHMS K-520 A2 5.18 03/25/2029	08/25/2027	1,726.67
3137HJ5Y9	FHMS K-534 A2 4.7 11/25/2029	08/25/2027	1,958.33
3137HAST4	FHMS K-509 A2 4.85 09/25/2028	08/25/2027	1,717.71
3132XFDR6	FH WN1011	08/25/2027	913.11
3140LKDR1	FN BS8211	08/25/2027	1,030.79
30308AAH6	FRESB 2018-SB45 10F 3.16 11/25/2027	08/25/2027	1,513.21
3140Q2C97	FN BZ6395	08/25/2027	1,923.84
3137HFF59	FHMS K-527 A2 4.618 07/25/2029	08/25/2027	2,309.00
91282CNX5	US TREASURY 3.625 08/31/30	08/31/2027	10,875.00
91282CKD2	US TREASURY 4.250 02/28/29	08/31/2027	10,625.00
91282CHX2	US TREASURY 4.375 08/31/28	08/31/2027	10,828.13
AUG 2027 TOTAL			145,242.30
GRAND TOTAL			1,537,449.38

Disclosure

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data has been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by Meeder. This information is provided as a client convenience and Meeder assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Meeder Public Funds, Inc. is a registered investment adviser and affiliate of Meeder Investment Management, Inc. Investment advisory services are provided through Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

© 2026 Meeder Investment Management

meederpublicfunds.com | 866.633.3371





0000074-0000376 PDF 238723

Paradise Recreation & Park District
6626 Skyway
Paradise, CA 95969

California CLASS

California CLASS

Average Monthly Yield: 3.8181%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CA-01-0077-0001	CC Reserve Fund	1,134,289.04	0.00	0.00	3,559.55	31,285.60	1,134,407.69	1,137,848.59
TOTAL		1,134,289.04	0.00	0.00	3,559.55	31,285.60	1,134,407.69	1,137,848.59



CC Reserve Fund

Account Summary

Average Monthly Yield: 3.8181%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
California CLASS	1,134,289.04	0.00	0.00	3,559.55	31,285.60	1,134,407.69	1,137,848.59

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
09/01/2026	Beginning Balance			1,134,289.04	
09/30/2026	Income Dividend Reinvestment	3,559.55			
09/30/2026	Ending Balance			1,137,848.59	



California CLASS

California CLASS

Date	Dividend Rate	Daily Yield
09/01/2026	0.000103007	3.7598%
09/02/2026	0.000102942	3.7574%
09/03/2026	0.000102863	3.7545%
09/04/2026	0.000411872	3.7583%
09/05/2026	0.000000000	3.7583%
09/06/2026	0.000000000	3.7583%
09/07/2026	0.000000000	3.7583%
09/08/2026	0.000103000	3.7595%
09/09/2026	0.000102897	3.7557%
09/10/2026	0.000102981	3.7588%
09/11/2026	0.000308301	3.7510%
09/12/2026	0.000000000	3.7510%
09/13/2026	0.000000000	3.7510%
09/14/2026	0.000102800	3.7522%
09/15/2026	0.000102919	3.7565%
09/16/2026	0.000102966	3.7583%
09/17/2026	0.000103769	3.7876%
09/18/2026	0.000318069	3.8698%
09/19/2026	0.000000000	3.8698%
09/20/2026	0.000000000	3.8698%
09/21/2026	0.000106004	3.8691%
09/22/2026	0.000106370	3.8825%
09/23/2026	0.000106707	3.8948%
09/24/2026	0.000106923	3.9027%
09/25/2026	0.000321510	3.9117%
09/26/2026	0.000000000	3.9117%
09/27/2026	0.000000000	3.9117%
09/28/2026	0.000107501	3.9238%
09/29/2026	0.000107406	3.9203%
09/30/2026	0.000107326	3.9174%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

Paradise Recreation and Park District
BOD Summary of Grant Applications and Status

Date: 9/30/2026

Number	Funding Agency	Name of Program	Date Submitted	Grant Title	Amount Requested	Status
2	North Valley Community Foundation	Aaron Rodgers NorCal Recovery Fund		Elements Youth Outdoor Program	\$15,000	04-Approved
3	CALOES	Hazard Mitigation Grant Program (HGMP)	5/28/2025	Creation of Wildfire Risk Reduction Buffers in Paradise, CA (Phase I)	\$7,500,000	03-Submitted
4	Butte County Air Quality Management District (BCAQMD)	COMMUNITY AIR PROTECTION PROGRAM (CAP) GRANT APPLICATION.		Paradise Recreation and Park District's proposed Connected Communities EV Charging Initiative	\$40,000	04-Approved