

Comprehensive Annual Financial Report

FISCAL YEAR ENDED JUNE 30, 2021



**CITY OF SAN LEANDRO
CALIFORNIA**



CITY OF SAN LEANDRO, CALIFORNIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
JUNE 30, 2021

PREPARED BY:
City of San Leandro – Finance Department



CITY OF SAN LEANDRO
Comprehensive Annual Financial Report
For the Year Ended June 30, 2021

Table of Contents

INTRODUCTORY SECTION

Table of Contents	i
Letter of Transmittal	v
Organizational Chart.....	xii
Principal Officers	xiii
Location Map	xiv
Government Finance Officers Association (GFOA) Award.....	xv

FINANCIAL SECTION

Independent Auditors' Report	1
Management's Discussion and Analysis	5

Basic Financial Statements:

Government-Wide Financial Statements:	
Statement of Net Position	23
Statement of Activities and Changes in Net Position	24
Fund Financial Statements:	
Government Funds Financial Statements:	
Balance Sheet.....	30
Reconciliation of the Governmental Funds Balance Sheet with the	
Statement of Net Position.....	31
Statement of Revenues, Expenditures and Changes in Fund Balances	32
Reconciliation of the Net Change in Fund Balances – Total Governmental Funds	
with the Statement of Activities.....	33
Proprietary Funds Financial Statements:	
Statement of Net Position	36
Statement of Revenues, Expenses and Changes in Fund Net Position	37
Statement of Cash Flows	38
Fiduciary Fund Financial Statement:	
Statement of Fiduciary Net Position	40
Statement of Changes in Fiduciary Net Position	41

CITY OF SAN LEANDRO
Comprehensive Annual Financial Report
For the Year Ended June 30, 2021

Table of Contents

FINANCIAL SECTION (Continued)

Index to Notes to Basic Financial Statements.....	43
Notes to Basic Financial Statements.....	45

Required Supplementary Information:

Schedule of Changes in the Net Pension Liability and Related Ratios.....	94
Schedule of Contributions – Miscellaneous Plan	95
Schedule of the Plan’s Proportionate Share of the Net Pension Liability and Related Ratios as of the Measurement Date	96
Schedule of Contributions – Safety Plan	97
Schedule of Changes in the Net OPEB Liability and Related Ratios.....	98
Schedule of Contributions – Multiple-Employer Plan.....	99
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund.....	100
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Measure BB Special Revenue Fund.....	101
Notes to Required Supplementary Information	102

Supplementary Information:

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Capital Improvement Capital Projects Fund	104
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Non-Major Governmental Funds:

Combining Balance Sheet.....	108
Combining Statement of Revenue, Expenditures and Changes in Fund Balances.....	112
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Non-Major Governmental Funds	116

Non-Major Enterprise Funds:

Combining Statement of Net Position	140
Combining Statement of Revenues, Expenses, and Changes in Net Position	141
Combining Statement of Cash Flows	142

CITY OF SAN LEANDRO
Comprehensive Annual Financial Report
For the Year Ended June 30, 2021

Table of Contents

FINANCIAL SECTION (Continued)

Internal Service Funds:	
Combining Statement of Net Position	144
Combining Statement of Revenues, Expenses and Changes in Fund Net Position	145
Combining Statement of Cash Flows	146

STATISTICAL SECTION

Net Position by Component – Last Ten Fiscal Years	151
Changes in Net Position – Last Ten Fiscal Years	152
Program Revenues by Function/Program – Last Ten Fiscal Years	153
Fund Balance of Governmental Funds – Last Ten Fiscal Years	154
General Governmental Revenues by Source – Last Ten Fiscal Years	155
Changes in Fund Balance of Governmental Funds – Last Ten Years	156
Direct and Overlapping Property Tax Rates – Last Ten Fiscal Years	159
Assessed Value of Taxable Property – Last Ten Fiscal Years	160
Net Assessed Value of Property by Use Code, Citywide – Last Three Fiscal Years	161
Principal Property Tax Payers – Current Fiscal Year and Nine Years Ago	162
Property Tax Levies and Collections – Last Ten Fiscal Years	163
Historical Sales Tax Amount by Benchmark Year – Last Nine Fiscal Years at Quarter 1 (Q1)	164
Principal Sales Tax Produces – Last Fiscal Year and Nine Years Ago	165
Sewer Rates – Last Ten Fiscal Years	166
Number of Permits and Valuation of Taxable Transactions – Last Ten Calendar Years	167
Direct and Overlapping Debt – As of June 30, 2021	171
Pledged-Revenue Coverage – Last Ten Fiscal Years	172
Computation of Legal Debt Margin – Last Ten Fiscal Years	173
Ratios of General Bonded Debt Outstanding	174
Ratios of Outstanding Debt by Type – Last Ten Fiscal Years	175
Demographic and Economic Statistics – Last Ten Fiscal Years	179
Principals Employers – Current Year and Eight Years Ago	180
Full-Time and Part-Time City Employees by Function – Last Ten Fiscal Years	183
Operating Indicators by Function – Last Ten Fiscal Years	184
Capital Asset Statistics by Function – Last Ten Fiscal Years	185



City of San Leandro
Civic Center, 835 E. 14th Street
San Leandro, California 94577



December 22, 2021

Honorable Mayor and Members of the City Council
City of San Leandro
San Leandro, CA 94577

Dear Mayor and Members of the City Council:

The Comprehensive Annual Financial Report (CAFR) for the City of San Leandro is hereby submitted for the year ended June 30, 2021. Responsibility for both the accuracy of the data and completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed information is accurate in all material respects and is reported in a manner designed to fairly present the City’s financial position and results of operations of all funds. All disclosures necessary to understand the City’s financial activities are included.

Section 555 of the City Charter requires an annual independent audit of the City’s fiscal affairs. This report is published to fulfill this requirement for the fiscal year ending June 30, 2021.

This report consists of management’s representations concerning the finances of the City. To provide a reasonable basis for making these representations, management established a comprehensive internal control framework designed to both protect the City’s assets from loss, theft, or misuse, compiled sufficient reliable information for the preparation of the City’s financial statements in conformity with Generally Accepted Accounting Principles (GAAP), and complied with applicable laws and regulations.

The City contracted with Maze & Associates, a public accounting firm licensed to perform local government audits in California, to complete the annual audit. Maze concluded that the financial statements present fairly the respective financial position of the government activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, and the respective changes in financial position, and where applicable, cash flows for the year ended June 30, 2021, in accordance with GAAP. This is a favorable conclusion and is commonly referred to as an unmodified opinion.

The audit involved examining on a test basis evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation.

In addition to the CAFR, the City prepares a mandated Single Audit designed to meet requirements related to major program expenditures of Federal funds. The standards governing Single Audit engagements require the independent auditor to report on the audited government’s internal controls and compliance with legal requirements, emphasizing administration of Federal awards. These reports are available in the City’s separately issued Single Audit Report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statement in the form of the Management's Discussion and Analysis (MD&A). The MD&A complements this transmittal letter and should be read in conjunction with it.

CITY PROFILE

The City was incorporated in 1872 and is one of the older communities in the San Francisco Bay Area. The City occupies fifteen square miles between the cities of Oakland and Hayward and is bordered on the west by the San Francisco Bay. San Leandro offers its 87,300 residents the charm and character of a community that has been established for 149 years. Once an agricultural community, the City has been successful in attracting significant residential, industrial, manufacturing, and retail development.

City Structure

The City functions under a council-manager form of government and is governed by a seven-member council elected by City residents. Municipal services include public safety, streets and roads, recreation and cultural services, library, health services, public infrastructure improvements, planning and zoning, and general administrative services. The scope of the City Council's power and influence includes the following:

- Authority to set policy and enact legislation that facilitates those policies,
- Authority to establish and modify operating and capital budgets,
- Power to appoint voting members to other governing authorities,
- Power to appoint the City Manager and City Attorney, and
- Authority to veto, modify, and overrule decisions previously enacted.

Component Units

The City's blended component units include operations of the San Leandro Parking Authority and the San Leandro Public Financing Authority. As of June 30, 2021, there were no discrete reportable component units.

The CAFR for the year ending June 30, 2021, provides a financial account of these units, organizational elements, and the City functions for which the City Council provides policy direction and general oversight. It presents financial information on the activities of the City itself and the component units of the City upon which the City Council is authorized to impose its will. The operating nature of the City's component units determines how they are reported in the financial statements. The activities of component units that provide financial benefit or create financial burden for the City are blended within the City's general financial statements.

ECONOMIC CONDITION OF THE CITY

The City has a diverse business community, which is comprised of varied businesses ranging from neighborhood coffee houses and fine restaurants, large food processing centers, regional shopping opportunities, to cutting edge technology. While the economic base has dramatically changed from its agricultural early years, San Leandro continues to expand on its sound business base with the ongoing development of such projects as a multi-family housing development, high-rise offices, and the continuing revitalization of downtown.

Scarcely any aspect of life in San Leandro remained untouched by the Coronavirus pandemic. Every resident and business owner has been affected by COVID-19. Devastating health impacts, business and school closures, elimination of jobs, essential workers faithfully carrying-on, remote work, requirements to wear masks and socially distance, and the struggle to pay basic bills, including food and rent, all became a normal part of life and helped define this unprecedented time.

Among the impacts to the City, many projects experienced slowdowns as attention was diverted toward mitigating the effects of the pandemic and then eventually transitioning to recovery efforts. Relevant and timely actions included an eviction moratorium, rental assistance, a grocery worker premium pay ordinance, public assistance in the forms of food distribution, mental health, domestic violence services, and small business grants.

With the rollout of vaccines and the stimulus funds provided by the Federal government, the City has begun returning to normal. Fortunately, the economic outlook for San Leandro is expected to be positive in the upcoming years. Due to low housing inventory, home prices continued to appreciate even during the pandemic. The City's median home price was \$862,000, a 24% increase from the prior year. San Leandro's unemployment rate was 10.8%. This unemployment rate is a significant improvement since the shutdown of economic activities last year.

The City's General Fund supports basic municipal services, such as public safety, human services, library and parks and recreation. Revenue to this critical fund, generated largely from sales and property taxes, has grown to higher levels due to recent voter-approved tax measures.

Sales tax revenue increased by 11% after declining in 2019-20 reflecting the beginning months of COVID-19. Revenues rose as the recovery occurred more quickly, businesses delaying payments caught-up more quickly, and several sales tax categories realized extraordinary growth. Real property transfer tax revenue increased by \$5.8 million in 2020-21. Some of the variance stems from the voter approved tax rate increase impacting the last half of the year. In addition, an unprecedented number of high value commercial and industrial properties sold in 2020-21. The City achieved positive financial results by extraordinary growth in sales tax and property transfer tax revenues, and early imposition of strategies to control costs considering the COVID-19 pandemic.

City operations are also supported by other funds, including major and non-major enterprise (proprietary) funds. Major enterprise funds include the Water Pollution Control Plant and Shoreline Enterprise Funds. Both funds experienced higher revenues over the prior fiscal year despite the COVID-19 pandemic. The Water Pollution Control Plant Enterprise fund was established to account for the City's sewers, which protect public health and preserve water quality through collection, treatment, and disposal of the community's wastewater. Program revenues to this fund in 2020-21 totaled \$16.4 million, a 20% increase over the prior fiscal year due largely to one time connection fees paid by high value commercial and industrial properties. The Shoreline Enterprise Fund was established by combining the Marina and the Golf Course Funds. Program revenues to this fund in 2020-21 totaled \$6.7 million, a \$4.9 million increase over the prior fiscal year mainly due to the increase in golf activities.

Like many other cities in California, the City faces increases in operating expenses partly due to rising pension costs. The City continues to implement strategies to control costs and identify viable revenue options. The City is also committed to funding its unfunded pension and other post-employment benefits (OPEB) liabilities. Authorized by the City Council, the City continues to set aside funds in the Prioritization Unfunded Liability Liquidation (PULL) Plan to reduce its unfunded

liabilities. In June 2021, the City Council authorized the establishment of a Section 115 Pension Trust to buy down the City's unfunded pension liability. \$6.5 million in contributions will be transferred to the trust account in fiscal year 2021-22. At the end of fiscal year 2020-21, the City's OPEB plan was 89% funded – a healthy funded status.

Long-term Perspective

The City adopts a biennial budget employing long-term planning as the framework for fiscal decisions. While San Leandro's underlying economy is viewed as positive in the long-term, today's economic challenges, notably in the General Fund, must be dealt with now to ensure long-term fiscal sustainability. The City Council has implemented on-going cost cutting measures after staffing peaked in 2008-09, producing recurring budget savings to address its financial challenges. Passage of Measure Z in November 2010, Measure HH in 2014, and Measures OO, PP, NN in 2016, and Measure VV in 2020 have improved revenues enough to restore and maintain services. The City has also implemented strategies to control costs such as soft hiring freeze to mitigate the impact from the COVID-19 pandemic.

City Council unrestricted reserves total \$66.5 million in the General Fund on June 30, 2021. The restricted reserves total \$17.2 million.

MAJOR INITIATIVES AND ACCOMPLISHMENTS

The City is committed to providing innovative and responsive services to the community. In its role of providing policy direction and general oversight, the City Council establishes major goals for City service delivery. The City initiated and completed a list of major programs/projects during 2020-21 that helped achieve the City's mission of serving the public and enhancing the quality of life in San Leandro. Certain programs were created in response to the COVID-19 pandemic, which helped to reduce the combined health, social, and economic impacts of the pandemic. Some of these major initiatives and accomplishments include:

- **Street Rehabilitation and Sealing** – The City completed design and advertised bidding for construction of a \$6.0 million street sealing project. This is the largest street sealing project that the City has undertaken in the past 25 years and will cover 28 lane miles of city roadways. The City also awarded and started construction on \$12.0 million of street reconstruction and rehabilitation (7.6 miles).
- **Boys and Girls Club Pool Resurfacing Project & Farrelly Pool Replacement Project** – The City completed a \$1.4 million Boys and Girls Club Pool Resurfacing Project and the \$8.6 million Farrelly Pool Replacement Project. At the Farrelly site, the City completed the construction of a new swimming pool facility to replace the aged existing complex.
- **Crosstown Class IV Corridors Study** – The City awarded a consulting agreement with Fehr & Peers to complete the Crosstown Class IV Corridors Study. This \$447,000 study funded with Caltrans Sustainable Transportation Planning Sustainable Communities Grant will seek to review and identify how to improve safety, access, and mobility for all roadway users along Bancroft Avenue and Williams Street.

- **Public Library COVID-19 Recovery** – Following a thorough process ensuring health and safety, the Library Department reopened the Main Library for onsite, in-person services in May 2021. Reopening the Main Library after a fourteen-month closure due to the pandemic provided community members access to vital, free resources such as computers and printers as well as staff technical assistance.
- **Monarch Bay Shoreline Development** – The public-private partnership with the developer includes up to 500 new housing units, hotel, restaurants, small retail space, new open space and an extension of the San Francisco Bay Trail. The project is now in the entitlements phase, and the developer submitted project designs and plans in 2021.
- **Loro Landing Apartments** – The 62-unit apartment building is expected to be completed and leased by the end of 2021. The project is 100% affordable units.
- **Bay Fair TOD Specific Plan Housing** – The City approved in the second Senate Bill (SB) 35 streamlined housing approval project on the former King Parcel adjacent to the Bay Fair Mall. The development is the first housing project approved pursuant to the Bay Fair TOD Specific Plan with 497 units, 50% affordable and 50% market rate.
- **Climate Action Plan Update** – The City completed a comprehensive update of the Climate Action Plan with City Council adoption in July of 2021.
- **Battery Storage/Energy-Efficiency Project** – The City received a \$420,000 grant from PG&E for constructing the battery storage/energy-efficiency project at the Water Pollution Control Plant.
- **Measure VV** – City Council placed Measure VV on the November 2020 municipal election ballot. Voters approved the measure increasing the real property transfer tax rate to \$11 per thousand dollars in valuation.
- **Civilian Police Oversight Board** – Based on policy direction from the City Council, the City launched exploratory efforts related to the creation of a new community police oversight board and independent police auditor program.
- **Cannabis Business Operations** – The City successfully shepherded the opening of previously permitted cannabis businesses, which are now operating safely in the community and generating over \$1.0 million in annual General Fund revenue.
- **Enhancements of Network and Computer Server Security** – Information Technology division implemented new software platforms ensuring protection against cyber-related threats and attacks.

FINANCIAL INFORMATION

City Budget & Budgetary Controls

The City Council is required to adopt a final budget by passing a budget resolution no later than June 30th, following a public hearing process. This annual budget serves as the foundation for the City's financial planning and control. The budget is prepared by fund, function (Public Safety), and department (Police). The legal level of budgetary control is at the fund level. The City Manager is authorized to transfer budgeted amounts between departments and line items within any fund. Any revisions that alter the total expenditures of any fund must be approved by the City Council. Transfers between funds must be approved by the City Council. At the end of the fiscal year, encumbered appropriations are carried forward and become part of the following year's budget while appropriations that have not been encumbered lapse, unless otherwise authorized by the City Council and the City Manager.

Accounting System

The City's accounting records for general government operations are maintained on a modified accrual basis, with revenues recorded when measurable and available. Expenditures are recorded when the services or goods are received and the liabilities incurred. Accounting records for the City's proprietary activities are maintained on the full accrual basis, with revenues recorded when earned and expenses when incurred.

In maintaining the City's accounting system, consideration is given to the adequacy of internal controls. Internal controls are designed to provide reasonable assurance regarding the safeguarding of assets and to ensure the reliability of financial records and maintaining accountability for assets. The concept of reasonable assurance recognizes that the cost of control should not exceed the benefits likely to be derived. The evaluation of costs and benefits requires continuing estimates and judgments by City management. The City's system of internal accounting controls continues to adequately safeguard assets and provide reasonable assurance that financial transactions are properly recorded.

Risk Management

The City maintains commercial insurance combined with self-insurance for all its governmental operations. The City is a member of the Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX). The City is also a member of California Joint Powers Risk Management Authority (CJPRMA), providing general liability coverage in an aggregate up to \$40 million. Additional information on the City's risk management activity can be found in Note 11 to the basic financial statements.

OTHER INFORMATION

Certificate of Achievement

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its CAFR for the year ended June 30, 2020. The City received this award for 24th consecutive years - because of staffing transitions, the City did not apply for the GFOA award for the fiscal year 2018-19 CAFR. The City is planning to apply for the award for the fiscal year 2020-21 CAFR.

To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements. The current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

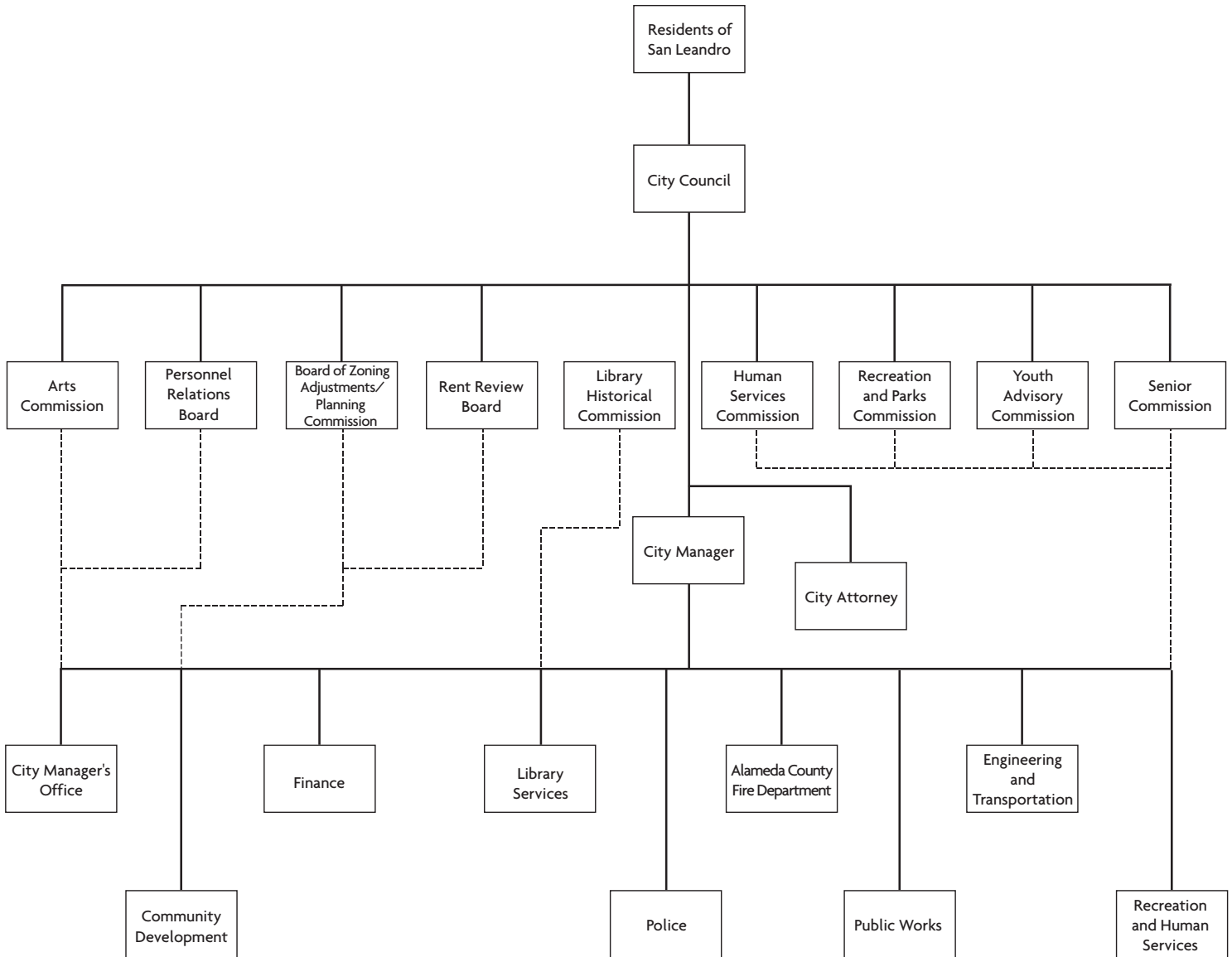
This CAFR represents the culmination of numerous hours of hard work expended by the dedicated staff in the Finance Department. Special thanks are extended to Assistant Finance Director Karen Chang and Accountants Tyler Hammond, Sarah Gustafson, and Susan Nunes for their commitment and diligence in the preparation of this document. Furthermore, I would like to thank Maze & Associates for their professional assistance and cooperation. Finally, I want to thank the City Council for their continued interest and support in planning and conducting the City's financial operations.

Respectfully submitted,



Susan Hsieh
Finance Director

This organizational chart reflects relationships between policy-making responsibility (Mayor, City Council, and Advisory Boards and Commissions) and administrative officers and departments.



PRINCIPAL OFFICERS
CITY OF SAN LEANDRO
For Fiscal Year Ended June 30, 2021

CITY COUNCIL

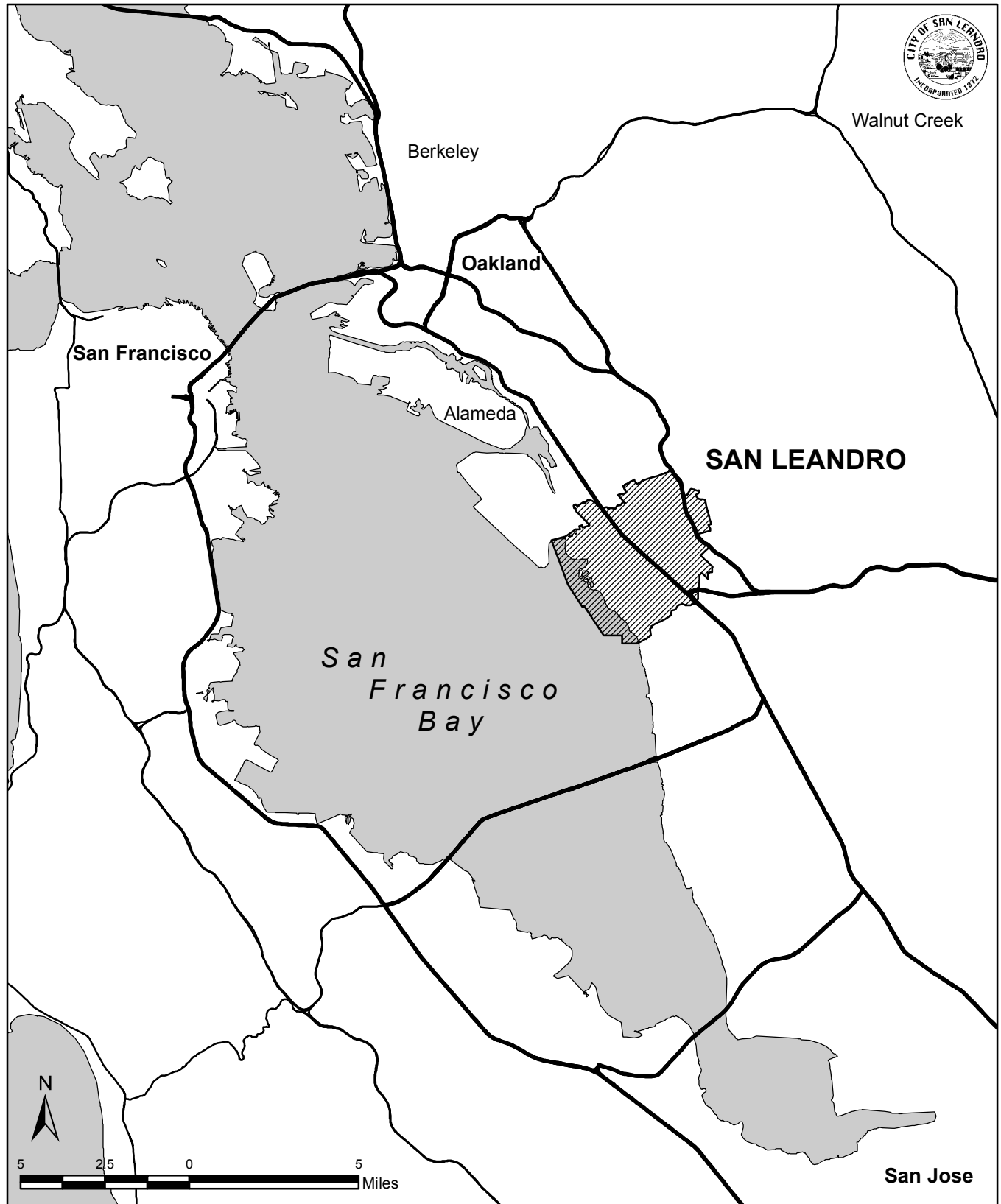
Mayor	Pauline Russo Cutter
Vice Mayor	Victor Aguilar, Jr.
Councilmember	Bryan Azevedo
Councilmember	Pete Ballew
Councilmember	Deborah Cox
Councilmember	Corina Lopez
Councilmember	Fred Simon

COUNCIL APPOINTEES

City Manager	Fran Robustelli
City Attorney	Richard Pio Roda

APPOINTED OFFICIALS

City Clerk	Leticia Miguel
Interim Police Chief	Susan Manheimer
Community Development Director	Tom Liao
Finance Director	Susan Hsieh
Recreation and Human Services Director	Jeanette Dong
Engineering – Transportation Director	Keith Cooke
Public Works Director	Debbie Pollart
Interim Library Director	Bill Sherwood





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of San Leandro
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2020

Christopher P. Morill

Executive Director/CEO



INDEPENDENT AUDITOR'S REPORT

To the Honorable Members of City Council
City of San Leandro, California

Report on Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of San Leandro (City), California, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of June 30, 2021 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

Management adopted the provisions of the following Governmental Accounting Standards Board Statement, which became effective during the fiscal year ended June 30, 2021. The adoption had an effect on the financial statements as discussed in Note 1P to the financial statements:

Statement No. 84 – *Fiduciary Activities*

The emphasis of this matter does not constitute a modification to our opinion.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and other required supplementary information as listed in the Table of Contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statement. The Introductory Section, Supplementary Information, and Statistical Section as listed in the Table of Contents are presented for purposes of additional analysis and are not required parts of the basic financial statements.

The Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 22, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Maze & Associates

Pleasant Hill, California
December 22, 2021



Management's Discussion and Analysis for Fiscal Year Ended June 30, 2021

The Management's Discussion and Analysis (MD&A) provides an overview of the City of San Leandro's financial activities and fiscal performance for the year ended June 30, 2021. Read this discussion and analysis in conjunction with the accompanying Transmittal Letter and Basic Financial Statements to obtain a complete picture of the City's financial condition.

FINANCIAL HIGHLIGHTS

- City's Assets and Deferred Outflows of Resources exceeded its Liabilities and Deferred Inflows of Resources by \$193.1 million (Net Position), a \$12.9 million increase from the prior year. Of total net position, \$186.2 million was invested in capital assets, \$51.6 million was restricted for other purposes, and (\$44.6) million was unrestricted. While Net Investment in Capital Assets and Restricted Net Position saw a decrease of \$2.8 million and \$12.9 million, respectively, Unrestricted Net Position increased by \$28.6 million.
- Assets and Deferred Outflows of Resources increased by \$43.7 million from the prior fiscal year, offset by an increase in Liabilities and Deferred Inflows of Resources of \$30.7 million. The increase in Liabilities was partly due to the increase in net pension liability of \$15.3 million and a new direct borrowing lease agreement of \$7.6 million offset by the decrease in debt repayment of \$6.0 million and decrease in net OPEB liability of \$1.9 million. Unfunded pension liability as of June 30, 2021 was \$204.1 million.
- The City's total net position increase of \$12.9 million is comprised of a \$5.9 million increase in governmental activities and a \$7.1 million increase in Business-Type activities.
- In accordance with GASB Statement No. 54, governments are obligated to enhance the financial reporting of the fund balance categories. Fund balances reported in Note 9 detail the classifications of the City's fund balance categories. The City's governmental fund balance, which includes the General, Special Revenue, Debt Service, and Capital Projects funds, increased by \$6.3 million for an ending fund balance of \$135.3 million. Ending fund balance classifications include:
 - a) Nonspendable: \$8.1 million of these funds are not available or spendable due to advances and loans to other funds.
 - b) Restricted: \$54.4 million based on constraints on the use of resources or imposed by law through constitutional provisions or enabling legislation. These include capital projects and debt service payments.
 - c) Assigned: \$9.5 million including General Fund encumbrances, the Oakland Airport Access Agreement, and a reserve funding anticipated Other Post-Employment Benefits (OPEB) costs arising from the City's contract for Fire Services with the Alameda County Fire Department.
 - d) Unassigned: \$63.3 million is available for expenditure. Unassigned is further categorized by Compensated Absences, Major Emergencies, Economic Uncertainties, and offsets from other fund deficits.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The MD&A serves as an introduction to the City's basic financial statements. The City's basic financial statements comprise of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The report also contains other supplementary information

Government-Wide Financial Statements

The government-wide financial statements provide readers a broad overview of the City's finances in a manner similar to statements of a private-sector business. The Statements are comprised of the *Statement of Net Position* and *Statement of Activities and Changes in Net Position*.

The *Statement of Net Position* presents information on the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of changes in the City's financial reporting.

The *Statement of Activities and Changes in Net Position* presents information showing how the government's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes, earned but unused vacation leave, and other compensated absences).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (governmental activities) from other functions intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

Both of the above financial statements have separate sections for two different types of programs or activities. These two types of activities are:

Governmental Activities – The activities in this section are mostly supported by taxes and charges for services. The governmental activities of the City include General Government (City Council, City Manager, City Clerk, Human Resources, Information Technology, and Finance), Public Safety (Police and Fire), Engineering & Transportation (including Public Works), Recreation and Culture (including the Library), and Community Development.

Business-Type Activities – These functions normally recover all or a significant portion of their costs through user fees and charges to external users of goods and services. The business-type activities of the City include the Water Pollution Control Plant, Environmental Services, Shoreline Enterprise, and Storm Water.

Fund Financial Statements

A fund is a grouping of related accounts maintaining control over resources segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds – Governmental funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s near-term financial capacity.

Because the focus of governmental funds is narrower than the government-wide financial statements, it is useful to compare the information presented for government funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City’s near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation facilitating the comparison between governmental funds and governmental activities. Reconciliations are presented on the page immediately following each governmental fund financial statement.

The City has 25 governmental funds, of which three are considered a major fund for presentation purposes. Major funds are presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances. The City’s three major funds are the General Fund, Measure BB Special Revenue Fund and the Capital Improvement Capital Project Fund. Individual fund for each of the non-major governmental funds are provided in the form of combining statements in this report.

The City adopts an annual appropriated budget for its General Fund and all other major and non-major funds. Budgetary comparison statements are elsewhere in this report to demonstrate compliance with the adopted budget.

Proprietary Funds – The City maintains two different types of proprietary funds: enterprise funds and internal service funds. Enterprise funds are used to report the functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for the Water Pollution Control Plant, Shoreline, Storm Water, and Environmental Services. Internal service funds are used to accumulate and allocate costs internally among various City functions. The City uses internal service funds to account for the vehicles fleet, building and facilities maintenance, insurance services, and information systems. Because these services primarily benefit governmental rather than business-type functions, these are included within governmental activities in the governmental-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, but in greater detail. The proprietary fund financial statements provide separate information for the City’s proprietary funds. Internal service funds are combined into a single, aggregated presentation in the proprietary financial statements. Individual fund data for the proprietary and internal service funds are provided in the form of combining statements.

Fiduciary Funds – City implemented GASB Statement No. 84, Fiduciary Activities during fiscal year 2021. As a result, it was determined that the Agency Funds should be recategorized as Custodial Funds. As a result, the OPEB Trust fund is no longer reported as of July 1, 2020. The accounting used for these funds is much like that used for governmental funds. These funds are reported in a separate statement of fiduciary assets. Please refer to note 1(P) to the financial statement for additional detail information.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to fully understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements follow the basic financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents required supplemental information. This information includes budgetary comparison schedules, detailed information about the City's agreement with the California Public Employees Retirement System (CalPERS) for the defined benefit pension plan, more detailed information on the City's Other Post Employment Benefit Plan (OPEB), and a detailed description of the City's Long-Term Debt.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position – As noted, net position may serve over time as a useful indicator of the City's financial position. In this fiscal year, total assets exceeded liabilities by \$193.1 million at the close of fiscal year 2020-21, an increase of 7.2%.

City of San Leandro
Net Assets at June 30, 2021
(in thousands)

	Governmental Activities			Business-Type Activities			Total		
	2021	2020	% change	2021	2020	% change	2021	2020	% change
Current Assets	\$ 184,137	\$ 154,497	19.2%	\$ 48,786	\$ 37,352	30.6%	\$ 232,923	\$ 191,849	21.4%
Non-Current Assets	9,184	8,366	9.8%	(5,977)	(5,204)	14.9%	3,207	3,162	1.4%
Capital Assets	188,650	192,496	-2.0%	81,782	77,972	4.9%	270,432	270,468	0.0%
Total assets	381,971	355,359	7.5%	124,591	110,120	13.1%	506,562	465,479	8.8%
Deferred Outflows of Resources	33,464	31,207	7.2%	2,147	1,810	18.6%	35,611	33,017	7.9%
Current and other liabilities	36,704	19,567	87.6%	3,816	3,029	26.0%	40,520	22,596	79.3%
Long-term liabilities	245,651	237,990	3.2%	57,262	50,057	14.4%	302,913	288,047	5.2%
Total liabilities	282,355	257,557	9.6%	61,078	53,086	15.1%	343,433	310,643	10.6%
Deferred Inflows of Resources	5,606	7,416	-24.4%	-	261	-100.0%	5,606	7,677	-27.0%
Net assets:									
Net investment in capital assets	146,228	147,336	-0.8%	39,935	41,645	-4.1%	186,163	188,981	-1.5%
Restricted	51,588	64,473	-20.0%	-	-	N/A	51,588	64,473	-20.0%
Unrestricted	(70,342)	(90,216)	-22.0%	25,724	16,939	51.9%	(44,618)	(73,277)	-39.1%
Total net position	\$ 127,474	\$ 121,593	4.8%	65,659	58,584	12.1%	\$ 193,133	\$ 180,177	7.2%

The City's \$186.1 million net investment in capital assets such as infrastructure, land, buildings, machinery, and equipment are the largest portion of the City's net position. These assets are not available for future spending because the City currently uses these capital assets to provide services to residents. Although investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay these investments must be provided from other sources (future income) since the capital assets themselves cannot be used to liquidate these liabilities.

Of the City's total net position, \$51.6 million represents resources that are subject to external restrictions. The remaining balance of (\$44.6) million represents an unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors within the restrictions set forth by various funding sources.

Changes in Net Activities

Year Ended June 30, 2021

(in thousands)

	Governmental Activities			Business-Type Activities			Total		
	2021	2020	% Change	2021	2020	% Change	2021	2020	% Change
Revenues									
Program revenues:									
Charges for Services	\$ 15,588	\$ 17,866	-12.8%	\$ 24,819	\$ 17,163	44.6%	\$ 40,407	\$ 35,029	15.4%
Operating grants and contributions	15,532	7,533	106.2%	350	258	35.7%	15,882	7,791	103.9%
Capital grants and contributions	7,878	17,774	-55.7%	3,645	473	670.6%	11,523	18,247	-36.8%
General revenues:									
Property taxes	26,664	26,308	1.4%	-	-	0.0%	26,664	26,308	1.4%
Sales tax	49,575	44,655	11.0%	-	-	0.0%	49,575	44,655	11.0%
Franchise Fee	5,844	5,649	3.5%	-	-	0.0%	5,844	5,649	3.5%
Utility users Tax	10,831	10,530	2.9%	-	-	0.0%	10,831	10,530	2.9%
Property Transfer Tax	9,559	3,788	152.3%	-	-	0.0%	9,559	3,788	152.3%
911 communication Access Tax	3,255	3,123	4.2%	-	-	0.0%	3,255	3,123	4.2%
Other taxes	1,813	1,822	-0.5%	441	661	-33.3%	2,254	2,483	-9.2%
Investment Earnings	1,404	4,484	-68.7%	161	1,215	-86.7%	1,565	5,699	-72.5%
Gain or loss on sale of assets	1,221	2	60950.0%	-	-	0.0%	1,221	2	60950.0%
Miscellaneous	770	878	-12.3%	-	-	0.0%	770	878	-12.3%
Total Revenues	149,934	144,412	3.8%	29,416	19,770	48.8%	179,350	164,182	9.2%
Expenses									
General Government	10,695	13,980	-23.5%	-	-	0.0%	10,695	13,980	-23.5%
Public safety	78,812	73,022	7.9%	-	-	0.0%	78,812	73,022	7.9%
Engineering & Transportatic	23,380	32,594	-28.3%	-	-	0.0%	23,380	32,594	-28.3%
Recreation and Culture	11,114	13,337	-16.7%	-	-	0.0%	11,114	13,337	-16.7%
Community Development	17,850	15,377	16.1%	-	-	0.0%	17,850	15,377	16.1%
Interest on Long-Term Debt	2,202	1,828	20.5%	-	-	0.0%	2,202	1,828	20.5%
Water Pollution Control	-	-	0.0%	14,588	15,234	-4.2%	14,588	15,234	-4.2%
Shoreline	-	-	0.0%	5,393	2,094	157.5%	5,393	2,094	157.5%
Storm Water Utility	-	-	0.0%	1,552	1,417	9.5%	1,552	1,417	9.5%
Environmental Services	-	-	0.0%	808	1,082	-25.3%	808	1,082	-25.3%
Total Expenses	144,053	150,138	-4.1%	22,341	19,827	12.7%	166,394	169,965	-2.1%
Excess(deficiency)of revenues									
over expenses before transfe	5,881	(5,726)	-202.7%	7,075	(57)	-12512.3%	12,956	(5,783)	-324.0%
Transfer	-	112	100.0%	-	(112)	-100.0%	0	0	0.0%
Increase in net position	5,881	(5,614)	-204.8%	7,075	(169)	-4286.4%	12,956	(5,783)	-324.0%
Beginning net position	121,594	127,208	-4.4%	58,584	58,753	-0.3%	180,177	185,961	-3.1%
Ending net position	\$ 127,474	\$ 121,594	4.8%	\$ 65,659	\$ 58,584	12.1%	\$ 193,133	\$ 180,178	7.2%

Revenue – Total revenue for fiscal year 2020-21 amounted to \$179.4 million, a \$15.2 million increase from the prior fiscal year. Of this amount, revenue from governmental activities increased by \$5.5 million or 3.8% and revenue from business-type activities increased by \$9.6 million or 48.8%. The net change in revenue was due to the following:

- Charges for services in Governmental activities are primarily fees for recreation, building, fire, planning, and engineering services. Revenue from these charges decreased by \$2.3 million. Business-Type Activities increased by \$7.7 million most of which is attributed to the Water Pollution Control Plant and Shoreline.
- Operating grants, capital grants, and contributions include Federal and State grants and other government and private contributions, including impact fees. Operating grants, capital grants and contributions increased by a net \$1.4 million in fiscal year 2020-21.
- Property taxes increased by 1.4% or \$0.4 million when compared to fiscal year 2019-20. This is consistent with an increase in property taxes levied and assessed valuations provided through the County Assessor's Office.
- Sales tax revenue increased by 11.0% or \$4.9 million when compared to fiscal year 2019-20. The City's five largest sales tax producing sectors were General Retail, Business to Business, Construction, Transportation and Food Services.
- Property Transfer Tax increased significantly by 152.3% or \$5.8 million when compared to fiscal year 2019-20. The increase is primarily due 1) to the sale of commercial and industrial properties valued more than \$8 million, resulting in additional tax revenue of \$1.6 million and 2) a voter approved Measure VV, which increase the tax from \$6 to \$11 per \$1000.
- Gain or loss on sale of assets increased by \$0.8 million due to the sale of real property.

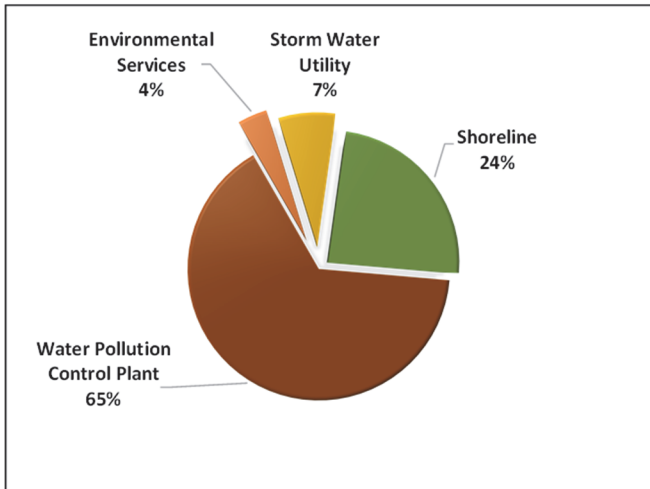
Expenses – Total expenses for both governmental and business-type activities decreased by \$3.6 million compared to the prior fiscal year. Program expenses for governmental activities decreased by \$6.1 million while program expenses for business-type activities increased by \$2.5 million. For each governmental and business-type activity, the total costs are expenses associated with that activity.

	Change in expense (in thousands)		
	2021	2020	% Change
General Government	10,695	\$ 13,980	-23.5%
Public safety	78,812	73,022	7.9%
Engineering & Transportation	23,380	32,594	-28.3%
Recreation and Culture	11,114	13,337	-16.7%
Community Development	17,850	15,377	16.1%
Interest on Long-Term Debt	2,202	1,828	20.5%
Governmental Activities	144,053	150,138	-4.1%
Water Pollution Control Plant	14,588	15,234	-4.2%
Shoreline	5,393	2,094	157.5%
Storm Water	1,552	1,417	9.5%
Environmental Services	808	1,082	-25.3%
Business-Type Activities	22,341	19,827	12.7%
Total Expenses	\$ 166,394	\$ 169,965	-2.1%

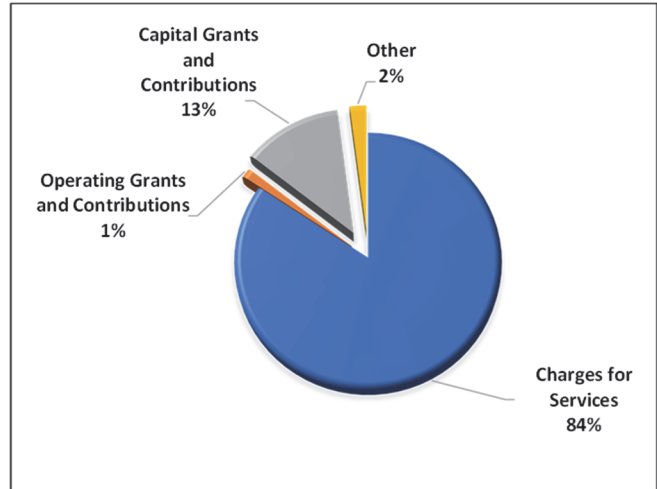
- Within governmental activities, Public Safety has the largest increase in program expenses at \$5.8 million greater than the prior fiscal year, a 7.9% increase. The increase was mainly due to an increase in Safety pension expenses of \$4.8 million. Community Development followed with a \$2.5 million increase representing a 16.1% increase over the prior fiscal year. In fiscal year 2020-21, the City completed the Boys and Girls Club and Farrelly Pool projects. These major expenditures were \$1.3 million higher than the capital outlay expenditures incurred in fiscal year 2020-21. In addition, the City provided rental assistance to impacted residents totaling \$0.9 million. Engineering & Transportation Department’s expenditures decreased by \$9.2 million representing a 28.3% decrease from the prior fiscal year. In fiscal year 2020-21, the City incurred approximately \$6.0 million for rehabilitation and overlay projects compared to \$11.0 million in the prior fiscal year. The capitalization of capital projects and related depreciation costs also partly attributed to the overall decrease. In fiscal year 2020-21, the City saw a reduction in allocated pension expenses of about \$2.0 million due to higher than expected yield in the pension assets.
- Business-type activities saw increases in expenses totaling \$2.5 million mainly due to the increase in golf course activities.

Business-Type Activities – The City’s business-type activities include the Water Pollution Control Plant, Shoreline, Storm Water, and Environmental Services. Business-Type activities net position increased by \$7.1 million when compared to prior fiscal year. The Water Pollution Control Plant Fund’s net position increased from \$54.6 to \$60.1 million.

Expenses by Function – Business-Type Activities



Revenues by Source – Business-Type Activities



FINANCIAL ANALYSIS OF INDIVIDUAL FUNDS

Governmental Funds

The focus of the City’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City’s financial conditions. In particular, unassigned fund balance may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year. It should be noted that most of the unassigned amounts are designated by the City Council for specific uses.

At the end of fiscal year 2020-21, the City’s governmental funds reported combined ending fund balances of \$135.3 million, an increase of \$6.3 million compared to prior year. Approximately 6.0% or \$8.1 million of the fund balance represents Nonspendable; 40.2% or \$54.4 million represents Restricted, 7.0% or \$9.5 million represents Assigned, and 46.8% or \$63.3 million is Unassigned and available for spending at the City Council’s discretion.

General Fund

The General Fund is a major governmental fund and represents all funds not required to be accounted for in another fund. The General Fund accounted for 87.6% of the total governmental revenues and 79.0% of the total expenditures. A number of primary City services are accounted for in the General Fund including general government, public safety, development services, library and community services, and maintenance services. At the end of fiscal year 2020-21, the unassigned fund balance of the General Fund was \$66.5 million, while the total fund balance was \$83.7 million. As a measure of the General Fund’s liquidity, it is useful to compare the Unassigned Fund Balance to total of fund expenditures.

The Unassigned Fund Balance of \$66.5 million has been designated for the following purposes:

- \$0.9 million for Compensated Absences
- \$5.0 million for Major Emergencies
- \$24.6 million for Economic Uncertainty
- \$36.0 million for remaining Unassigned (for liquidity and other purposes)

At the end of fiscal year 2020-21, the General Fund ending balance increased by \$19.2 million compared to the prior fiscal year. General Fund revenues increased by \$8.3 million primarily due to a \$11.8 million increase in sales taxes and property transfer tax, offset by a decrease of \$2.7 million in use of money and property. General Fund expenditures (not including Transfers Out) increased by \$2.5 million from the prior fiscal year. The overall increase is largely due to increases in general government and public safety expenditures for \$1.6 million and \$0.7 million. The increase for public safety is primarily attributed to the increase in pension costs.

Measure BB Special Revenue Fund

The Measure BB Special Revenue Fund is a major governmental fund and accounted for 1.6% of the total governmental revenues and 4.2% of the total expenditures. The fund accounts for the City's share of revenues earned and expenditure incurred under the City paratransit, streets and roads, and bike and pedestrian programs. As of June 30, 2021, the Measure BB Special Revenue Fund had a total fund balance of (\$3.2) million.

Capital Improvement Capital Projects Fund

The Capital Improvement Capital Projects Fund is a major governmental fund and accounted for less than 0.1% of the total governmental revenues and 7.1% of the total expenditures (not including other financing sources such as issuance of debt or interfund transfers). The fund accounts for monies for major capital improvement projects not provided for in the other special revenue funds such as the Measure B and F Funds. As of June 30, 2021, the Capital Improvement Capital Projects Fund had a total fund balance of \$33.1 million, a decrease of 25.4%. The fund balance including the proceeds from 2018 Lease Revenue Bonds anticipated to include improvements to the Police and South Office Buildings, the Mulford-Marina Branch Library, Manor Park Competition Pool, Farrelly Pool, Casa Peralta, and the Boat Harbor.

Non-major Governmental Funds

The City's non-major funds are presented in the basic financial statements in the aggregate. As of June 30, 2021, non-major funds had a total fund balance of \$21.7 million of which all are legally restricted for specific purposes by external funding. More information about these aggregate non-major funds can be found in the combining statements immediately following the required supplementary information.

Proprietary Funds

The City's proprietary funds provide the same type of information found in the government-wide financial statements but in greater detail.

The total net position of the Enterprise Funds was \$65.6 million at the end on June 30, 2021, an increase of \$7.1 million from the prior fiscal year. The total net position of the Internal Service Funds was \$17.1 million at the end on June 30, 2021, an increase of \$1.1 million from the prior fiscal year.

Water Pollution Control Plant Enterprise Fund

The Water Pollution Control Plant Enterprise Fund was established to account for the City's sewer system, which protects public health and preserves water quality through collection, treatment, and disposal of wastewater and wastewater solids. As of June 30, 2021, the Fund's net position totaled \$60.1 million, an increase of \$5.5 million primarily due to the increase in operating revenues and decrease in operating expenses.

Shoreline Enterprise Fund

The Shoreline Enterprise Fund was established in 2002-03 by combining the Marina Enterprise and the Golf Course Enterprise Funds. The Fund accounts for the operation of recreational boat berthing, food service facilities, and the public golf course. As of June 30, 2021, the Fund's net position totaled \$5.0 million, an increase of \$1.8 million or 56.8%. Net position for the prior year was \$3.2 million.

Non-major Enterprise Funds

The City's non-major enterprise funds include Storm Water and Environmental Services. As of June 30, 2021, net position for non-major enterprise funds decreased by 33.5%, or \$0.2 million, due to decrease in the Storm Water Fund of \$0.5 million and an increase of \$0.1 million in the Environment Services Fund. More information about these aggregate non-major enterprise funds can be found in the combining statements following the required supplementary information.

GENERAL FUND BUDGETARY HIGHLIGHTS

The General Fund ended the fiscal year with revenues above final budget projections by 7.3% or \$8.6 million. The increase was largely due to improved sales tax and real property transfer tax revenues. Contrary to the conservative budget projections based on the COVID-19, these revenues reached historically favorable levels. Expenditures were 6.4% or \$7.4 million below final budget projections. A portion of the unspent budget balance represents open purchase orders and deferred purchases that will incur in future fiscal years. As shelter-in-place orders were extended, City programs and activities remained closed, and some programs were deferred.

CITY OF SAN LEANDRO
Summary Analysis of General Fund Budget, Fiscal Year 2020-21
(in thousands)

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Adopted	Final	Actual	
REVENUES:				
Property taxes and other taxes	\$ 96,348	\$ 97,106	\$ 107,278	\$ 10,172
Licenses and permits	10,613	10,348	9,449	(899)
Fines and forfeitures	1,596	1,347	1,229	(118)
Services charges	3,156	1,296	1,294	(2)
Intergovernmental	774	1,899	2,356	457
Use of money and property	1,532	2,818	1,441	(1,377)
Interdepartmental charges	2,000	2,000	2,001	1
Other	2,026	339	662	323
Total revenues	118,045	117,153	125,710	8,557
EXPENDITURES:				
Current:				
General government	17,255	13,445	14,745	1,300
Public safety	68,516	68,119	65,237	(2,882)
Engineering and transportation	11,234	11,558	10,216	(1,342)
Recreation and culture	11,442	11,800	9,751	(2,049)
Community development	6,552	8,302	6,417	(1,885)
Debt service:				
Principal	2,697	2,697	2,162	(535)
Interest and fees	606	606	606	-
Total expenditures	118,302	116,527	109,134	(7,393)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES				
	(257)	626	16,576	15,950
OTHER FINANCING SOURCES (USES):				
Transfers (in)	-	4,918	4,918	-
Transfers (out)	(5,350)	(3,510)	(3,510)	-
Proceeds from the sale of property	-	-	1,221	1,221
Total other financing sources (uses)	(5,350)	1,408	2,629	1,221
NET CHANGE IN FUND BALANCE	\$ (5,607)	\$ 2,034	\$ 19,205	\$ 17,171
FUND BALANCES:				
Beginning of year			64,514	
End of year			\$ 83,719	

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's capital assets for its governmental and business-type activities as of June 30, 2021 amount to \$270.4 million, net of accumulated depreciation. This represents a decrease of \$40 thousand due to the annual depreciation expense of \$17.8 million offset by expenditures for Water Pollution Control Plant and Sewer Infrastructure, Police Building & South Office Expansion, Farrelly Pool Replacement, and Boys and Girls Club Pool Resurface projects.

Investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, and construction in progress. Infrastructure assets are items that are normally immovable and of value only to the City such as roads, bridges, streets and sidewalks, drainage systems, lighting systems, and similar infrastructure.

The following is a summary of the City's capital assets:

City of San Leandro
Capital Assets (net of depreciation)
Year Ended June 30, 2021
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 16,471	\$ 16,550	\$ 5,234	\$ 5,234	\$ 21,705	\$ 21,784
Construction in progress	22,486	12,945	2,647	1,148	25,133	14,093
Total non-depreciable assets	38,957	29,495	7,881	6,382	46,838	35,877
Depreciable assets (net of depreciation)						
Buildings	51,328	52,853	55,470	55,753	106,798	108,606
Improvements other than buildings	5,101	5,037	-	-	5,101	5,037
Machinery and equipment	3,253	3,482	4,828	4,926	8,081	8,408
Licensed Vehicles	6,010	6,312	55	49	6,065	6,361
Infrastructure	84,002	95,317	13,548	10,862	97,550	106,179
Total depreciable assets	149,694	163,001	73,901	71,590	223,595	234,591
Total capital assets	\$ 188,651	\$ 192,496	\$ 81,782	\$ 77,972	\$ 270,433	\$ 270,468

Additional information on the City's capital assets can be found in Note 5 of the notes to the financial statements.

Debt Administration

At the end of the current fiscal year, the City’s total outstanding long-term debt is \$91.3 million, an increase of \$1.4 million from the prior fiscal year due to the direct borrowing lease agreement in the business-type activities.

At the end of the current fiscal year, the City’s total long-term debt outstanding for governmental activities is \$49.4million, a decrease of \$4.1 million from the prior fiscal year. The decrease was due to principal payments during the year as seen in Note 6 of the notes to the financial statements.

At the end of the current fiscal year, the City’s total long-term debt outstanding for business-type activities is \$41.8 million, an increase of \$5.5 million from the prior fiscal year. The increase primarily reflects the direct borrowing lease agreement (\$7.6 million) the City entered with the Banc of America Public Capital Corporation, decreased by principal payments (\$2.1 million) for the State Water Resources Control Board Loan and Marina Cal Boating Loan.

Additional information on the City’s long-term debt obligations can be found in Note 6 of the notes to the financial statements.

The following is a summary of the City’s outstanding debt:

**City of San Leandro
Outstanding Debt
Year Ended June 30, 2021
(in thousands)**

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenue bonds and notes (backed by specific tax and fee revenues)	\$ 43,941	\$ 47,585	\$ -	\$ -	\$ 43,941	\$ 47,585
Certificates of participation	-	-	-	-	-	-
Other loans	5,482	5,941	41,847	36,327	47,329	42,268
Total	<u>\$ 49,423</u>	<u>\$ 53,526</u>	<u>\$ 41,847</u>	<u>\$ 36,327</u>	<u>\$ 91,270</u>	<u>\$ 89,853</u>

ECONOMIC FACTORS AND NEXT YEAR’S BUDGET

The economy of the City and major initiative are discussed in the Transmittal Letter located in the Introductory Section of the CAFR.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City’s finances for all citizens, taxpayers, customers, investors, and creditors. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the City of San Leandro, Finance Department, 835 East 14th Street, San Leandro, CA 94577.



BASIC FINANCIAL STATEMENTS



GOVERNMENT-WIDE FINANCIAL STATEMENTS



City of San Leandro
Statement of Net Position
June 30, 2021

ASSETS	Governmental Activities	Business - Type Activities	Total
Current assets:			
Cash and investments (Note 2)	\$ 155,072,177	\$ 38,646,451	\$ 193,718,628
Cash and investments with fiscal agent (Note 2)	94,837	7,624,924	7,719,761
Receivables:			
Accounts	28,279,462	2,271,057	30,550,519
Interest	331,255	90,506	421,761
Special assessments	49,632	-	49,632
Inventory and prepaid items	310,118	152,734	462,852
Total current assets	184,137,481	48,785,672	232,923,153
Noncurrent assets:			
Loans receivable (Note 3)	1,996,953	-	1,996,953
Internal balances (Note 4D)	5,977,285	(5,977,285)	-
Land held for resale (Note 10)	382,668	-	382,668
Other assets	827,061	-	827,061
Capital assets (Note 5):			
Non-depreciable	38,957,575	7,881,087	46,838,662
Depreciable	507,952,463	92,880,807	600,833,270
Less accumulated depreciation	(358,259,932)	(18,980,202)	(377,240,134)
Capital assets, net	188,650,106	81,781,692	270,431,798
Total noncurrent assets	197,834,073	75,804,407	273,638,480
Total Assets	381,971,554	124,590,079	506,561,633
DEFERRED OUTFLOWS OF RESOURCES			
Related to pension (Note 13)	31,678,232	2,146,732	33,824,964
Related to OPEB (Note 14)	1,785,992	-	1,785,992
Total Deferred Outflows of Resources	33,464,224	2,146,732	35,610,956
LIABILITIES			
Current liabilities:			
Accounts payable and accruals	12,985,815	1,242,053	14,227,868
Interest payable	341,694	9,383	351,077
Other liabilities	1,029,609	6,884	1,036,493
Unearned revenue (Note 8)	13,169,170	-	13,169,170
Compensated absences - Due within one year (Note 7)	610,638	140,673	751,311
Claims and judgments payable - Due within one year (Note 11)	4,233,746	-	4,233,746
Long- term debt - Due within one year (Note 6)	4,334,083	2,416,542	6,750,625
Total current liabilities	36,704,755	3,815,535	40,520,290
Noncurrent liabilities:			
Deposits	4,696,463	43,584	4,740,047
Compensated absences payable - Due in more than one year (Note 7)	3,460,279	562,693	4,022,972
Claims and judgments payable - Due in more than one year (Note 11)	2,817,888	-	2,817,888
Net pension liability (Note 13)	186,834,266	17,225,544	204,059,810
Net OPEB liability (Note 14)	2,752,343	-	2,752,343
Long- term debt - Due in more than one year (Note 6)	45,089,419	39,430,491	84,519,910
Total noncurrent liabilities	245,650,658	57,262,312	302,912,970
Total Liabilities	282,355,413	61,077,847	343,433,260
DEFERRED INFLOWS OF RESOURCES			
Related to pension (Note 13)	4,315,497	-	4,315,497
Related to OPEB (Note 14)	1,290,507	-	1,290,507
Total Deferred Inflows of Resources	5,606,004	-	5,606,004
NET POSITION (Note 9)			
Net investment in capital assets	146,227,950	39,934,659	186,162,609
Restricted for:			
Capital projects	33,119,632	-	33,119,632
Debt service	423,727	-	423,727
Engineering and transportation	10,463,046	-	10,463,046
Recreation and culture	673,534	-	673,534
Community Development	5,803,900	-	5,803,900
Public Safety	1,104,192	-	1,104,192
Total restricted	51,588,031	-	51,588,031
Unrestricted	(70,341,620)	25,724,305	(44,617,315)
Total Net Position	\$ 127,474,361	\$ 65,658,964	\$ 193,133,325

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Statement of Activities and Changes in Net Position
For the year ended June 30, 2021

Functions/Programs	Expenses	Program Revenues			Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental Activities:					
General government	\$ 10,695,242	\$ 8,151,081	\$ 1,171,787	\$ 883,944	\$ 10,206,812
Public safety	78,812,214	2,770,129	394,454	-	3,164,583
Engineering and transportation	23,380,477	655,211	10,056,695	4,690,273	15,402,179
Recreation and culture	11,113,653	283,313	693,096	2,304,025	3,280,434
Community development	17,849,902	3,728,568	3,216,018	-	6,944,586
Interest on long-term debt	2,201,522	-	-	-	-
Total Governmental Activities	144,053,010	15,588,302	15,532,050	7,878,242	38,998,594
Business-type activities:					
Water Pollution Control Plant	14,588,118	16,410,274	-	3,644,686	20,054,960
Shoreline	5,393,167	6,679,050	99,605	-	6,778,655
Storm Water Utility	1,551,666	1,071,874	-	-	1,071,874
Environmental Services	807,630	657,670	250,199	-	907,869
Total business-type Activities	22,340,581	24,818,868	349,804	3,644,686	28,813,358
Total primary government	\$ 166,393,591	\$ 40,407,170	\$ 15,881,854	\$ 11,522,928	\$ 67,811,952

General revenues:

Taxes:
Property taxes
Sales tax
Franchise fees
Utility users tax
Property transfer tax
911 communication access tax
Other taxes

Total Taxes

Investment earnings

Miscellaneous

Gain on sale of assets

Total general revenues

Change in net position

Net position - Beginning of year

Net position - End of year

See Accompanying Notes to Basic Financial Statements

Net (Expense) Revenue and
Changes in Net Position

Governmental Activities	Business- Type Activities	Total
\$ (488,430)	\$ -	\$ (488,430)
(75,647,631)	-	(75,647,631)
(7,978,298)	-	(7,978,298)
(7,833,219)	-	(7,833,219)
(10,905,316)	-	(10,905,316)
(2,201,522)	-	(2,201,522)
<u>(105,054,416)</u>	<u>-</u>	<u>(105,054,416)</u>
-	5,466,842	5,466,842
-	1,385,488	1,385,488
-	(479,792)	(479,792)
-	100,239	100,239
<u>-</u>	<u>6,472,777</u>	<u>6,472,777</u>
<u>(105,054,416)</u>	<u>6,472,777</u>	<u>(98,581,639)</u>
26,664,153	-	26,664,153
49,574,497	-	49,574,497
5,844,069	-	5,844,069
10,830,889	-	10,830,889
9,558,694	-	9,558,694
3,255,178	-	3,255,178
1,813,395	441,445	2,254,840
<u>107,540,875</u>	<u>441,445</u>	<u>107,982,320</u>
1,403,560	160,834	1,564,394
769,949	-	769,949
1,221,097	-	1,221,097
<u>110,935,481</u>	<u>602,279</u>	<u>111,537,760</u>
5,881,065	7,075,056	12,956,121
<u>121,593,296</u>	<u>58,583,908</u>	<u>180,177,204</u>
<u>\$ 127,474,361</u>	<u>\$ 65,658,964</u>	<u>\$ 193,133,325</u>



FUND FINANCIAL STATEMENTS

Governmental Fund Financial Statements
Proprietary Fund Financial Statements
Fiduciary Fund Financial Statements



GOVERNMENTAL FUND FINANCIAL STATEMENTS

The General Fund – Accounts for all general revenues of the City not specifically levied or collected for other City funds and the related expenditures. The General Fund accounts for all financial resources of a governmental unit which are not accounted for in other funds.

Measure BB Special Revenue Fund– This fund accounts for the City's share of revenues earned and expenditure incurred under the City paratransit, streets and roads, and bike and pedestrian programs.

Capital Improvement Projects Capital Projects Fund – This fund accounts monies for major capital improvement projects not provided for in the other capital improvement projects fund.

**City of San Leandro
Governmental Funds
Balance Sheet
June 30, 2021**

	Major Funds				Total
	General Fund	Measure BB Special Revenue Fund	Capital Improvement Capital Projects Fund	Non-Major Governmental Funds	
ASSETS					
Cash and investments (Note 2)	\$ 81,819,642	\$ 47,982	\$ 34,037,096	\$ 20,001,493	\$ 135,906,213
Cash and investments with fiscal agent (Note 2)	-	-	94,837	-	94,837
Receivables:					
Property taxes	-	-	-	-	-
Accounts	18,018,132	5,075,216	-	1,218,564	24,311,912
Federal, State, and local grants	59,586	-	-	3,418,330	3,477,916
Interest	241,977	-	-	43,446	285,423
Special Assessment	49,536	-	-	96	49,632
Loans (Note 3)	1,349,968	-	-	646,985	1,996,953
Due from other funds (Note 4A)	1,995,077	-	-	-	1,995,077
Advances to other funds (Note 4B)	6,276,736	-	-	-	6,276,736
Prepays	-	-	-	48,000	48,000
Property held for resale (Note 10)	-	-	-	382,668	382,668
Other assets	827,061	-	-	-	827,061
Total Assets	\$ 110,637,715	\$ 5,123,198	\$ 34,131,933	\$ 25,759,582	\$ 175,652,428
LIABILITIES					
Liabilities:					
Accounts payable and accruals	\$ 7,348,197	\$ 3,580,919	\$ 1,025,923	\$ 602,919	\$ 12,557,958
Due to other funds (Note 4A)	-	-	-	589,519	589,519
Advances from other funds (Note 4B)	1,705,009	-	-	-	1,705,009
Deposits payable	4,696,463	-	-	-	4,696,463
Unearned revenue (Note 8)	13,169,170	-	-	-	13,169,170
Total Liabilities	26,918,839	3,580,919	1,025,923	1,192,438	32,718,119
DEFERRED INFLOW OF RESOURCES					
Unavailable revenue - grants receivable	-	4,711,270	-	2,916,132	7,627,402
Total Deferred Inflow of Resources	-	4,711,270	-	2,916,132	7,627,402
Fund Balances: (Note 9)					
Nonspendable	7,626,704	-	-	430,668	8,057,372
Restricted	50,000	-	33,106,010	21,252,736	54,408,746
Assigned	9,505,953	-	-	-	9,505,953
Unassigned	66,536,219	(3,168,991)	-	(32,392)	63,334,836
Total Fund Balances	83,718,876	(3,168,991)	33,106,010	21,651,012	135,306,907
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 110,637,715	\$ 5,123,198	\$ 34,131,933	\$ 25,759,582	\$ 175,652,428

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Reconciliation of the Governmental Funds Balance Sheet
with the Statement of Net Position
June 30, 2021

Total fund balances reported on the governmental funds balance sheet \$ 135,306,907

Amounts reported for Governmental Activities in the Statement of Net Position are different from those reported in the Governmental Funds above because of the following:

CAPITAL ASSETS

Capital assets used in Governmental Activities are not current assets or financial resources and therefore are not reported in the Governmental Funds. 182,796,468

ALLOCATION OF INTERNAL SERVICE FUND NET POSITION

Internal service funds are not governmental funds. However, they are used by management to charge the costs of certain activities, such as insurance and central services and maintenance to individual governmental funds. The net current assets of the Internal Service Funds are therefore included in Governmental Statement of Activities. 17,087,845

LONG-TERM ASSETS AND LIABILITIES

The assets and liabilities below are not due and payable in the current period and therefore are not reported in the Funds:

Net OPEB liability, related deferred outflows and inflows of resources	(2,256,858)
Net pension liability, related deferred outflows and inflows of resources	(159,471,531)
Long-term debt	(49,423,502)
Interest payable	(341,694)
Compensated absences	(3,850,676)
Recognition of grants revenue	<u>7,627,402</u>

NET POSITION OF GOVERNMENTAL ACTIVITIES **\$ 127,474,361**

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the year ended June 30, 2021

	Major Fund				Total
	General	Measure BB Special Revenue Fund	Capital Improvement Capital Projects Fund	Non-Major Governmental Funds	
REVENUES					
Property and other taxes	\$ 107,278,144	\$ -	\$ -	\$ 494,301	\$ 107,772,445
Licenses and permits	9,448,803	-	-	613,314	10,062,117
Fines and forfeitures	1,229,094	-	-	109,367	1,338,461
Service charges	1,293,520	-	14,641	118,212	1,426,373
Intergovernmental	2,356,438	2,204,491	-	10,040,498	14,601,427
Use of money and property	1,441,002	43,435	6	3,793,156	5,277,599
Interdepartmental charges	2,001,068	-	-	-	2,001,068
Other	661,881	83,600	-	330,368	1,075,849
Total Revenues	125,709,950	2,331,526	14,647	15,499,216	143,555,339
EXPENDITURES					
Current:					
General Government	14,745,469	-	-	-	14,745,469
Public safety	65,236,510	-	-	412,999	65,649,509
Engineering and transportation	10,216,409	5,874,380	1,304,167	6,511,620	23,906,576
Recreation and culture	9,751,091	-	-	318,288	10,069,379
Community development	6,417,240	-	8,517,038	2,832,966	17,767,244
Debt service:					
Principal	2,161,915	-	-	1,723,000	3,884,915
Interest and fees	605,712	-	-	1,651,256	2,256,968
Total Expenditures	109,134,346	5,874,380	9,821,205	13,450,129	138,280,060
REVENUES OVER (UNDER) EXPENDITURES	16,575,604	(3,542,854)	(9,806,558)	2,049,087	5,275,279
OTHER FINANCING SOURCES (USES)					
Transfers in (Note 4C)	4,917,823	-	3,460,000	50,000	8,427,823
Transfers (out) (Note 4C)	(3,510,000)	-	(4,917,823)	(176,512)	(8,604,335)
Proceeds from the sale of property	1,221,097	-	-	-	1,221,097
Total Other Financing Sources (Uses)	2,628,920	-	(1,457,823)	(126,512)	1,044,585
NET CHANGE IN FUND BALANCES	19,204,524	(3,542,854)	(11,264,381)	1,922,575	6,319,864
FUND BALANCES					
Beginning of year	64,514,352	373,863	44,370,391	19,728,437	128,987,043
End of year	\$ 83,718,876	\$ (3,168,991)	\$ 33,106,010	\$ 21,651,012	\$ 135,306,907

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Reconciliation of the Net Change in Fund Balances - Total Governmental Funds with
the Statement of Activities
For the year ended June 30, 2021

The schedule below reconciles the Net Changes in Fund Balances reported on the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balance, which measures only changes in current assets and current liabilities on the modified accrual basis, with the Change in Net Position of Governmental Activities reported in the Statement of Activities, which is prepared on the full accrual basis.

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS \$ 6,319,864

Amounts reported for governmental activities in the Statement of Activities are different because of the following:

CAPITAL ASSET TRANSACTIONS

Governmental Funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense.

Capital expenditures are therefore added back to fund balance	11,897,602
Depreciation expense is deducted from the fund balance. The amount excludes the depreciation of \$1,222,030, which is reported in the Internal Service Funds.	(15,692,588)
Loss on disposal of capital assets is deducted from fund balance	(88,334)

LONG-TERM DEBT PROCEEDS AND PAYMENTS

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but in the Statement of Net Position the repayment reduces long-term liabilities.

Repayment of debt principal is added back to fund balance	3,884,915
Amortization of bond discount is deducted from fund balance	(10,119)
Amortization of bond premium is added back to fund balance	227,386

ACCRUAL OF NON-CURRENT ITEMS

The amounts below included in the Statement of Activities do not provide or (require) the use of current financial resources and therefore are not reported as revenue or expenditures in governmental funds (net change):

Unearned revenue	5,157,639
Interest payable	17,753
Compensated absences	498,690
Net pension liabilities, related deferred outflows and inflows of resources	(7,311,281)
Net OPEB liabilities, related deferred outflows and inflows of resources	(156,885)

ALLOCATION OF INTERNAL SERVICE FUND ACTIVITY

Internal Service Funds are used by management to charge the costs of certain activities, such as equipment acquisition, maintenance, and insurance to individual funds. The portion of the net revenue (expense) of these Internal Service Funds arising out of their transactions with governmental funds is reported with governmental activities, because they service those activities.

Change in Net Position - All Internal Service Funds	1,136,423
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CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	\$ 5,881,065
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See Accompanying Notes to Basic Financial Statements



PROPRIETARY FUND FINANCIAL STATEMENTS

Water Pollution Control Plant - This fund accounts for the City's sewers which protect public health and preserve water quality through the collection, treatment and disposal of the community's wastewater and wastewater solids.

Shoreline - The City operates various recreational facilities which include golf and marina berthing as well as providing food service facilities for the general public in an area connected to the San Francisco Bay.

Internal Service Funds - These funds are used to account for special activities and services performed by a designated City department for other departments on a cost reimbursement basis.

City of San Leandro
Statement of Net Position
Proprietary Funds
June 30, 2021

	Major Enterprise Funds		Non- Major Enterprise Funds	Total	Governmental Activities- Internal Service Funds
	Water Pollution Control Plant	Shoreline			
ASSETS					
Current Assets:					
Cash and investments (Note 2)	\$ 31,317,551	\$ 5,400,130	\$ 1,928,770	\$ 38,646,451	\$ 19,165,964
Cash and investments with fiscal agent (Note 2)	7,624,924	-	-	7,624,924	-
Receivables:					
Accounts	1,563,416	561,185	146,456	2,271,057	489,634
Interest	73,302	12,633	4,571	90,506	45,832
Inventory and prepaids	-	152,734	-	152,734	262,118
Total current assets	40,579,193	6,126,682	2,079,797	48,785,672	19,963,548
Noncurrent assets:					
Advance to other fund (Note 4B)	1,705,009	-	-	1,705,009	-
Capital assets (Note 5)					
Non-Depreciable	4,303,277	3,577,810	-	7,881,087	-
Depreciable	86,930,874	5,929,364	20,569	92,880,807	18,612,034
Less accumulated depreciation	(15,071,598)	(3,888,292)	(20,312)	(18,980,202)	(12,758,396)
Total capital assets, net	76,162,553	5,618,882	257	81,781,692	5,853,638
Total noncurrent assets	77,867,562	5,618,882	257	83,486,701	5,853,638
Total Assets	118,446,755	11,745,564	2,080,054	132,272,373	25,817,186
DEFERRED OUTFLOWS OF RESOURCES					
Related to pension (Note 13)	2,146,732	-	-	2,146,732	-
LIABILITIES					
Current Liabilities:					
Accounts payable	1,132,155	92,307	17,591	1,242,053	427,857
Interest payable	-	9,383	-	9,383	-
Due to other funds (Note 4A)	-	-	1,405,558	1,405,558	-
Other liabilities	-	6,884	-	6,884	1,029,609
Unearned revenue	-	-	-	-	-
Clams and judgments - due in 1 year (Note 11)	-	-	-	-	4,233,746
Compensated absences - due in 1 year (Note 7)	100,799	4,400	35,474	140,673	33,037
Long-term debt - due in 1 year (Note 6)	2,323,269	93,273	-	2,416,542	-
Total current liabilities	3,556,223	206,247	1,458,623	5,221,093	5,724,249
Non-current Liabilities:					
Deposits payable	3,000	40,584	-	43,584	-
Advances from other funds (Note 4B)	-	6,276,736	-	6,276,736	-
Claims and judgments - due in more than 1 year (Note 11)	-	-	-	-	2,817,888
Compensated absences - due in more than 1 year (Note 7)	403,195	17,599	141,899	562,693	187,204
Net pension liability (Note 13)	17,225,544	-	-	17,225,544	-
Long-term debt - due in more than 1 year (Note 6)	39,296,297	134,194	-	39,430,491	-
Total noncurrent liabilities	56,928,036	6,469,113	141,899	63,539,048	3,005,092
Total liabilities	60,484,259	6,675,360	1,600,522	68,760,141	8,729,341
DEFERRED INFLOWS OF RESOURCES					
Related to pension (Note 13)	-	-	-	-	-
NET POSITION (Note 9)					
Net investment in capital asset	34,542,987	5,391,415	257	39,934,659	5,853,638
Unrestricted	25,566,241	(321,211)	479,275	25,724,305	11,234,207
Total Net Position	\$ 60,109,228	\$ 5,070,204	\$ 479,532	\$ 65,658,964	\$ 17,087,845

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the year ended June 30, 2021

	Major Enterprise Funds		Non- Major Enterprise Funds	Total	Governmental Activities- Internal Service Funds
	Water Pollution Control Plant	Shoreline			
OPERATING REVENUES:					
Charges for services	\$ 14,366,510	\$ 6,314,689	\$ 1,327,637	\$ 22,008,836	\$ 16,200,410
Licenses and permits	1,615,034	-	373,949	1,988,983	-
Rents and concessions	-	307,717	-	307,717	-
Other operating revenues	428,730	56,644	27,958	513,332	930,149
Total Operating Revenues	16,410,274	6,679,050	1,729,544	24,818,868	17,130,559
OPERATING EXPENSES:					
Salaries and benefits	7,219,667	508,418	1,279,026	9,007,111	3,755,740
Contractual and other services	1,125,855	4,033,952	384,139	5,543,946	8,910,024
Materials and supplies	941,542	126,657	59,092	1,127,291	777,133
Depreciation	1,727,168	115,397	-	1,842,565	1,222,030
Other operating costs	2,642,333	273,022	637,039	3,552,394	1,543,414
Total Operating Expenses	13,656,565	5,057,446	2,359,296	21,073,307	16,208,341
OPERATING INCOME (LOSS)	2,753,709	1,621,604	(629,752)	3,745,561	922,218
NONOPERATING REVENUES (EXPENSES):					
Property and other taxes	-	441,445	-	441,445	-
Intergovernmental	-	99,605	250,199	349,804	-
Investment income	146,539	9,172	5,123	160,834	37,693
Interest expense	(931,553)	(335,721)	-	(1,267,274)	-
Total Nonoperating Revenues (Expenses)	(785,014)	214,501	255,322	(315,191)	37,693
INCOME BEFORE CONTRIBUTIONS AND TRANSFERS	1,968,695	1,836,105	(374,430)	3,430,370	959,911
CONTRIBUTIONS AND TRANSFERS:					
Capital contributions	3,644,686	-	-	3,644,686	-
Transfers in (Note 4C)	-	-	132,782	132,782	176,512
Transfers out (Note 4C)	(132,782)	-	-	(132,782)	-
Total capital contributions and transfers	3,511,904	-	132,782	3,644,686	176,512
Change in net position	5,480,599	1,836,105	(241,648)	7,075,056	1,136,423
NET POSITION:					
Net Position-Beginning of year	54,628,629	3,234,099	721,180	58,583,908	15,951,422
Net Position-Ending of year	\$ 60,109,228	\$ 5,070,204	\$ 479,532	\$ 65,658,964	\$ 17,087,845

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Statement of Cash Flows
Proprietary Funds
For the year ended June 30, 2021

	Major Enterprise Funds			Total	Governmental Activities- Internal Service Funds
	Water Pollution Control Plant	Shoreline	Non- Major Enterprise Funds		
CASH FLOWS FROM OPERATING ACTIVITIES:					
Cash received from customers	\$ 15,712,405	\$ 6,438,417	\$ 1,699,177	\$ 23,849,999	\$ 440,515
Cash received from other funds	-	-	461,558	461,558	-
Receipts from interfund charges	-	-	-	-	16,173,923
Cash payments to suppliers and service providers	(2,981,337)	(4,510,836)	(1,083,418)	(8,575,591)	(11,629,450)
Cash payments to employees for services	(7,136,503)	(503,194)	(1,276,380)	(8,916,077)	(3,720,832)
Net cash provided (used) by operating activities	5,594,565	1,424,387	(199,063)	6,819,889	1,264,156
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Property and other taxes received	-	441,445	-	441,445	-
Intergovernmental revenue received	-	99,605	250,199	349,804	-
Interfund loan	535,556	(223,374)	-	312,182	-
Transfers in from other funds	-	-	132,782	132,782	176,512
Transfer out to other funds	(132,782)	-	-	(132,782)	-
Net cash provided (used) by noncapital financing activities	402,774	317,676	382,981	1,103,431	176,512
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Principal paid on capital debt	(1,834,312)	(270,587)	-	(2,104,899)	-
Lease proceeds	7,624,924	-	-	7,624,924	-
Acquisition of capital assets	(5,510,779)	(141,112)	(257)	(5,652,148)	(1,259,153)
Capital contributions	3,644,686	-	-	3,644,686	-
Interest payments on bonds and notes payable	(931,553)	(358,033)	-	(1,289,586)	-
Net cash provided (used) by capital and related financing activities	2,992,966	(769,732)	(257)	2,222,977	(1,259,153)
CASH FLOWS FROM INVESTING ACTIVITIES:					
Change in market values of investments	(377,011)	(69,144)	(23,253)	(469,408)	(235,399)
Interest income (expense)	538,297	80,858	29,296	648,451	282,312
Net cash provided (used) by investing activities	161,286	11,714	6,043	179,043	46,913
Net increase (decrease) in cash and cash equivalents	9,151,591	984,045	189,704	10,325,340	228,428
CASH AND CASH EQUIVALENTS:					
Cash and investments at beginning of year	29,790,884	4,416,085	1,739,066	35,946,035	18,937,536
Cash and investments at end of year	\$ 38,942,475	\$ 5,400,130	\$ 1,928,770	\$ 46,271,375	\$ 19,165,964
RECONCILIATION OF OPERATING INCOME/ (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES:					
Operating income (loss)	\$ 2,753,709	\$ 1,621,604	\$ (629,752)	\$ 3,745,561	\$ 922,218
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	1,727,168	115,397	-	1,842,565	1,222,030
Change in assets and liabilities:					
(Increase) decrease in accounts receivable	(697,869)	(245,177)	(30,367)	(973,413)	(489,634)
(Increase) decrease in inventories	-	(152,734)	-	(152,734)	(24,810)
(Decrease) increase in accounts payable	403,597	75,529	(3,148)	475,978	(277,854)
(Decrease) increase in other liabilities	-	6,884	-	6,884	488,911
(Decrease) increase due to other funds	-	-	461,558	461,558	-
(Decrease) increase in deposits payable	-	(2,340)	-	(2,340)	-
(Decrease) increase claims and judgments payable	(1,059)	-	-	(1,059)	(611,613)
(Decrease) increase in compensated absences	83,164	5,224	2,646	91,034	34,908
(Decrease) increase in unearned revenue	-	-	-	-	-
(Decrease) increase in deferred outflow	(337,040)	-	-	(337,040)	-
(Decrease) increase in deferred inflow	(261,369)	-	-	(261,369)	-
(Decrease) increase in net pension liability	1,924,264	-	-	1,924,264	-
Total adjustments	2,840,856	(197,217)	430,689	3,074,328	341,938
Net cash provided (used) by operating activities	\$ 5,594,565	\$ 1,424,387	\$ (199,063)	\$ 6,819,889	\$ 1,264,156

See Accompanying Notes to Basic Financial Statements

FIDUCIARY FUND FINANCIAL STATEMENTS

Private Purpose Trust Funds are fiduciary fund types used to report all trust arrangements, other than those properly reported in pension trust funds or investment trust funds, under which principal and income benefit individuals, private organizations, or other governments.

Custodial Funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. They are used to account for assets held in an agency capacity for others and therefore cannot be used to support the City's programs.

Cherrywood – Accounts for monies accumulated for payments of special assessment bonds which are financed by assessments placed on the Alameda County tax roll for the Cherrywood housing development.

City of San Leandro
Statement of Fiduciary Net Position
June 30, 2021

	Private-Purpose Trust Fund	Cherrywood Custodial Fund
ASSETS		
Current assets:		
Cash and cash equivalents (Notes 2 and 16A)	\$ 3,244,064	\$ 1,129,593
Investments (Notes 2 and 16A):		
Mutual funds	-	-
Cash and investments with fiscal agents (Notes 2 and 16A)	21	448,989
Accounts receivable	23	-
Interest receivable	28,712	1,090
Total Current Assets	3,272,820	1,579,672
Noncurrent assets:		
Capital assets (Note 16B)		
Land	706,376	-
Depreciable assets, net	401,126	-
Total non-current assets	1,107,502	-
Total assets	4,380,322	1,579,672
LIABILITIES		
Current liabilities:		
Accounts payable	9,400	1,579
Deposits payable	-	-
Interest payable	418,682	-
Long-term debt - due in less than one year (Note 16C)	1,755,394	-
Due to bondholders	-	-
Total current liabilities	2,183,476	1,579
Noncurrent Liabilities:		
Long-term debt - due in more than one year (Note 16C)	31,004,490	-
Total non current liabilities	31,004,490	-
Total liabilities	33,187,966	1,579
NET POSITION		
Restricted for bondholders	-	1,578,093
Held in trust for private purposes	(28,807,644)	-
Total net position	\$ (28,807,644)	\$ 1,578,093

See Accompanying Notes to Basic Financial Statements

City of San Leandro
Statement of Changes in Fiduciary Net Position
For the year ended June 30, 2021

	Successor Agency to the Redevelopment Agency	
	Private-Purpose Trust Fund	Cherrywood Custodial Fund
Additions:		
Property taxes	\$ 3,098,078	\$ -
Special assessment	-	468,110
Use of money and property	(97,632)	-
Investment income	-	2,107
Total additions	<u>3,000,446</u>	<u>470,217</u>
Deductions:		
Community development	409,353	-
Depreciation (Note 16B)	11,678	-
Payment to bondholders	-	435,488
Debt service interest and fiscal agent fees	1,235,123	17,998
Total deductions	<u>1,656,154</u>	<u>453,486</u>
Change in net position	1,344,292	16,731
NET POSITION HELD IN TRUST		
Net position - beginning, as restated (Note 1P)	<u>(30,151,936)</u>	<u>1,561,362</u>
Net position - end	<u>\$ (28,807,644)</u>	<u>\$ 1,578,093</u>

See Accompanying Notes to Basic Financial Statements



City of San Leandro
Index to Notes to Basic Financial Statements
For the year ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES	45
A. Financial Reporting Entity	45
B. Government-Wide Financial Statements	45
C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation	46
D. Recognition of Interest Liability	48
E. Use of Restricted and Unrestricted Net Position	48
F. Cash, Cash Equivalents and Investments	48
G. Inventory	48
H. Capital Assets	49
I. Long-Term Debt	49
J. Compensated Absences	50
K. Property Taxes	50
L. Deferred Inflows/Outflows of Resources	50
M. Use of Estimates	50
N. Fair Value Measurements	51
O. Property Held for Resale	51
P. Implementation of New Governmental Accounting Standards Board (GASB) Pronouncements	51
NOTE 2 – CASH AND INVESTMENTS	52
A. Cash Deposits.....	52
B. Investments	53
NOTE 3 – LOANS RECEIVABLE	57
NOTE 4 – INTERFUND TRANSACTIONS	58
A. Fund Financial Statements – Interfund Receivables and Payables	58
B. Fund Financial Statements – Long-Term Advances	59
C. Fund Financial Statements – Transfers	59
D. Fund Financial Statements – Internal Balances	60
NOTE 5 – CAPITAL ASSETS	61
A. Government-Wide Financial Statements	61
B. Funds Financial Statements	63
NOTE 6 – LONG-TERM DEBT	64
A. Governmental Activities Long-Term Debt	64
B. Long-Term Debt of Business-Type and Proprietary Funds	69
C. Debt Covenants and Restrictions	70
NOTE 7 – COMPENSATED ABSENCES	71
NOTE 8 – UNEARNED REVENUE	71
A. Government-Wide Financial Statements	71

City of San Leandro
Index to Notes to Basic Financial Statements
For the year ended June 30, 2021 (Continued)

NOTE 9 – NET POSITION AND FUND BALANCES	71
A. Net Position	71
B. Fund Balances	72
C. Encumbrances	73
D. Contingency Arrangements	73
NOTE 10 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY	75
A. Fund Deficits	75
B. Expenditures in Excess of Appropriations	75
NOTE 11 – INSURANCE	75
NOTE 12 – COMMITMENTS AND CONTINGENCIES.....	76
A. Sales Tax Reimbursement Agreement.....	76
NOTE 13 – PENSION PLAN.....	76
A. Plan Descriptions and Summary of Balances by Plan	77
B. Information Common to the Miscellaneous and Safety Plans	79
C. Miscellaneous (All Other) Agents Multiple-Employer Plan	81
D. Safety Cost-Sharing Multiple-Employer Plan	81
E. Other Information.....	82
NOTE 14 – OTHER POST EMPLOYMENT BENEFITS	83
A. Plan Description	83
B. Net OPEB Liability	84
C. Changes in Net OPEB Liability	85
D. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates	85
E. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB	86
NOTE 15 – JOINTLY GOVERNED ORGANIZATIONS	86
NOTE 16 – SUCCESSOR AGENCY ACTIVITIES	87
A. Cash and Investments	87
B. Capital Assets	87
C. Long-Term Debt Obligations	88
NOTE 17 – SUBSEQUENT EVENT	92

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of San Leandro, California, (City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental agencies in the United States. The Governmental Accounting Standards Boards (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Financial Reporting Entity

The City of San Leandro, California (City) was incorporated in 1872 and is situated between the cities of Oakland and Hayward in the East Bay of the San Francisco Bay Area. The City operates under the Mayor-Council-Manager form of government and provides the following services: public safety (police, fire, disaster preparedness and hazardous waste disposal), highways and streets, sanitation, health services, public improvements, planning and zoning and general administration services.

The City is governed by a seven-member council elected by City residents. The City is legally separate and fiscally independent, which means it can issue debt, set and modify budgets and fees and sue or be sued. As required by generally accepted accounting principles, the financial statements include the financial activities of the City, the primary government, and its component units.

Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the primary government's exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The component units below are included in the City's basic financial statements using the blended method since the governing body of these component units are substantially the same as the governing body of the City and these component units provide services entirely to the City.

The City of San Leandro Parking Authority (Parking Authority) was established to issue debt for downtown parking structures and lots. There are no financial activities to be accounted for in the Parking Authority Debt Service Fund in this fiscal year.

The San Leandro Public Financing Authority (Financing Authority) was formed to assist in the financing and refinancing of capital projects and other community related financing programs. The financial activities are accounted for in the San Leandro Public Financing Authority Debt Service Fund in the accompanying basic financial statements.

B. Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its components units. For the most part, the effect of interfund activity has been removed from these statements except in the case of interfund services provided and used, which are not eliminated in the consolidation process. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Our policy is to allocate indirect costs to a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements or a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate fund financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources* measurement focus and the *modified accrual* basis of accounting. Revenues are recognized as soon as they are both *measurable* and *available*. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 30 days of the end of the current fiscal period. The City considers sales taxes and property taxes as available if they are collected within 60 days after year end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Sales taxes, property taxes, licenses, and interest associated within the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessment receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

The City reports the following major governmental funds:

The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Measure BB Special Revenue Fund* – This fund accounts for the City's share of revenues earned and expenditure incurred under the City paratransit, streets and roads, and bike and pedestrian programs.

Capital Improvement Projects Capital Projects Fund accounts monies for major capital improvements projects not provided for in the other capital projects fund.

The Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements is provided to explain the differences created by the integrated approach of GASB Statement No. 34.

The City also reports the following major proprietary funds:

Water Pollution Control Plant Fund accounts for the City's sewers which protect public health and preserve water quality.

Shoreline Fund accounts for various recreational facilities which include golf and marina berthing as well as providing food service facilities for the general public in an area connected to the San Francisco Bay.

A separate column representing internal service funds is also presented in these statements. However, internal service balances and activities have been combined with the governmental activities in the government-wide financial statements. The City's *Internal Service Funds* account for Building Maintenance, Information Management Systems, Self-Insurance, and Equipment Maintenance which provides service to other departments of the City on a cost reimbursement basis.

Proprietary funds are accounted for using the “*economic resources*” measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position presents increases (revenues) and decreases (expenses) in total Net Position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operations of the fund. All other revenues are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as non-operating expenses.

The Fiduciary fund financial statements normally include a Statement of Net Position and a Statement of Changes in Fiduciary Net Position. The City's fiduciary funds represent a private purpose trust fund and a custodial fund. The City's Funds includes the Cherrywood Fund accounts for monies accumulated for payments of special assessment bonds.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Recognition of Interest Liability

In the government-wide financial statements, interest payable of long-term debt is recognized as the liability is incurred for governmental fund types as well as proprietary fund types.

In the fund financial statements, the Governmental fund types do not recognize the interest payable when the liability is incurred. Interest on long-term debt is recorded in the fund statement when payment is made. Proprietary fund types recognize the interest payable when the liability is incurred.

E. Use of Restricted and Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net positions are available, the City's policy is to apply restricted net position first.

F. Cash, Cash Equivalents and Investments

The City pools cash and investments from all sources, except the fiscal agent cash and investments, for the purpose of increasing income through investment activities. Interest income on investments is allocated on the basis of average month-end cash and investment balances in each fund. Cash and cash equivalents represent cash and investments and restricted cash and investments with an original maturity term of three months or less. Pooled cash and investments allocated to proprietary fund types are considered cash and cash equivalents since specific investments held in the City's pooled cash and investments are not allocated to each fund.

The City invests in the California Local Agency Investment Fund (LAIF), which is part of the Pooled Money Investment Account operated by the California State Treasurer. LAIF funds are invested in high quality money market securities and are managed to insure the safety of the portfolio. A portion of LAIF's investments are in structured notes and asset-backed securities. The remainder of the City's investment portfolio is managed by Chandler Asset Management.

In accordance with GASB Statement No. 31, highly liquid money market investments with maturities of one year or less at time of purchase are stated at amortized cost.

G. Inventory

Inventory is held for consumption and is valued at average cost. Internal service fund supplies consist of materials and supplies for the various City vehicles (tires, batteries, etc.) and building maintenance, which are used for replacement parts for vehicle service and to maintain City buildings. Information management service inventory consists of postage for department use and a monthly count is performed to adjust this account to actual at the appropriate month-end.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Capital Assets

Contributed capital assets are valued at their estimated fair market value on the date contributed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value. All other capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. City policy has set the capitalization threshold for reporting capital assets at \$7,500. Depreciation is recorded on a straight-line basis over estimated useful lives of the assets as follows:

Buildings	50 years
Improvements other than buildings	20 years
Machinery and equipment	5-15 years
Licensed Vehicles	3-15 years
Infrastructure	20-50 years

The City defines infrastructure as the basic physical assets that allow the City to function. The assets include streets, sewer, and park lands. Each major infrastructure system can be divided into subsystems. For example the street system can be subdivided into pavement, curb and gutters, sidewalks, medians, streetlights, landscaping and land. These subsystems were not delineated in the basic financial statements. The appropriate operating department maintains information regarding the subsystems.

Interest accrued during capital assets construction, if any, is capitalized for the business-type and proprietary funds as part of the asset cost.

For all infrastructure systems, the City elected to use the Basic Approach as defined by GASB Statement No. 34 for infrastructure reporting. Original costs were developed in one of three ways: (1) historical records; (2) standard unit costs appropriate for the construction/acquisition date; or (3) present cost indexed by a reciprocal factor of the price increase from the construction/acquisition date to the current date. The accumulated depreciation, defined as the total depreciation from the date of construction/acquisition to the current date on a straight line, un-recovered cost method was computed using industry accepted life expectancies for each infrastructure subsystem. The book value was then computed by deducting the accumulated depreciation from the original cost.

I. Long-Term Debt

In Government-Wide Financial Statements, long-term debt and other financed obligations are reported as liabilities in the appropriate activities.

Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds Payable are reported net of the applicable premium or discount.

In Fund Financial Statements long-term debt is not presented but is instead shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

J. Compensated Absences

Vested vacation, sick leave, compensatory time, and related benefits are accrued as appropriate. For governmental funds, compensated absence obligations are recorded in the appropriate governmental funds when due. The portion not currently due is recorded in the government-wide financial statements. For enterprise funds, compensated absences are expensed when earned by employees. At year-end, the accrued but unpaid compensated absence obligations are recorded as current and non-current liabilities in the appropriate enterprise funds.

K. Property Taxes

Property taxes are placed on lien January 1 for the following fiscal year. Taxes are payable in two installments, due on November 1 and February 1, becoming delinquent on December 10 (for November) and April 10 (for February), respectively. The Alameda County Tax Collector bills and collects property taxes and allocates a portion to the City. Property tax revenues are recognized in the fiscal year, for which the taxes have been levied, provided they become available. In January 1994, the City elected to continue collection of interest and penalties on delinquent taxes and recognizes these revenues when available. Available means when due or past due and collected within the current period, or expected to be collected soon thereafter, and to be used to pay liabilities of the current period.

L. Deferred Inflows/Outflows of Resources

In addition to assets, the statement of financial position or balance sheets reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position or fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position or balance sheet reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

M. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires City management to make estimates and assumptions that affect certain amounts and disclosures. Accordingly, actual results could differ from those estimates.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. Fair Value Measurements

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels based on the extent to which inputs used in measuring fair value are observable in the market.

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2 inputs are inputs – other than quoted prices included within level 1 that are observable for an asset or liability, either directly or indirectly.

Level 3 inputs are unobservable inputs for an asset or liability.

If the fair value of an asset or liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

O. Property Held for Resale

The City purchased property with the intent to resell the property to an income eligible first-time home buyer. The carrying value of the property as of June 30, 2021 is \$382,668.

P. Implementation of New Governmental Accounting Standards Board (GASB) Pronouncements

Management adopted the provisions of the following Governmental Accounting Standards Board (GASB) Statements which became effective during the year ended June 30, 2021.

In January 2017, GASB issued GASB Statement No. 84, Fiduciary Activities. The objective of this Statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This Statement describes four fiduciary funds that should be reported, if applicable: (1) pension (and other employee benefit) trust funds, (2) investment trust funds, (3) private-purpose trust funds, and (4) custodial funds. Custodial funds generally should report fiduciary activities that are not held in a trust or equivalent arrangement that meets specific criteria. The provisions of this Statement were implemented during fiscal year 2021. As part of the implementation of the Statement, it was determined that the Cherrywood Fund previously reported on the City's financial statements as Agency Funds should be reported as a Custodial Funds. In addition, it was determined that the Deposit Fund should be recategorized as part of the General Fund, previously reports as an Agency Fund. Furthermore the PARS OPEB Trust fund is no longer reported as of July 1, 2020. Beginning net position of the Cherrywood Custodial Fund was restated and increased by \$1,561,632.

In August 2018, GASB issued GASB Statement No. 90, *Majority Equity Interests* – (an Amendment of GASB Statements No. 14 and No. 61). The objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. The City does not have any Majority Equity Interests that are within the scope of GASB Statement No. 90.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 2 – CASH AND INVESTMENTS

The City maintains a cash and investment pool, which includes cash balances and authorized investments of all funds, which the Finance Director invests to enhance interest earnings. The pooled interest earned is allocated to the funds based on average daily cash and investment balance in these funds.

A. Cash Deposits

The carrying amount of the City's cash deposits is \$12,549,082 at June 30, 2021. Bank balances before reconciling items were \$14,230,982, at that date, the total amount of which was insured or collateralized with securities held by the pledging financial institutions in the City's name as discussed below.

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

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

The City follows the practice of pooling cash and investments of all funds, except for funds required to be held by fiscal agents under the provisions of bond indentures. Interest income earned on pooled cash and investments is allocated on an accounting period basis to the various funds based on the period-end cash and investment balances. Interest income from cash and investments with fiscal agents is credited directly to the related fund.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 2 – CASH AND INVESTMENTS (Continued)

B. Investments

Under the provisions of the City’s investment policy, and in accordance with California Government Code, the City’s Cash and investments as of June 30, 2021, are classified as follows:

Statement of net position:	
Cash and investments	\$ 188,988,955
Cash and investments - restricted	4,729,673
Cash and investments held by fiscal agents	7,719,761
Fiduciary Funds:	
Cash and investments	4,373,657
Cash and investments with fiscal agents	<u>449,010</u>
Total cash and investments	<u>\$ 206,261,056</u>

Cash and investments as of June 30, 2021, are classified as follows:	
Deposits with financial institutions	\$ 12,714,356
Investments	<u>193,546,700</u>
Total cash and investments	<u>\$ 206,261,056</u>

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, there is a greater sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flow from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide cash flow and liquidity needed for operations. In accordance with the Policy, the City manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio to 5 years or less. The City is in compliance with this provision of the Policy.

Information about the sensitivity of the fair values of the City’s Investments to market interest rate fluctuations is provided by the following table that shows the distribution of the City’s investment by maturity:

Investment Type	Fair Value	12 Months or		
		Less	13 to 24 Months	25 to 60 Months
Federal Agency Securities	\$ 44,399,562	\$ 9,159,397	\$ 9,016,368	\$ 26,223,797
Money Market Fund	88,694	88,694	-	-
U.S. Treasury Notes	37,668,393	11,314,203	10,472,452	15,881,738
Local Agency Investment Fund (LAIF)	74,557,857	74,557,857	-	-
Medium-Term Notes	20,593,467	4,956,347	7,015,739	8,621,381
Asset Backed Securities	1,055,080	-	-	1,055,080
Supranationals	2,816,956	808,496	2,008,460	-
Commercial Paper	4,197,870	4,197,870	-	-
Held by fiscal agent:				
U.S. Treasury Money Market Funds	8,168,821	8,168,821	-	-
Total	<u>\$ 193,546,700</u>	<u>\$ 113,251,685</u>	<u>\$ 28,513,019</u>	<u>\$ 51,781,996</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 2 – CASH AND INVESTMENTS (Continued)

Investments Authorized by the City’s Investment Policy and California Government Code

The table below identifies the investment types that are authorized for the City by the City’s Investment Policy. The table also identifies certain provisions of the California Government Code that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of the related bond documents.

Investment Type	Maximum Maturity	Maximum Percentage of *Portfolio
U.S. Treasury Obligations	5 years	None
U.S. Agency Securities	5 years	None
Bankers Acceptances	180 days	40%
Commercial Paper	270 days	25%
Negotiable Certificate of Deposit	5 years	30%
Repurchase Agreements	1 year	20%
Reverse Repurchase Agreements	92 days	20%
Medium-Term Notes	5 years	30%
Mutual Funds	N/A	20%
Money Market Mutual Funds	N/A	20%
Local Agency Investment Fund (LAIF)	N/A	\$75 million per account
Passbook Accounts	5 years	None
City Issued Securities	N/A	None
Supranational Securities	5 years	30%
Asset Backed Securities	5 years	20%
Mortgage Backed/Pass-Through Securities	5 years	20%
Collateralized Mortgage Obligations	5 years	20%
Other investment pools	N/A	None

*excluding amounts held by bond trustee that are not subject to California Government Code restrictions.

Investments in Local Agency Investment Fund

The City invests in the Local Agency Investment Fund (LAIF), a State of California external investment pool.

The fair value is calculated by multiplying the account balance with LAIF times a fair value factor of 1.00008297 which is determined by LAIF. This fair value factor was determined by dividing all LAIF participants’ total aggregate amortized cost by total aggregate fair value.

The City’s investments with Local Agency Investment Funds (LAIF) at June 30, 2021, included a portion of the pool funds invested in Structured Notes and Asset-Backed Securities. These investments included the following:

- Structured Notes are debt securities (other than asset-backed securities) whose cash-flow characteristics (coupon rate, redemption amount, or stated maturity) depend on one or more indices and/or that have embedded forwards or options.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 2 – CASH AND INVESTMENTS (Continued)

- Asset-backed Securities, the bulk of which are mortgage-backed securities, entitle their purchasers to receive a share of the cash flows from a pool of assets such as principal and interest repayments from a pool of mortgages (such as CMOs) or credit card receivables.

Concentration of Credit Risk

The City's Policy states that the investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with the City's investment risk constraints and the cash flow characteristic of the portfolio. Purchases of mutual funds must not exceed 20% of the value of the portfolio. Investments in U.S. agencies exceed 5% of total portfolio, and Federal agency investments exhibited below exceeded 5% percent or more of the total investments in any one issuer:

<u>US Government Agency Securities</u>	<u>Amount Invested</u>	<u>Percentage of Investments</u>
Federal agency securities:		
Federal Home Loan Mortgage Corporation (FHLMC)	\$ 14,260,930	19.52%
Federal Home Loan Bank (FHLB)	13,442,875	18.40%
Federal National Mortgage Association (FNMA)	8,348,048	11.43%
Fannie Mae	6,355,349	8.70%
Federal Farm Credit Bank (FFCB)	1,992,360	2.73%
Total	\$ 44,399,562	60.77%

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the Entity's investment policy, or debt agreements, and the actual rating as of year-end for each investment type.

The City's policy requires that mutual funds must have the highest rating provided by not less than two of the three largest nationally recognized rating organizations.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Minimum Legal Rating</u>	<u>Exempt From Disclosure</u>	<u>Not Rated</u>	<u>A-1</u>	<u>AAA</u>	<u>AA+</u>
Federal Agency Securities	\$ 44,399,562	N/A	\$ -	\$ -	\$ -	\$ -	\$ 44,399,562
Money Market Fund	88,694	N/A		88,694			
U.S. Treasury Notes	37,668,393	N/A	37,668,393				
Local Agency Investment Fund	74,557,857	N/A		74,557,857			
Medium-Term Notes	20,593,467	A				505,905	1,439,902
Asset Backed Securities	1,055,080	AAA		564,277		490,803	
Supranationals	2,816,956	AA		808,496		2,008,460	
Commercial Paper	4,197,870	A-1+			4,197,870		
Held by fiscal agent:							
U.S. Treasury Money Market	8,168,821	A				8,168,821	
Total	\$ 193,546,700		\$ 37,668,393	\$ 76,019,324	\$ 4,197,870	\$ 11,173,989	\$ 45,839,464
			AA	AA-	A+	A	A-
Medium-Term Notes			\$ 1,682,068	\$ 2,114,340	\$ 1,921,295	\$ 6,161,549	\$ 6,768,408

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 2 – CASH AND INVESTMENTS (Continued)

Fair Value Hierarchy

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

The following is a summary of the fair value hierarchy of the fair value of investments of the City as of June 30, 2021:

	<u>Level 1</u>	<u>Level 2</u>	<u>Total</u>
Investments By Fair Value Level:			
Federal Agency Securities	\$ -	\$ 44,399,562	\$ 44,399,562
U.S. Treasury Notes		37,668,393	37,668,393
Medium-Term Notes		20,593,467	20,593,467
Asset Backed Securities		1,055,080	1,055,080
Supranationals		2,816,956	2,816,956
Commercial Paper		4,197,870	4,197,870
Total Investments	<u>\$ -</u>	<u>\$ 110,731,328</u>	110,731,328
Investments Exempt from Fair Value Hierarchy:			
Local Agency Investment Fund (LAIF)			74,557,857
Investments Measured at Amortized Cost:			
Held by fiscal agent:			
U.S. Treasury Money Market Funds			8,168,821
Money Market Fund			<u>88,694</u>
Total			<u>\$ 193,546,700</u>

Investments classified in Level 2 of the fair value hierarchy, are valued using matrix pricing techniques maintained by various pricing vendors. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. The California Local Agency Investment Fund (LAIF) is valued based on the fair value factor provided by the Treasurer of the State of California, which is calculated as fair value divided by the amortization cost of the investment pool and is exempt from the Fair Value hierarchy. Fair value is defined as the quoted market value on the last trading day of the period. These prices are obtained from various pricing sources by the custodian bank.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 3 – LOANS RECEIVABLE

At June 30, 2021, the City had loans receivable in the following funds:

Governmental Funds:	
General Fund	\$ 1,349,968
Non Major Special Revenue Funds:	
Affordable Housing Asset Special Revenue Fund	18,273,614
Community Development Block Grant (CDBG)	239,161
HOME Fund	4,536,036
Housing In-Lieu	737,000
Less allowance for uncollectible loans	<u>(23,138,826)</u>
Total net loans receivable	<u><u>\$ 1,996,953</u></u>

At June 30, 2021, the City was owed in the General Fund, \$506,441 for a loan made by the City to Alameda County Industries Inc. (ACI). The loan is to refurbish ACI's Materials Recovery Facility in order to expand operations to take in more solid waste, recyclable, and green waste tonnage. The loan is evidenced by a promissory note with a term of 10 years and is to be repaid in full on July 1, 2025. The interest rate is 2.5% per annum.

At June 30, 2021, the City was owed in the General Fund, \$19,242 for loans made by the City to employees as part of the Employee Computer Purchase Loan Program. The loans are to assist regular full-time employees after completion of the one-year probationary period, “permanent” part-time employees as defined in the relevant MOU and City Council Members with the purchase of a home computer or laptop. The loans range from \$500 to \$3,000, are repaid over a 1 or 2 year period, and are interest free. Payments on the loans are handled as standard payroll deduction.

At June 30, 2021, the City was owed in the General Fund, \$70,139 for a loan made by the City to San Leandro Improvement Agency. The loan is to fund Downtown San Leandro capital improvements. The loan is evidenced by a promissory note with a term of 10 years. The interest rate is 3% per annum.

At June 30, 2021, the City was owed in the General Fund, \$382,987 for a loan made by the City to the Historic BAL Theatre. The loan is to promote the performing arts, music, and City's culture, which is vital to the public health and economic vitality of the City. The loan is evidenced by a promissory note with a term of 30 years. The interest rate is 3% per annum.

At June 30, 2021, the City was owed in the General Fund, \$371,159 for a loan made by the City to MTLG, LLC. The loan is for litigation costs between the City of San Leandro and MTLG, LLC for a proposed wind energy conversion project. The loan is evidenced by a promissory note in the amount of the loan and a deed of trust with a term of 10 years. The interest rate is 2% per annum.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 3 – LOANS RECEIVABLE (Continued)

During fiscal year 2021, the City was owed in its Affordable Housing Asset Fund, \$18,273,614 which includes (1) loans made to the City property owners who meet the HUD requirements for financial assistance for property improvements and first time home buyer loans; (2) a loan made to Ruth Rogers and Sara Bagwell; (3) a loan made to Eden Housing, Inc.; (4) a loan made to San Leandro Senior Housing; (5) a loan made to Citizens’ Housing Corporation for property improvements; and (6) a loan made to Mercy Housing for the construction of the Casa Verde. The total loan receivable amount was reduced by an allowance for uncollectible loans in the amount of \$17,626,629 leaving a balance of \$646,985 as of June 30, 2021.

At June 30, 2021, the City was owed in its Community Development Block Grant (CDBG) Special Revenue Fund, \$239,161 for various housing assistance loans made by the City. The terms of repayment vary. All of the loans receivable was reduced by allowance for uncollectible loans.

At June 30, 2021, the City was owed in its HOME Special Revenue Fund, \$4,536,036 which includes (1) two housing assistance loans made by the City to Citizens’ Housing Corporation; (2) a loan made to Estabrook Senior Housing for construction of senior housing facility; (3) a loan made to Hello Housing for the rehabilitation of a single family home; (4) a housing assistance loan made to Allied Housing. The terms of repayment vary. All of the loans receivable were reduced by allowance for uncollectible loans.

At June 30, 2021, the City was owed in its Housing In-Lieu Special Revenue Fund, \$737,000 for a housing assistance loan made by the City to the Estabrook Senior Housing for low-moderate housing construction. The terms of repayment vary. The entire loan receivable was reduced by allowance for uncollectible loans.

NOTE 4 – INTERFUND TRANSACTIONS

A. Interfund Receivables and Payables

At June 30, 2021, the City had the following short-term receivables and payables:

Receivable Fund	Payable Fund	Amount
General Fund	Non-Major Governmental Funds	\$ 589,519
	Storm Water Utility Fund	1,405,558
	Total	\$ 1,995,077

The City has recorded due to/due from all funds requiring cash at the end of June 30, 2021. The funds that had deficit year-end balances will be repaid back to the General Fund during the 2021-22 fiscal year.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 4 – INTERFUND TRANSACTIONS (Continued)

B. Long-Term Advances

Long-term advances to be repaid out of future earnings or charges at June 30, 2021, consisted of:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Shoreline Enterprise Fund	\$ 6,276,736
Water Pollution Control Plant Enterprise Fund	General Fund	<u>1,705,009</u>
	Total	<u><u>\$ 7,981,745</u></u>

The City Council authorized General Fund loans to the Shoreline Enterprise Fund for capital improvements at the Marina and Golf Course. The loans are to be paid over 30 years with an annual interest accrual rate of 5%. Principal payments are made annually provided the fund has sufficient resources. The balance as of June 30, 2021, was \$2,806,676 and \$3,470,060 for the Marina and the Golf Course, respectively, for a total of \$6,276,736.

The City Council authorized a loan to the General Fund from the Water Pollution Control Plant in 2011 for the partial payment of the Public Safety Side Fund Obligation. The \$6,000,000 loan was to pay-down the CalPERS Public Safety Side Fund with a long-term adjustable rate of 4% or less annually for 13 years. As of June 30, 2021, the outstanding amount was \$1,705,009.

C. Transfers

Transfers during the fiscal year ended June 30, 2021, comprised the following:

<u>Transfers In</u>	<u>Transfers Out:</u>				<u>Total</u>
	<u>General Fund</u>	<u>Capital Improvement Capital Projects Fund</u>	<u>Non-Major Governmental Funds</u>	<u>Water Pollution Control Plan Enterprise Fund</u>	
General Fund	\$ -	\$ 4,917,823	\$ -	\$ -	\$ 4,917,823
Capital Improvements Capital Projects Fund	3,460,000	-	-	-	3,460,000
Non-major Governmental Funds	50,000	-	-	-	50,000
Non-major Enterprise Funds	-	-	-	132,782	132,782
Internal Service Funds	-	-	<u>176,512</u>	-	<u>176,512</u>
Total	<u><u>\$ 3,510,000</u></u>	<u><u>\$ 4,917,823</u></u>	<u><u>\$ 176,512</u></u>	<u><u>\$ 132,782</u></u>	<u><u>\$ 8,737,117</u></u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 4 – INTERFUND TRANSACTIONS (Continued)

The City Council authorized transfers from various funds for fiscal year 2020-21 to the following accounts and projects:

Capital Improvement Fund	\$ 2,450,000	Street Improvement Projects
Capital Improvement Fund	300,000	Financial Software System
Capital Improvement Fund	475,000	Parks Improvement Projects
Capital Improvement Fund	235,000	Police Headquarters and others
Non-major Governmental Funds	50,000	Shuttle Improvements
General Fund	4,917,823	Capital Improvements
Environmental Services Fund	132,782	Sewer Inspections
Equipment Maintenance Fund	176,512	Vehicle Purchase
Total	\$ 8,737,117	

D. Internal Balances

Internal balances are presented only in the government-wide financial statements. They represent the net interfund receivables and payables remaining after the elimination of all such balances within government and business-type activities.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 5 – CAPITAL ASSETS

A. Government-Wide Financial Statements

At June 30, 2021, the City’s capital assets consisted of the following:

	Governmental Activities	Business-Type Activities	Total
Non-depreciable assets:			
Land	\$ 16,471,405	\$ 5,234,310	\$ 21,705,715
Construction in Progress	22,486,170	2,646,777	25,132,947
Total non-depreciable assets	38,957,575	7,881,087	46,838,662
Depreciable assets:			
Buildings	82,705,552	68,496,577	151,202,129
Improvements	10,704,873	113,416	10,818,289
Machinery and Equipment	12,902,859	8,589,825	21,492,684
Licensed Vehicles	16,089,801	152,989	16,242,790
Infrastructure:			
Park Irrigation Systems	4,668,420	-	4,668,420
Medians Irrigation	10,145,502	-	10,145,502
Park Structures	2,861,454	-	2,861,454
Roadway	255,287,912	-	255,287,912
Sidewalk	74,895,578	-	74,895,578
Curb and Gutter	37,447,790	-	37,447,790
Underground Piping and Storm Drain	242,722	10,059,007	10,301,729
Water Pollution Plant	-	5,468,993	5,468,993
Total depreciable assets	507,952,463	92,880,807	600,833,270
Less accumulated depreciation	(358,259,932)	(18,980,202)	(377,240,134)
Total depreciable assets, net	149,692,531	73,900,605	223,593,136
Total capital assets	\$ 188,650,106	\$ 81,781,692	\$ 270,431,798

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 5 – CAPITAL ASSETS (Continued)

The following is a summary of capital assets for governmental activities:

	Balance July 1, 2020	Additions	Retirements	Transfers	Balance June 30, 2021
Non-Depreciable Assets:					
Land	\$ 16,550,305	\$ -	\$ (78,900)	\$ -	\$ 16,471,405
Construction in progress	12,944,919	11,794,138	-	(2,252,887)	22,486,170
Total Non-Depreciable Assets	<u>29,495,224</u>	<u>11,794,138</u>	<u>(78,900)</u>	<u>(2,252,887)</u>	<u>38,957,575</u>
Depreciable Assets:					
Buildings	82,705,552	-	-	-	82,705,552
Improvements	10,438,268	-	-	266,605	10,704,873
Machinery and equipment	12,890,027	221,169	(208,337)	-	12,902,859
Licensed vehicles	15,609,224	1,126,006	(645,429)	-	16,089,801
Infrastructure	383,577,664	15,442	(30,010)	1,986,282	385,549,378
Total Depreciable Assets	<u>505,220,735</u>	<u>1,362,617</u>	<u>(883,776)</u>	<u>2,252,887</u>	<u>507,952,463</u>
Accumulated Depreciation:					
Buildings	(29,852,783)	(1,525,608)	-	-	(31,378,391)
Improvements	(5,401,104)	(203,146)	-	-	(5,604,250)
Machinery and equipment	(9,408,024)	(440,772)	198,900	-	(9,649,896)
Licensed vehicles	(9,297,015)	(1,428,652)	645,431	-	(10,080,236)
Infrastructure	(288,260,730)	(13,316,440)	30,011	-	(301,547,159)
Total Accumulated Depreciation	<u>(342,219,656)</u>	<u>(16,914,618)</u>	<u>874,342</u>	<u>-</u>	<u>(358,259,932)</u>
Depreciable Assets, Net	<u>163,001,079</u>	<u>(15,552,001)</u>	<u>(9,434)</u>	<u>2,252,887</u>	<u>149,692,531</u>
Total Governmental Activities					
Capital Assets, Net	<u>\$ 192,496,303</u>	<u>\$ (3,757,863)</u>	<u>\$ (88,334)</u>	<u>\$ -</u>	<u>\$ 188,650,106</u>

Governmental activities depreciation expenses for capital assets for the year ended June 30, 2021, are as follows:

General Government	\$ 470,777
Public Safety	627,704
Engineering and Transportation	12,554,070
Recreation and Human services	1,569,259
Community Development	470,778
Subtotal	<u>15,692,588</u>
Capital assets held by the City's Internal Service Funds	<u>1,222,030</u>
Total Depreciation Expense	<u>\$ 16,914,618</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 5 – CAPITAL ASSETS (Continued)

The following is a summary of capital assets for business-type activities:

	Balance July 1, 2020	Additions	Retirements	Transfers	Balance June 30, 2021
Non-Depreciable Assets:					
Land	\$ 5,234,310	\$ -	\$ -	\$ -	\$ 5,234,310
Construction in progress	1,148,155	2,522,852	-	(1,024,230)	2,646,777
Total Non-Depreciable Assets	6,382,465	2,522,852	-	(1,024,230)	7,881,087
Depreciable Assets:					
Buildings	67,353,755	118,592	-	1,024,230	68,496,577
Improvements	113,416	-	-	-	113,416
Machinery and equipment	8,574,732	53,079	(37,986)	-	8,589,825
Licensed vehicles	143,975	9,014	-	-	152,989
Infrastructure	12,578,705	2,957,136	(7,841)	-	15,528,000
Total Depreciable Assets	88,764,583	3,137,821	(45,827)	1,024,230	92,880,807
Accumulated Depreciation:					
Buildings	(11,600,439)	(1,426,399)	-	-	(13,026,838)
Improvements	(113,416)	-	-	-	(113,416)
Machinery and equipment	(3,649,293)	(149,858)	37,302	-	(3,761,849)
Licensed vehicles	(94,898)	(3,120)	-	-	(98,018)
Infrastructure	(1,716,893)	(263,188)	-	-	(1,980,081)
Total Accumulated Depreciation	(17,174,939)	(1,842,565)	37,302	-	(18,980,202)
Total Business-Type Activities					
Capital Assets, Net	\$ 77,972,109	\$ 3,818,108	\$ (8,525)	\$ -	\$ 81,781,692

B. Funds Financial Statements

The Funds Financial Statements do not present General Government Capital Assets but are shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT

A. Governmental Activities Long-Term Debt

Summary of changes in governmental activities long-term debt for the year ended June 30, 2021, follows:

<i>Governmental Activity Debt:</i>	Balance June 30, 2020	Retirements	Balance June 30, 2021	Due within one year	Due in more than one year
Pension Obligation Bonds:					
2012 Taxable Pension Obligation Bonds	\$ 8,405,000	\$ (1,835,000)	\$ 6,570,000	\$ 2,000,000	\$ 4,570,000
Lease Revenue Bonds:					
2013 Refunding Lease Revenue Bonds					
City portion	6,013,000	(661,000)	5,352,000	681,000	4,671,000
2016 Refunding Lease Revenue Bonds	11,450,000	(930,000)	10,520,000	970,000	9,550,000
2018 Lease Revenue Bonds	18,905,000	-	18,905,000	-	18,905,000
Total Governmental Activity Debt	<u>44,773,000</u>	<u>(3,426,000)</u>	<u>41,347,000</u>	<u>3,651,000</u>	<u>37,696,000</u>
Direct Borrowings:					
Capital Leases:					
2016 Bank of America Equipment Lease	4,621,022	(326,915)	4,294,107	333,816	3,960,291
Total Capital Leases	<u>4,621,022</u>	<u>(326,915)</u>	<u>4,294,107</u>	<u>333,816</u>	<u>3,960,291</u>
Other Debt					
HUD 108 Loan - Guarantee Loan - Senior Center	1,320,000	(132,000)	1,188,000	132,000	1,056,000
Total Other Debt	<u>1,320,000</u>	<u>(132,000)</u>	<u>1,188,000</u>	<u>132,000</u>	<u>1,056,000</u>
Total Government Activity Debt	<u>50,714,022</u>	<u>(3,884,915)</u>	<u>46,829,107</u>	<u>4,116,816</u>	<u>42,712,291</u>
Plus unamortized:					
Discount (2012 POB)	(39,206)	10,119	(29,087)	(10,119)	(18,968)
Premium (2013 RLRB)	154,127	(19,888)	134,239	19,888	114,351
Premium (2016 RLRB)	1,474,680	(163,853)	1,310,827	163,853	1,146,974
Premium (2018 LRB)	1,222,061	(43,645)	1,178,416	43,645	1,134,771
Total General Long-term Obligations	<u>\$ 53,525,684</u>	<u>\$ (4,102,182)</u>	<u>\$ 49,423,502</u>	<u>\$ 4,334,083</u>	<u>\$ 45,089,419</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT (Continued)

2012 Taxable Pension Obligation Bonds

In 2012, the City issued \$18,305,000 principal amount of 2012 Taxable Pension Obligation Bonds (2012 POB). The purpose of the 2012 POB is to refinance the “side fund” obligations of the City to CalPERS with respect solely to the Public Safety Plan. Side funds with CalPERS are retired over a fixed term with a fixed amortization schedule based on CalPERS actuarial earnings assumption rate (7.65%). 2012 POB principal is due annually on December 1 and interest is due semi-annually on June 1 and December 1 through June 2024. Debt service is payable from available City resources.

The 2012 POB are general obligations of the City, payable solely from any legally available moneys or funds of the City. The bond covenants contain events of default that require the revenue of the City to be applied by the Trustee as specified in the terms of the agreement if any of the following conditions occur: default on debt service payments; the failure of the City to observe or perform the conditions, covenants, or agreement terms of the debt; bankruptcy filing by the City; or if any court or competent jurisdiction shall assume custody or control of the City. There were no such events during the fiscal year ending June 30, 2021.

At June 30, 2021, future debt service requirements for the City’s portion of the 2012 POB follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 2,000,000	\$ 350,516	\$ 2,350,516
2023	2,185,000	247,716	2,432,716
2024	2,385,000	132,127	2,517,127
	\$ 6,570,000	\$ 730,359	\$ 7,300,359

2013 Refunding Lease Revenue Bonds

In April 2013, the City issued \$8,883,000 principal amount of 2013 Refunding Lease Revenue Bonds (2013 RLRB). The purpose of the 2013 RLRBs was to refund and retire the City’s 2003 COPs and 2001 COPs. The 2013 RLRBs bear interest rates ranging from 2.00% to 5.00% and are payable semiannually on each June 1 and December 1. Principal payments are payable annually on December 1.

The Refunding Bonds are general obligations of the City, payable solely from and secured by Revenues and certain funds and accounts held under the Indenture. The bond covenants contain events of default that may result in the termination of the lease, collection of rent due and other monetary charges but do not terminate the City’s right to possession of the leased property as applied by the Trustee and specified in the terms of the agreement if any of the following conditions occur: default on debt service payments; the failure of the City to observe or perform the conditions, covenants, or agreement terms of the debt; bankruptcy filing by the City; or if any court or competent jurisdiction shall assume custody or control of the City. There were no such events occurred during the fiscal year ending June 30, 2021.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT (Continued)

At June 30, 2021, future debt service requirements for the City’s portion of the 2013 RLRB follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 681,000	\$ 191,816	\$ 872,816
2023	710,000	163,996	873,996
2024	736,000	137,836	873,836
2025	762,000	113,017	875,017
2026	789,000	86,351	875,351
2027 - 2028	1,674,000	75,588	1,749,588
	\$ 5,352,000	\$ 768,604	\$ 6,120,604

2016 Refunding Lease Revenue Bonds

In fiscal year 2016-17, the San Leandro Public Financing Authority issued \$14,125,000 principal amount of 2016 Refunding Lease Revenue Bonds (2016 RLRB). The purpose of the 2016 RLRBs was to refinance the City’s 2007 COPs. The 2016 RLRBs bear interest rates ranging from 2.0% to 5.0% and are payable semiannually on each May 1 and November 1. Principal payments are payable annually on November 1.

The Refunding Bonds are general obligations of the City, payable solely from and secured by Revenues and certain funds and accounts held under the Indenture. The bond covenants contain events of default that may result in the termination of the lease or may retain the lease and hold the City liable for all payments on an annual basis and still have the right to re-enter the leased property without effecting a surrender of the lease. These may be applied by the Trustee as specified in the terms of the agreement if any of the following conditions occur: default on debt service payments; the failure of the City to observe or perform the conditions, covenants, or agreement terms of the debt; bankruptcy filing by the City; or if any court or competent jurisdiction shall assume custody or control of the City. There were no such events occurred during the fiscal year ending June 30, 2021.

At June 30, 2021, future debt service requirements for the 2016 RLRBs follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 970,000	\$ 459,600	\$ 1,429,600
2023	1,015,000	409,975	1,424,975
2024	1,070,000	357,850	1,427,850
2025	1,120,000	303,100	1,423,100
2026	1,180,000	260,350	1,440,350
2027 - 2030	5,165,000	511,900	5,676,900
	\$ 10,520,000	\$ 2,302,775	\$ 12,822,775

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT (Continued)

2018 Lease Revenue Bonds

In fiscal year 2018-19, the San Leandro Public Financing Authority issued \$18,905,000 principal amount of 2018 Lease Revenue Bonds (2018 LRB). The purpose of the 2018 LRBs was to finance the acquisition and construction of certain capital improvement projects of the City, anticipated to consist of improvements to the Police Headquarters and South Office Building, the Mulford-Marina Branch Library, Manor Park Competition Pool, Farrelly Pool, and Casa Peralta. The 2018 LRBs bear interest rates ranging from 3.5% to 5.0% and are payable semiannually on each May 1 and November 1. Principal payments are payable annually on November 1, beginning in 2030.

The 2018 Bonds are special obligations of the authority payable solely from and secured by a pledge of Revenues and certain funds and accounts held under the indenture on a parity with the 2016 Bonds. The bond covenants contain events of default that may result in the termination of the lease or may retain the lease and hold the City liable for all payments on an annual basis and still have the right to re-enter the leased property without effecting a surrender of the lease. These may be applied by the Trustee as specified in the terms of the agreement if any of the following conditions occur: default on debt service payments; the failure of the City to observe or perform the conditions, covenants, or agreement terms of the debt; bankruptcy filing by the City; or if any court or competent jurisdiction shall assume custody or control of the City. There were no such events occurred during the fiscal year ending June 30, 2021.

At June 30, 2021, future debt service requirements for the 2018 LRBs are as follow:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ -	\$ 871,575	\$ 871,575
2023	-	871,575	871,575
2024	-	871,575	871,575
2025	-	871,575	871,575
2026	-	871,575	871,575
2027 - 2031	630,000	4,342,126	4,972,126
2032 - 2036	3,635,000	3,773,712	7,408,712
2037 - 2041	4,610,000	2,772,750	7,382,750
2042 - 2046	5,870,000	1,492,100	7,362,100
2047 - 2049	4,160,000	253,800	4,413,800
	<u>\$ 18,905,000</u>	<u>\$ 16,992,363</u>	<u>\$ 35,897,363</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT (Continued)

2016 Bank of America Equipment Lease

On July 21, 2016, the City entered into a direct borrowing Lease/Purchase Agreement with Bank of America, LLC to Lease/Purchase Equipment in the amount of \$5,409,045. The Equipment was for the installation of energy efficiency improvements on various City-owned facilities. The interest is 2.10% payable over 16 years.

At June 30, 2021, future debt service requirements for the 2016 equipment lease follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 333,816	\$ 88,433	\$ 422,249
2023	340,864	81,389	422,253
2024	348,059	74,190	422,249
2025	355,407	66,842	422,249
2026	362,909	59,340	422,249
2027 - 2031	1,932,752	178,499	2,111,251
2032 - 2033	620,300	13,067	633,367
	<u>\$ 4,294,107</u>	<u>\$ 561,760</u>	<u>\$ 4,855,867</u>

HUD 108 Guarantee Loan – Senior Center

In 2011, the City received a direct borrowing \$2,500,000 20-year federal loan from HUD, at an interest rate of 3% to finance the acquisition and construction of senior center facility within the City of San Leandro. The loan is secured and payable from the Community Development Block Grant Fund.

The loan covenants contain events of default which include collection of any funds pledged under the contract, withholding the guarantee of any or all obligations not yet disbursed to the City or the Loanee may direct the City's financial institution to refuse to release any loan funds held in loan accounts, repayment accounts and investment accounts to the City. These events may be applied by the Loanee as specified in the terms of the agreement if any of the following conditions occur: default on debt service payments; the failure of the City to observe or perform the conditions, covenants, or agreement terms of the debt; bankruptcy filing by the City; or if any court or competent jurisdiction shall assume custody or control of the City. There were no such events occurred during the fiscal year ending June 30, 2021.

At June 30, 2021 future debt service requirements for the HUD 108 Guarantee loan follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 132,000	\$ 46,246	\$ 178,246
2023	132,000	41,256	173,256
2024	132,000	36,135	168,135
2025	132,000	30,882	162,882
2026	132,000	25,496	157,496
2027 - 2030	528,000	45,983	573,983
	<u>\$ 1,188,000</u>	<u>\$ 225,998</u>	<u>\$ 1,413,998</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT (Continued)

B. Long-Term Debt of Business-Type and Proprietary Funds

Summary of changes in long-term debt of business-type and proprietary funds for the year ended June 30, 2021:

<i>Direct Borrowings</i>	Balance June 30, 2020	Additions	Retirements	Balance June 30, 2021	Due Within one year	Due in more than one year
State Water Resources						
Control Board	\$ 35,828,954	\$ -	\$ (1,834,312)	\$ 33,994,642	\$ 1,882,004	\$ 32,112,638
Marina Note	498,054	-	(270,587)	227,467	93,273	134,194
Climatec Lease	-	7,624,924	-	7,624,924	441,265	7,183,659
Total	<u>\$ 36,327,008</u>	<u>\$ 7,624,924</u>	<u>\$ (2,104,899)</u>	<u>\$ 41,847,033</u>	<u>\$ 2,416,542</u>	<u>\$ 39,430,491</u>

State Water Resources Control Board

On August 4, 2011, the City entered into a direct borrowing Finance Agreement with the State Water Resources Control Board in the total principal amount of \$43,000,000, for the purpose of financing the Wastewater System Expansion and Improvement Project. The loan bears an interest rate of 2.6%. Principal and interest payments are payable annually on July 1. The debt is secured by the WPCP Enterprise Fund operating revenues. The project was completed in fiscal year 2016-17.

Pursuant to the agreement, the City is expected to obtain net revenues of the Water system to be equal to at least 1.20 times the total annual debt service in such fiscal year. In fiscal year 2020-21, net revenues amounted to \$6,336,849 which represented coverage of 229% under the \$2,765,865 in debt service. Future debt service is expected to average \$3 million per year through fiscal year 2035-36 for a total of \$41.5 million. The City is authorized under prop 218 to increase up to 9.5% and in fiscal year 2021, we requested a 7% increase. The City will evaluate its current financial situation and might propose another hike to meet the coverage expectation. Cash and investments are sufficient to meet any debt service requirement, until rates increased.

At June 30, 2021, future debt service requirements for the State Water Resources Control Board loan are as follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 1,882,004	\$ 883,861	\$ 2,765,865
2023	1,930,936	834,929	2,765,865
2024	1,981,140	784,724	2,765,864
2025	2,032,650	733,215	2,765,865
2026	2,085,499	680,366	2,765,865
2027 - 2031	11,269,590	2,559,733	13,829,323
2032 - 2036	12,812,823	1,016,496	13,829,319
	<u>\$ 33,994,642</u>	<u>\$ 7,493,324</u>	<u>\$41,487,966</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 6 – LONG-TERM DEBT (Continued)

Marina Cal Boating Notes Payable

The City entered into various direct borrowing construction loan agreements with the California Department of Boating and Waterways in the total principal amount of \$5,331,032. The loans bear an average interest rate of 4.50%. Principal and interest payments are payable annually on each August 1. The debt is secured by Shoreline Enterprise Fund operating revenues.

At June 30, 2021, future debt service requirements for the Marina Cal Boating Notes Payable are as follows:

For The Year Ending	Principal	Interest	Total
2022	\$ 93,273	\$ 10,236	\$ 103,509
2023	45,334	6,039	51,373
2024	20,770	3,999	24,769
2025	21,705	3,064	24,769
2026	22,682	2,087	24,769
2027	23,703	1,067	24,770
	<u>\$ 227,467</u>	<u>\$ 26,492</u>	<u>\$ 253,959</u>

2020 Bank of America Equipment Lease

On January 22, 2021, the City entered into a direct borrowing Lease/Purchase Agreement with the Bank of America, LLC to Lease/Purchase Equipment in the amount of \$7,624,924. The Equipment was for the installation of energy efficiency equipment. The loans bears an interest rate of 1.989% per annum. Principal and interest payments are payable annually on each January 22. The debt is secured by Water Pollution Control Plant Enterprise Fund’s operating revenues.

At June 30, 2021, future debt service requirements for the 2020 equipment lease as follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 441,265	\$ 151,660	\$ 592,925
2023	450,042	142,883	592,925
2024	458,993	133,932	592,925
2025	468,123	124,802	592,925
2026	477,434	115,491	592,925
2027 - 2031	2,533,446	431,179	2,964,625
2032 - 2036	2,795,621	169,005	2,964,626
	<u>\$ 7,624,924</u>	<u>\$ 1,268,952</u>	<u>\$ 8,893,876</u>

C. Debt Covenants and Restrictions

For fiscal year 2020-21, the City complied with all general and specific covenants regarding debt proceeds usage and debt repayment. In accordance with bond official statements, the City also maintained adequate reserves for all debt issues.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 7 – COMPENSATED ABSENCES

The City’s compensated absences consist of accrued vacation pay, sick leave, and accrued compensatory time. The total amount of the accrued liability is recorded in the Government-wide Financial Statements and charges for compensated absences expense is charged to the various program activities in the Governmental funds, primarily General fund and Internal Service funds, and all Proprietary funds.

Summary of changes in compensated absences for the year ended June 30, 2021, follows:

	Balance July 1, 2020	Additions	Retirements	Balance June 30, 2021	Due within one year	Due in more than one year
Governmental Activities	\$ 4,534,699	\$ 1,107,319	\$ 1,571,101	\$ 4,070,917	\$ 610,638	\$ 3,460,279
Business-type Activities	612,332	151,914	60,880	703,366	140,673	562,693
Total	\$ 5,147,031	\$ 1,259,233	\$ 1,631,981	\$ 4,774,283	\$ 751,311	\$ 4,022,972

NOTE 8 – UNEARNED REVENUE

A. Governmental-Wide Financial Statements

Unearned revenue in the Government-Wide Financial Statements represents amounts for which revenues have not been earned. At June 30, 2021, unearned revenue in the Government-Wide Financial Statements was \$13,169,170.

NOTE 9 – NET POSITION AND FUND BALANCES

A. Net Position

Net Position is the excess of all the City’s assets and deferred outflows of resources over all its liabilities, and deferred inflows of resources regardless of fund. Net Position is divided into three captions. These captions apply only to Net Position, which is determined only at the Government-wide level, and are described below:

Net investment in capital assets describes the portion of Net Position which is represented by the current net book value of the City’s capital assets, less the outstanding balance of any debt issued to finance these assets.

Restricted net position describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter. These principally include capital projects, debt service requirements, and special revenue programs restricted to special revenue purposes such as Measure B, Measure BB, Measure F, special Gas Tax, Grant funds, and other special revenue funds.

Unrestricted describes the portion of Net Position which is not restricted to use.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 9 – NET POSITION AND FUND BALANCES (Continued)

B. Fund Balances

Governmental fund balances represent the net current assets of each fund. Net current assets generally represent a fund's cash and receivables, less its liabilities.

The City's fund balances are classified in accordance with Governmental Accounting Standards Board Statement Number 54 (GASB 54), *Fund Balance Reporting and Governmental Fund Type Definitions*, which requires the City to classify its fund balances based on spending constraints imposed on the use of resources. For programs with multiple funding sources, the City prioritizes and expends funds in the following order: Restricted, Committed, Assigned, and Unassigned. Each category in the following hierarchy is ranked according to the degree of spending constraint:

Nonspendable represents balances set aside to indicate items do not represent available, spendable resources even though they are a component of assets. Fund balances required to be maintained intact, such as Permanent Funds, and assets not expected to be converted to cash, such as prepaid, notes receivable, and land held for redevelopment are included. However, if proceeds realized from the sale or collection of nonspendable assets are restricted, committed or assigned, then Nonspendable amounts are required to be presented as a component of the applicable category.

Restricted fund balances have external restrictions imposed by creditors, grantors, contributors, laws, regulations, or enabling legislation which requires the resources to be used only for a specific purpose. Encumbrances and nonspendable amounts subject to restrictions are included along with spendable resources.

Committed fund balances have constraints imposed by formal action of the City's highest level decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of a resolution prior to end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken to remove or revise the limitation. Encumbrances and nonspendable amounts subject to council commitments are included along with spendable resources. As of June 30, 2021, the City does not have committed fund balance.

Assigned fund balances are amounts constrained by the City's intent to be used for a specific purpose, but are neither restricted nor committed. Intent is expressed through City Council resolution and/or budget document or its designee (City Manager) and may be changed at the discretion of the City Council or its designee. This category includes encumbrances; Nonspendable, when it is the City's intent to use proceeds or collections for a specific purpose, and residual fund balances, if any, of Special Revenue, Capital Projects and Debt Service Funds which have not been restricted or committed.

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned. This includes the residual general fund balance and residual fund deficits, if any, of other governmental funds.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 9 – NET POSITION AND FUND BALANCES (Continued)

C. Encumbrances

The City uses an encumbrance system as an extension of normal budgetary accounting for governmental funds. Under this system, purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of applicable appropriations. Encumbrances outstanding at year-end are recorded as restricted, committed or assigned fund balance, depending on the classification of the resources to be used to liquidate the encumbrance, since they do not constitute expenditures or liabilities. Outstanding encumbrances at year-end are automatically reappropriated for the following year. Unencumbered and unexpended appropriations lapse at year-end.

As of June 30, 2021, the General Fund had outstanding encumbrances of \$1,787,750.

D. Contingency Arrangements

The City’s annual budget requires the City to implement and maintain fund balance to handle any unforeseen contingencies in the future, rather than continued reliance on the City’s operating General Fund reserves. These unforeseen contingencies include Economic Uncertainty, major Emergencies and Contingencies. As of June 30, 2021, the following are reported within the unassigned fund balance of the General Fund:

Compensated Absences	\$	869,569
Major Emergencies		5,000,000
Economic Uncertainty		24,640,460
Other Remaining Unassigned		36,026,190
Total	\$	66,536,219

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 9 – NET POSITION AND FUND BALANCES (Continued)

Detailed classifications of the City’s Fund Balances, as of June 30, 2021, are below:

	General Fund	Measure BB Special Revenue Fund	Capital Improvement Capital Project Fund	Non-Major Governmental Funds	Total
Nonspendables:					
Advances to Other Funds	\$ 6,276,736	\$ -	\$ -	\$ -	\$ 6,276,736
Loans receivable	1,349,968	-	-	-	1,349,968
Prepays	-	-	-	48,000	48,000
Property held for resale	-	-	-	382,668	382,668
Total Nonspendable Fund Balances	7,626,704	-	-	430,668	8,057,372
Restricted for:					
Internship	50,000	-	-	-	50,000
Capital Projects					
Capital Improvement Projects	-	-	33,106,010	-	33,106,010
Subtotal	50,000	-	33,106,010	-	33,156,010
Non-Major Governmental Funds					
Special Assessment District Debt Service	-	-	-	121	121
San Leandro Public Financing Authority	-	-	-	423,606	423,606
GHAD	-	-	-	13,622	13,622
Affordable Housing	-	-	-	2,602,345	2,602,345
Street/ Traffic Improvements	-	-	-	1,939,661	1,939,661
Park Development Fees	-	-	-	1,400,210	1,400,210
Underground Utility	-	-	-	3,123,931	3,123,931
Parking	-	-	-	-	-
Special Gas Tax	-	-	-	1,588,588	1,588,588
Cherrywood Maintenance	-	-	-	491,338	491,338
Measure B - Paratransit	-	-	-	548,826	548,826
Asset Seizure	-	-	-	1,104,192	1,104,192
Heron Bay	-	-	-	454,777	454,777
Proposition 1B - Local Streets & Roads	-	-	-	14,130	14,130
Special Grants	-	-	-	703,921	703,921
Measure B	-	-	-	2,709,773	2,709,773
Measure F	-	-	-	1,587,389	1,587,389
CDBG	-	-	-	166,592	166,592
HOME	-	-	-	924,565	924,565
Housing In- Lieu	-	-	-	263,508	263,508
Business Improvement District	-	-	-	518,107	518,107
Public Education and Government	-	-	-	673,534	673,534
Subtotal	-	-	-	21,252,736	21,252,736
Total Restricted Fund Balances	50,000	-	33,106,010	21,252,736	54,408,746
Assigned to:					
Departmental projects	1,787,750	-	-	-	1,787,750
Oakland Airport Access Agreement	500,000	-	-	-	500,000
ACFD OPEB	7,218,203	-	-	-	7,218,203
Total Assigned Fund Balances	9,505,953	-	-	-	9,505,953
Unassigned:					
General fund - Compensated Absences	869,569	-	-	-	869,569
General fund - Major Emergencies	5,000,000	-	-	-	5,000,000
General fund - Economic Uncertainty	24,640,460	-	-	-	24,640,460
General fund - Other	36,026,190	-	-	-	36,026,190
Deficit balance:					
Measure BB	-	(3,168,991)	-	(32,392)	(3,201,383)
Total Unassigned Fund Balances	66,536,219	(3,168,991)	-	(32,392)	63,334,836
Total Fund Balances	\$ 83,718,876	\$ (3,168,991)	\$ 33,106,010	\$ 21,651,012	\$ 135,306,907

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 10 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Fund Deficits

At June 30, 2021, the Measure BB Special Revenue Fund, the Parking Special Revenue Fund, and the Storm Water Utility Enterprise Fund had a net position deficits of \$3,168,991, \$32,392, and \$1,452,398, respectively.

B. Expenditures in Excess of Appropriations

Excess of expenditures over appropriations approved by the City Council occurred in individual funds during the fiscal year 2020-21 as follows:

Fund/Department	Expenditure	Appropriation	Excess
Special Revenue Funds			
Cherrywood Maintenance District	\$ 452	\$ -	\$ (452)
HOME	13,986	13,664	(322)
San Leandro Public Financing Authority			
Debt Service Fund	3,187,884	3,184,859	(3,025)

NOTE 11 – INSURANCE

The City provides workers' compensation benefits under self-insurance programs. Claims outstanding, including claims incurred but not reported, are estimated and recorded as liabilities in the Self Insurance Internal Service Fund. The City's self-insured retention limit for workers' compensation is \$250,000 per claim. The City is a member of the Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX). This coverage includes a limit of \$45 million for excess workers compensation, \$5 million for employer's liability, and a statutory excess layer of \$50 million.

The City is a member of California Joint Powers Risk Management Authority (CJPRMA), which provides annual general liability coverage in an aggregate up to \$40 million. The City is self-insured for the first \$500,000 for liability losses. The City has had no settlements that exceed the self-insured retention coverage in the last five fiscal years.

The City's deposits in the CJPRMA equal the ratio of the City's payroll to the total payrolls of all entities participating in the same layer of each program in each program year. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating. Estimated claims liabilities, as shown below, are presented on a basis of actuarial value as determined by the City's actuary, who determines the expected value of the overall claim based upon certain criteria of the claim.

The following provides a reconciliation of claims and judgments:

	Liability Balance July 1	Current Year Claims and Changes in Estimates	Claims for Payments in Current and Prior Fiscal Years	Liability Balance June 30	Liability Due in One Year
2018-2019	\$ 6,598,344	\$ 2,256,449	\$ (2,029,097)	\$ 6,825,696	\$ 1,170,645
2019-2020	6,825,696	3,302,409	(2,464,858)	7,663,247	1,170,645
2020-2021	7,663,247	1,304,621	(1,916,234)	7,051,634	4,233,746

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 12 – COMMITMENTS AND CONTINGENCIES

The City participates in several Federal and State grant programs. These programs have been audited by the City's independent accountants in accordance with the provisions of the Federal Single Audit Act as amended and applicable State requirements. No cost disallowances were proposed as a result of these audits. However, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures that may be disallowed by the granting agencies cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

The City is a defendant in a number of lawsuits which have arisen in the normal course of business. While substantial damages are alleged in some of these actions, their outcome cannot be predicted with certainty. In the opinion of the City Attorney, these actions when finally adjudicated will not have a material adverse effect on the financial position of the City. As discussed in Note 11 to the Financial Statements, the City maintains a Self-Insurance Fund which has reserves of \$3,941,870 at the end of June 30, 2021. These reserves are available to satisfy any future liability.

A. Sales Tax Reimbursement Agreement

The City has entered into a sales tax reimbursement agreement in order to encourage construction and improvement of property sites within the City. In return, the City is expected to make annual reimbursement payments until the full amount of assistance has been remitted or over a twenty (20) year period, whichever comes sooner. The annual cost of each reimbursement payment commitment is equal to 50% of the net sales tax generated and received by the City above a base amount of \$277,000 as stipulated in the approved agreements.

For financial reporting purposes, GASB Statement No. 77 defines a tax abatement as resulting from an agreement between a government and an individual or entity in which the government promises to forgo tax revenues and the individual or entity promises to subsequently take a specific action that contributes to economic development or otherwise benefits the government or its citizens. According to GASB Statement No. 77, the substance of this sales-tax reimbursement agreement meets the definition of "tax abatements."

Pursuant to the Sales and Use Tax law (chapter 8 – Article 1 – section 7056), in order to protect the confidential information of the sales taxes collected and abatements provided to each of the specific agencies, the City has presented the aggregate amount abated during the current fiscal year.

NOTE 13 – PENSIONS PLAN

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plans (Plans) and additions to/deductions from the Plans' 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 in accordance with the benefit terms. Investments are reported at fair value.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSIONS PLAN (Continued)

A. Plan Descriptions and Summary of Balances by Plan

All qualified permanent employees are eligible to participate in the City’s defined benefit pension plans:

- Miscellaneous (all other) agent multiple-employer plan
- Safety cost-sharing multiple-employer plan

These plans are administered by the California Public Employees’ Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Below is a summary of the deferred outflows of resources, net pension liabilities, and deferred inflows of resources by Plan for the year ended June 30, 2021:

	Deferred Outflows of Resources	Net Pension Liability	Deferred Inflows of Resources
Miscellaneous	\$ 12,983,754	\$ 104,182,640	\$ -
Safety	20,841,210	99,877,170	4,315,497
Total	\$ 33,824,964	\$ 204,059,810	\$ 4,315,497

Benefits Provided – CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The cost of living adjustments for each plan are applied as specified by the Public Employees’ Retirement Law. The Pension Reform Act of 2013 (PEPRA), Assembly Bill 340, is applicable to employees new to CalPERS and hired after December 31, 2012.

During the fiscal year 2019, the City adopted amendments with CalPERS that allows sharing of additional employer costs passed to the employees. The City implemented a cost sharing within the pension plans among San Leandro Police Officers' Association (SLPOA). This included SLPOA staff picking up the employers CalPERS share of 3%. These are the maximum under CalPERS law for the passing on of costs of the employer’s share. These were amendment changes to the contract between the Board of Administration California Public Employees’ Retirement System and the City as proposed changes in Section 20516 (Employees Sharing Additional Costs). Increase in employee contribution rates result in a respective decrease in employer contribution rates.

The Plans’ provisions and benefits in effect at June 30, 2021, are summarized as follows:

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSIONS PLAN (Continued)

	Miscellaneous		
	Prior to May 6, 2010	On or after May 6, 2010 to January 1, 2013	On or after January 1, 2013
Hire date			
Benefit formula	2.5% @ 55	2% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 to 55	50 to 55	52 to 62
Monthly benefits, as a % of eligible compensation	2.000% - 2.500%	1.426% - 2.418%	1.000% - 2.500%
Required employee contribution rates	8.000%	7.000%	6.750%
Required employer contribution rates, (blended)	10.967%	10.967%	10.967%

	Safety	
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	3% @ 50	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50	50 to 57
Monthly benefits, as a % of eligible compensation	3.000%	2.000% - 2.700%
Required employee contribution rates	9.000%	13.750%
Required employer contribution rates	25.540%	13.884%

Beginning in fiscal year 2016, CalPERS collects employer contributions for the Plan as a percentage of payroll for the normal cost portion as noted in the rates above and as a dollar amount for contributions toward the unfunded accrued liability (UAL). The dollar amounts are billed on a monthly basis. The City's required contribution for the UAL in the Miscellaneous and Safety Plans were for the fiscal year ended June 30, 2021, \$7,226,133 and \$6,423,608 respectively.

Employees Covered – The following employees were covered by the benefit terms for the Miscellaneous Plan as of the most recent actuarial valuation date of June 30, 2019 and measurement date of June 30, 2020:

	<u>Miscellaneous</u>
Active employees	254
Inactive employees entitled but not yet receiving benefits	336
Inactive employees or beneficiaries currently receiving benefits	652
Total	<u>1,242</u>

* All Tiers of the Miscellaneous plan were combined together on GASB 68 report by CalPERS

Contributions – Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on July 1 following notice of a change in the rate. Funding contributions for both Plans are determined annually on an actuarial basis as of June 30 by CalPERS.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSIONS PLAN (Continued)

The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2021, the contributions recognized as part of pension expense for the Plan were as follows:

	Miscellaneous	Safety	Total
Contributions - employer	\$ 9,717,634	\$ 9,219,375	\$ 18,937,009

B. Information Common to the Miscellaneous and Safety Plans

The City's net pension liability for each Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of each of the Plan is measured as of June 30, 2020, using an annual actuarial valuation as of June 30, 2019 rolled forward to June 30, 2020 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions – The total pension liabilities in the June 30, 2019 actuarial valuations were determined using the following actuarial assumptions:

	All Plans
Valuation Date	6/30/2019
Measurement Date	6/30/2020
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Payroll Growth	(1)
Projected Salary Increase	Varies by Entry Age and Service
Investment Rate of Return	7.15% (2)
Mortality	Derived using CalPERS Membership Data for all Funds (3)
Post Retirement Benefit Increase	Purchasing Power Protection Allowance floor on purchasing power applies, 2.5% thereafter

(1) Depending on age, service and type of employment

(2) Net of pension plan investment expenses, includes inflation

(3) The mortality table used was developed based on CalPERS' specific data. The probabilities of mortality are based on the 2017 CalPERS Experience Study for the period from 1997 to 2015. Pre-retirement and post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from December 2017 that can be found on the CalPERS website.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSIONS PLAN (Continued)

Discount Rate – The discount rate used to measure the total pension liability for each Plan was 7.15%. The projection of cash flows used to determine the discount rate for each Plan assumed that contributions from all plan members in the Public Employees Retirement Fund (PERF) will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, each Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members for all plans in the PERF. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability for each Plan.

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 adjusted to account for assumed administrative expenses.

The table below reflects the long-term expected real rate of return by asset class.

<u>Asset Class (a)</u>	<u>New Strategic Allocation</u>	<u>Real Return Years 1-10 (b)</u>	<u>Real Return Years 11+ (c)</u>
Global Equity	50.0%	4.80%	5.98%
Fixed Income	28.0%	1.00%	2.62%
Inflation Assets	0.0%	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Assets	13.0%	3.75%	4.93%
Liquidity	1.0%	0.00%	-0.92%
Total	<u>100.0%</u>		

(a) In the CalPERS Comprehensive Annual Financial Report, Fixed Income is include in Global Debt Securities; Liquidity is included in Short-term Investments; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.

(b) An expected inflation of 2.0% used for this period

(c) An expected inflation of 2.92% used for this period

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSION PLAN (Continued)

C. Miscellaneous (All Other) Agents Multiple-Employer Plan

The changes in the Net Pension Liability for the City’s Miscellaneous Plan are as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2020	\$ 309,423,413	\$ 212,824,426	\$ 96,598,987
Changes in the year:			
Service cost	3,874,755	-	3,874,755
Interest on the total pension liability	21,804,805	-	21,804,805
Changes of benefit terms			
Changes of assumptions			
Differences between expected and actual experience	2,724,076	-	2,724,076
Plan to plan resource movement			
Contributions - employer	-	8,774,417	(8,774,417)
Contributions - employees	-	1,750,192	(1,750,192)
Net investment income	-	10,595,404	(10,595,404)
Benefit payments, including refunds of employee contributions	(18,245,091)	(18,245,091)	-
Administrative expense	-	(300,030)	300,030
Other Miscellaneous Income/(Expense)	-	-	-
Net changes	<u>10,158,545</u>	<u>2,574,892</u>	<u>7,583,653</u>
Balance at June 30, 2021	<u>\$ 319,581,958</u>	<u>\$ 215,399,318</u>	<u>\$ 104,182,640</u>

D. Safety Cost-Sharing Multiple-Employer Plan

As of June 30, 2021, the Safety cost-sharing plan reported net pension liabilities for its proportionate shares of the net pension liability at \$99,877,170.

The Safety Plan net pension liability is measured as the proportionate share of the net pension liability in the State-wide pool. The City’s proportion of the net pension liability was based on a projection of the City’s long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The City’s proportionate share of the net pension liability for the Safety Plan as of June 30, 2019 and 2020 was as follows:

	Safety
Proportion - June 30, 2019	0.899285%
Proportion - June 30, 2020	0.917952%
Change - Increase (Decrease)	<u>0.018667%</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSION PLAN (Continued)

E. Other Information

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability of the City for the Plan, calculated using the discount rate for the Plan, as well as what the City’s net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	<u>Miscellaneous</u>	<u>Safety</u>
1% Decrease	6.15%	6.15%
Net Pension Liability	\$ 143,430,554	\$ 142,947,853
Current Discount Rate	7.15%	7.15%
Net Pension Liability	\$ 104,182,640	\$ 99,877,170
1% Increase	8.15%	8.15%
Net Pension Liability	\$ 71,567,822	\$ 64,533,599

Pension Plan Fiduciary Net Position – Detailed information about each pension plan’s fiduciary net position is available in the separately issued CalPERS financial reports.

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions – For the year ended June 30, 2021, the City recognized total pension expense of \$14,119,300 and \$13,481,844 for Miscellaneous and Safety, respectively. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>Agent-Multiple Miscellaneous</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to measurement date	\$ 9,717,634	\$ -
Differences between actual and expected experience	1,932,094	-
Changes in assumptions	-	-
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	-	-
Net differences between projected and actual earnings on plan investments	1,334,026	-
Total	<u>\$ 12,983,754</u>	<u>\$ -</u>
<u>Cost-Sharing Safety</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Pension contributions subsequent to measurement date	\$ 9,219,375	\$ -
Differences between actual and expected experience	7,744,969	-
Changes in assumptions	-	(332,693)
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	1,706,115	(3,982,804)
Net differences between projected and actual earnings on plan investments	2,170,751	-
Total	<u>\$ 20,841,210</u>	<u>\$ (4,315,497)</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 13 – PENSION PLAN (Continued)

The \$9,717,634 and \$9,219,375 for Miscellaneous and Safety, respectively, will be reported as deferred outflows of resources related to contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30	Miscellaneous	Safety	Total
	Plan	Plan	
	Annual	Annual	Annual
	Amortization	Amortization	Amortization
2022	\$ 641,334	\$ 1,140,764	\$ 1,782,098
2023	715,341	2,883,541	3,598,882
2024	1,045,101	2,194,365	3,239,466
2025	864,344	1,087,668	1,952,012
	<u>\$ 3,266,120</u>	<u>\$ 7,306,338</u>	<u>\$ 10,572,458</u>

NOTE 14 – OTHER POST EMPLOYMENT BENEFITS

OPEB Liabilities, OPEB Expenses and Deferred Outflows/Inflows of Resources Related to OPEB - For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City’s OPEB Plan and additions to/deductions from the OPEB Plan’s fiduciary net position have been determined on the same basis as they are reported by PARS. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

A. Plan Description

The City administers a multiple-employer defined-benefit post-employment healthcare plan. Dependents are eligible to enroll, and benefits continue to surviving spouses. The plan was established by City Council in fiscal year 2009-10 and provides reimbursements to retirees for qualified expenses. Retirees who have between five and fifteen years of service and meet certain criterion based upon retirement date, household income in the most recent calendar year, and age are entitled to reimbursements for qualified expenses.

Benefits Provided - Eligibility for retiree health benefits requires retirement from the City. Retirees may receive up to \$360 monthly medical and \$115.74 monthly dental reimbursement prior to age 65. Some retirees may receive \$200 monthly medical reimbursement from age 65 to age 70. With the exception of certain retirees who are eligible for the \$200 payment as discussed, after age 65, the retirees receive the PEMHCA minimum amount only.

Amendments to benefit provisions are negotiated by various bargaining units at the City and must be approved by Council. In fiscal year 2008-09, the City established an irrevocable exclusive agent multi-employer benefit trust which is administered by Public Agency Retirement Services (PARS). The trust will be used to accumulate and invest assets necessary to reimburse retirees. No separate financial reports are issued by PARS for the OPEB plan.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 14 – OTHER POST EMPLOYMENT BENEFITS (Continued)

Employees Covered by Benefit Terms – Membership in the plan consisted of the following at the measurement date of June 30, 2021:

Active employees	318
Inactives currently receiving benefit payments	293
Inactive entitled to but not yet receiving benefit payments	208
Total	819

B. Net OPEB Liability

Actuarial Methods and Assumptions – The City’s net OPEB liability was measured as of June 30, 2021 and the total OPEB liability used to calculate the net OPEB liability was determined on actuarial valuation date that was rolled forward using standard update procedures to determine the total OPEB liability as of the measurement date, based on the following actuarial methods and assumptions:

Actuarial Assumptions	June 30, 2021 Measurement Date
Valuation Date	• June 30, 2019
Actuarial Cost Method	• Entry Age Normal Level Percentage of Payroll
Funding Policy	• City contributes full Actuarial Determined Contribution
Discount Rate	• 5.25 %
General Inflation	• 2.75% annually
Mortality, Retirement, Disability, Termination	• MCERA 1997-2015 Experience Study
Salary Increases	• 3.0% • Additional merit-based on CallPERS merit 1997 - 2015 Experience Study
Healthcare Cost Trend	• Non-Medicare - 7.25% for 2021, decreasing to an ultimate rate of 4.0% in 2076 • Medicare - 6.30% for 2021, decreasing to an ultimate rate of 4.0% in 2076

The long-term expected rate of return on OPEB plan investments (comprised of capital appreciation and reinvestment of dividends, interest, and other distributions) is determined through a combination of historical rates of returns, valuation projections, and economic expectations. The expected return is then calculated by weighting the returns for each asset class according to the exposure as determined by HighMark’s current strategic allocation. Expected returns are developed and annually reviewed. The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	29.00%	4.82%
Fixed Income	65.00%	1.47%
REITs	1.00%	3.76%
Cash	5.00%	0.06%
Total	100.0%	

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 14 – OTHER POST EMPLOYMENT BENEFITS (Continued)

Discount Rate – The discount rate used to measure the total OPEB liability is 5.25%. This is the expected long-term rate of return on City assets using a Moderately Conservative Highmark PLUS fund within the Public Agency Retirement Services (PARS). The projection of cash flows used to determine the discount rate assumed that the City contribution will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position is projected to cover all future OPEB payments. Therefore, the discount rate was set equal to the long-term expected rate of return.

C. Changes in Net OPEB Liability

The changes in the net OPEB liability follows:

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(Asset) (a) - (b)
Balance at June 30, 2020 Measurement Date	\$ 23,752,824	\$ 19,149,376	\$ 4,603,448
Changes Recognized for the Measurement Period:			
Service Cost	868,358	-	868,358
Interest on the total OPEB liability	1,257,969	-	1,257,969
Changes in benefit terms			
Differences between expected and actual experience			
Changes of assumptions			
Employer contributions - City	-	1,319,716	(1,319,716)
Employer contributions - Implicit subsidy			
Net investment income	-	2,700,965	(2,700,965)
Benefit payments	(1,319,716)	(1,319,716)	-
Implicit rate subsidy fulfilled			
Administrative expenses	-	(43,249)	43,249
Net changes	806,611	2,657,716	(1,851,105)
Balance at June 20, 2021 Measurement Date	<u>\$ 24,559,435</u>	<u>\$ 21,807,092</u>	<u>\$ 2,752,343</u>
Plan fiduciary net position as percentage of the total OPEB liability			88.79%

D. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate and Healthcare Cost Trend Rates

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

Net OPEB Liability/(Asset)		
Discount Rate -1% (4.25%)	Current Discount Rate (5.25%)	Discount Rate +1% (6.25%)
\$ 5,970,773	\$ 2,752,343	\$ 97,034

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 14 – OTHER POST EMPLOYMENT BENEFITS (Continued)

The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates (6.3% in 2021, trending down to 4.0% in 2076):

Net OPEB Liability/(Asset)		
1% Decrease	Current Healthcare Cost Trend Rates	1% Increase
\$ (512,329)	\$ 2,752,343	\$ 6,848,414

E. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2021, the City recognized OPEB expense of \$1,476,601. At June 30, 2021, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	\$ 1,140,543	\$ -
Differences between expected and actual experience	645,449	-
Net differences between projected and actual earnings on plan investments	-	(1,290,507)
Total	\$ 1,785,992	\$ (1,290,507)

The deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as part of OPEB expense as follows:

Year Ended June 30	Annual Amortization
2022	\$ 311,234
2023	247,757
2024	222,637
2025	(286,143)
Total	\$ 495,485

NOTE 15 – JOINTLY GOVERNED ORGANIZATIONS

The City of San Leandro participates in the East Bay Dischargers Authority established on February 15, 1974. The Agency Members of the Joint Powers are the City of Hayward, City of San Leandro, Oro Loma Sanitary District, Castro Valley Sanitary District, and Union Sanitary District. The authority has the powers to plan for, acquire, construct, manage, maintain, operate, and control facilities for the collection, transmission, treatment, reclamation, sale and disposal of waste water. No debt, liability, or obligation of the Authority shall constitute a debt, liability or obligation of any Agency.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 15 – JOINTLY GOVERNED ORGANIZATIONS (Continued)

The Authority is governed by the East Bay Dischargers Commission (Commission). The Commission consists of five members, one from each Agency. The ownership of the Joint Facilities is as follows: 13.74%, City of San Leandro; 29.44% Oro Loma/Castro Valley; 14.72% City of Hayward; and 42.10% Union Sanitary District. The City’s share of the expenses are recorded as expenses of the Water Pollution Control Fund.

NOTE 16 – SUCCESSOR AGENCY ACTIVITIES

A. Cash and Investments

Cash and Investments at June 30, 2021, consisted of the following:

Statement of net position:	
Cash and Investments	\$ 3,244,064
Cash and Investments held by fiscal agents	21
Total cash and investments	<u>\$ 3,244,085</u>

The Successor Agency pools its cash and investment with the City in order to achieve a higher return on investment. Certain restricted funds, which are held and invested by independent custodians through contractual agreements, are not pooled. These restricted funds include cash with fiscal agents.

B. Capital Assets

The Successor Agency assumed the capital assets of the former Redevelopment Agency as of February 1, 2012. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated fair market value on the date contributed. The Successor Agency’s policy is to capitalize all assets with costs exceeding certain minimum thresholds and with useful lives exceeding two years.

All capital assets with limited useful lives are depreciated over their estimated useful lives. The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each year represents that year’s pro rata share of the cost of capital assets.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 16 – SUCCESSOR AGENCY ACTIVITIES (Continued)

Depreciation of all capital assets is charged as an expense against operations each year and the total amount of depreciation taken over the years, called accumulated depreciation, is reported on the balance sheet as a reduction in the book value of capital assets.

	<u>Balance</u> <u>June 30, 2020</u>	<u>Additions</u>	<u>Balance</u> <u>June 30, 2021</u>
Non-depreciable Assets:			
Land	\$ 706,376	\$ -	\$ 706,376
Depreciable Assets:			
Buildings and Improvements	711,792	-	711,792
Total Depreciable Assets	<u>711,792</u>	<u>-</u>	<u>711,792</u>
Accumulated Depreciation:			
Buildings and Improvements	(298,988)	(11,678)	(310,666)
Total Accumulated Depreciation	<u>(298,988)</u>	<u>(11,678)</u>	<u>(310,666)</u>
Depreciable Assets, Net	<u>412,804</u>	<u>(11,678)</u>	<u>401,126</u>
Total Private Purpose Trust Fund Activity Capital Assets, Net	<u>\$ 1,119,180</u>	<u>\$ (11,678)</u>	<u>\$ 1,107,502</u>

C. Long-Term Debt Obligations

At June 30, 2021, future debt service requirements for the Successor Agency were as follows:

	<u>Balance</u> <u>June 30, 2020</u>	<u>Retirements</u>	<u>Balance</u> <u>June 30, 2021</u>	<u>Current</u> <u>Portion</u>	<u>Long-Term</u> <u>Portion</u>
2013 Refunding Lease Revenue Bonds Successor Agency Portion	\$ 1,747,000	\$ (224,000)	\$ 1,523,000	\$ 234,000	\$ 1,289,000
2014 Tax Allocation Refunding Bonds Successor Agency Portion	10,830,000	(485,000)	10,345,000	675,000	9,670,000
2018 Tax Allocation Refunding Bonds, Series A Successor Agency Portion	16,845,000	-	16,845,000	-	16,845,000
2018 Tax Allocation Refunding Bonds, Series B Successor Agency Portion	1,580,000	(650,000)	930,000	670,000	260,000
Direct Borrowings:					
Owner Participation Agreements	533,530	(119,360)	414,170	-	414,170
Total	<u>31,535,530</u>	<u>(1,478,360)</u>	<u>30,057,170</u>	<u>1,579,000</u>	<u>28,478,170</u>
Plus (Less) unamortized:					
Premium (2013 LRB)	57,800	(8,562)	49,238	8,562	40,676
Premium (2014 TARB)	1,184,125	(81,664)	1,102,461	81,664	1,020,797
Premium (2018 TARB)	1,637,183	(86,168)	1,551,015	86,168	1,464,847
Total Debt	<u>\$ 34,414,638</u>	<u>\$ (1,654,754)</u>	<u>\$ 32,759,884</u>	<u>\$ 1,755,394</u>	<u>\$ 31,004,490</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 16 – SUCCESSOR AGENCY ACTIVITIES (Continued)

2013 Refunding Lease Revenue Bonds

In 2013, the City issued \$11,995,000 principal amount of 2013 Refunding Lease Revenue Bonds (2013 RLRB) was issued. The purpose of the 2013 RLRBs was to refund the 2003 COPs and 2001 COPs. The 2013 RLRBs bear interest rates ranging from 2.0% to 5.00% and are payable semiannually on each June 1 and December 1. Principal payments are payable annually on December 1.

At June 30, 2021, future debt service requirements for the Successor Agency’s portion of the 2013 Refunding Lease Revenue Bonds were as follows:

<u>For The Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 234,000	\$ 54,190	\$ 288,190
2023	240,000	44,710	284,710
2024	249,000	35,864	284,864
2025	258,000	27,464	285,464
2026	266,000	18,455	284,455
2027	276,000	6,900	282,900
	<u>\$ 1,523,000</u>	<u>\$ 187,583</u>	<u>\$ 1,710,583</u>

2014 Tax Allocation Refunding Bonds

On September 30, 2014, the Successor Agency issued \$11,235,000 of Tax Allocation Bonds (2014 TABs) to prepay the 2002 and 2004 Tax Allocation Bonds and to pay issuance costs. The 2014 TABs are payable and secured by a pledge of tax revenues from tax increment generated in the Plaza Project Area and the West San Leandro/MacArthur Boulevard Project Area. The 2014 TABs bear interest rates ranging from 3.5% to 5.00% and are payable semiannually on each March 1st and September 1st. Principal payments are payable on September 1st.

Proceeds were deposited in an irrevocable trust with an escrow agent to provide funds to fully redeem, on October 30, 2014, the principal and accrued interest of the 2002 and 2004 Tax Allocation Bonds. As a result, the 2002 and 2004 Tax Allocation Bonds are considered redeemed (current refunding) and the liability for those bonds has been removed from the statement of fiduciary net position.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 16 – SUCCESSOR AGENCY ACTIVITIES (Continued)

At June 30, 2021, future debt service requirements for the 2014 Tax Allocation Refunding Bonds are as follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 675,000	\$ 476,450	\$ 1,151,450
2023	720,000	441,575	1,161,575
2024	740,000	405,075	1,145,075
2025	765,000	367,450	1,132,450
2026	785,000	328,700	1,113,700
2027 - 2031	4,235,000	1,026,750	5,261,750
2032 - 2035	2,425,000	144,038	2,569,038
	<u>\$ 10,345,000</u>	<u>\$ 3,190,038</u>	<u>\$ 13,535,038</u>

2018 Tax Allocation Refunding Bonds Series A

On May 8, 2018, the Successor Agency issued Tax Allocation Refunding Bonds (2018A TABs) in the amount of \$16,845,000. The proceeds of the bonds will be used to refund the 2008 Tax Allocation Bonds, Series 2008. Principal payments of the 2018A TABs are due annually on September from 2023 to 2039 in amounts ranging from \$430,000 to \$1,370,000 and bear interest at rates ranging from 3.375% to 5.000%. Interest is payable semiannually March 1 and September 1. The Bonds are payable solely from tax increment revenue generated in the Alameda County – City of San Leandro Redevelopment Project Area. Total principal and interest remaining to be paid on the Bonds was \$24,560,636 as of June 30, 2021.

The bonds were issued at a premium of \$1,809,519 which is being amortized over the 21-year life of the bonds resulting in an annual amortization of \$86,168.

On the date of issuance of the 2018A TABs, the Successor Agency deposited into the reserve account for the 2018A TABs a municipal bond debt service insurance policy in the amount of \$1,431,438, which is equal to the “Reserve Requirement” for the 2018A TABs.

Proceeds from the 2018A TABs were deposited in an irrevocable trust with an escrow agent to provide funds to fully redeem, on June 5, 2018, the outstanding principal and accrued interest of the 2008 Tax Allocation Bonds.

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 16 – SUCCESSOR AGENCY ACTIVITIES (Continued)

At June 30, 2021, future debt service requirements for the 2018 Tax Allocation Refunding Bonds Series A are as follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ -	\$ 718,888	\$ 718,888
2023	430,000	710,288	1,140,288
2024	710,000	687,488	1,397,488
2025	740,000	654,788	1,394,788
2026	775,000	616,912	1,391,912
2027 - 2031	4,510,000	2,446,438	6,956,438
2032 - 2036	5,700,000	1,308,589	7,008,589
2037 - 2039	3,980,000	212,806	4,192,806
	<u>\$ 16,845,000</u>	<u>\$ 7,356,197</u>	<u>\$ 24,201,197</u>

2018 Tax Allocation Refunding Bonds Series B

On May 8, 2018, the Successor Agency issued Tax Allocation Refunding Bonds (2018B TABs) in the amount of \$2,215,000. The proceeds of the bonds will be used to refund the 2008 Tax Allocation Bonds, Series 2008. The bonds mature annually each March and September from 2019 to 2022 in amounts ranging from \$260,000 to \$670,000 and bear interest at rates ranging from 2.700% to 3.210%. Interest is payable semiannually March 1 and September 1. The Bonds are payable solely from tax increment revenue generated in the Alameda County – City of San Leandro Redevelopment Project Area. Total principal and interest remaining to be paid on the Bonds was \$952,904 as of June 30, 2021.

Proceeds from the 2018B TABs were deposited in an irrevocable trust with an escrow agent to provide funds to fully redeem, on June 5, 2018, the principal and accrued interest of the 2008 Tax Allocation Bonds.

At June 30, 2021, future debt service requirements for the 2018 Tax Allocation Refunding Bonds Series B are as follows:

For The Year Ending June 30	Principal	Interest	Total
2022	\$ 670,000	\$ 18,731	\$ 688,731
2023	260,000	4,173	264,173
	<u>\$ 930,000</u>	<u>\$ 22,904</u>	<u>\$ 952,904</u>

CITY OF SAN LEANDRO
NOTES TO BASIC FINANCIAL STATEMENTS
For The Year Ended June 30, 2021

NOTE 16 – SUCCESSOR AGENCY ACTIVITIES (Continued)

Direct Borrowings

The Agency entered into the following agreements which represent contingency liabilities for the Agency:

Ford Motor Company Owner Participation Agreement

The agreement required the Agency to make annual payment equivalent to 50% of the sales tax generated above a base of \$277,000 by the sale of vehicles as part of the Ford Store San Leandro development. The amount due is paid over several years depending on the volume of auto sales at no interest.

NOTE 17 – SUBSEQUENT EVENT

Reduction of CalPERS Discount Rate

In July 2021, CalPERS reported a preliminary 21.3% net return on investments for the 12-month period that ended June 30, 2021. Under the Funding Risk Mitigation Policy, approved by the CalPERS Board of Administration in 2015, the 21.3% net return will trigger a reduction in the discount rate used to calculate employer and Public Employees' Pension Reform Act (PEPRA) member contributions. The Funding Risk Mitigation Policy seeks to reduce CalPERS funding risk over time, in which CalPERS investment performance that significantly outperforms the discount rate will trigger adjustments to the discount rate, expected investment return, and strategic asset allocation targets. This is the first time it has been triggered. The discount rate, or assumed rate of return, will drop to 6.8%, from its current level of 7%.

Based on these preliminary fiscal year returns, the CalPERS has announced the funded status of the overall Public Employees Retirement Fund (PERF) is an estimated 82%. This estimate is based on a 7% discount rate. Under the new 6.8% discount rate, however, CalPERS indicated the funded status of the overall PERF drops to 80%. This is because existing assets are assumed to grow at a slightly slower rate annually into the future. As intended under the Funding Risk Mitigation Policy, the lower discount rate increases the likelihood that CalPERS can reach its target over the longer term. The CalPERS Board of Administration will continue to review the discount rate through its Asset Liability Management process during the rest of the calendar year.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

City of San Leandro
Agent Multiple Employer Defined Benefit Retirement Plan - Miscellaneous Plan
As of June 30,
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
Last 10 Years*

Measurement Date	2014	2015	2016	2017	2018	2019	2020
Total Pension Liability							
Service Cost	\$ 3,921,445	\$ 3,570,669	\$ 3,522,248	\$ 4,044,169	\$ 4,095,987	\$ 4,005,467	\$ 3,874,755
Differences between expected and actual experience	-	(8,034,544)	593,697	(1,248,019)	(596,425)	4,908,580	2,724,076
Changes in assumptions	-	(4,335,946)	-	15,476,760	(1,768,314)	-	-
Interest	18,796,998	18,867,111	19,495,753	19,808,061	20,204,782	21,089,806	21,804,805
Benefit payments, including refunds of employee contributions	(13,777,288)	(14,563,306)	(15,016,152)	(15,620,511)	(16,309,242)	(17,262,935)	(18,245,091)
Net change in total pension liability	8,941,155	(4,496,016)	8,595,546	22,460,460	5,626,788	12,740,918	10,158,545
Total pension liability - beginning	255,554,562	264,495,717	259,999,701	268,595,247	291,055,707	296,682,495	309,423,413
Total pension liability - ending (a)	\$ 264,495,717	\$ 259,999,701	\$ 268,595,247	\$ 291,055,707	\$ 296,682,495	\$ 309,423,413	\$ 319,581,958
Plan fiduciary net position							
Contributions - employer	\$ 4,594,523	\$ 5,043,060	\$ 5,638,865	\$ 6,399,288	\$ 6,873,684	\$ 7,676,172	\$ 8,774,417
Contributions - employee	2,010,061	1,672,356	1,618,186	1,695,139	1,762,858	1,826,595	1,750,192
Net investment income	29,807,971	4,385,312	994,580	20,564,284	16,783,894	13,606,328	10,595,404
Benefit payments, including refunds of employee contributions	(13,777,288)	(14,563,306)	(15,016,152)	(15,620,511)	(16,309,242)	(17,262,935)	(18,245,091)
Plan to Plan Resource Movement	-	(572)	-	-	(1,934)	-	-
Administrative Expense	-	(217,263)	(117,644)	(274,840)	(309,964)	(147,809)	(300,030)
Other Miscellaneous Income/(Expense)	-	-	-	-	(588,627)	483	-
Net change in plan fiduciary net position	22,635,267	(3,680,413)	(6,882,165)	12,763,360	8,210,669	5,698,834	2,574,892
Plan fiduciary net position - beginning	174,078,874	196,714,141	193,033,728	186,151,563	198,914,923	207,125,592	212,824,426
Plan fiduciary net position - ending (b)	\$ 196,714,141	\$ 193,033,728	\$ 186,151,563	\$ 198,914,923	\$ 207,125,592	\$ 212,824,426	\$ 215,399,318
Net pension liability - ending (a)-(b)	\$ 67,781,576	\$ 66,965,973	\$ 82,443,684	\$ 92,140,784	\$ 89,556,903	\$ 96,598,987	\$ 104,182,640
Plan fiduciary net position as a percentage of the total pension liability	25.63%	25.76%	30.69%	31.66%	30.19%	31.22%	32.60%
Covered payroll	\$ 20,167,441	\$ 19,979,507	\$ 21,037,041	\$ 21,903,698	\$ 22,864,060	\$ 22,638,587	\$ 23,100,009
Plan fiduciary net position as a percentage of covered payroll	336.09%	335.17%	391.90%	420.66%	391.69%	426.70%	451.01%

Notes to Schedule:

Benefit changes - The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30. This applies for voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in assumptions - Changes in assumptions - In 2017, the accounting discount rate reduced from 7.65 percent to 7.15 percent. In 2016, 2018, 2019, and 2020, there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense.) In 2014, amounts reported were based on the 7.5 percent discount rate.

* Fiscal year 2015 was the 1st year of implementation.

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

City of San Leandro
Agent Multiple Employer Defined Benefit Retirement Plan - Miscellaneous Plan
As of fiscal year ending June 30,
SCHEDULE OF CONTRIBUTIONS
Last 10 Years*

Fiscal Year	2015	2016	2017	2018	2019	2020	2021
Actuarially determined contribution	\$ 5,043,060	\$ 5,638,865	\$ 6,387,063	\$ 6,873,205	\$ 7,688,583	\$ 8,747,418	\$ 9,717,634
Contributions in relation to the actuarially determined contributions	(5,043,060)	(5,638,865)	(6,387,063)	(6,873,205)	(7,688,583)	(8,747,418)	(9,717,634)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 19,979,507	\$ 21,037,041	\$ 21,903,698	\$ 22,864,060	\$ 22,638,587	\$ 23,100,009	\$ 22,919,363
Contributions as a percentage of covered payroll	25.24%	26.80%	29.16%	30.06%	33.96%	37.87%	42.40%
Notes to Schedule							
Valuation date:	6/30/2013	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019
Methods and assumptions used to determine contribution rates:							
Actuarial cost method	Entry age normal						
Amortization method	Level percentage of payroll						
Asset valuation method	Market Value of Assets						
Inflation	2.75% for 2015 to 2019, 2.625% for 2020, and 2.50% for 2021.						
Salary increases	Varies by entry age and service						
Payroll growth	2.75%						
Investment rate of return	7.50% for 2015 to 2018, 7.375% for 2019, 7.25% for 2020, and 7.00% for 2021, net of pension plan investment expense and administrative expenses, includes inflation						
Retirement age	The probabilities of retirement are based on the CalPERS Experience Study.						
Mortality	The probabilities of mortality are based on the CalPERS Experience Study. Pre-retirement and Post-retirement mortality rates include 20 years of projected mortality improvement using Scale AA published by the Society of Actuaries for 2015 to 2018. For 2019, 2020, and 2021, pre-retirement and post-retirement mortality rates include 15 years of projected mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.						

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

City of San Leandro
Cost-Sharing Multiple-Employer Defined Pension Plan - Safety Plan
SCHEDULE OF THE PLAN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
AND RELATED RATIOS AS OF THE MEASUREMENT DATE
Last 10 Years*

Measurement Date	6/30/2014	6/30/2015	6/30/2016	6/30/2017	6/30/2018	6/30/2019	6/30/2020
Plan's proportion of the Net Pension Liability (Asset)	0.77754%	0.84138%	0.85648%	0.85168%	0.88976%	0.89929%	0.91795%
Plan's proportion share of the Net Pension Liability (Asset)	\$ 48,381,880	\$ 57,751,630	\$ 74,111,802	\$ 84,462,824	\$ 85,739,175	\$ 92,150,076	\$ 99,870,170
Plan's Covered Payroll	\$ 10,789,007	\$ 10,794,582	\$ 11,439,904	\$ 11,316,753	\$ 12,841,859	\$ 13,169,196	\$ 13,692,447
Plan's Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of its Covered Payroll	450.15%	535.01%	647.84%	746.35%	667.65%	699.74%	729.38%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	79.82%	78.40%	74.06%	73.31%	75.26%	75.26%	75.10%

* - Fiscal year 2015 was the 1st year of implementation.

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

City of San Leandro
Cost-Sharing Multiple Employer Defined Pension Plan - Safety Plan
For the Fiscal Year Ended June 30,
SCHEDULE OF CONTRIBUTIONS
Last 10 Years*

Fiscal Year	2015	2016	2017	2018	2019	2020	2021
Actuarially determined contribution	\$ 2,992,821	\$ 5,482,854	\$ 5,233,646	\$ 6,062,560	\$ 7,027,678	\$ 8,187,368	\$ 9,219,375
Contributions in relation to the actuarially determined contributions	<u>(2,992,821)</u>	<u>(5,482,854)</u>	<u>(5,233,646)</u>	<u>(6,062,560)</u>	<u>(7,027,678)</u>	<u>(8,187,368)</u>	<u>(9,219,375)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 10,794,582	\$ 11,439,904	\$ 11,316,753	\$ 12,841,859	\$ 13,169,196	\$ 13,692,447	\$ 13,470,710
Contributions as a percentage of covered payroll	27.73%	47.93%	46.25%	47.21%	53.36%	59.79%	68.44%

* - Fiscal year 2015 was the 1st year of implementation.

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

City of San Leandro
Other Postemployment Benefits Plan - Multiple Employer Plan
Schedule of Changes in the
Net OPEB Liability and Related Ratios
Last Ten Fiscal Years (1)

For the Measurement Period Ended June 30	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Total OPEB Liability					
Service Cost	\$ 709,979	\$ 673,551	\$ 692,916	\$ 843,066	\$ 868,358
Interest	1,027,370	1,054,962	1,067,353	1,216,539	1,257,969
Changes of benefit terms	-	-	-	-	-
Differences between expected and actual experience	-	-	1,270,076.00	-	-
Changes of assumptions	-	440,394	1,975,353	-	-
Implicit rate subsidy fulfilled	-	(733,837)	-	-	-
Benefit Payments	(1,538,260)	(802,834)	(1,508,460)	(1,271,770)	(1,319,716)
Net change in Total OPEB Liability	199,089	632,236	3,497,238	787,835	806,611
Total OPEB Liability at beginning of year	18,636,426	18,835,515	19,467,751	22,964,989	23,752,824
Total OPEB Liability at end of year	<u>\$ 18,835,515</u>	<u>\$ 19,467,751</u>	<u>\$ 22,964,989</u>	<u>\$ 23,752,824</u>	<u>\$ 24,559,435</u>
Plan Fiduciary Net Position					
Contributions - employer	\$ 8,488,260	\$ 1,552,834	\$2,508,460	\$ 2,771,770	\$ 1,319,716
Contributions - employer for implicit subsidy	-	733,837	-	-	-
Contributions - member	-	-	-	-	-
Net investment income	640,483	528,900	1,047,583	801,925	2,700,965
Benefit payments	(1,538,260)	(802,834)	(1,508,460)	(1,271,770)	(1,319,716)
Implicit subsidy fulfilled	-	(733,837)	-	-	-
Administrative expenses	(40,605)	(67,811)	(36,472)	(40,057)	(43,249)
Net change in Plan Fiduciary Net Position	7,549,878	1,211,089	2,011,111	2,261,868	2,657,716
Plan Fiduciary Net Position at beginning of year	6,115,430	13,665,308	14,876,397	16,887,508	19,149,376
Plan Fiduciary Net Position at end of year	<u>\$ 13,665,308</u>	<u>\$ 14,876,397</u>	<u>\$ 16,887,508</u>	<u>\$ 19,149,376</u>	<u>\$ 21,807,092</u>
Authority's Net OPEB Liability (Asset) at end of year	<u>\$ 5,170,207</u>	<u>\$ 4,591,354</u>	<u>\$ 6,077,481</u>	<u>\$ 4,603,448</u>	<u>\$ 2,752,343</u>
Plan's Fiduciary Net Position as percentage of Total OPEB Liability	72.6%	76.4%	73.5%	80.6%	88.8%
Covered employee payroll	\$34,267,955	\$33,357,709	\$42,275,248	\$41,120,591	\$41,613,491
Net OPEB Liability as percentage of covered payroll	15.09%	13.76%	14.38%	11.19%	6.61%

Notes:

(1) Fiscal year 2018 was the first year of implementation for GASB 75

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

Other Postemployment Benefits - Multiple-Employer Plan
Schedule of Contributions
Last Ten Fiscal Years (1)

Fiscal Year Ended June 30,	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Actuarially determined contribution	\$ 892,618	\$ 1,121,087	\$ 1,027,403	\$ 1,359,000	\$ 1,405,000
Contributions in relation to the actuarially determined contribution	<u>(7,788,327)</u>	<u>(2,286,671)</u>	<u>(2,508,460)</u>	<u>(2,771,770)</u>	<u>(1,319,716)</u>
Contribution deficiency (excess)	<u>\$ (6,895,709)</u>	<u>\$ (1,165,584)</u>	<u>\$ (1,481,057)</u>	<u>\$ (1,412,770)</u>	<u>\$ 85,284</u>
Covered-employee payroll	\$ 34,267,955	\$ 33,357,709	\$ 42,275,248	\$ 41,120,591	\$ 41,613,491
Contributions as a percentage of covered-employee payroll	22.73%	6.86%	5.93%	6.74%	3.17%

Notes:

(1) Fiscal year 2018 was the first year of implementation for GASB 75

City of San Leandro
Required Supplementary Information
For the year ended June 30, 2021

BUDGETS AND BUDGETARY ACCOUNTING

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
General Fund

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Adopted	Final		
REVENUES:				
Property taxes and other taxes	\$ 96,348,209	\$ 97,105,704	\$ 107,278,144	\$ 10,172,440
Licenses and permits	10,612,800	10,348,144	9,448,803	(899,341)
Fines and forfeitures	1,596,457	1,346,883	1,229,094	(117,789)
Services charges	3,156,463	1,296,500	1,293,520	(2,980)
Intergovernmental	774,025	1,899,025	2,356,438	457,413
Use of money and property	1,531,506	2,817,600	1,441,002	(1,376,598)
Interdepartmental charges	2,000,000	2,000,000	2,001,068	1,068
Other	2,026,000	339,000	661,881	322,881
Total revenues	118,045,460	117,152,856	125,709,950	8,557,094
EXPENDITURES:				
Current:				
General government	17,255,580	13,444,406	14,745,469	(1,301,063)
Public safety	68,515,900	68,119,126	65,236,510	2,882,616
Engineering and transportation	11,233,785	11,558,113	10,216,409	1,341,704
Recreation and culture	11,441,961	11,799,757	9,751,091	2,048,666
Community development	6,552,189	8,302,244	6,417,240	1,885,004
Debt service:				
Principal	2,697,471	2,697,471	2,161,915	535,556
Interest and fees	605,712	605,712	605,712	-
Total expenditures	118,302,598	116,526,829	109,134,346	7,392,483
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(257,138)	626,027	16,575,604	15,949,577
OTHER FINANCING SOURCES (USES):				
Transfers in	-	4,917,823	4,917,823	-
Transfers (out)	(5,350,000)	(3,510,000)	(3,510,000)	-
Proceeds from the sale of property	-	-	1,221,097	1,221,097
Total other financing sources (uses)	(5,350,000)	1,407,823	2,628,920	1,221,097
NET CHANGE IN FUND BALANCE	\$ (5,607,138)	\$ 2,033,850	19,204,524	\$ 17,170,674
FUND BALANCES:				
Beginning of year			64,514,352	
End of year			\$ 83,718,876	

City of San Leandro
Required Supplementary Information
For the year ended June 30, 2021

BUDGETS AND BUDGETARY ACCOUNTING

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Measure BB Special Revenue Fund

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)
	Adopted	Budget		
REVENUES:				
Intergovernmental	\$ 8,684,000	\$ 6,535,379	\$ 2,204,491	\$ (4,330,888)
Use of money and property	-	5,000	43,435	38,435
Other	-	-	83,600	83,600
Total revenues	8,684,000	6,540,379	2,331,526	(4,208,853)
EXPENDITURES:				
Current:				
Engineering and transportation	8,520,000	22,348,109	5,874,380	16,473,729
Total expenditures	8,520,000	22,348,109	5,874,380	16,473,729
NET CHANGE IN FUND BALANCES	\$ 164,000	\$ (15,807,730)	(3,542,854)	\$ 12,264,876
FUND BALANCES:				
Beginning of year			373,863	
End of year			<u>\$ (3,168,991)</u>	

CITY OF SAN LEANDRO
Notes to Required Supplementary Information
For the year ended June 30, 2021

Budgets and Budgetary Accounting

The City adopts a biennial budget annually for all governmental fund types. This budget is effective July 1 through June 30 for each of the ensuing fiscal years. The second year of the biennial budget is amended during the mid-biennial budget cycle process. From the effective date of the budget, which is adopted and controlled at the department level, the amounts stated therein as proposed expenditures become appropriations to the various City departments. The City Council may amend the budget by resolution during the fiscal year. The City Manager is authorized to transfer budgeted amounts between departments and line items within any fund; however, any revisions that alter the total expenditures of any fund must be approved by the City Council. Transfers between funds must be approved by the City Council. All appropriations lapse at year-end, unless otherwise authorized by the City Council and the City Manager, except for capital improvement funds for which appropriations may be carried over for not more than five (5) fiscal years as per the City of San Leandro Charter, Section 520. The City did not budget Proposition 1B – Local Streets and Roads Fund and Housing In Lieu Fund.

Annual budgets are adopted on a basis consistent with generally accepted accounting principles except for capital projects funds, which are adopted on a project length basis, which means budgets, are used until the project's completion, not to exceed five fiscal years, for the entire project amount.

Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditures of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrance accounting is employed as an extension of the formal budgetary process. Encumbrances outstanding at year-end are carried over to the next fiscal year as part of that year's budget resolution.

GAAP serves as the budgetary basis of accounting.

SUPPLEMENTARY INFORMATION

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Major Governmental Fund
Capital Improvement Capital Projects Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Service charges	\$ 70,500	\$ 14,641	\$ (55,859)
Use of money and property	100	6	(94)
Total revenues	<u>70,600</u>	<u>14,647</u>	<u>(55,953)</u>
EXPENDITURES:			
Current:			
Engineering and transportation	13,936,286	1,304,167	12,632,119
Recreation and culture	2,500,000	-	2,500,000
Community development	26,884,145	8,517,038	18,367,107
Total expenditures	<u>43,320,431</u>	<u>9,821,205</u>	<u>33,499,226</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(43,249,831)</u>	<u>(9,806,558)</u>	<u>33,443,273</u>
OTHER FINANCING SOURCES (USES):			
Transfer in	3,460,000	3,460,000	-
Transfer out	(4,917,823)	(4,917,823)	-
NET CHANGE IN FUND BALANCES	<u>\$ (44,707,654)</u>	<u>(11,264,381)</u>	<u>\$ 33,443,273</u>
FUND BALANCES:			
Beginning of year		<u>44,370,391</u>	
End of year		<u>\$ 33,106,010</u>	

NON-MAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Affordable Housing Asset Fund – This fund accounts for assets received from affordable housing activities from the former Redevelopment Agency’s Low/Moderate Housing Fund and acts as its Successor Agency.

Street/Traffic Improvements – This fund accounts for development fee assessments levied to provide for partial funding of street and traffic improvements associated with commercial and residential growth.

Park Development Fee – This fund accounts for park development fee assessments levied to provide for partial funding for park development needs associated with residential growth.

Underground Utilities Fees – This fund accounts for utility conversion project assessments levied to provide for the placement of overhead facilities underground. Assessment shall be expended only for expansion of, maintenance of or construction of Underground Utility Districts and facilities.

Parking – This fund accounts for parking meter and parking lot collections for maintenance of downtown parking facilities and other public parking locations.

Special Gas Tax – This fund accounts for revenues and expenditures received from the State of California under Street and Highways Code. The allocations must be spent for street maintenance and construction and a limited amount for engineering.

Cherrywood Maintenance District – This fund is used to account for the special assessment funding for the on-going maintenance of public facilities at the Cherrywood development.

Measure B Paratransit – This fund accounts for the City’s share of proceeds of a one-half cent sales tax increase originally approved by the voters in November 1986. The program is administered by the Alameda County Transportation Authority. The tax provides funds for AC transit and paratransit operations.

Asset Seizure – This fund accounts for funds received from asset forfeiture and used for public safety purposes.

Heron Bay – This fund accounts for maintenance assessments to fund ongoing maintenance of wetlands impacted by residential growth.

Proposition IB Local Streets & Roads – This fund accounts for Proposition IB funds for safety improvements and repairs to local streets and roads.

Special Grants – This fund accounts for various grants from the State of California and the Federal Government to be expended for a specific purpose, activity or facility.

Measure B – This fund accounts for the City's share of proceeds on a one-half cent sales tax increase originally approved by the voters in November 1986. The program is administered by the Alameda County Transportation Authority. The tax provides funds for eight specific projects within Alameda County including major freeway improvements and a major rail extension.

NON-MAJOR GOVERNMENTAL FUNDS (Continued)

SPECIAL REVENUE FUNDS (Continued)

Measure F – This fund accounts for the City's share of proceeds on a \$10 increase in Vehicle Registration fees originally approved by the voters in November 2010. The program is administered by the Alameda County Transportation Authority. The tax provides funds for projects to reduce traffic congestion and vehicle related pollution.

C.D.B.G. – This fund accounts for federally funded grants through the Community Development Block Grant Program from the U.S. Department of Housing and Urban Development.

HOME – This fund accounts for federally funded grants from the U.S. Department of Housing and Urban Development to provide for community housing renovation programs.

Housing In-Lieu – This fund accounts for Housing In-Lieu assessments levied to provide for partial funding of low/moderate housing projects.

Business Improvement District – This fund accounts for service fees charged to business owners to provide a shuttle service from BART to the downtown business district.

Public Education & Government (PEG) Fund – This fund accounts for the Digital Infrastructure and Video Competition Act (DIVCA) of 2006, collecting 1% of gross revenues from state franchise holders. The fund accounts for user fees charged to cable television customers to provide public education on government programs.

DEBT SERVICE FUND

Special Assessment District – This fund accumulates monies for payments of special assessment bonds which are financed by assessments placed on the Alameda County tax roll.

San Leandro Public Financing Authority Debt Service Fund – This fund accounts for the Certificates of Participation issued for the library and fire stations seismic retrofit. These Certificates of Participation were refunded by the issuance of the 2016 Lease Revenue Bonds. The debt will be paid back pursuant to lease agreements between the City of San Leandro and the San Leandro Public Finance Authority.

CAPITAL PROJECTS FUNDS

San Leandro Hillside Geological Hazardous Abatement District (GHAD) – This fund is used to account for the finances of the collaborative between the City of San Leandro and the Geological Hazardous Abatement.



City of San Leandro
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2021

	Special Revenue Funds			
	Affordable Housing Asset Fund	Street/ Traffic Improvements	Park Development Fee	Underground Utility Fee
ASSETS				
Cash and investments	\$ 1,948,466	\$ 1,942,431	\$ 1,398,261	\$ 3,115,958
Receivables:				
Accounts	2,644	-	-	-
Federal, State, and local grants	-	-	-	-
Interest	4,994	4,942	1,949	7,973
Special assessments	-	-	-	-
Loans	646,985	-	-	-
Prepays	-	-	-	-
Property held for resale	382,668	-	-	-
Total Assets	\$ 2,985,757	\$ 1,947,373	\$ 1,400,210	\$ 3,123,931
LIABILITIES				
Accounts payable	\$ 744	\$ 7,712	\$ -	\$ -
Due to other funds	-	-	-	-
Total Liabilities	744	7,712	-	-
DEFERRED INFLOW OF RESOURCES				
Unavailable revenue - grants receivable	-	-	-	-
Total Deferred Inflow of resources	-	-	-	-
Fund Balances:				
Nonspendable	382,668	-	-	-
Restricted	2,602,345	1,939,661	1,400,210	3,123,931
Unassigned	-	-	-	-
Total Fund Balances	2,985,013	1,939,661	1,400,210	3,123,931
Total Liabilities, Deferred Inflow of Resources and Fund Balances	\$ 2,985,757	\$ 1,947,373	\$ 1,400,210	\$ 3,123,931

(Continued)

Special Revenue Funds

Parking	Special Gas Tax	Cherrywood Maintenance District	Measure B Paratransit	Asset Seizure	Heron Bay	Proposition IB Local Streets & Roads
\$ 56,137	\$ 1,933,143	\$ 490,150	\$ 482,204	\$ 1,103,215	\$ 499,046	\$ 14,093
11,371	297,049	-	74,377	-	493	-
-	-	-	-	-	-	-
512	3,318	1,188	742	3,477	1,985	37
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 68,020</u>	<u>\$ 2,233,510</u>	<u>\$ 491,338</u>	<u>\$ 557,323</u>	<u>\$ 1,106,692</u>	<u>\$ 501,524</u>	<u>\$ 14,130</u>
\$ 100,412	\$ 116,190	\$ -	\$ 8,497	\$ 2,500	\$ 46,747	\$ -
-	528,732	-	-	-	-	-
<u>100,412</u>	<u>644,922</u>	<u>-</u>	<u>8,497</u>	<u>2,500</u>	<u>46,747</u>	<u>-</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	1,588,588	491,338	548,826	1,104,192	454,777	14,130
(32,392)	-	-	-	-	-	-
<u>(32,392)</u>	<u>1,588,588</u>	<u>491,338</u>	<u>548,826</u>	<u>1,104,192</u>	<u>454,777</u>	<u>14,130</u>
<u>\$ 68,020</u>	<u>\$ 2,233,510</u>	<u>\$ 491,338</u>	<u>\$ 557,323</u>	<u>\$ 1,106,692</u>	<u>\$ 501,524</u>	<u>\$ 14,130</u>

(Continued)

City of San Leandro
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2021

	Special Revenue Funds			
	Special Grants	Measure B	Measure F	C.D.B.G.
ASSETS				
Cash and investments	\$ 645,611	\$ 2,304,621	\$ 1,502,010	\$ -
Receivables:				
Accounts	89,743	9,541	82,645	405,768
Federal, State, and local grants	3,006,992	411,338	-	-
Interest	-	3,708	2,734	-
Special assessments	-	-	-	-
Loans	-	-	-	-
Prepays	48,000	-	-	-
Property held for resale	-	-	-	-
Total Assets	\$ 3,790,346	\$ 2,729,208	\$ 1,587,389	\$ 405,768
LIABILITIES				
Accounts payable	\$ 122,293	\$ 19,435	\$ -	\$ 178,389
Due to other funds	-	-	-	60,787
Total Liabilities	122,293	19,435	-	239,176
DEFERRED INFLOW OF RESOURCES				
Unavailable revenue - grants receivable	2,916,132	-	-	-
Total Deferred Inflow of resources	2,916,132	-	-	-
Fund Balances:				
Nonspendable	48,000	-	-	-
Restricted	703,921	2,709,773	1,587,389	166,592
Unassigned	-	-	-	-
Total Fund Balances	751,921	2,709,773	1,587,389	166,592
Total Liabilities, Deferred Inflow of Resources and Fund Balances	\$ 3,790,346	\$ 2,729,208	\$ 1,587,389	\$ 405,768

(Continued)

Special Revenue Funds				Debt Service Funds		Capital Projects Fund	Total Non-Major Governmental Funds
HOME	Housing In-Lieu	Business Improvement District	Public Education and Government	Special Assessment District	San Leandro Public Financing Authority	GHAD	
\$ 922,847	\$ 262,810	\$ 313,141	\$ 630,000	\$ 121	\$ 423,606	\$ 13,622	\$20,001,493
-	-	204,286	40,647	-	-	-	1,218,564
-	-	-	-	-	-	-	3,418,330
1,718	698	584	2,887	-	-	-	43,446
-	-	96	-	-	-	-	96
-	-	-	-	-	-	-	646,985
-	-	-	-	-	-	-	48,000
-	-	-	-	-	-	-	382,668
<u>\$ 924,565</u>	<u>\$ 263,508</u>	<u>\$ 518,107</u>	<u>\$ 673,534</u>	<u>\$ 121</u>	<u>\$ 423,606</u>	<u>\$ 13,622</u>	<u>\$25,759,582</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602,919
-	-	-	-	-	-	-	589,519
-	-	-	-	-	-	-	1,192,438
-	-	-	-	-	-	-	2,916,132
-	-	-	-	-	-	-	2,916,132
-	-	-	-	-	-	-	430,668
924,565	263,508	518,107	673,534	121	423,606	13,622	21,252,736
-	-	-	-	-	-	-	(32,392)
<u>924,565</u>	<u>263,508</u>	<u>518,107</u>	<u>673,534</u>	<u>121</u>	<u>423,606</u>	<u>13,622</u>	<u>21,651,012</u>
<u>\$ 924,565</u>	<u>\$ 263,508</u>	<u>\$ 518,107</u>	<u>\$ 673,534</u>	<u>\$ 121</u>	<u>\$ 423,606</u>	<u>\$ 13,622</u>	<u>\$25,759,582</u>

City of San Leandro
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-Major Governmental Funds
For the year ended June 30, 2021

	Special Revenue Funds			
	Affordable Housing Asset Fund	Street/Traffic Improvements	Park Development Fee	Underground Utility Fee
REVENUES:				
Property and other taxes	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	43,983	-	-
Service charges	-	-	-	118,212
Fines and forfeitures	-	-	-	-
Intergovernmental	-	-	-	-
Use of money and property	513,112	8,302	16,587	10,200
Other	15,000	-	159,945	-
Total Revenues	528,112	52,285	176,532	128,412
EXPENDITURES:				
Current:				
Public safety	-	-	-	-
Engineering and transportation	-	96,949	-	30,786
Recreation and culture	-	-	17,951	-
Community development	4,486	-	-	-
Debt service:				
Principal	-	-	-	-
Interest and fees	-	-	-	-
Total Expenditures	4,486	96,949	17,951	30,786
REVENUES OVER (UNDER) EXPENDITURES	523,626	(44,664)	158,581	97,626
OTHER FINANCING SOURCES:				
Transfer in	-	-	-	-
Transfer out	-	-	-	-
Total Other Financing Sources	-	-	-	-
NET CHANGE IN FUND BALANCES	523,626	(44,664)	158,581	97,626
FUND BALANCES:				
Beginning of year	2,461,387	1,984,325	1,241,629	3,026,305
End of year	<u>\$ 2,985,013</u>	<u>\$ 1,939,661</u>	<u>\$ 1,400,210</u>	<u>\$ 3,123,931</u>

(Continued)

Special Revenue Funds

Parking	Special Gas Tax	Cherrywood Maintenance District	Measure B Paratransit	Asset Seizure	Heron Bay	Proposition IB Local Streets & Roads
\$ -	\$ -	\$ 27,134	\$ -	\$ -	\$ 307,383	\$ -
161,829	-	-	-	-	-	-
-	-	-	-	-	-	-
109,367	-	-	-	-	-	-
-	3,536,769	-	365,184	1,321	-	-
(260)	13,280	1,797	6,281	79	(403)	37
-	169	-	-	-	-	-
<u>270,936</u>	<u>3,550,218</u>	<u>28,931</u>	<u>371,465</u>	<u>1,400</u>	<u>306,980</u>	<u>37</u>
-	-	-	-	310,767	-	-
569,753	2,692,636	452	413,344	-	670,035	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	3,400	-
<u>569,753</u>	<u>2,692,636</u>	<u>452</u>	<u>413,344</u>	<u>310,767</u>	<u>673,435</u>	<u>-</u>
<u>(298,817)</u>	<u>857,582</u>	<u>28,479</u>	<u>(41,879)</u>	<u>(309,367)</u>	<u>(366,455)</u>	<u>37</u>
-	-	-	-	-	-	-
-	(176,512)	-	-	-	-	-
-	(176,512)	-	-	-	-	-
<u>(298,817)</u>	<u>681,070</u>	<u>28,479</u>	<u>(41,879)</u>	<u>(309,367)</u>	<u>(366,455)</u>	<u>37</u>
<u>266,425</u>	<u>907,518</u>	<u>462,859</u>	<u>590,705</u>	<u>1,413,559</u>	<u>821,232</u>	<u>14,093</u>
<u>\$ (32,392)</u>	<u>\$ 1,588,588</u>	<u>\$ 491,338</u>	<u>\$ 548,826</u>	<u>\$ 1,104,192</u>	<u>\$ 454,777</u>	<u>\$ 14,130</u>

(Continued)

City of San Leandro
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-Major Governmental Funds
For the year ended June 30, 2021

	Special Revenue Funds			
	Special Grants	Measure B	Measure F	C.D.B.G.
REVENUES:				
Property and other taxes	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-
Service charges	-	-	-	-
Fines and forfeitures	-	-	-	-
Intergovernmental	1,088,143	2,019,638	484,708	1,966,735
Use of money and property	17,255	21,709	8,901	-
Other	-	3,995	-	-
Total Revenues	1,105,398	2,045,342	493,609	1,966,735
EXPENDITURES:				
Current:				
Public safety	102,232	-	-	-
Engineering and transportation	637,522	1,371,443	28,700	-
Recreation and culture	300,337	-	-	-
Community development	124,838	-	-	1,688,386
Debt service:				
Principal	-	-	-	132,000
Interest and fees	-	-	-	50,972
Total Expenditures	1,164,929	1,371,443	28,700	1,871,358
REVENUES OVER (UNDER) EXPENDITURES	(59,531)	673,899	464,909	95,377
OTHER FINANCING SOURCES:				
Transfer in	-	-	-	-
Transfer out	-	-	-	-
Total Other Financing Sources	-	-	-	-
NET CHANGE IN FUND BALANCES	(59,531)	673,899	464,909	95,377
FUND BALANCES:				
Beginning of year	811,452	2,035,874	1,122,480	71,215
End of year	\$ 751,921	\$ 2,709,773	\$ 1,587,389	\$ 166,592

(Continued)

Special Revenue Funds				Debt Service Funds		Capital Projects Fund	Total Nonmajor Governmental Funds
HOME	Housing In-Lieu	Business Improvement District	Public Education and Government	Special Assessment District	San Leandro Public Financing Authority	GHAD	
\$ -	\$ -	\$ -	\$ 159,784	\$ -	\$ -	\$ -	\$ 494,301
-	-	407,502	-	-	-	-	613,314
-	-	-	-	-	-	-	118,212
-	-	-	-	-	-	-	109,367
-	-	578,000	-	-	-	-	10,040,498
5,706	690	516	(6,810)	-	3,176,177	-	3,793,156
151,259	-	-	-	-	-	-	330,368
<u>156,965</u>	<u>690</u>	<u>986,018</u>	<u>152,974</u>	<u>-</u>	<u>3,176,177</u>	<u>-</u>	<u>15,499,216</u>
-	-	-	-	-	-	-	412,999
-	-	-	-	-	-	-	6,511,620
-	-	-	-	-	-	-	318,288
13,986	-	685,000	316,270	-	-	-	2,832,966
-	-	-	-	-	1,591,000	-	1,723,000
-	-	-	-	-	1,596,884	-	1,651,256
<u>13,986</u>	<u>-</u>	<u>685,000</u>	<u>316,270</u>	<u>-</u>	<u>3,187,884</u>	<u>-</u>	<u>13,450,129</u>
<u>142,979</u>	<u>690</u>	<u>301,018</u>	<u>(163,296)</u>	<u>-</u>	<u>(11,707)</u>	<u>-</u>	<u>2,049,087</u>
-	-	50,000	-	-	-	-	50,000
-	-	-	-	-	-	-	(176,512)
-	-	50,000	-	-	-	-	(126,512)
<u>142,979</u>	<u>690</u>	<u>351,018</u>	<u>(163,296)</u>	<u>-</u>	<u>(11,707)</u>	<u>-</u>	<u>1,922,575</u>
<u>781,586</u>	<u>262,818</u>	<u>167,089</u>	<u>836,830</u>	<u>121</u>	<u>435,313</u>	<u>13,622</u>	<u>19,728,437</u>
<u>\$ 924,565</u>	<u>\$ 263,508</u>	<u>\$ 518,107</u>	<u>\$ 673,534</u>	<u>\$ 121</u>	<u>\$ 423,606</u>	<u>\$ 13,622</u>	<u>\$ 21,651,012</u>

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Affordable Housing Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Use of money and property	\$ 55,000	\$ 513,112	\$ 458,112
Other	140,000	15,000	(125,000)
Total Revenues	<u>195,000</u>	<u>528,112</u>	<u>333,112</u>
EXPENDITURES:			
Current:			
Community development	<u>417,999</u>	<u>4,486</u>	<u>413,513</u>
Total Expenditures	<u>417,999</u>	<u>4,486</u>	<u>413,513</u>
NET CHANGE IN FUND BALANCES	<u>\$ (222,999)</u>	<u>523,626</u>	<u>\$ 746,625</u>
FUND BALANCES:			
Beginning of year		<u>2,461,387</u>	
End of year		<u>\$ 2,985,013</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Street/Traffic Improvements Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Licenses and permits	\$ 192,359	\$ 43,983	\$ (148,376)
Use of money and property	-	8,302	8,302
Total Revenues	<u>192,359</u>	<u>52,285</u>	<u>(140,074)</u>
EXPENDITURES:			
Current:			
Engineering and transportation	<u>1,257,447</u>	<u>96,949</u>	<u>1,160,498</u>
Total Expenditures	<u>1,257,447</u>	<u>96,949</u>	<u>1,160,498</u>
NET CHANGE IN FUND BALANCES	<u>\$ (1,065,088)</u>	<u>(44,664)</u>	<u>\$ 1,020,424</u>
FUND BALANCES:			
Beginning of year		<u>1,984,325</u>	
End of year		<u>\$ 1,939,661</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Park Development Fee Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Use of money and property	\$ -	\$ 16,587	\$ 16,587
Other	300,000	159,945	(140,055)
Total Revenues	<u>300,000</u>	<u>176,532</u>	<u>(123,468)</u>
EXPENDITURES:			
Current:			
Recreation and culture	4,743,785	17,951	4,725,834
Total Expenditures	<u>4,743,785</u>	<u>17,951</u>	<u>4,725,834</u>
NET CHANGE IN FUND BALANCES	<u>\$ (4,443,785)</u>	<u>158,581</u>	<u>\$ 4,602,366</u>
FUND BALANCES:			
Beginning of year		<u>1,241,629</u>	
End of year		<u>\$ 1,400,210</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Underground Utility Fees Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Use of money and property	\$ 25,000	\$ 10,200	\$ (14,800)
Service charges	<u>300,000</u>	<u>118,212</u>	<u>(181,788)</u>
Total Revenues	<u>325,000</u>	<u>128,412</u>	<u>(196,588)</u>
EXPENDITURES:			
Current:			
Engineering and transportation	<u>1,840,936</u>	<u>30,786</u>	<u>1,810,150</u>
Total Expenditures	<u>1,840,936</u>	<u>30,786</u>	<u>1,810,150</u>
NET CHANGE IN FUND BALANCES	<u>\$ (1,515,936)</u>	<u>97,626</u>	<u>\$ 1,613,562</u>
FUND BALANCES:			
Beginning of year		<u>3,026,305</u>	
End of year		<u>\$ 3,123,931</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Parking Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Licenses and permits	\$ 295,000	\$ 161,829	\$ (133,171)
Fines and forfeitures		109,367	109,367
Use of money and property	350,000	(260)	(350,260)
	<u>645,000</u>	<u>270,936</u>	<u>(374,064)</u>
Total revenues			
EXPENDITURES:			
Current:			
Engineering and transportation	775,105	569,753	205,352
	<u>775,105</u>	<u>569,753</u>	<u>205,352</u>
Total expenditures			
NET CHANGE IN FUND BALANCES	<u>\$ (130,105)</u>	<u>(298,817)</u>	<u>\$ (168,712)</u>
FUND BALANCES:			
Beginning of year		<u>266,425</u>	
End of year		<u>\$ (32,392)</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Special Gas Tax Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Intergovernmental	\$ 3,164,793	\$ 3,536,769	\$ 371,976
Use of money and property	7,500	13,280	5,780
Other	-	169	169
	<u> </u>	<u> </u>	<u> </u>
Total revenues	<u>3,172,293</u>	<u>3,550,218</u>	<u>377,925</u>
EXPENDITURES:			
Current:			
Engineering and transportation	<u>5,961,471</u>	<u>2,692,636</u>	<u>3,268,835</u>
	<u> </u>	<u> </u>	<u> </u>
Total expenditures	<u>5,961,471</u>	<u>2,692,636</u>	<u>3,268,835</u>
OTHER FINANCING SOURCES:			
Transfers out	<u>(176,512)</u>	<u>(176,512)</u>	<u>-</u>
	<u> </u>	<u> </u>	<u> </u>
Total expenditures	<u>(176,512)</u>	<u>(176,512)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	<u>\$ (2,965,690)</u>	<u>681,070</u>	<u>\$ 3,646,760</u>
FUND BALANCES:			
Beginning of year		<u>907,518</u>	
End of year		<u>\$ 1,588,588</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Cherrywood Maintenance District Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Property and other taxes	\$ -	\$ 27,134	\$ 27,134
Use of money and property	4,000	1,797	(2,203)
Total revenues	4,000	28,931	24,931
EXPENDITURES:			
Current:			
Engineering and transportation	-	452	(452)
Total expenditures	-	452	(452)
NET CHANGE IN FUND BALANCES	\$ 4,000	28,479	\$ 24,479
FUND BALANCES:			
Beginning of year		462,859	
End of year		\$ 491,338	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Measure B - Paratransit Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Intergovernmental	\$ 377,200	\$ 365,184	\$ (12,016)
Use of money and property		6,281	6,281
	<u>377,200</u>	<u>371,465</u>	<u>(5,735)</u>
Total revenues			
EXPENDITURES:			
Current:			
Engineering and transportation	981,527	413,344	568,183
	<u>981,527</u>	<u>413,344</u>	<u>568,183</u>
Total expenditures			
REVENUES OVER (UNDER) EXPENDITURES:			
	<u>(604,327)</u>	<u>(48,160)</u>	<u>(580,199)</u>
NET CHANGE IN FUND BALANCES	<u>\$ (604,327)</u>	<u>(41,879)</u>	<u>\$ 562,448</u>
FUND BALANCES:			
Beginning of year		<u>590,705</u>	
End of year		<u>\$ 548,826</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Asset Seizure Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Intergovernmental	\$ 150,000	\$ 1,321	\$ (148,679)
Use of money and property	10,000	79	(9,921)
	<u>160,000</u>	<u>1,400</u>	<u>(158,600)</u>
EXPENDITURES:			
Current:			
Public safety	833,024	310,767	522,257
	<u>833,024</u>	<u>310,767</u>	<u>522,257</u>
NET CHANGE IN FUND BALANCES	<u>\$ (673,024)</u>	<u>(309,367)</u>	<u>\$ 363,657</u>
FUND BALANCES:			
Beginning of year		<u>1,413,559</u>	
End of year		<u>\$ 1,104,192</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Heron Bay Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Property and other taxes	\$ 370,000	\$ 307,383	\$ (62,617)
Use of money and property	5,000	(403)	(5,403)
Total revenues	<u>375,000</u>	<u>306,980</u>	<u>(68,020)</u>
EXPENDITURES:			
Current:			
Engineering and transportation	946,395	670,035	276,360
Debt service:			
Interest and fees	3,400	3,400	-
Total expenditures	<u>949,795</u>	<u>673,435</u>	<u>276,360</u>
NET CHANGE IN FUND BALANCES	<u>\$ (574,795)</u>	<u>(366,455)</u>	<u>\$ (208,340)</u>
FUND BALANCES:			
Beginning of year		<u>821,232</u>	
End of year		<u>\$ 454,777</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Proposition IB - Local Streets & Roads Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Use of money and property	\$ -	\$ 37	\$ 37
Total revenues	<u>-</u>	<u>37</u>	<u>37</u>
EXPENDITURES:			
Current:			
Engineering and transportation	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	<u><u>\$ -</u></u>	<u><u>37</u></u>	<u><u>\$ 37</u></u>
FUND BALANCES:			
Beginning of year		<u>14,093</u>	
End of year		<u><u>\$ 14,130</u></u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Special Grants Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Intergovernmental	\$ 2,627,562	\$ 1,088,143	\$ (1,539,419)
Use of money and property	-	17,255	17,255
Total revenues	<u>2,627,562</u>	<u>1,105,398</u>	<u>(1,522,164)</u>
EXPENDITURES:			
Current:			
Public safety	264,966	102,232	162,734
Engineering and transportation	5,027,707	637,522	4,390,185
Community development	267,608	124,838	142,770
Recreation and culture	1,239,370	300,337	939,033
Total expenditures	<u>6,799,651</u>	<u>1,164,929</u>	<u>5,634,722</u>
REVENUES OVER (UNDER) EXPENDITURES:	<u>(4,172,089)</u>	<u>(59,531)</u>	<u>4,112,558</u>
NET CHANGE IN FUND BALANCES	<u>\$ (4,172,089)</u>	<u>(59,531)</u>	<u>\$ 4,112,558</u>
FUND BALANCES:			
Beginning of year		<u>811,452</u>	
End of year		<u>\$ 751,921</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Measure B Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Intergovernmental	\$ 1,734,307	\$ 2,019,638	\$ 285,331
Use of money and property	10,000	21,709	11,709
Other	230,000	3,995	(226,005)
Total revenues	1,974,307	2,045,342	71,035
EXPENDITURES:			
Current:			
Engineering and transportation	8,172,309	1,371,443	6,800,866
Total expenditures	8,172,309	1,371,443	6,800,866
NET CHANGE IN FUND BALANCES	\$ (6,198,002)	673,899	\$ 6,871,901
FUND BALANCES:			
Beginning of year		2,035,874	
End of year		\$ 2,709,773	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Measure F - (Vehicle Registration Fees) Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Intergovernmental	\$ 448,000	\$ 484,708	\$ 36,708
Use of money and property	6,000	8,901	2,901
	<u>454,000</u>	<u>493,609</u>	<u>39,609</u>
EXPENDITURES:			
Current:			
Engineering and transportation	1,617,368	28,700	1,588,668
	<u>1,617,368</u>	<u>28,700</u>	<u>1,588,668</u>
NET CHANGE IN FUND BALANCES	<u>\$ (1,163,368)</u>	<u>464,909</u>	<u>\$ 1,628,277</u>
FUND BALANCES:			
Beginning of year		<u>1,122,480</u>	
End of year		<u>\$ 1,587,389</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
C.D.B.G Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Intergovernmental	\$ 2,549,060	\$ 1,966,735	\$ (582,325)
Total revenues	<u>2,549,060</u>	<u>1,966,735</u>	<u>(582,325)</u>
EXPENDITURES:			
Current:			
Community development	2,101,315	1,688,386	412,929
Debt service:			
Principal	132,000	132,000	-
Interest and fees	50,972	50,972	-
Total expenditures	<u>2,284,287</u>	<u>1,871,358</u>	<u>412,929</u>
NET CHANGE IN FUND BALANCES	<u>\$ 264,773</u>	<u>95,377</u>	<u>\$ (169,396)</u>
FUND BALANCES:			
Beginning of year		<u>71,215</u>	
End of year		<u>\$ 166,592</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
HOME Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Intergovernmental	\$ 13,600	\$ -	\$ (13,600)
Use of money and property	4,000	5,706	1,706
Other	<u>50,000</u>	<u>151,259</u>	<u>101,259</u>
Total revenues	<u>67,600</u>	<u>156,965</u>	<u>89,365</u>
EXPENDITURES:			
Current:			
Community development	<u>13,664</u>	<u>13,986</u>	<u>(322)</u>
Total expenditures	<u>13,664</u>	<u>13,986</u>	<u>(322)</u>
NET CHANGE IN FUND BALANCES	<u>\$ 53,936</u>	<u>142,979</u>	<u>\$ 89,043</u>
FUND BALANCES:			
Beginning of year		<u>781,586</u>	
End of year		<u>\$ 924,565</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Housing In-Lieu Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Use of money and property	\$ 1,000	\$ 690	\$ (310)
License and permits	2,000	-	-
Total revenues	<u>3,000</u>	<u>690</u>	<u>(310)</u>
NET CHANGE IN FUND BALANCES	<u>\$ 3,000</u>	<u>690</u>	<u>\$ (2,310)</u>
FUND BALANCES:			
Beginning of year		<u>262,818</u>	
End of year		<u>\$ 263,508</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Business Improvement District Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Licenses and permits	\$ 400,000	\$ 407,502	\$ 7,502
Intergovernmental	200,000	578,000	378,000
Use of money and property	1,000	516	(484)
Total revenues	601,000	986,018	385,018
EXPENDITURES:			
Current:			
Community development	695,530	685,000	10,530
Total expenditures	695,530	685,000	10,530
OTHER FINANCING SOURCES:			
Transfers in	50,000	50,000	-
NET CHANGE IN FUND BALANCES	\$ (44,530)	351,018	\$ 395,548
FUND BALANCES:			
Beginning of year		167,089	
End of year		\$ 518,107	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Public Education and Government Special Revenue Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Property and other taxes	\$ 225,000	\$ 159,784	\$ (65,216)
Use of money and property	7,000	(6,810)	(13,810)
	<u>232,000</u>	<u>152,974</u>	<u>(79,026)</u>
Total revenues			
EXPENDITURES:			
Current:			
Community development	396,706	316,270	80,436
	<u>396,706</u>	<u>316,270</u>	<u>80,436</u>
Total expenditures			
NET CHANGE IN FUND BALANCES	<u>\$ (164,706)</u>	<u>(163,296)</u>	<u>\$ 1,410</u>
FUND BALANCES:			
Beginning of year		<u>836,830</u>	
End of year		<u>\$ 673,534</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
Special Assessment District Debt Service Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
REVENUES:			
Property and other taxes	\$ -	\$ -	\$ -
Use of money and property	-	-	-
Total revenues	-	-	-
EXPENDITURES:			
Debt service:			
Interest and fees	-	-	-
Total expenditures	-	-	-
NET CHANGE IN FUND BALANCES	\$ -	-	\$ -
FUND BALANCES:			
Beginning of year		121	
End of year		<u>\$ 121</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
San Leandro Public Financing Authority Debt Service Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
REVENUES:			
Use of money and property	\$ 3,180,376	\$ 3,176,177	\$ (4,199)
Total revenues	<u>3,180,376</u>	<u>3,176,177</u>	<u>(4,199)</u>
EXPENDITURES:			
Debt service:			
Principal	1,591,000	1,591,000	-
Interest and fees	<u>1,593,859</u>	<u>1,596,884</u>	<u>(3,025)</u>
Total expenditures	<u>3,184,859</u>	<u>3,187,884</u>	<u>(3,025)</u>
OTHER FINANCING SOURCES:			
Transfers out	-	-	-
Proceeds from issuance of debt	-	-	-
Premium on issuance of debt	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	<u>\$ (4,483)</u>	<u>(11,707)</u>	<u>\$ (7,224)</u>
FUND BALANCES:			
Beginning of year		<u>435,313</u>	
End of year		<u>\$ 423,606</u>	

City of San Leandro
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual -
Non Major Governmental Fund
San Leandro Hillside Geological Abatement Fund (GHAD) Capital Projects Fund
For the year ended June 30, 2021

	Final Budget	Actual	Variance Positive (Negative)
	<u> </u>	<u> </u>	<u> </u>
EXPENDITURES:			
Current:			
Engineering and transportation	\$ 14,265	\$ -	\$ 14,265
	<u>14,265</u>	<u>-</u>	<u>14,265</u>
NET CHANGE IN FUND BALANCES	<u>\$ (14,265)</u>	<u>-</u>	<u>\$ 14,265</u>
FUND BALANCES:			
Beginning of year		<u>13,622</u>	
End of year		<u>\$ 13,622</u>	



NON-MAJOR ENTERPRISE FUNDS

Storm Water Utility – Provides for the City’s storm water program in conjunction with the National Pollutant Discharge and Emissions Services Act.

Environmental Services – Accounts for the regulation of hazardous materials, wastewater discharge, storm water runoff, solid waste and recycling, and the landfill at the Marina.

City of San Leandro
Combining Statement of Net Position
Non-Major Enterprise Funds
June 30, 2021

	Storm Water Utility	Environmental Services	Total Non-Major Enterprise Funds
ASSETS			
Current Assets:			
Cash and investments	\$ -	\$ 1,928,770	\$ 1,928,770
Receivables:			
Accounts	7,490	138,966	146,456
Interest	-	4,571	4,571
Total current assets	<u>7,490</u>	<u>2,072,307</u>	<u>2,079,797</u>
Noncurrent assets:			
Capital assets:			
Depreciable	15,696	4,873	20,569
Less accumulated depreciation	<u>(15,439)</u>	<u>(4,873)</u>	<u>(20,312)</u>
Total noncurrent assets	<u>257</u>	<u>-</u>	<u>257</u>
Total Assets	<u><u>7,747</u></u>	<u><u>2,072,307</u></u>	<u><u>2,080,054</u></u>
LIABILITIES			
Current Liabilities:			
Accounts payable	10,034	7,557	17,591
Due to other funds	1,405,558	-	1,405,558
Compensated absences - due in one year	<u>8,911</u>	<u>26,563</u>	<u>35,474</u>
Total current liabilities	<u>1,424,503</u>	<u>34,120</u>	<u>1,458,623</u>
Non-current Liabilities:			
Compensated absences - due in more than one year	<u>35,642</u>	<u>106,257</u>	<u>141,899</u>
Total Liabilities	<u>1,460,145</u>	<u>140,377</u>	<u>1,600,522</u>
NET POSITION			
Net investment in capital asset	257	-	257
Unrestricted	<u>(1,452,655)</u>	<u>1,931,930</u>	<u>479,275</u>
Total Net Position	<u><u>\$ (1,452,398)</u></u>	<u><u>\$ 1,931,930</u></u>	<u><u>\$ 479,532</u></u>

City of San Leandro
Combining Statement of Revenues, Expenses, and Changes in Net Position
Non-Major Enterprise Funds
For the year ended June 30, 2021

	Storm Water Utility	Environmental Services	Total Non-Major Enterprise Funds
OPERATING REVENUES			
Charges for services	\$ 1,068,439	\$ 259,198	\$ 1,327,637
Licenses and permits	-	373,949	373,949
Other operating revenue	3,435	24,523	27,958
Total operating revenues	1,071,874	657,670	1,729,544
OPERATING EXPENSES			
Salaries and benefits	814,648	464,378	1,279,026
Contractual and other services	306,048	78,091	384,139
Material and supplies	30,271	28,821	59,092
Other operating costs	400,699	236,340	637,039
Total operating expenses	1,551,666	807,630	2,359,296
OPERATING INCOME (LOSS)	(479,792)	(149,960)	(629,752)
NONOPERATING REVENUES (EXPENSES):			
Investment income	-	5,123	5,123
Intergovernmental	-	250,199	250,199
Total Nonoperating Revenues (Expenses)	-	255,322	255,322
INCOME (LOSS) BEFORE TRANSFERS:	(479,792)	105,362	(374,430)
Transfers in	-	132,782	132,782
Change in net position	(479,792)	238,144	(241,648)
NET POSITION:			
Beginning of year	(972,606)	1,693,786	721,180
End of year	<u>\$ (1,452,398)</u>	<u>\$ 1,931,930</u>	<u>\$ 479,532</u>

City of San Leandro
Combining Statement of Cash Flows
Non-Major Enterprise Funds
For the year ended June 30, 2021

	Storm Water Utility	Environmental Services	Total Non-Major Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	\$ 1,068,975	\$ 630,202	\$ 1,699,177
Cash received from other funds	461,558	-	461,558
Cash payments to suppliers and service providers	(733,868)	(349,550)	(1,083,418)
Cash payments to employees for services	(796,782)	(479,598)	(1,276,380)
Net cash provided (used) by operating activities	(117)	(198,946)	(199,063)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Intergovernmental revenue received	-	250,199	250,199
Transfers in from other funds	-	132,782	132,782
Net cash provided (used) by noncapital financing activities	-	382,981	382,981
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Acquisition of capital assets	(257)	-	(257)
Net cash provided (used) by capital and related financing activities	(257)	-	(257)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Change in market values of investments	-	(23,253)	(23,253)
Interest income	-	29,296	29,296
Net cash provided (used) by investing activities	-	6,043	6,043
Net increase (decrease) in cash and cash equivalents	(374)	190,078	189,704
CASH AND CASH EQUIVALENTS:			
Beginning of year	374	1,738,692	1,739,066
End of year	\$ -	\$ 1,928,770	\$ 1,928,770
RECONCILIATION OR OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:			
Operating income (loss)	\$ (479,792)	\$ (149,960)	\$ (629,752)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Changes in assets and liabilities:			
(Increase) decrease in accounts receivable	(2,899)	(27,468)	(30,367)
(Decrease) increase in accounts payable	3,150	(6,298)	(3,148)
(Decrease) increase due to other funds	461,558	-	461,558
(Decrease) increase in compensated absences	17,866	(15,220)	2,646
Total adjustments	479,675	(48,986)	430,689
Net cash provided (used) by operating activities	\$ (117)	\$ (198,946)	\$ (199,063)

INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for special activities and services performed by a designated City department for other departments on a cost reimbursement basis.

Building Maintenance – This fund accounts for the City’s custodial maintenance and minor building modifications performed on various City complexes. The source of revenue is reimbursement of costs for services performed to the departments.

Information Management Services – The fund accounts for centralized data processing and the maintenance, acquisition and replacement of computerized systems. Sources of revenue for this fund are reimbursement of costs for services and equipment purchased by other departments.

Self Insurance – This fund accounts for the administration of the City’s self-insurance programs, payment of worker’s compensation and liability claims payments.

Equipment Maintenance – This fund accounts for the maintenance and replacement of vehicles and equipment used by all City departments. Source of revenues for this fund is reimbursement of costs for services and supplies purchased by other departments.

City of San Leandro
Combining Statement of Net Position
Internal Service Funds
June 30, 2021

	Building Maintenance	Information Management Services	Self - Insurance	Equipment Maintenance	Total
ASSETS					
Cash and investments	\$ 1,110,843	\$ 2,167,835	\$ 11,645,027	\$ 4,242,259	\$ 19,165,964
Receivables:					
Accounts	-	-	489,634	-	489,634
Interest	5,495	5,472	25,243	9,622	45,832
Inventory and prepaids	11,881	\$84,749	-	165,488	262,118
Total current assets	1,128,219	2,258,056	12,159,904	4,417,369	19,963,548
Capital assets:					
Depreciable	80,353	5,808,895	-	12,722,786	18,612,034
Less accumulated depreciation	(33,060)	(5,727,149)	-	(6,998,187)	(12,758,396)
Total Net capital assets	47,293	81,746	-	5,724,599	5,853,638
Total noncurrent assets	47,293	81,746	-	5,724,599	5,853,638
Total Assets	1,175,512	2,339,802	12,159,904	10,141,968	25,817,186
LIABILITIES					
Current Liabilities:					
Accounts payable	164,989	87,413	124,554	50,901	427,857
Other liabilities	-	-	1,029,609	-	1,029,609
Claims and judgments - due in one year	-	-	4,233,746	-	4,233,746
Compensated absences payable - due in one year	2,422	22,450	1,836	6,329	33,037
Total current liabilities	167,411	109,863	5,389,745	57,230	5,724,249
Noncurrent Liabilities:					
Claims and judgments - due in more than one year	-	-	2,817,888	-	2,817,888
Compensated absences - due in more than one year	13,722	127,217	10,401	35,864	187,204
Total noncurrent liabilities	13,722	127,217	2,828,289	35,864	3,005,092
Total Liabilities	181,133	237,080	8,218,034	93,094	8,729,341
NET POSITION					
Net investment in capital assets	47,293	81,746	-	5,724,599	5,853,638
Unrestricted	947,086	2,020,976	3,941,870	4,324,275	11,234,207
Total Net Position	\$ 994,379	\$ 2,102,722	\$ 3,941,870	\$ 10,048,874	\$ 17,087,845

City of San Leandro
Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Internal Service Funds
For the year ended June 30, 2021

	<u>Building Maintenance</u>	<u>Information Management Services</u>	<u>Self - Insurance</u>	<u>Equipment Maintenance</u>	<u>Total</u>
OPERATING REVENUES:					
Service charges	\$ 3,278,214	\$ 4,269,472	\$ 5,433,474	\$ 3,219,250	\$ 16,200,410
Other operating revenues	43	250	879,856	50,000	930,149
Total Operating Revenues	<u>3,278,257</u>	<u>4,269,722</u>	<u>6,313,330</u>	<u>3,269,250</u>	<u>17,130,559</u>
OPERATING EXPENSES:					
Salaries and benefits	1,198,816	1,722,060	264,125	570,739	3,755,740
Contractual and other services	1,873,693	1,850,409	4,756,776	429,146	8,910,024
Materials and supplies	226,789	39,763	-	510,581	777,133
Depreciation	6,447	23,614	-	1,191,969	1,222,030
Other operating costs	619,977	537,596	91,133	294,708	1,543,414
Total Operating Expenses	<u>3,925,722</u>	<u>4,173,442</u>	<u>5,112,034</u>	<u>2,997,143</u>	<u>16,208,341</u>
OPERATING INCOME (LOSS)	<u>(647,465)</u>	<u>96,280</u>	<u>1,201,296</u>	<u>272,107</u>	<u>922,218</u>
NONOPERATING REVENUES (EXPENSES)					
Interest income	(15,209)	(1,251)	46,768	7,385	37,693
Total nonoperating revenues (expenses)	<u>(15,209)</u>	<u>(1,251)</u>	<u>46,768</u>	<u>7,385</u>	<u>37,693</u>
INCOME BEFORE TRANSFERS	<u>(662,674)</u>	<u>95,029</u>	<u>1,248,064</u>	<u>279,492</u>	<u>959,911</u>
TRANSFERS:					
Transfers in	-	-	-	176,512	176,512
Change in net position	<u>(662,674)</u>	<u>95,029</u>	<u>1,248,064</u>	<u>456,004</u>	<u>1,136,423</u>
NET POSITION:					
Beginning of the year	1,657,053	2,007,693	2,693,806	9,592,870	15,951,422
End of the year	<u>\$ 994,379</u>	<u>\$ 2,102,722</u>	<u>\$ 3,941,870</u>	<u>\$ 10,048,874</u>	<u>\$ 17,087,845</u>

City of San Leandro
Combining Statement of Cash Flows
Internal Service Funds
For the year ended June 30, 2021

	Building Maintenance	Information Management Services	Self - Insurance	Equipment Maintenance	Total
CASH FLOWS FROM OPERATING ACTIVITIES:					
Receipts from customers	\$ 43	\$ 250	\$ 390,222	\$ 50,000	\$ 440,515
Receipts from interfund charges	3,278,214	4,242,985	5,433,474	3,219,250	16,173,923
Cash payments to suppliers and service providers	(2,721,549)	(2,426,764)	(4,958,727)	(1,522,410)	(11,629,450)
Cash payments to employees for services	(1,196,688)	(1,706,890)	(258,407)	(558,847)	(3,720,832)
Net cash provided (used) by operating activities	(639,980)	109,581	606,562	1,187,993	1,264,156
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Transfers in from other funds	-	-	-	176,512	176,512
Net cash provided (used) by noncapital financing activities	-	-	-	176,512	176,512
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Acquisition of capital assets	(1)	(63,209)	-	(1,195,943)	(1,259,153)
Net cash provided (used) by capital and related financing activities	(1)	(63,209)	-	(1,195,943)	(1,259,153)
CASH FLOWS FROM INVESTING ACTIVITIES:					
Change in market values of investments	(34,615)	(29,826)	(121,346)	(49,612)	(235,399)
Interest income	20,511	29,676	173,192	58,933	282,312
Cash Flows from Investing Activities	(14,104)	(150)	51,846	9,321	46,913
Net Cash Flows	(654,085)	46,222	658,408	177,883	228,428
CASH AND CASH EQUIVALENTS:					
Cash and investments at beginning of year	1,764,928	2,121,613	10,986,619	4,064,376	18,937,536
Cash and investments at end of year	<u>\$ 1,110,843</u>	<u>\$ 2,167,835</u>	<u>\$ 11,645,027</u>	<u>\$ 4,242,259</u>	<u>\$ 19,165,964</u>
RECONCILIATION OF OPERATING INCOME (LOSS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:					
Operating income (loss)	\$ (647,465)	\$ 96,280	\$ 1,201,296	\$ 272,107	\$ 922,218
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation	6,447	23,614	-	1,191,969	1,222,030
Change in assets and liabilities:					
(Increase) decrease in accounts receivable	-	-	(489,634)	-	(489,634)
(Increase) decrease in inventory	-	(26,487)	-	1,677	(24,810)
(Decrease) increase in accounts payable	(1,090)	1,004	11,884	(289,652)	(277,854)
(Decrease) increase in other liabilities	-	-	488,911	-	488,911
(Decrease) increase in claims and judgments payable	-	-	(611,613)	-	(611,613)
(Decreased) increase in compensated absences	2,128	15,170	5,718	11,892	34,908
Total cash provided (used) by operating activities	\$ (639,980)	\$ 109,581	\$ 606,562	\$ 1,187,993	\$ 1,264,156

STATISTICAL SECTION

This section of the City of San Leandro's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the city's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	149
These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time.	
Revenue Capacity	157
These schedules contain information to help the reader assess the city's most significant local revenue sources, sales tax and property tax.	
Debt Capacity	169
These schedules present information to help the reader assess the affordability of the city's current levels of outstanding debt and the city's ability to issue additional debt in the future.	
Demographic and Economic Information	177
These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place.	
Operating Information	181
These schedules contain service and infrastructure data to help the reader understand how the information in the city's financial report relates to the services the city provides and the activities it performs.	



FINANCIAL TRENDS

These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time.

Net Position by Component Unit - Last Ten Fiscal Years

Changes in Net Position - Last Ten Fiscal Years

Program Revenues by Function / Program - Last Ten Fiscal Years

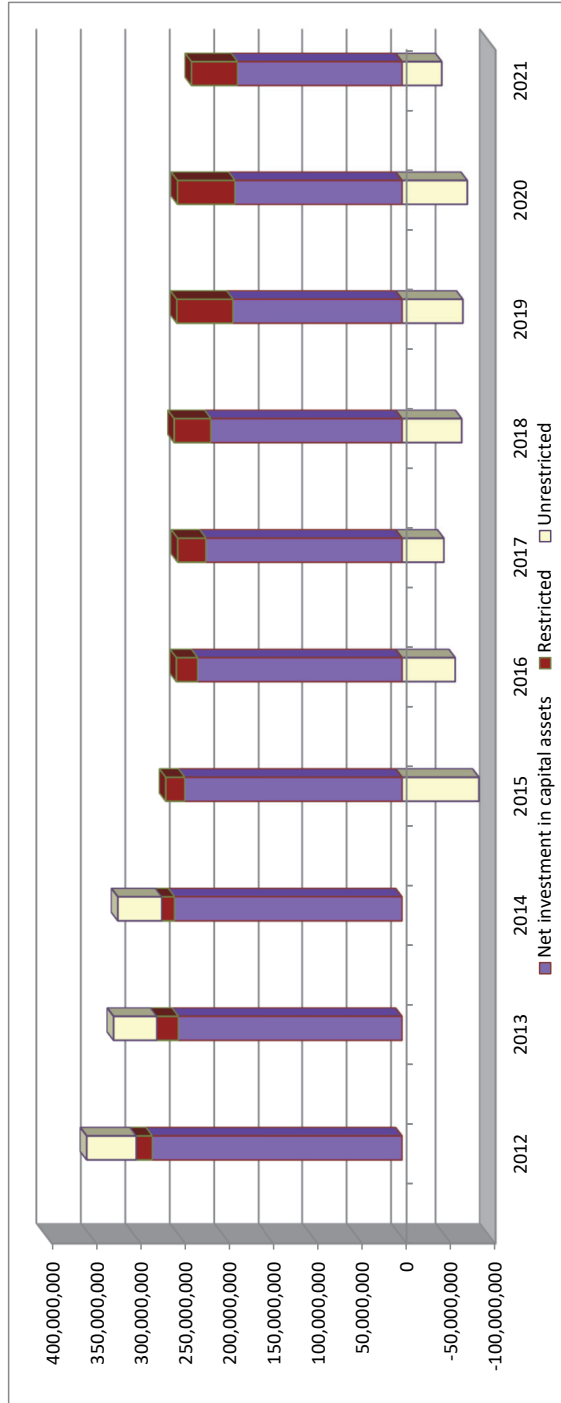
Fund Balances of Governmental Funds - Last Ten Fiscal Years

General Fund Revenue by Source - Last Ten Fiscal Years

Changes in Fund Balance of Governmental Funds - Last Ten Fiscal Years



City of San Leandro
Net Position by Component Unit
Last Ten Fiscal Years
(Accrual Basis of Accounting)



	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Governmental Activities										
Net investment in capital assets	\$ 251,252,877	\$ 219,701,797	\$ 225,401,873	\$ 212,967,616	\$ 200,560,064	\$ 190,556,178	\$ 181,178,754	\$ 152,522,070	\$ 147,336,413	\$ 146,227,950
Restricted	17,947,666	24,162,116	14,371,041	21,206,626	23,680,435	31,647,662	41,104,032	63,079,453	64,472,691	51,588,031
Unrestricted	42,585,608	33,524,445	28,282,857	(98,955,552)	(77,776,029)	(67,544,332)	(84,962,486)	(88,393,775)	(90,215,808)	(70,341,620)
Total Governmental Activities Net Position	\$ 311,786,151	\$ 277,388,338	\$ 268,055,771	\$ 135,218,690	\$ 146,464,470	\$ 154,659,508	\$ 137,320,300	\$ 127,207,748	\$ 121,593,296	\$ 127,474,361
Business-Type Activities										
Net investment in capital assets	\$ 30,737,068	\$ 32,979,235	\$ 31,512,875	\$ 32,505,629	\$ 30,434,444	\$ 31,056,113	\$ 34,872,307	\$ 38,661,914	\$ 41,645,101	\$ 39,934,659
Restricted	13,097,006	15,002,725	21,031,537	12,609,167	18,050,170	20,616,425	17,962,702	20,090,760	16,938,807	25,724,305
Unrestricted	43,834,074	47,981,960	52,544,412	45,114,796	48,484,614	51,672,538	52,835,009	58,752,674	58,583,908	65,058,964
Total Business-Type Activities Net Position	\$ 74,571,142	\$ 70,961,195	\$ 63,048,287	\$ 77,620,425	\$ 78,918,858	\$ 82,728,651	\$ 87,707,611	\$ 97,414,584	\$ 100,229,009	\$ 104,993,623
Primary government										
Net investment in capital assets	\$ 281,989,945	\$ 252,681,032	\$ 256,914,748	\$ 245,473,245	\$ 230,994,508	\$ 221,612,291	\$ 216,051,061	\$ 191,183,984	\$ 188,981,514	\$ 186,162,609
Restricted	17,947,666	24,162,116	14,371,041	21,206,626	23,680,435	31,647,662	41,104,032	63,079,453	64,472,691	51,588,031
Unrestricted	55,682,614	48,527,170	49,314,394	(86,346,385)	(59,725,859)	(46,927,907)	(66,999,784)	(68,303,015)	(73,277,001)	(44,617,315)
Total Governmental Activities Net Position	\$ 355,620,225	\$ 325,370,318	\$ 320,600,183	\$ 180,333,486	\$ 194,949,084	\$ 206,332,046	\$ 190,155,309	\$ 185,960,422	\$ 180,177,204	\$ 193,133,325

Source: City of San Leandro Comprehensive Annual Financial Report (CAFR) - Statement of Net Position
 Note: (1) Large negative amount in 2015 is due to the implementation of GASB 68.

City of San Leandro
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Expenses:										
Governmental activities:										
General government	\$ 10,238,787	\$ 13,166,855	\$ 11,609,391	\$ 10,896,679	\$ 7,923,300	\$ 8,524,377	\$ 13,658,584	\$ 14,053,667	\$ 13,979,398	\$ 10,695,243
Public safety	43,574,011	45,465,294	47,180,237	47,989,126	52,944,433	54,510,194	64,971,782	68,742,284	73,021,991	78,812,214
Engineering & Transportation	23,903,746	25,662,305	31,712,176	30,566,925	31,476,280	28,124,152	32,933,260	35,750,270	32,594,161	23,380,477
Recreation & Culture	9,894,015	11,586,223	11,786,787	11,667,158	13,824,385	13,228,291	14,756,277	14,087,453	13,337,227	11,113,653
Community Development	8,178,377	4,904,402	5,389,381	5,704,907	6,840,393	8,134,895	10,216,834	10,390,977	15,377,114	17,849,902
Interest on long-term debt	2,317,753	2,548,119	2,097,257	2,156,400	1,764,322	2,218,025	1,677,316	1,794,526	1,827,883	2,201,522
Total governmental activities expenses	98,106,689	103,333,198	109,775,329	108,981,195	114,773,113	114,739,934	138,214,053	144,819,177	150,137,774	144,053,011
Business-type activities:										
Water Pollution Control	8,395,692	7,499,555	7,978,058	8,802,564	13,534,488	10,795,950	12,184,473	11,814,460	15,233,737	14,588,118
Shoreline	1,848,428	1,861,532	1,922,489	1,691,932	1,839,667	1,754,842	1,786,193	1,677,896	2,094,266	5,393,167
Storm Water Utility	919,998	978,816	1,078,252	1,105,054	1,212,469	1,106,011	1,412,257	1,407,078	1,417,416	1,551,666
Environmental Services	1,222,543	1,175,257	1,027,054	1,020,388	1,189,985	1,065,885	1,095,232	1,061,370	1,081,674	807,630
Total business-type activities expenses	12,386,661	11,515,160	12,003,853	12,619,938	17,776,609	14,722,688	16,478,155	15,960,804	19,827,093	22,340,381
Total primary government expenses	110,493,350	114,848,358	121,781,082	121,601,133	132,549,722	129,462,622	154,692,208	160,779,981	169,964,867	166,393,392
Program revenues:										
Governmental activities:										
General government	22,357,186	17,631,582	18,514,127	18,898,038	20,044,219	20,858,027	22,994,212	24,123,875	26,307,855	26,664,153
Property taxes	24,126,105	26,304,583	29,097,614	32,948,155	42,336,643	41,727,835	42,990,223	45,865,704	44,654,873	49,574,497
Sales taxes	4,231,420	4,444,251	4,581,920	4,845,086	4,968,614	5,102,904	5,269,391	5,192,138	5,648,900	5,844,069
Franchise Fees	9,968,546	9,888,123	10,157,762	10,359,050	10,807,581	10,975,234	10,719,315	10,182,141	10,529,901	10,830,889
Utility Users Tax	2,981,685	2,956,419	3,282,026	4,112,030	4,460,568	5,459,316	5,372,712	3,788,439	3,788,439	9,558,694
Property Transfer Tax	2,684,591	2,723,255	2,804,181	2,974,313	2,917,993	2,890,302	3,035,256	3,110,165	3,123,155	3,255,178
911 Communication Access Tax	555,988	591,016	652,866	733,867	811,619	907,651	1,008,115	1,430,740	1,821,885	1,813,395
Other taxes	42,294	44,112	36,768	35,936	44,112	44,112	44,112	44,112	44,112	44,112
Motors Vehicle License Fees	1,098,406	919,213	1,255,043	1,191,893	1,882,764	1,560,277	1,691,972	4,286,379	4,483,519	1,403,560
Investment	988,126	962,356	514,851	825,082	4,225,123	1,702,501	5,426,862	853,797	878,095	769,949
Community Impact Reimbursement	3,353	393,741	16,196	6,902	7,060	3,004	1,020,970	553,670	1,578	1,221,097
Miscellaneous	234,349	(72,135)	-	-	25,000	-	187,921	(476,000)	111,937	-
Gain on sale of assets	12,200,726	13,735,756	14,989,867	16,063,276	16,552,308	16,956,990	18,674,955	19,315,193	17,865,810	15,588,302
Charges for Service	11,416,356	7,216,114	10,009,842	10,516,591	11,421,781	9,456,976	9,394,883	7,998,205	17,774,584	7,878,242
Capital grants and contributions	5,585,461	5,672,929	4,529,539	8,038,949	5,557,620	5,333,955	6,579,225	6,897,906	7,532,791	15,532,050
Operating grants and contributions	98,474,592	93,411,315	100,442,602	111,549,168	126,018,893	122,934,972	134,169,703	134,706,625	144,523,322	149,934,075
Total Governmental activities program revenues	14,895,604	14,813,211	15,635,395	16,878,752	15,991,142	16,858,465	16,368,849	18,052,981	17,162,985	24,818,868
Business-type activities:										
Charges for services	-	-	-	-	-	243,304	369,087	982,215	258,586	3,644,686
Capital Grants and Contributions	-	-	-	-	-	-	-	268,599	472,735	349,804
Operating grants and contributions	323,430	360,246	417,231	477,190	520,321	629,411	806,392	836,332	660,893	441,445
Other taxes	141,980	209,659	264,904	259,724	425,834	179,432	284,219	1,262,342	1,215,065	160,834
Investment Earnings	418,969	207,795	250,775	268,689	4,234,130	-	-	-	-	-
Miscellaneous	(1,290,470)	-	-	-	-	-	-	-	-	-
Gain or loss on sale of assets	(234,349)	72,135	-	-	(25,000)	-	(187,921)	476,000	(111,937)	-
Transfers	-	-	-	-	-	-	-	-	-	-
Total Business activities program revenues	14,255,164	15,663,046	16,568,305	17,884,355	21,146,427	17,910,612	17,640,626	21,878,469	19,658,327	29,415,637
Total primary government program revenues	112,729,756	109,074,361	117,010,907	129,433,523	147,165,320	140,845,584	151,810,329	156,585,094	164,181,649	179,349,712
Extraordinary Items	21,123,375	-	-	-	-	-	-	-	-	-
Net revenues (expenses):										
Governmental Activities	367,903	(9,921,883)	(9,332,627)	2,567,973	11,245,780	8,195,038	(4,044,350)	(10,112,552)	(5,614,452)	5,881,064
Business-type activities	1,868,503	4,147,886	4,562,452	5,264,417	3,369,818	3,187,924	1,162,471	5,917,665	(168,766)	7,075,056
Total net revenues (expenses)	\$ 2,236,406	\$ (5,773,997)	\$ (4,770,175)	\$ 7,832,390	\$ 14,615,598	\$ 11,382,962	\$ (2,881,879)	\$ (4,194,887)	\$ (5,783,218)	\$ 12,956,120

Source: City of San Leandro Comprehensive Annual Financial Report (CAFR) - Statement of Activities

**City of San Leandro
Program Revenues by Function/ Program
Last Ten Fiscal Years
(Accrual Basis of Accounting)**

Program / Function	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Governmental Activities:										
General Government	\$ 7,367,750	\$ 7,436,918	\$ 7,310,491	\$ 7,887,476	\$ 10,326,562	\$ 8,550,928	\$ 9,381,699	\$ 9,786,425	\$ 9,660,706	\$ 10,206,812
Public Safety	4,585,001	4,482,346	3,749,814	3,623,194	3,897,568	3,801,944	4,429,180	3,877,786	3,582,527	3,164,583
Engineering and transportation	10,661,253	6,723,903	9,607,387	8,668,597	10,897,823	10,772,477	11,825,335	11,626,649	20,260,794	15,402,179
Recreation and culture	4,551,617	4,022,452	5,114,524	4,493,916	4,385,376	4,062,763	3,605,783	3,559,591	3,890,762	3,280,434
Community development	2,036,922	3,959,180	3,747,032	9,945,633	4,024,380	4,559,809	5,407,066	5,360,853	5,778,396	6,944,586
Interest on long-term debt	2,317,753	-	-	-	-	-	-	-	-	-
Subtotal governmental activities	\$ 31,520,296	\$ 26,624,799	\$ 29,529,248	\$ 34,618,816	\$ 33,531,709	\$ 31,747,921	\$ 34,649,063	\$ 34,211,304	\$ 43,173,185	\$ 38,998,594
Business-Type Activities										
Water Pollution Control Plant	\$ 11,189,362	\$ 11,266,178	\$ 11,961,374	\$ 12,996,465	\$ 12,467,570	\$ 13,068,979	\$ 12,574,723	\$ 15,250,875	\$ 14,172,199	\$ 20,054,960
Shoreline	1,968,839	1,846,750	1,928,280	2,038,388	1,702,955	1,994,642	2,085,975	1,970,376	1,710,740	6,778,655
Storm Water Utility	1,078,455	1,086,070	1,072,146	1,070,154	1,093,460	1,084,122	1,056,708	1,068,814	1,073,513	1,071,874
Environmental Services	658,948	614,213	673,595	773,745	727,157	954,026	1,020,530	1,013,730	937,854	907,869
Subtotal business-type activities	\$ 14,895,604	\$ 14,813,211	\$ 15,635,395	\$ 16,878,752	\$ 15,991,142	\$ 17,101,769	\$ 16,737,936	\$ 19,303,795	\$ 17,894,306	\$ 28,813,358
Total primary government	\$ 46,415,900	\$ 41,438,010	\$ 45,164,643	\$ 51,497,568	\$ 49,522,851	\$ 48,849,690	\$ 51,386,999	\$ 53,515,099	\$ 61,067,491	\$ 67,811,952

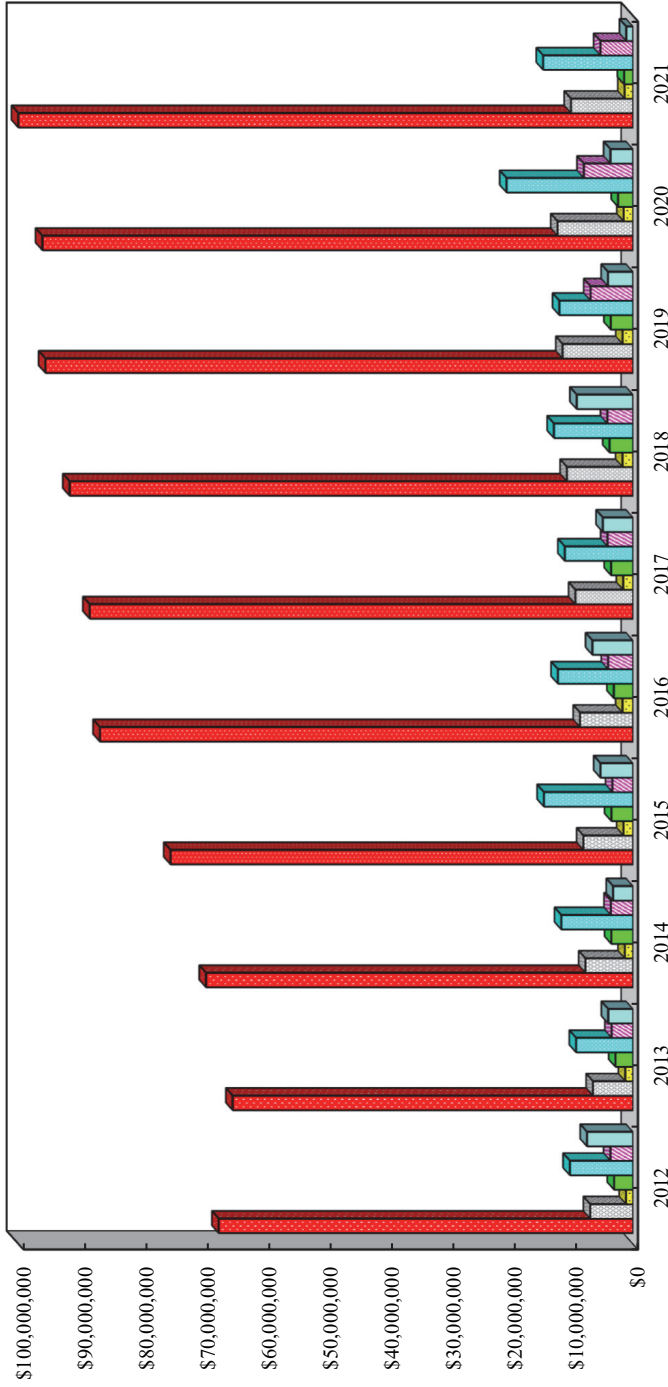
Source: City of San Leandro Comprehensive Annual Financial Report (CAFR) - Statement of Activities

City of San Leandro
Fund Balance of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Fund:										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	10,147,160	10,147,160	10,147,160	13,849,630	14,448,674	12,552,626	11,267,706	10,902,741	7,997,945	7,626,704
Nonspendable	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Restricted	3,555,009	264,275	662,973	1,766,700	3,128,977	4,577,831	5,301,907	6,296,907	9,799,641	9,505,953
Assigned	10,717,313	14,836,844	18,762,223	19,145,226	29,378,795	33,781,436	36,552,684	42,741,116	46,666,766	66,536,219
Unassigned	24,469,482	25,298,279	29,622,356	34,811,536	47,006,446	50,961,893	53,172,297	59,990,764	64,514,352	83,718,876
Total General Fund	\$ 24,469,482	\$ 25,298,279	\$ 29,622,356	\$ 34,811,536	\$ 47,006,446	\$ 50,961,893	\$ 53,172,297	\$ 59,990,764	\$ 64,514,352	\$ 83,718,876
All other governmental funds:										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved, designated	-	-	-	-	-	-	-	-	-	-
Unreserved, undesignated, reported in:										
Special revenue funds	-	-	-	-	-	-	-	-	-	-
Capital projects funds	-	-	-	-	-	-	-	-	-	-
Nonspendable	-	-	-	-	-	-	-	-	-	-
Restricted	17,809,532	17,417,246	16,083,695	22,590,294	25,002,605	32,364,776	41,104,032	63,726,144	64,472,691	430,668
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	(132,601)	(1,646,590)	(1,712,654)	(1,383,668)	(1,322,170)	(717,114)	-	(646,691)	-	(3,201,383)
Total all other governmental funds	\$ 17,676,931	\$ 15,770,656	\$ 14,371,041	\$ 21,206,626	\$ 23,680,435	\$ 31,647,662	\$ 41,104,032	\$ 63,079,453	\$ 64,472,691	\$ 51,588,031
Total All Governmental Funds	\$ 42,146,413	\$ 41,068,935	\$ 43,993,397	\$ 56,018,162	\$ 70,686,881	\$ 82,609,555	\$ 94,276,329	\$ 123,070,217	\$ 128,987,043	\$ 135,306,907

Source: City of San Leandro Comprehensive Annual Financial Report (CAFR) - Governmental Funds Balance Sheet
Note: GASB 54 was implemented in fiscal year 2011 and onwards. Fund balances prior to fiscal year 2011 were not restated.

**City of San Leandro
General Governmental Revenues By Source
All Government Fund Types
Last Ten Fiscal Years**



Fiscal Year	Use of Money & Property						Total
	Property & Other Taxes	Licenses & Permits	Fines & Forfeitures	Service Charges	Intergovernmental	Other Revenue	
2012	\$ 67,388,968	\$ 6,940,678	\$ 1,110,669	\$ 3,051,084	\$ 10,246,859	\$ 3,645,827	\$ 99,840,604
2013	65,125,564	6,482,902	1,237,354	2,830,649	9,233,120	3,445,104	92,366,450
2014	69,453,813	7,700,470	1,302,814	3,492,225	11,640,820	3,582,413	100,387,665
2015	75,226,114	8,041,005	1,524,570	3,489,068	14,476,306	3,332,499	111,356,081
2016	86,735,605	8,594,731	1,685,098	3,099,475	12,191,846	4,023,537	122,917,779
2017	88,391,366	9,348,195	1,572,898	3,543,567	11,078,666	4,117,990	122,934,972
2018	91,648,512	10,726,515	1,688,351	3,790,985	12,843,102	4,145,901	133,981,782
2019	95,596,907	11,429,826	1,675,533	3,592,813	11,964,009	6,878,046	135,182,625
2020	96,089,825	12,249,199	1,495,851	2,399,404	20,552,655	7,972,029	144,411,385
2021	107,772,445	10,062,117	1,338,461	1,426,373	14,601,427	5,277,599	141,554,271

Source: City of San Leandro Comprehensive Annual Financial Report (CAFR) - Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances

**City of San Leandro
Changes in Fund Balance of Governmental Funds
Last Ten Fiscal Years**

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Revenues:									
Property and other taxes	\$ 67,388,968	\$ 65,125,564	\$ 69,433,813	\$ 75,226,114	\$ 86,735,605	\$ 88,391,366	\$ 91,648,512	\$ 95,596,907	\$ 96,089,825
Licenses and permits	6,940,678	6,482,902	7,700,470	8,041,005	8,594,731	9,348,195	10,726,515	11,429,826	12,249,199
Fines and forfeitures	1,110,669	1,237,354	1,302,814	1,524,570	1,685,098	1,572,898	1,688,351	1,675,533	1,495,851
Service charges	3,051,084	2,830,649	3,492,225	3,489,068	3,099,475	3,543,567	3,790,985	3,592,813	2,399,404
Intergovernmental	10,246,859	9,233,120	11,640,820	14,476,306	12,191,846	11,078,666	12,843,102	11,964,009	20,552,655
Use of money and property	3,645,827	3,445,104	3,582,413	3,340,946	4,023,537	4,117,990	4,145,901	6,878,046	7,972,029
Intergovernmental	2,401,869	2,001,928	2,002,139	2,250,266	1,999,878	1,999,878	1,999,878	1,999,878	1,999,878
Other	5,054,650	2,009,829	1,212,971	3,007,806	4,587,609	2,882,412	7,138,538	2,045,613	1,652,544
Total revenues	99,840,604	92,366,450	100,387,665	111,356,081	122,917,779	122,934,972	133,981,782	135,182,625	144,411,385
Expenditures:									
Current:									
General government	9,943,871	12,993,178	11,350,118	11,720,994	11,846,864	11,493,208	11,679,072	12,305,756	13,109,392
Public safety	68,789,652	46,437,960	46,983,838	49,441,422	52,258,892	54,732,167	60,034,363	62,392,436	64,708,745
Engineering and transportation	9,778,421	14,550,085	19,310,489	17,905,896	19,185,657	19,487,997	25,648,773	24,132,999	28,781,633
Recreation and culture	8,373,427	10,274,496	10,244,659	10,481,528	12,214,366	11,845,986	11,898,321	11,101,882	10,999,381
Community development	9,236,773	4,311,194	5,138,376	5,708,945	6,480,125	7,700,158	8,244,056	9,132,310	14,699,407
Capital Outlay	5,763,826	-	-	-	-	-	-	-	-
Debt service:									
Principal	3,511,866	1,577,051	2,271,828	2,524,833	2,549,397	18,960,762	3,206,330	3,480,537	3,668,156
Interest and fees	3,043,070	2,605,761	2,163,895	2,299,286	1,963,779	2,196,157	1,744,082	2,207,841	2,417,755
Total expenditures	118,440,906	92,749,725	97,463,203	100,082,904	106,499,080	126,416,435	122,454,997	124,753,761	138,384,469
Excess (deficiency) of revenues over (under) expenditures	(18,600,302)	(383,275)	2,924,462	11,273,177	16,418,699	(3,481,463)	11,526,785	10,428,864	6,026,916
Other financing Sources (uses):									
Issuance of capital lease	-	-	-	-	-	-	-	-	-
Proceeds from refunding of bonds	-	(9,817,009)	-	-	-	-	-	-	-
Payment to refunded bonds escrows agents	-	-	-	-	-	-	-	-	-
Transfers in	6,029,970	577,000	776,000	2,604,156	3,877,017	4,193,000	10,345,878	28,198,333	6,425,000
Transfers out	(5,775,621)	(1,606,599)	(776,000)	(2,604,156)	(5,627,017)	(10,453,000)	(10,205,889)	(30,047,660)	(6,535,090)
Property Proceeds	-	-	-	-	-	-	-	-	-
Bonds Proceeds	-	-	-	-	-	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	-	-
Lease Proceeds	-	-	-	-	-	-	-	-	-
Issuance of Debt	18,305,000	10,152,405	-	-	-	21,664,137	-	20,214,351	-
Total other financing sources (uses)	18,559,349	(694,203)	-	-	(1,750,000)	15,404,137	139,989	18,365,024	(110,090)
Prior period restatement	-	-	-	-	-	-	-	-	-
Net change in fund balances	\$ (40,953)	\$ (1,077,478)	\$ 2,924,462	\$ 11,273,177	\$ 14,668,699	\$ 11,922,674	\$ 11,666,774	\$ 28,793,888	\$ 5,916,826
Debt Services as a percentage of noncapital expenditures	6.18%	4.72%	4.77%	5.06%	4.43%	20.10%	4.21%	4.78%	4.60%

Sources: City of San Leandro Comprehensive Annual Financial Report (CAFR) - Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances
City of San Leandro Comprehensive Annual Financial Report (CAFR) - Reconciliation of the Net Change in Fund Balances - Total Government Funds with the Statement of Activities

REVENUE CAPACITY

These schedules contain information to help the reader assess the city's most significant local revenue sources, sales tax and property tax.

Direct and Overlapping Property Tax Rates - Last Ten Fiscal Years

Assessed Value of Taxable Property - Last Ten Fiscal Years

Net Assessed Value of Property by Use Code, Citywide - Last Three Fiscal Year

Principal Property Tax Payers - Current Year and Nine Years Ago

Property Tax Levies and Collections - Last Ten Fiscal Years

Historical Sales Tax Amount by Benchmark Year - Last Nine Calendar Years at Quarter 1 (Q1)

Principal Sales Tax Producers - Last Fiscal Year and Nine Years Ago

Sewer Rates - Last Ten Fiscal Years

Number of Permits and Valuation of Taxable Transactions - Last Ten Calendar Years



City of San Leandro
Direct and Overlapping Property Tax Rates
(Rate per \$1,000 of assessed value)
Last Ten Fiscal Years

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Basic City and County Levy										
City of San Leandro	0.156681	0.156681	0.156681	0.156681	0.156681	0.156681	0.156681	0.156681	0.156681	0.156681
County of Alameda	0.843319	0.843319	0.843319	0.843319	0.843319	0.843319	0.843319	0.843319	0.843319	0.843319
Total Basic Levy	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000	1.000000
Override Assessments										
County GO Bond	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.011200	0.010800	0.003600
San Leandro Unified School Bond	0.110800	0.108500	0.118800	0.131000	0.121500	0.117900	0.140600	0.133500	0.132500	0.177000
Chabot-Las Positas College Bond	0.021400	0.021900	0.021400	0.021700	0.019800	0.024600	0.044500	0.044300	0.042200	0.021400
Bay Area Rapid Transit	0.007100	0.005100	0.007500	0.004500	0.002600	0.008000	0.008400	0.007000	0.012000	0.013900
East Bay Regional Park	0.004100	0.004300	0.007800	0.008500	0.006700	0.003200	0.002100	0.005700	0.006000	0.001400
Total Override Rate	0.143400	0.139800	0.155500	0.165700	0.150600	0.153700	0.195600	0.201700	0.203500	0.217300
Total Tax Rate	1.143400	1.139800	1.155500	1.165700	1.150600	1.153700	1.195600	1.201700	1.203500	1.217300

Sources

- 1) County Auditor/Controller data, Avenu Insights & Analytics
- 2) 2011-12 and prior, previously published CAFR Report

Note: TRAs 10-001 is represented for this report.

City of San Leandro
 Assessed Value of Taxable Property
 Last Ten Fiscal Years
 (In Thousands)

Fiscal Year Ended June 30	City (Excl Successor Agency)				Successor Agency				City Wide			
	Secured Property	Unsecured Property	Less: Exemptions	Assessed Value	Secured Property	Unsecured Property	Less: Exemptions	Taxable Assessed Value	Total Tax Rate (1)	Taxable Assessed Value	Actual Taxable Value (2)	Factor of Taxable Assessed Value (2)
2012	\$ 5,540,713	\$ 126,353	\$ 15,376	\$ 5,651,690	\$ 3,568,829	\$ 406,084	\$ 208,631	\$ 3,766,282	1.1434	\$ 9,417,972	\$ -	-
2013	6,015,787	147,948	113,086	6,050,649	3,570,284	382,532	123,831	3,828,985	1.1398	9,879,634	-	-
2014	5,899,077	153,300	183,511	5,868,866	4,365,737	359,508	139,085	4,586,160	1.1555	10,455,026	-	-
2015	6,310,548	152,421	196,657	6,266,312	4,694,159	367,800	907,973	4,153,986	1.1657	10,420,298	13,808,666	1.3252
2016	7,795,139	197,971	178,848	7,814,262	3,899,194	371,143	892,306	3,378,031	1.1657	11,192,293	15,938,474	1.4241
2017	8,243,336	235,839	334,516	8,144,659	3,995,308	404,452	851,651	3,548,110	1.1537	11,692,768	20,767,772	1.7761
2018	8,775,315	229,625	319,941	8,684,999	4,195,622	413,077	880,570	3,728,128	1.1956	12,413,128	18,025,239	1.4521
2019	9,283,562	281,710	355,814	9,209,457	4,424,460	473,473	894,212	4,003,721	1.2017	13,213,179	21,102,345	1.5971
2020	9,780,976	301,691	362,978	9,719,689	4,796,146	544,368	956,213	4,384,301	1.2035	14,103,990	20,936,315	1.4844
2021	10,237,915	275,465	367,295	10,146,085	5,026,306	580,363	1,004,807	4,601,862	1.2173	14,747,947	18,755,382	1.2717

Source: County Assessor Data, Avenu Insights & Analytics
 Source: 2011-12 and prior, previously published CAFR Report
 Table has been restated from previous years to show city and successor agency values exclusively
 Table does not include state unitary value of \$2,702,056

Notes:

- (-) Data Unavailable
- (1) Total direct tax rate is represented by TRA 10-001
- (2) Estimated Actual Value is derived from a series of calculations comparing median assessed values from 1940 to current median sale prices. Based on these calculations a multiplier value was extrapolated and applied to current assessed values.

City of San Leandro
Net Assessed Value of Property by Use Code, Citywide
Last Three Fiscal Year

Category	FY 2019	FY 2020	FY 2021
Residential	\$ 8,803,831,830	\$ 9,313,064,010	\$ 9,547,285,037
Industrial	2,177,987,684	2,342,209,067	2,446,370,564
Commercial	1,498,221,698	1,521,483,820	1,703,634,396
Vacant	1,130,716,850	1,245,366,739	253,274,012
Institution	91,595,191	137,623,925	1,076,356,414
Professional	-	-	7,266,289
Government	-	11,223,057	50,635,312
Public	-	872,653	-
Recreation	5,666,283	5,276,745	1,136,936
Unknown	2,479	2,454	178,262,772
Net Secured Value	13,708,022,015	14,577,122,470	15,264,221,732
Unsecured	755,182,605	846,059,291	855,827,698
Exemptions	1,250,026,103	1,319,190,336	1,372,102,115
Net Assessed Value	\$ 13,213,178,517	\$ 14,103,991,425	\$ 14,747,947,315

Source: County Assessor data, Avenu Insights & Analytics

Use code categories are based on County Assessor's data

Note: Secured Property does not include state unitary value of \$2,702,056.

City of San Leandro
Principal Property Tax Payers
June 30, 2021
Current Fiscal Year and Nine Years Ago

Taxpayer	2021			2012		
	Rank	Taxable Value (\$)	Percent of Total City Taxable Value (%)	Rank	Taxable Value (\$)	Percent of Total City Taxable Value (%)
AMB Us Logistics Fund LP	1	\$ 202,657,888	1.37%	1	\$ 143,134,237	1.52%
Ghirardelli Chocolate Company	2	148,790,536	1.01%	3	96,545,060	1.03%
Waste Management of Alameda County Inc	3	135,235,826	0.92%	11	34,630,094	0.37%
Colfin 2018 2 Industrial Owner LLC	4	104,560,200	0.71%			
Kaiser Foundation Hospitals	5	102,448,633	0.69%	2	100,581,148	1.07%
100 Halcyon Owner LLC	6	96,758,996	0.66%			
SLTC LLC	7	94,642,948	0.64%			
BRE Westgate Property Owner LLC	8	88,915,587	0.60%			
BPP Pacific Industrial Ca Reit Owner 2 LLC	9	85,368,123	0.58%			
MM PG Bayfair Properties LLC	10	83,549,647	0.57%			
Safeway Stores Incorporated	11	71,003,802	0.48%	9	36,434,035	0.39%
BG8 Williams Street LLC	12	70,635,000	0.48%			
Bigge Crane & Rigging Co A Corp	13	63,888,986	0.43%	19	24,291,800	0.26%
Prologis USLV Newca 7 LLC	14	55,300,401	0.37%			
Chill Build San Leandro	15	55,274,915	0.37%			
Woodchase Owner	16	55,187,473	0.37%			
Reyes Coca-Cola Bottling LLC	17	53,620,045	0.36%			
2000 Marina Llc	18	50,510,309	0.34%			
Creekside Plaza Partners LLC	19	48,863,474	0.33%			
Lone Oak San Leandro L L C	20	46,818,000	0.32%			
Gateway Buena Park Inc	21	41,850,912	0.28%	10	35,725,916	0.38%
Georgia Pacific Corrugated LLC	22	41,810,155	0.28%	13	31,319,653	0.33%
77 & 85 Estabrook LLC	23	38,848,844	0.26%			
Leandro Brookshire LLC	24	36,822,000	0.25%			
Terreno Merced Llc	25	36,720,000	0.25%			
Madison Bay Fair Llc				4	76,181,847	0.81%
BCI Coca Cola Bottling Co of L				5	67,384,151	0.72%
General Foods Corp				6	66,409,228	0.71%
SKB Westgate Investments LLC H				7	47,284,996	0.50%
Batarse Anthony A Jr				8	37,512,966	0.40%
Peterson Power Systems				12	32,551,118	0.35%
Emerald Properties				14	29,365,143	0.31%
FPA Woodchase Assoc LP				15	28,066,774	0.30%
World Savings Loan Assoc				16	27,966,183	0.30%
Lakeside Village Assoc				17	26,449,764	0.28%
PLP Partners LP Wells Fargo Ba				18	25,367,983	0.27%
BRCP San Leandro Industrial LL				20	22,717,752	0.24%
Heritage Assoc LLC				21	22,487,088	0.24%
Acco Engineered Systems Inc.				22	22,222,483	0.24%
WRI Greenhouse LP				23	21,576,917	0.23%
Target Corp				24	21,489,400	0.23%
Price Company				25	21,327,397	0.23%
Total Top 25 Taxpayers		1,910,082,700	12.95%		1,099,023,133	11.71%
Total Taxable Value		\$ 14,747,947,315	100.00%		\$ 9,388,873,168	100.00%

Source : County Assessor data, Avenu Insights & Analytics

**City of San Leandro
Property Tax Levies and Collections
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Residual Distribution	Total Collections to Date	
		Amount	Percent of Levy			Amount	Percent of Levy
2012	\$ 9,676,693	\$ 9,190,945	94.98%	\$ 261,132	\$ 266,242	\$ 9,452,077	97.68%
2013	9,959,351	10,142,627	101.84%	287,147	222,507	10,652,282	106.96%
2014	10,732,261	10,338,768	96.33%	177,313	289,806	10,805,887	100.69%
2015	10,630,839	10,250,071	96.42%	158,636	337,278	10,745,985	101.08%
2016	11,326,738	10,897,360	96.21%	191,132	165,626	11,254,119	99.36%
2017	11,817,732	11,631,783	98.43%	133,429	1,604,861	13,370,073	113.14%
2018	12,566,402	12,399,772	98.67%	84,584	2,559,564	15,043,920	119.72%
2019	13,300,863	13,135,622	98.76%	168,341	2,457,712	15,761,675	118.50%
2020	14,079,125	13,862,645	98.46%	83,577	3,278,262	17,224,484	122.34%
2021	14,606,893	14,387,162	98.50%	103,506	2,721,627	17,212,295	117.84%

Source: Alameda County Auditor-Controller's Office

City of San Leandro
Historical Sales Tax Amount by Benchmark Year
Last Nine Fiscal Years at Quarter 1 (Q1)
(In Thousands)

	2021 Q1	2020 Q1	2019 Q1	2018 Q1	2017 Q1	2016 Q1	2015 Q1	2014 Q1	2013 Q1	2012 Q1
Accommodation and Food Services	\$ 1,703,681	\$ 2,300,288	\$ 2,269,178	\$ 2,100,152	\$ 1,936,475	\$ 1,789,864	\$ 1,553,657	\$ 1,453,337	\$ 1,259,630	\$ 1,182,283
Agriculture, Forestry, Fishing and Hunting	305,190	303,594	338,622	262,230	395,673	323,508	377,665	222,757	257,573	\$ 159,493
Arts, Entertainment, and Recreation	1,821	7,155	2,973	1,055	1,164	3,906	9,309	8,516	9,185	8,911
Construction	2,223,291	2,167,402	1,472,852	1,543,984	1,466,438	1,824,763	1,491,611	1,177,911	1,029,487	1,051,035
Educational Services	309,815	356,577	411,229	303,901	241,138	237,883	311,128	229,934	237,138	175,985
Information	59,878	78,988	89,673	85,581	84,141	74,144	79,550	55,295	53,108	141,275
Manufacturing	1,989,297	2,023,670	1,682,543	1,813,778	3,183,213	3,474,886	2,977,827	1,345,319	1,189,945	1,231,674
Mining, Quarrying, and Oil and Gas Extraction	2,765,341	2,771,670	2,804,052	2,783,299	2,360,734	2,070,242	2,090,308	2,117,433	1,821,319	1,972,289
Other Services (except Public Administration)	257,690	304,266	279,004	338,982	303,082	323,462	269,204	245,244	210,153	188,091
Professional, Scientific, and Technical Services	190,593	196,334	198,962	190,052	211,126	209,561	166,247	114,730	105,989	151,619
Real Estate and Rental and Leasing	169,939	211,994	288,580	159,759	157,397	211,377	194,121	221,014	211,355	138,901
Retail Trade	14,467,019	15,990,559	16,103,343	16,044,139	14,964,833	14,072,218	13,096,604	12,912,757	12,060,706	11,560,787
Utilities	698,790	828,950	720,486	629,003	601,770	562,333	497,113	480,995	410,610	364,723
All Other NAICS Sectors	216,336	247,689	234,607	222,222	186,087	198,288	268,963	278,966	266,624	346,268
TOTAL	\$ 25,358,680	\$ 27,789,136	\$ 26,896,105	\$ 26,478,137	\$ 26,093,271	\$ 25,376,438	\$ 23,383,307	\$ 20,864,209	\$ 19,122,822	\$ 18,473,336

Source: Avenu Insights & Analytics

Note:

The data contained in this report is economic and therefore constantly changing as adjustments, fund transfers, late filings and audits are recorded. The categories listed in previous reports were based on SBOE NAICS codes and have been updated to reflect current updated CDITFA standards.

**City of San Leandro
Principal Sales Tax Producers
Current Fiscal Year and Nine Years Ago**

FY 2021		FY 2012	
Taxpayer	Business Type	Taxpayer	Business Type
American Emperor	Bldg.Matls-Whsle	AB Calif Acquisition	Bldg.Matls-Retail
Beacon Roofing Supply	Bldg.Matls-Whsle	CA Superstores Chrysler Jeep	Auto Sales - New
California Waterproofing Supply	Bldg.Matls-Whsle	Chevron Service Stations	Service Stations
Chevron Service Stations	Service Stations	Costco Wholesale	Department Stores
Consolidated Electrical Distributors	Bldg.Matls-Whsle	Cummins West	Heavy Industry
Costco Wholesale	Department Stores	ESD Company	Electronic Equipment
Edges Electrical Group	Electronic Equipment	F H Dailey Chevrolet	Auto Sales - New
Enterprise Rent-A-Car	Leasing	Flyers Service Stations	Service Stations
F H Dailey Chevrolet	Auto Sales - New	Home Depot	Bldg.Matls-Retail
Ferguson Enterprises	Bldg.Matls-Whsle	Macy's Department Store	Department Stores
Home Depot	Bldg.Matls-Retail	Marina Square Auto Center	Auto Sales - New
Living Spaces Furniture	Furniture/Appliance	Nike Factory Store	Apparel Stores
Norcal Kenworth Bay Area	I.T. Infrastructure	Nordstrom Rack	Apparel Stores
Peterson Power Systems	Heavy Industry	Peterson Power Systems	Electronic Equipment
Peterson Tractor Company	Heavy Industry	Peterson Tractor Company	Heavy Industry
Peterson Trucks	Misc. Vehicle Sales	Roofing Supply Group	Bldg.Matls-Whsle
Ross Stores	Apparel Stores	Ross Stores	Apparel Stores
Safeway Stores	Food Markets	Safeway Stores	Food Markets
San Leandro Chrysler Jeep Dodge Ram	Auto Sales - New	San Leandro Honda	Auto Sales - New
San Leandro Honda	Auto Sales - New	Shell Service Stations	Service Stations
San Leandro Hyundai/Kia	Auto Sales - New	SSMB Pacific Holding Company	Auto Parts/Repair
Target Stores	Department Stores	Target Stores	Department Stores
The Ford Store	Auto Sales - New	The Ford Store	Auto Sales - New
Volvo Construction Equipment & Services	Bldg.Matls-Whsle	Wal Mart Stores	Department Stores
Wal Mart Stores	Department Stores	Western States Oil	Energy Sales

Source: Avenu Insights & Analytics

**City of San Leandro
Sewer Rates
Last Ten Fiscal Years**

Fiscal Year	Sewer			Non-Residential		
	Single Family	Multi-Family		Commercial		Institutional
2012	28.97	20.56		3.19 - 6.67		2.62
2013	29.98	21.28		3.30 - 6.90		2.71
2014	32.27	22.90		3.55 - 7.45		2.92
2015	33.07	23.54		3.65 - 7.66		3.00
2016	33.17	23.54		3.65 - 7.66		3.00
2017	34.03	24.15		3.74 - 7.86		3.08
2018	34.71	24.63		3.81 - 8.02		3.14
2019	35.75	25.37		3.92 - 8.26		3.23
2020	37.13	26.35		4.07 - 8.58		3.36
2021	41.60	29.30		4.36 - 9.75		3.93

Notes: Commercial and Institutional charge is based upon the volume of water used.

Source: City of San Leandro Public Works Department and Master Fee Schedule

<https://www.sanleandro.org/depts/pw/wpcp/rates.asp>

City of San Leandro
Number of Permits and Valuation of Taxable Transactions
Last Ten Calendar Years

Calendar Year	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions (in thousands)	Number of Permits	Taxable Transactions (in thousands)
2012	1,341	\$ 1,273,883	2,322	\$ 1,867,865
2013	1,304	1,348,729	2,273	2,026,119
2014	1,290	1,378,120	2,258	2,246,508
2015	1,309	1,478,697	2,425	2,483,400
2016	1,362	1,598,459	2,508	2,584,669
2017	1,374	1,662,454	2,513	2,650,938
2018	1,373	1,688,378	2,555	2,665,437
2019	1,379	1,702,666	2,618	2,718,393
2020	1,379	1,580,927	2,618	2,573,889
2021	1,455	1,709,464	2,766	2,784,599

Note: Data 2015 and beyond is provided by California Dept. of Tax and Fee Administration

Note for 2020: The Number of Permits for Retail Stores and for All Outlets was not available for disclosure at the time of Financial Reporting and the 2019 year amounts were used for the number of permits.

Prior to 2015, data provided by State Board of Equalization (BOE), Taxable Sales in California (Sales and Use Tax).



DEBT CAPACITY

These schedules present information to help the reader assess the affordability of the city's current levels of outstanding debt and the city's ability to issue additional debt in the future.

Direct and Overlapping Debt - As of June 30, 2021

Pledged-Revenue Coverage - Last Ten Fiscal Years

Computation of Legal Debt Margin - Last Ten Fiscal Years

Ratios of Outstanding Debt by Type - Last Ten Fiscal Years

Ratios of General Bonded Debt Outstanding - Last Ten Fiscal Years



**City of San Leandro
Direct and Overlapping Debt
As of June 30, 2021**

2020-21 Assessed Valuation \$ 14,848,484,619

	Total Debt 6/30/2021	% Applicable (1)	City's Share of Debt 6/30/21
<u>OVERLAPPING TAX AND ASSESSMENT DEBT:</u>			
Alameda County	\$ 191,300,000	4.480%	\$ 8,570,240
Bay Area Rapid Transit District	1,871,890,000	1.734%	32,458,573
Chabot-Las Positas Community College District	593,290,000	10.568%	62,698,887
San Leandro Unified School District	316,756,547	90.285%	285,983,648
San Lorenzo Unified School District	188,970,000	21.949%	41,477,025
East Bay Regional Park District	133,170,000	2.774%	3,694,136
City of San Leandro Cherrywood Community Facilities District	1,855,000	100%	1,855,000
HUD 108 Loan - Guarantee Loan	1,188,000	100%	1,188,000
TOTAL OVERLAPPING TAX AND ASSESSMENT DEBT			\$ 437,925,509
<u>DIRECT AND OVERLAPPING GENERAL FUND DEBT:</u>			
Alameda County General Fund Obligations	\$ 790,122,500	4.480%	\$ 35,397,488
Alameda-Contra Costa Transit District Certificates of Participation	11,655,000	5.305%	618,298
San Lorenzo Unified School District Certificates of Participation	9,060,000	21.949%	1,988,579
City of San Leandro General Fund Obligations	48,625,983	100%	48,625,983
City of San Leandro Pension Obligation Bonds	6,570,000	100%	6,570,000
TOTAL DIRECT AND OVERLAPPING GENERAL FUND DEBT			\$ 93,200,348
<u>OVERLAPPING TAX INCREMENT DEBT (Successor Agencies):</u>			
San Leandro Tax Allocation Bonds	\$ 11,868,000	100%	\$ 11,868,000
Alameda County – San Leandro Tax Allocation Bonds	17,775,000	56.173%	\$ 9,984,751
TOTAL OVERLAPPING TAX INCREMENT DEBT			\$21,852,751
TOTAL DIRECT DEBT			\$ 55,195,983
TOTAL OVERLAPPING DEBT			\$ 497,782,625
COMBINED TOTAL DEBT			\$ 552,978,608 (2)

(1) The percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Ratios to 2020-21 Assessed Valuation:

Total Overlapping Tax and Assessment Debt	2.95%
Total Direct Debt (\$55,195,983)	0.37%
Combined Total Debt	3.72%

Ratios to Redevelopment Successor Agency Incremental Valuation (\$3,070,201.724):

Total Overlapping Tax Increment Debt	0.71%
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**City of San Leandro
Pledged-Revenue Coverage
Last Ten Fiscal Years**

Fiscal Year	Special Assessment Bonds			
	Special Assessment Collections	Principal	Debt Service Interest	Coverage
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	-	-	-	-
2017	-	-	-	-
2018	-	-	-	-
2019	-	-	-	-
2020	-	-	-	-
2021	-	-	-	-

Notes: During Fiscal Year 2009-10 and beyond no assessments were necessary due to the availability of funds to pay the debt.

Source: City of San Leandro

**City of San Leandro
Computation of Legal Debt Margin
Last Ten Fiscal Years**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Assessed Valuation:										
Secured property assessed value	\$ 8,885,535,000	\$ 9,349,154,000	\$ 9,942,218,000	\$ 9,900,077,000	\$ 10,623,178,219	\$ 11,098,868,606	\$ 11,810,249,391	\$ 12,457,995,912	\$ 13,257,932,134	\$ 13,892,119,617
Addback: Exemptions	224,007,000	236,917,000	322,596,000	1,104,630,000	1,071,154,402	1,139,775,183	1,160,687,336	1,250,026,103	1,319,190,336	1,372,102,115
Total Assessed Valuation	\$ 9,109,542,000	\$ 9,586,071,000	\$ 10,264,814,000	\$ 11,004,707,000	\$ 11,694,332,621	\$ 12,238,643,789	\$ 12,970,936,727	\$ 13,708,022,015	\$ 14,577,122,470	\$ 15,264,221,732
Bonded debt (15% of Assessed Value)	\$ 1,366,431,300	\$ 1,437,910,650	\$ 1,539,722,100	\$ 1,650,706,050	\$ 1,754,149,893	\$ 1,835,796,568	\$ 1,945,640,509	\$ 2,056,203,302	\$ 2,186,568,371	\$ 2,289,633,260
Total Bonded Debt	3,980,825	980,820	694,992	715,441	42,066,944	42,404,398	37,374,715	37,374,715	50,714,022	46,829,107
Less:										
Special assessment bonds	-	-	-	-	-	-	-	-	-	-
Lease Revenue Debt	(29,515,000)	(28,340,000)	(30,440,000)	(26,208,000)	(25,198,000)	(27,410,045)	(20,495,000)	(37,904,000)	(36,368,000)	(34,777,000)
Capital Leases	(287,790)	(980,820)	(694,992)	(715,441)	(678,944)	(240,353)	(5,254,715)	(4,941,178)	(4,621,022)	(4,294,107)
Amount of Debt subject to Limit	(25,821,965)	(28,340,000)	(30,440,000)	(26,208,000)	(16,190,000)	14,754,000	11,625,000	(5,470,463)	9,725,000	7,758,000
Legal Debt Margin	\$ 1,392,253,265	\$ 1,466,250,650	\$ 1,570,162,100	\$ 1,676,914,050	\$ 1,737,959,893	\$ 1,821,042,568	\$ 1,934,015,509	\$ 2,061,673,765	\$ 2,176,843,371	\$ 2,281,875,260

Source: County Assessor Data, Avenu Insights & Analytics
Source: County of Alameda office of Auditor-Controller and Statement of Direct and Overlapping Debt

City of San Leandro
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	Total of		Population	Pension Obligation Bonds		Capital Leases	Other Debt	Total General Bonded Debt	% of Personal Income	Debt per Capita	General Bonded Debt to Taxable Property
	Personal Income			Bonds							
2012	\$ 5,248,658,550		85,490	\$ 18,305,000	\$	287,790	\$ -	\$ 18,592,790	0.36%	216	0.204%
2013	5,159,811,699		85,941	17,585,000		980,820	-	18,565,820	0.35%	214	0.194%
2014	5,310,979,146		86,666	16,675,000		694,992	-	17,369,992	0.31%	195	0.169%
2015	5,545,682,831		89,189	15,555,000		715,441	-	16,270,441	0.29%	184	0.148%
2016	5,524,820,829		88,441	14,345,000		678,944	-	15,023,944	0.27%	170	0.128%
2017	5,587,279,300		87,700	13,040,000		240,353	-	13,280,353	0.24%	151	0.109%
2018	5,894,517,000		88,274	11,625,000		5,254,715	-	16,879,715	0.29%	191	0.130%
2019	6,729,183,000		89,825	10,085,000		4,941,178	-	15,026,178	0.22%	167	0.110%
2020	6,851,117,000		87,930	8,405,000		4,621,022	-	13,026,022	0.19%	148	0.089%
2021	7,341,134,000		87,289	6,570,000		4,294,107	-	10,864,107	0.15%	124	0.071%

Sources:

- (a) Income Data is provided by the U.S. Census Bureau, 2019 American Community Survey. Income data has been restated from previous years.
- (b) Population Projections are provided by the California Department of Finance Projections.
- (c) All other information provided by the City of San Leandro.

**City of San Leandro
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Fiscal Year Ended	Governmental Activities										Business-Type Activity				Total Government-Wide			
	Personal Income	Population	Tax Allocation Bonds	Pension Obligation Bonds	CFDs and Lease Revenue Debt (1)	Capital Leases	Other Debt	Total Governmental Debt	% of Personal Income	Debt per Capita	Total Business-Type Debt (2)	% of Personal Income	Debt per Capita	Total Government-Wide Debt	% of Personal Income	Debt per Capita		
2012	\$ 5,248,658,550	85,490	\$ -	\$ 18,305,000	\$ 29,515,000	\$ 287,790	\$ 2,865,000	\$ 50,972,790	0.97%	\$ 596.24	\$ 8,979,154	0.17%	\$ 105.03	\$ 38,494,154	0.73%	\$ 450.28		
2013	5,159,811,699	85,941	-	17,585,000	28,133,000	980,820	2,238,000	48,936,820	0.95%	569.42	23,426,651	0.45%	272.59	51,559,651	1.00%	599.94		
2014	5,310,979,146	86,666	-	16,675,000	27,188,000	694,992	2,107,000	46,664,992	0.88%	538.45	37,914,665	0.71%	437.48	65,102,665	1.23%	751.19		
2015	5,545,682,831	89,189	-	15,555,000	26,208,000	715,441	1,976,000	44,454,441	0.80%	498.43	42,092,468	0.76%	471.95	68,300,468	1.23%	765.79		
2016	5,524,820,829	88,441	-	14,345,000	25,198,000	678,944	1,845,000	42,066,944	0.76%	475.65	44,179,819	0.80%	499.54	69,377,819	1.26%	784.45		
2017	5,587,279,300	87,700	-	13,040,000	27,410,045	240,353	1,714,000	42,404,398	0.76%	483.52	42,297,582	0.76%	482.30	69,707,627	1.25%	794.84		
2018	5,894,517,000	88,274	-	11,625,000	20,495,000	5,254,715	1,583,000	38,957,715	0.66%	441.33	40,364,096	0.68%	457.26	60,859,096	1.03%	689.43		
2019	6,729,183,000	89,825	-	10,085,000	37,904,000	4,941,178	1,452,000	54,382,178	0.81%	605.42	38,373,780	0.57%	427.21	76,277,780	1.13%	849.18		
2020	6,851,117,000	87,930	-	8,405,000	36,368,000	4,621,022	1,320,000	50,714,022	0.74%	576.75	36,327,008	0.53%	413.14	72,695,008	1.06%	826.74		
2021	7,341,134,000	87,289	-	6,570,000	37,371,395	4,294,107	1,188,000	49,423,502	0.67%	566.21	41,847,033	0.57%	479.41	79,218,428	1.08%	907.54		

Note:

(1) CFDs - Community Facility District

(2) Business-type Activity Debt consists of a Marina Loan, a State Water Resources Control Board Loan, and Climatex Lease.

Sources:

(a) Income Data is provided by the U.S. Census Bureau, 2019 American Community Survey. Income data has been restated from previous years.

(b) Population Projections are provided by the California Department of Finance Projections.

(c) All other information provided by the City of San Leandro.

See "XDM-Demo EC" tab for Personal Income and Population



DEMOGRAPHIC AND ECONOMIC INFORMATION

These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place.

Demographic and Economic Statistics - Last Ten Fiscal Years

Principal Employers - Current Year and Nine Years Ago



**City of San Leandro
Demographic and Economic Statistics
Last Ten Fiscal Years**

Fiscal Year	Population (1)	Personal Income (in thousands) (2)	Per Capita Personal Income (2)	Median Age	Public School Enrollment (3)	Median Home Price	Consumer Price Index	City Unemployment Rate (4)
2012	85,941	\$ 5,159,812	\$ 60,039	37.6	8,776	\$ 320,000	228.110	9.3%
2013	86,666	5,310,979	61,281	39.1	8,769	400,000	245.935	7.4%
2014	89,189	5,545,683	62,179	39.2	8,668	440,000	253.317	6.3%
2015	88,441	5,524,821	62,469	39.2	8,617	510,000	238.654	4.8%
2016	87,700	5,587,279	63,709	40.5	8,560	529,000	239.810	5.1%
2017	88,274	5,894,517	66,775	40.5	8,638	585,400	244.786	4.6%
2018	87,598	6,221,503	71,023	43.9	8,880	671,200	251.846	3.1%
2019	89,825	6,729,183	74,914	40.8	8,926	647,500	256.161	2.8%
2020	87,930	6,851,117	77,916	40.5	9,067	694,295	259.101	17.7%
2021	87,289	7,341,134	84,101	40.7	8,828	862,445	270.981	10.8%

Source: Avenu Insights & Analytics, U.S. Census Bureau, 2011-2015 American Community Survey.
Source: 2013-14 and prior, previous published CAFR

The California Department of Finance demographics estimates now incorporate 2010 Census counts as the benchmark. Therefore, the estimates for 2010 through 2012 published in this report might be noticeably different from the previous year estimates.

Notes:

- 1) Population Projections are provided by the California Department of Finance Projections.
- 2) Income Data is provided by the U.S. Census Bureau, 2011-2015 American Community Survey. Income data has been restated from previous years.
- 3) Student Enrollment reflects the total number of students enrolled in the San Leandro Unified School District. Any other school districts within the City are not accounted for in this statistic.
- 4) Unemployment Data is provided by the EDD's Bureau of Labor Statistics Department.

**City of San Leandro
Principal Employers
Current Year and Nine Years Ago**

Employer	2020-21			2011-12		
	Number of Employees	Rank	Percent of Total Employment	Number of Employees	Rank	Percent of Total Employment
Kaiser Permanente	3,600	1	7.96%			
Alameda Health System*	1,591	2	3.52%	1,119	1	3.98%
San Leandro Unified School District**	1,227	3	2.71%			
Acco Engineered Systems	951	4	2.10%			2.14%
Walmart (2 locations)	835	5	1.85%	601	2	
Safeway (4 locations)	612	6	1.35%	409	4	1.33%
Ghirardelli Chocolate Co.	525	7	1.16%	375	6	1.46%
City of San Leandro*	495	8	1.10%			
Costco Wholesale	475	9	1.05%	264	8	0.94%
Peterson Cat	446	10	0.99%			
OSI Soft, Inc.				253	9	0.90%
American Medical Response West				468	3	1.67%
North Face, Inc				395	5	1.41%
Kindred Hospital - SF Bay Area				268	7	0.95%
Total Top Employers	10,757		23.80%	4,152		14.78%
Total City Employment (1)	45,200			28,100		

Source: Avenu Insights & Analytics

Source: 2011-12, previously published ACFR. Walmart locations are combined to show comparison.

Notes:

*Includes full and part-time

**Includes part-time and substitutes

(1) Total City Labor Force provided by EDD Labor Force Data

OPERATING INFORMATION

These schedules contain service and infrastructure data to help the reader understand how the information in the city's financial report relates to the services the city provides and the activities it performs.

Full-Time and Part-Time City Employees by Function - Last Ten Fiscal Years

Operating Indicators by Function - Last Ten Fiscal Years

Capital Assets by Function - Last Ten Fiscal Years



**City of San Leandro
Full-Time and Part-Time City Employees by Function
Last Ten Fiscal Years**

Function	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General Government	51	50	51	55	50	51	52	52	52	52
Police	136	136	139	139	143	143	140	140	140	140
Engineering & Transportation	25	27	27	27	31	30	29	29	29	29
Development Services	19	21	22	22	26	25	29	27	27	27
Public Works Services	103	102	101	102	102	104	110	109	109	109
Other Agencies	8.5	0	0	0	0	0	0	0	0	0
Library	33	33	33	33	34	34	36	36	36	36
Recreation & Human Services	33	37	39	39	39	39	41	41	41	41
Total	409	406	412	417	425	426	437	434	434	434

Notes:
Numbers represent Full-Time equivalents. Fire Services contracted with the Alameda County Fire Department.

Source: City of San Leandro Adopted Budget

City of San Leandro
Operating Indicators by Function
Last Ten Fiscal years

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<u>Police Department:</u>										
Arrests	3,299	3,279	3,036	2,148	2,789	2,799	2,513	2,151	1,968	1,196
<u>Building Department:</u>										
Permits Issued	2,503	2,564	2,624	1,961	2,891	2,762	4,080	2,275	2,065	2,575
<u>Engineering and Transportation:</u>										
Street reconstruction (miles)	1.39	-	1.35	0.26	0.74	2.24	1.42	1.77	1.25	1.69
Street resurfacing (miles)	8.68	-	17.94	5.39	4.12	5.21	4.69	7.33	0.67	-
<u>Parks and Recreation:</u>										
Number of registrants	20,236	21,324	18,914	17,737	17,114	16,742	14,703	14,261	9,748	5,179
Number of facility rentals	1,282	1,999	2,656	3,830	2,439	2,222	2,465	2,373	1,209	220
<u>Golf Course:</u>										
Golf rounds played	97,310	95,995	96,450	102,534	99,185	98,987	105,043	100,409	97,803	163,279

Notes:

Fire Services are contracted with the Alameda County Fire Department.

Building Department: Methodology changed in 2015 from issuing permits for each discipline to one consolidated permit per project.

Source: City of San Leandro Recreation Department, Police Department, Public Works, and Building Regulations.

**City of San Leandro
Capital Asset Statistics by Function
Last Ten Fiscal Years**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
<u>Police:</u>										
Stations	1	1	1	1	1	1	1	1	1	1
<u>Fire:</u>										
Fire Stations	5	5	5	5	5	5	5	5	5	5
<u>Park and Recreation:</u>										
Parks	16	16	16	16	16	16	16	16	16	16
Community Center	2	2	2	2	2	2	2	2	2	2
<u>Engineering and Transportation:</u>										
Streets (miles)	175	175	175	175	175	175	175	175	175	174
Streetlights	5,500	5,500	5,500	5,500	5,500	5,500	6,000	6,000	6,000	6,000
Traffic signals	755	755	755	755	755	755	1,254	1,254	1,254	1,254
<u>Wastewater:</u>										
Sanitary Sewer Lines (miles)	130	130	130	130	128	128	128	128	128	128
Storm Drainage Lines In the City (miles)	175	175	175	175	180	180	180	180	180	180
<u>Golf Course:</u>										
Courses	2	2	2	2	2	2	2	2	2	2

Sources: City of San Leandro: Public Works Department, Engineering & Transportation Department, Recreation Department

