

Belmont Cash Vanishes While City Sleeps

INVESTIGATIVE REPORT: MILLIONS IN PUBLIC RENT UNACCOUNTED FOR (2021–2023)

Prepared for Public Oversight – April 2025

Executive Summary

This report presents alarming financial evidence that public rent from Belmont Park — a city-owned beachfront asset — has been diverted, misreported, and hidden in internal accounts without public approval. Despite multiple public records requests, the City of San Diego has failed to produce a single monthly or annual gross revenue report for the past three years. This financial blackout conceals the true revenue being generated and raises serious questions about public asset mismanagement.

Rent Allocation Breakdown (2021–2023)

The table below summarizes reported payments by Symphony Asset Pool XVI LLC from 2021 through 2023:

Year	General Fund Rent	Mission Beach Fund	Total Rent Paid
2021	\$1,365,813	\$70,000	\$1,435,813
2022	\$1,290,000	\$298,000	\$1,588,000
2023	\$1,194,055	\$425,000	\$1,619,055

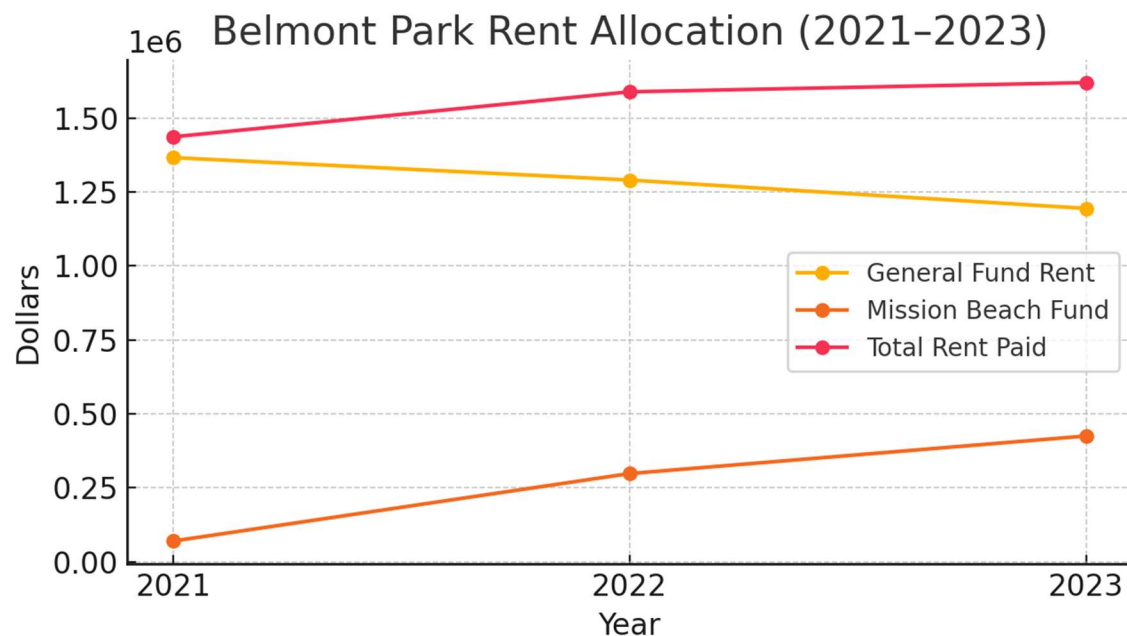


Figure: Sharp drop in General Fund allocations despite rising total rents.

The Missing Revenue Reports

Section 4.21 of the Belmont Park lease requires the lessee to submit monthly gross revenue reports by the 15th of each month, and annual gross revenue reports within 90 days after year-end. As of today, more than 75 days have passed since the last request — and the City has not produced any of the required reports for 2022, 2023, or 2024. This constitutes a total breakdown in financial transparency.

The Mission Beach Fund Mystery

City records reveal that more than \$700,000 in base and percentage rent was reclassified out of the General Fund into an internal 'Mission Beach Fund.' This fund is not authorized by the lease, has no defined oversight body, and is not listed in any public budget. There is no resolution, ordinance, or amendment authorizing this reallocation of public revenue. This conduct may violate San Diego's City Charter and state accounting law.

Rent Well Below Market Value

Despite controlling a premier oceanfront amusement park, nightclub venue, and dozens of high-revenue businesses, the leaseholder paid less than \$1.6 million annually. By comparison, industry-standard lease values for similar beachfront properties with food, alcohol, ticketed events, and retail would command \$5–7 million annually. The City is potentially losing tens of millions of dollars over the life of the lease.

Suspicious Accounting Reversals

Multiple internal City journal entries labeled 'RECLASS MB FUND' and 'TO MB FUND' confirm that rent payments were not only deposited into the General Fund — but later manually reversed and reassigned. No legal explanation has been offered. These six-figure adjustments were hidden from public view.

Recommendations

- Immediate forensic audit of all financial transactions related to Belmont Park from 2020 to present.
- Enforcement of Section 4.21 of the lease, requiring timely gross revenue reporting.
- Independent legal review of the rent diversion and reallocation process.
- Restoration of all misallocated rent to the General Fund with interest.
- Creation of a publicly accountable oversight mechanism for large City land leases.

Disclaimer

This report is based on publicly available documents, lease terms, and City accounting entries. Every effort has been made to ensure accuracy. All claims herein are factual and supported by evidence or direct excerpts from official documents. This report makes no accusations of criminal conduct, but raises urgent questions about accountability, transparency, and public stewardship of City assets.